

THE CITY OF DAWSON



COMMITTEE OF THE WHOLE MEETING #CW21-13

DATE: TUESDAY June 1, 2021

TIME: 7:00 PM

LOCATION: City of Dawson Council Chambers (Safe Spacing rules apply) or attend via Zoom (Meeting ID# 962 044 7955)

- 1. CALL TO ORDER**
- 2. ACCEPTANCE OF ADDENDUM & ADOPTION OF AGENDA**
- 3. PUBLIC HEARINGS**
 - a) Billy Biggs Municipal Historic Site Designation
 - b) Harrington's Store Municipal Historic Site Designation
- 4. DELEGATIONS & GUESTS**
 - a) Bonanza Gold Motel & RV Park
- 5. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS**
 - a) Rec Centre Location
 - b) Gold Rush Campground Lease
- 6. PUBLIC QUESTIONS**
- 7. ADJOURNMENT**

THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0
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www.cityofdawson.ca



NOTICE OF PUBLIC HEARING: MUNICIPAL HISTORIC SITE DESIGNATION

Subject Property: Billy Bigg's – Lot 10 Block HE Ladue Estate

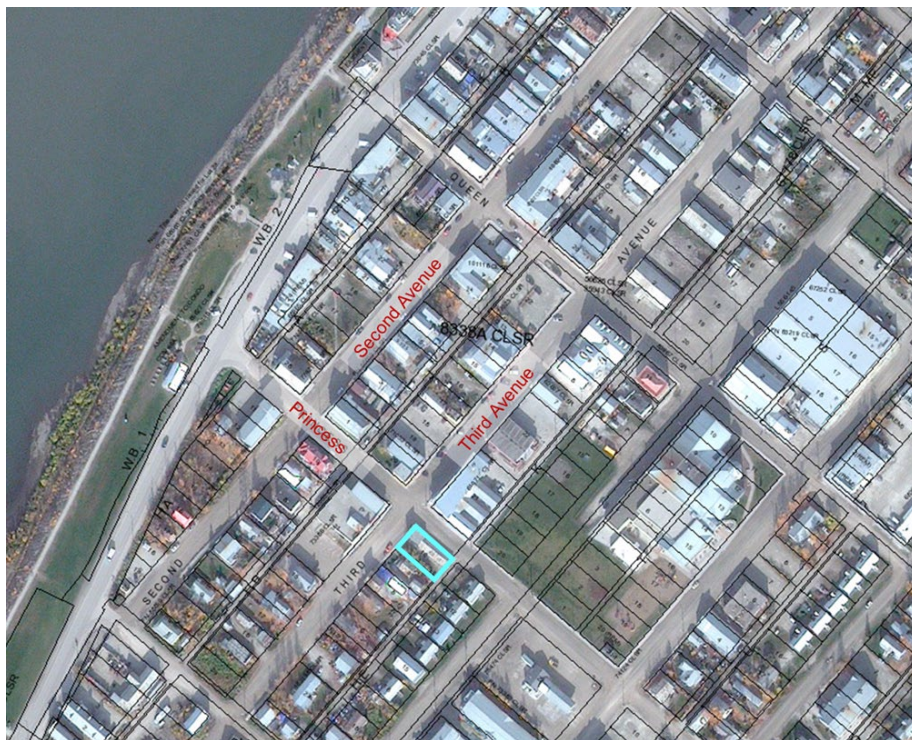
Date: June 1st, 2021

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 to designate a Municipal Historic Site, Council must give public notice of the application. Therefore, the City of Dawson is now requesting input from the public regarding the designation of Billy Bigg's – Lot 10 Block HE Ladue Estate Plan 8338A CLSR.



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

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Charlotte Luscombe

Planning Assistant
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NOTICE OF PUBLIC HEARING: MUNICIPAL HISTORIC SITE DESIGNATION

Subject Property: Harrington's Store – Lot 20 Block J Ladue Estate

Date: June 1st, 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 to designate a Municipal Historic Site, Council must give public notice of the application. Therefore, the City of Dawson is now requesting input from the public regarding the designation of Harrington's Store – Lot 20 Block J Ladue Estate 8338A CLSR.



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:

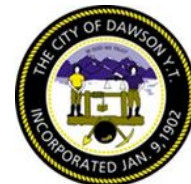
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Report to Council



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

☐ In Camera

AGENDA ITEM:	Future Recreation Centre Site	
PREPARED BY:	Paul Robitaille, Parks and Recreation Manager	ATTACHMENTS: <ol style="list-style-type: none">1. <i>Detailed Geotechnical Evaluation – Proposed Recreation Centre Site at the Gold Rush Campground – Tetra Tech Jan 14, 2021</i>2. <i>Detailed Geotechnical Evaluation – Proposed Recreation Centre Site near Bottom of Dome Road – Tetra Tech Jan 14, 2021</i>3. <i>Technical Memo Summary - 1207 Fifth Avenue Tetra Tech May 4, 2021</i>4. <i>Summary Phase II Environmental Site Assessment – incl Lot 1059 Golder April 30, 2021</i>5. <i>Dawson City Recreation Centre Community Engagement Report – Republic Architecture April 12, 2021</i>6. <i>Block Q Planning study - Excerpt – Recreation Centre option – Stantec/Vector Research Feb 9, 2021</i>
DATE:	May 6, 2021	
RELEVANT BYLAWS / POLICY / LEGISLATION:		

RECOMMENDATION

That Committee of the Whole recommends to Council that Dome Road be advanced as the location for the new Recreation Centre.

ISSUE / PURPOSE

Council and Administration have been evaluating options for the location and features of a future recreation centre. Location for this centre has been narrowed down to two possible sites:

1. Block Q, Ladue Estates
2. Dome Road (LOT 1059 QUAD 116 B/3 DAWSON CITY GENERAL YT)

A decision needs to be made on the location of the centre so that planning may continue on the design and features of the future centre.

BACKGROUND SUMMARY

For years, the City of Dawson has had stability issues with the current *Art and Margaret Fry Recreation Centre* based on erosion, permafrost, and poor construction.

In 2019, the City hired Stantec to investigate locations for the future recreation centre. The *Dawson City Recreation Facility Pre-Planning Report* was provided to the City in November 2019.

Following the review of this document, Council and Administration narrowed down the possible locations to two possibilities:

1. Block Q, Ladue Estates
2. Dome Road (LOT 1059 QUAD 116 B/3 DAWSON CITY GENERAL YT)

To properly evaluate these two options, the City of Dawson initiated studies to determine ground conditions:

1. Block Q, Ladue Estates:

- a. *Detailed Geotechnical Evaluation – Proposed Recreation Centre Site at the Gold Rush Campground* (Tetra Tech - January 14, 2021)
- b. *Phase II Environmental Site Assessment – 1207 Fifth Avenue* (Tetra Tech - November 17, 2020)

2. Dome Road (LOT 1059 QUAD 116 B/3 DAWSON CITY GENERAL YT):

- a. *Detailed Geotechnical Evaluation – Proposed Recreation Centre Site near Bottom of Dome Road* (Tetra Tech - January 14, 2021)
- b. *Phase II Environmental Site Assessment – at Lot 1059 (adjacent to Area D), Dawson City, YT* (November 17, 2020)

Following these studies, the *Dawson City Recreation Centre Community Engagement Report* (Republic Architecture - April 12, 2021) was performed as part of the *Feasibility Study*, undertaken by Republic Architecture.


Also included for consideration is the Block Q planning report section regarding the Recreation Centre option.

ANALYSIS / DISCUSSION

This project requires a decision on the location of the future recreation centre.

There are benefits and challenges to both sites, which are described in the attached documents, and have been discussed at Council at length.

A decision on this matter will assist us in moving forward with the design and features to include in the future recreation centre.

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE: 
DATE:	May 7, 2021	

Detailed Geotechnical Evaluation Proposed Recreation Centre Site at the Gold Rush Campground Dawson City, Yukon



PRESENTED TO
**Government of Yukon, Community Services
Infrastructure Development Branch**

JANUARY 14, 2021
ISSUED FOR REVIEW
FILE: 704-ENG.WARC03386-65

This "Issued for Review" document is provided solely for the purpose of client review and presents our interim findings and recommendations to date. Our usable findings and recommendations are provided only through an "Issued for Use" document, which will be issued subsequent to this review. Final design should not be undertaken based on the interim recommendations made herein. Once our report is issued for use, the "Issued for Review" document should be either returned to Tetra Tech Canada Inc. (Tetra Tech) or destroyed.

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EXECUTIVE SUMMARY

Tetra Tech Canada Inc. (Tetra Tech) was retained by the Government of Yukon to complete a geotechnical evaluation of Block Q at the current location of the Gold Rush Campground in the City of Dawson, Yukon and to provide detailed recommendations for the foundation construction of a proposed new recreation center. The work was procured via Tetra Tech's Standing Offer Agreement and authorized under contract C00055004.

On September 15, 2020 Tetra Tech retained the services of Midnight Sun Drilling of Whitehorse to complete a drilling program throughout the site. Three boreholes were advanced to termination depths of 16.2 m, 16.2 m, and 2.1 m. Standard Penetration Tests were completed at 1 m and 2.5 m in borehole BH20-01 to collect soil samples to undergo further environmental testing. Monitoring wells were installed in boreholes BH20-01 and BH20-02 to 3 m depth, and 2.1 m in borehole BH20-03. Subsurface conditions at the site consisted of sand and gravel fill for 1 m to 1.2 m, overlaying a permafrost silt and organic matrix that extended down to approximately 4 m to 4.6 m below ground surface. Sand, gravel and cobbles were encountered underlying the silt and organics until bedrock. Groundwater was measured at 1.9 m, 2.2 m, and 1.7 m in boreholes BH20-01, BH20-02, and BH20-03, respectively, perched on top of the permafrost. Permafrost was continuous below the perched water table to the bottom of the holes.

Based on the soil conditions encountered during the field evaluation, Tetra Tech considers the site suitable for construction of the proposed recreation centre, assuming significant foundation improvements are made. These improvements are presented in the site preparation recommendations outlined in the report. At this time no detailed design drawings have been provided, but a suitable foundation can consist of either shallow foundations (strip and spread footings) after a significant subcut and backfill operation, or a deep foundation (rock socketted piles). For the shallow foundation system, the site must be stripped to remove all the unsuitable frozen silt and organics and to expose the underlying sand and gravel. The excavation should extend to the site property lines. If the excavation walls cannot be shaped or shored in accordance with the most recent edition Occupational Health and Safety Regulations, then the excavation walls will need to be supported so that adjacent streets and underground utilities aren't compromised. For the deep foundation (rock-socketted piles supporting a structural slab) the area under the building does not need to be stripped, but adjacent parking areas might need to be partially subcut and backfilled if settlement is noted around the building.

For the shallow foundation on backfill, Tetra Tech assumed a strip and spread footing thickness of 0.3 m, and a surface cover of 1.0 m from the underside of footing to finished grade. An unfactored Ultimate Limit State (ULS) bearing resistance of 400 kPa can be used for 0.4 m wide strip footings and 1.0 m wide spread footings, and a Serviceability Limit State (SLS) bearing pressure of 300 kPa can be used for 0.4 m wide strip footings and 1.0 m spread footings. SLS was calculated based on an allowable settlement of 25 mm, which is generally sufficient to limit differential settlement to tolerable levels for most buildings. Bearing resistance is highly sensitive to soil properties and footing geometry (e.g., burial depth, footing size, footing shape, etc.). Tetra Tech should be retained to review and adjust the provided bearing resistance if different footings sizes, shapes, burial depth, or higher bearing resistances are required.

If a deep foundation system is preferred, a structural slab will be required to support the building and associated slabs (hockey and curling rinks). A 219 mm outer diameter steel pipe pile installed a minimum of 3 m into the bedrock will have a factored geotechnical resistance of 503 kN in compression and 377 kN in tension. The final design of the deep foundation will require a review of loads and other details with a structural engineer.

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APPENDIX SECTIONS

FIGURES

- Figure 1 Site Plan Showing Borehole Locations
Figure 2 Proposed Rock Socket Steel Pipe Pile Foundation

APPENDICES

- Appendix A Tetra Tech's Limitations on the Use of this Document
Appendix B Borehole Logs

ACRONYMS & ABBREVIATIONS

Acronyms/Abbreviations	Definition
2015 NBCC	2015 National Building Code of Canada
CSA	Canadian Standards Association
SPMDD	Standard Proctor Maximum Dry Density
YG	Government of Yukon Department of Community Services, Infrastructure Development Branch

LIMITATIONS OF REPORT

This report and its contents are intended for the sole use of Government of Yukon and their agents. Tetra Tech Canada Inc. (Tetra Tech) does not accept any responsibility for the accuracy of any of the data, the analysis, or the recommendations contained or referenced in the report when the report is used or relied upon by any Party other than Government of Yukon, or for any Project other than the proposed development at the subject site. Any such unauthorized use of this report is at the sole risk of the user. Use of this document is subject to the Limitations on the Use of this Document attached in the Appendix or Contractual Terms and Conditions executed by both parties.

1.0 INTRODUCTION

1.1 General

Tetra Tech Canada Inc. (Tetra Tech) was retained by the Government of Yukon Department of Community Services, Infrastructure Development Branch (YG) to complete a geotechnical evaluation and provide recommendations for the foundation construction of a new recreation center located at the existing Gold Rush Campground (Block Q) in the City of Dawson, Yukon. The work was procured via Tetra Tech's Standing Offer Agreement No. 2017/18-2753-03 and authorized under YG contract No. C00055004.

1.2 Scope of Services

A subsurface geotechnical exploration program was completed at the subject site to develop geotechnical recommendations for foundation design and construction. This geotechnical report was prepared using the results of the exploration program, and includes the following:

- A summary of the geotechnical and groundwater conditions observed at site, a site plan with borehole locations, and borehole logs;
- Recommendations for site preparation and construction of the proposed new building;
- Preliminary geotechnical bearing resistances for shallow building foundations (spread/strip footings or monolithic slab-on-grade) on compacted backfill;
- Factored capacities of deep foundations (rock-socketted steel pipe piles) in compression and tension;
- Site classification and other considerations for seismic design; and
- Recommended construction monitoring and materials testing requirements during construction.

2.0 WORK COMPLETED

Tetra Tech previously completed a geotechnical report entitled "Preliminary Geotechnical Evaluation – Desktop Study, Proposed Recreation Center Site on Gold Rush Campground Property – Dawson City, Yukon (Tetra Tech File No. 704-ENG.WARC03386-55, dated March 31) on behalf of YG, which provided preliminary geotechnical recommendations for the construction of a new recreation center.

Tetra Tech retained Midnight Sun Drilling of Whitehorse to carry out a drilling program at the site using their Prospector P1 Tracked RC/DD drill rig. The drilling program started on September 15, 2020 and was completed September 16. Three boreholes were advanced to termination depths of 16.2 m, 16.2 m, and 2.1 m. Standard Penetration Tests were completed at 1 m and 2.5 m in borehole BH20-01 to collect soil samples to undergo further environmental testing. No other soil samples were collected during the field program. Monitoring wells were installed in boreholes BH20-01 and BH20-02 to 3 m depth, and 2.1 m in borehole BH20-03.

During the drilling program, the soil profile encountered in each borehole was logged by Tetra Tech's field representative, Mr. Taylor Pasloski, P.Eng. Soil samples were not collected as it was assumed that for shallow

foundations the fill and organics would be stripped from site, therefore the depth to gravel was the primary consideration; and for deep foundations the depth to bedrock was the primary consideration.

It was intended for BH20-03 to be drilled to the target depth of 16.2 m, but the hole was prematurely terminated due to drill casing breaking down hole. Mr. Pasloski made the field decision that enough information was collected to complete the design from the previous two boreholes, and it was more cost effective to terminate the hole as is than incur additional standby costs.

Borehole locations are shown in Figure 1, and detailed borehole logs are attached in Appendix B.

3.0 SITE CONDITIONS

3.1 Surficial Conditions

The proposed location is between Fourth Avenue and Fifth Avenue and York Street and Duke Street. The site is currently developed and used seasonally as a campground.

3.2 Subsurface Conditions

Ground conditions encountered during the drill program were generally consistent throughout the site and can be summarized as sand and gravel fill for 1 m to 1.2 m, overlying a frozen silt and organic matrix that extended down to approximately 4 m to 4.6 m below ground surface. Sand, gravel and cobbles were encountered underlying the silt and organics until bedrock.

It was anecdotally reported that there were areas of buried machinery and other metal parts, etc. on this property, but these were not encountered during the drilling program.

3.3 Groundwater

Groundwater was at 1.9 m, 2.2 m, and 1.7 m in boreholes BH20-01, BH20-02, and BH20-03, respectively. This is considered to be a perched water table on top of the permafrost.

3.4 Permafrost

Although no samples were collected due to the drilling method, Tetra Tech's local knowledge of the area expects the silty organic matrix to contain both visible non-visible ice in the permafrost.

It is well known that permafrost is continuous in Dawson City north of Church Street. As this area was not glaciated in the last ice age, the permafrost is at least 50,000 years old and probably much older. Our knowledge of the campground site inferred from adjacent boreholes and excavations is that permafrost is continuous under the property within silty and organic soils down to a depth of approximately 20 m. The permafrost is usually ice rich near surface with lenses and crystals of ice throughout. Massive ice wedges have also been encountered in other areas of Dawson.

The presence of permafrost makes this site an undesirable location for the construction of a recreation centre, unless significant foundation improvements are made (subcut and backfill) or the building loads are transferred through the permafrost into the underlying bedrock. Previous experience has shown that the gravel and cobbles

underlying the organic silts and sands near surface are considered to be thaw stable, after any visible ground ice has been removed from the top of this layer. The bedrock is also thaw stable.

3.5 Bedrock

Bedrock (Klondike Schist) was encountered at 14.0 and 13.7 m below ground surface in boreholes BH20-01 and BH20-02, respectively.

4.0 RECOMMENDATIONS

YG has indicated that there is no preferred foundation type for the new recreation center. Based on the evaluation program completed, Tetra Tech considers the site suitable for construction. Both shallow (strip and spread footings) on an engineered fill pad, and deep foundations (rock-socket piles) are considered suitable foundations.

4.1 Site Preparation

4.1.1 Shallow Foundations

Site preparation for shallow foundations (concrete footings) should be undertaken in accordance with the following recommendations:

- The entire lot should be excavated down to remove the fill and frozen silts and organics to expose the underlying gravels. The excavation depth will vary throughout the site, but will extend down at least 4.6 m as shown in borehole BH20-02;
- Any visible ground ice exposed at the top of the gravel surface must also be removed;
- The excavation should extend from property line to property line in all directions, so that future performance of the site is acceptable (i.e. no soft spots, thaw depressions, or seasonal frost related movements);
- The excavation side slopes must be shored or shaped in accordance with the most recent edition of Occupational Health and Safety Regulations. Tetra Tech should be contacted to provide recommendations if steeper sidewall slopes are desired or planned. Any overhanging cobbles or boulders should be removed from sidewalls. Spoil piles should be kept a distance away from the excavation crest equal to or greater than the excavation depth;
- If the excavation walls cannot be shaped or shored, they will need to be supported so that adjacent streets and underground utilities aren't compromised. Such ground support methods can consist of sheet piling, soil anchors, a temporary retaining wall, or other similar methods;
- If minor groundwater is encountered at the base of the excavation, coarse tailings or rockfill will be required to backfill up to just above the water elevation;
- If significant groundwater is encountered, the contractor should be prepared to pump and treat the water before disposing of it offsite;
- The exposed subgrade should be inspected by a qualified geotechnical engineer to confirm that suitable ground conditions have been encountered and to provide additional recommendations if necessary;

- The excavations should be backfilled using a pit run gravel conforming to the specifications as outlined in Table 1. The engineered fill should be placed in lifts no thicker than 300 mm, moisture conditioned and compacted to at least 98% of Standard Proctor Maximum Dry Density (SPMDD) per ASTM D698;
- A 0.15 m thick layer of 20 mm crushed basecourse conforming to the specifications in Table 1 should be placed immediately below the underside of the concrete foundations and floor slabs. The basecourse should be moisture conditioned and compacted to at least 98% SPMDD; and
- The elevation of the top of the building pad should be higher than the surrounding terrain, to promote positive drainage away from the building foundations.

Table 1 - Recommended Granular Material Specification

Pit Run Gravel		20 mm Crushed Basecourse Gravel	
Particle Size (mm)	% Passing by Mass	Particle Size (mm)	% Passing by Mass
80.0	100	-	-
25.0	55 - 100	20.0	100
12.5	42 - 84	12.5	64 - 100
5.00	26 - 65	5.00	36 - 72
1.25	11 - 47	1.25	12 - 42
0.315	3 - 30	0.315	4 - 22
0.080	0 - 8	0.080	3 - 6

4.1.2 Deep Foundations

If deep foundations are selected, it will not be necessary to prepare the area under the building other than to ensure there is enough gravel surfacing for piling rig access.

4.2 Foundation Design

4.2.1 Shallow Foundations

Spread and strip footings or a mat foundation may be designed in accordance with the following recommendations, assuming that the site preparation as detailed in Section 4.1 is completed:

- Tetra Tech assumed strip and spread footing thickness of 0.3 m, and a surface cover of 1.0 m from the underside of footing to finished grade;
- Unfactored bearing resistances are provided based on a footing width of 0.4 m for strip footings and 1 m for spread footings. Bearing resistance is highly sensitive to soil properties and footing geometry (e.g., burial depth, footing size, footing shape, etc.). Tetra Tech should be retained to review and adjust the provided bearing resistance if different footings sizes, shapes, burial depth, or higher bearing resistances are required;
- An unfactored ULS bearing resistance of 400 kPa should be used for 0.4 m wide strip footings and 1.0 m spread footings. An SLS bearing pressure of 200 kPa should be used for 0.4 m wide strip footings and 1.0 m spread footings. SLS was calculated based on an allowable settlement of 25 mm, which is generally sufficient to limit differential settlement to tolerable levels for most buildings.
- Foundation elements should not be cast directly onto or over seasonally frozen soils, and the soils under the foundation must not be allowed to freeze during construction; and

- Finished grades should be sloped to promote positive drainage and direct surface runoff away from the building foundations.

4.2.2 Deep Foundations

A deep foundation consisting of grouted rock-socketted steel pipe piles is also considered suitable for this site. A preliminary pile foundation design is shown in Figure 2. The pile length will vary throughout the site depending on the depth to bedrock and the structural loads. The final design of the deep foundation will require a review of loads and other details with a structural engineer. If deep foundations are selected, site preparation as described in Section 4.1 will also be required, and the entire building, including hockey and curling rinks, etc. could be supported on either a structural slab or a slab-on-grade. A 219 mm outer diameter steel pipe pile grouted a minimum of 3 m into the bedrock will have a factored geotechnical resistance of 503 kN in compression and 377 kN in tension.

4.3 Site Grading and Drainage

Final site grading and drainage plans should direct surface water away from the proposed structures. Tetra tech recommends that the final grade within 3.0 m of the proposed structures be sloped down and away at a minimum of 4%. It is also recommended that gravel or landscaped areas beyond this be graded at a minimum of 2%. This should provide positive drainage without causing erosion problems.

Future and existing development should be taken into consideration when directing drainage, so flow is not directed into adjacent developments.

It should be noted that if a pile foundation supporting a structural slab is selected, then there will eventually be a large thaw depression under the building that will collect surface water and may affect adjacent parking areas and other small surface structures. The maintenance and filling of this area next to the building will be an ongoing activity until all the permafrost has thawed. There will also be ponded water under the slab that should be considered in future maintenance of the structure.

4.4 Seismic Considerations

The 2015 National Building Code of Canada (2015 NBCC) requires that a site classification be established for seismic design of new structures, based on average soil properties of the top 30, (i.e., “site stiffness”). Tetra Tech recommends the site be considered Site Class C, per Table 4.1.8.4.A (National Research Council of Canada, 2015).

4.5 Seasonal Frost Protection

Based on Tetra Tech’s historical knowledge of the area, the gravel tailings proposed for site backfill are not considered frost susceptible. If shallow foundations are selected and the site is prepared in accordance with the recommendations outlined in Section 4.1, perimeter insulation should not be required.

If deep foundations (piles) are selected, they have been designed to resist seasonal frost penetration around the perimeter of the building.

4.6 Parking Areas

YG has not indicated if the parking areas will be paved. Following site preparation recommendations outlined in Section 4.1, the site should be capped with at least 300 mm of 20 mm crushed gravel (Gran A). the recommended

gradation for the crush is outlined in Table 2. All backfill should be placed in lifts no thicker than 300 mm, moisture conditioned, and compacted to at least 98% SPMDD.

4.7 Concrete

Concrete should be cast onto a clean, level, compacted granular bearing surface. It is important that no loose and/or disturbed materials be allowed to remain on the bearing surface. As noted in Section 4.1, the foundation bearing surface should consist of 20 mm crushed basecourse, moisture conditioned and compacted to at least 98% SPMDD.

Tetra Tech recommends that all concrete be designed, mixed, placed and tested in accordance with the most recent editions of the Canadian Standards Association (CSA) Standard CAN/CSA-A23.1 and 23.2. According to these standards, concrete should be designed to at least satisfy minimum durability requirements as defined by exposure class.

The exposure class of the concrete is dependent upon the presence or lack of chlorides, sulphates, freezing and thawing conditions and soil saturation. Building foundations for this project are expected to be exposed to freeze-thaw cycles in non-saturated conditions. The governing exposure class is “F-2” and type GU cement is acceptable.

Exterior concrete exposed to chlorides and freeze-thaw conditions should be designed using exposure class “C-1” (structurally reinforced) or “C-2” (non-structurally reinforced) concrete. In addition to the above, CAN/CSA-A23.1 also provides recommendations for cold weather concrete placement. These include protecting freshly placed concrete from freezing conditions.

5.0 CONSTRUCTION OBSERVATIONS AND TESTING SERVICES

All recommendations presented herein are site specific and based on the assumption that an adequate level of monitoring during foundation excavation and construction will be provided, and that all construction activities will be carried out by a suitably qualified, experienced contractor. An adequate level of construction monitoring also provides opportunity to confirm that recommendations based on data obtained at discrete locations are relevant to other areas of the sites.

It is recommended that Tetra Tech be given the opportunity to review details related to the geotechnical aspects of the final design prior to construction. Experience has shown that this may prevent inconsistencies, deficient performance, and/or increased costs that may lead disputes.

For this project, assuming that the building is constructed on a shallow foundation, we expect that the following construction monitoring, and testing activities will be required:

- Inspection and approval of prepared subgrade;
- Compaction testing during granular fill placement; and
- Concrete testing of foundation elements, slabs, and other concrete structures.

If a deep foundation is selected for the building, full time pile inspection services will be required in addition to the construction monitoring for general site preparation as described above.

6.0 CLOSURE

We trust this document meets your present requirements. If you have any questions or comments, please contact the undersigned.

Respectfully submitted,
Tetra Tech Canada Inc.

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/cr

7.0 REFERENCES

Canadian Geotechnical Society . (2006). *Canadian Foundation Engineering Manual 4th Edition*. Canadian Geotechnical Society.

National Research Council of Canada. (2015). *National Building Code of Canada*. Ottawa.

FIGURES

- Figure 1 Site Plan Showing Borehole Locations
Figure 2 Proposed Rock Socket Steel Pipe Pile Foundation



LEGEND

• - BOREHOLE LOCATION

0 100m
Scale: 1:2,000 @ 8.5"x11"

CLIENT

Yukon
Government

TETRA TECH

**DETAILED GEOTECHNICAL EVALUATION
PROPOSED RECREATION CENTRE - DAWSON, YT**

**SITE PLAN SHOWING
TESTHOLE LOCATIONS**

PROJECT NO.
ENG.WARC03386-65

DWN
TP

CKD
JRT

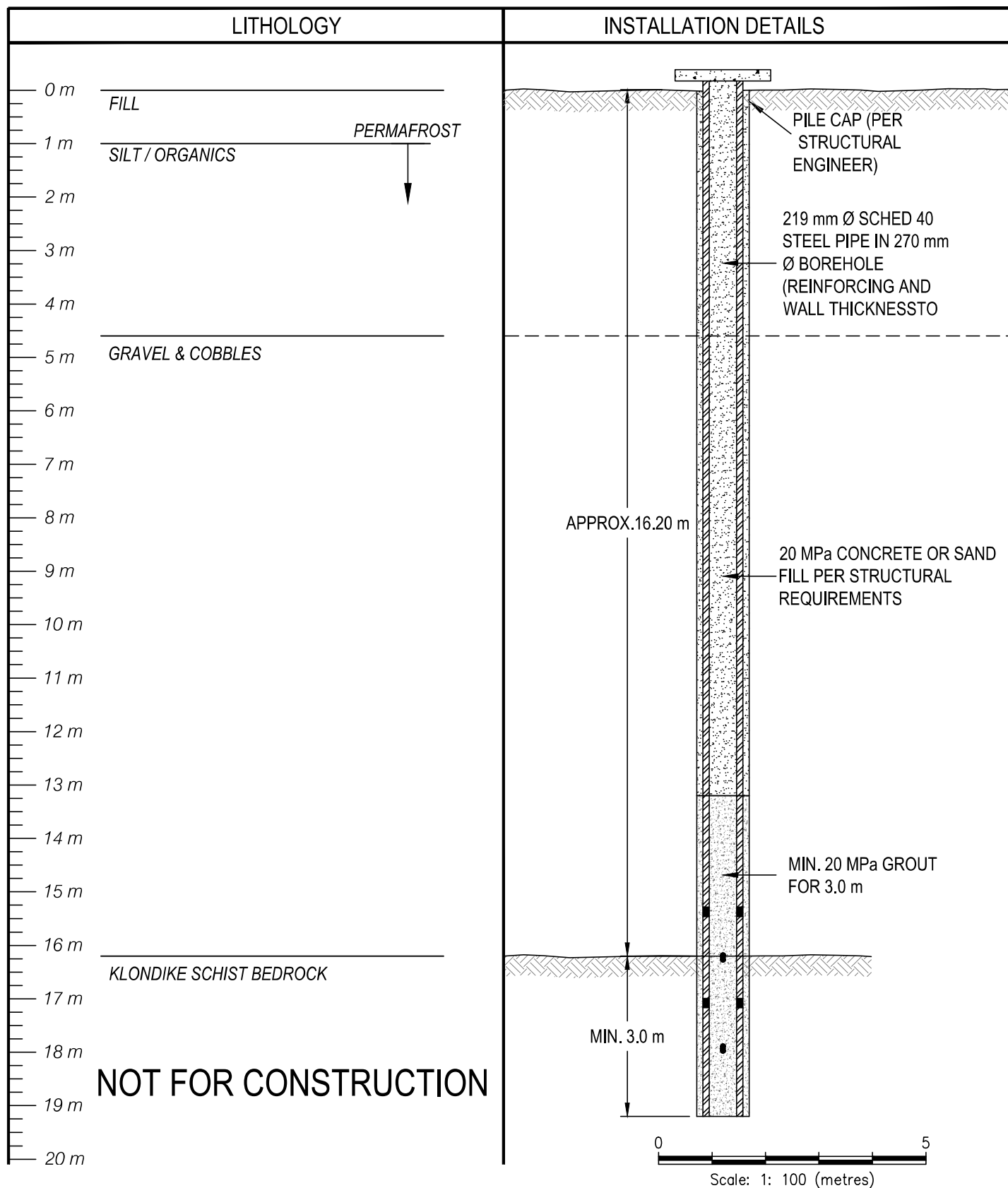
REV
0

OFFICE
EBA-WHSE

DATE
September 18, 2020

Figure 1

Q:\Whitehorse\Drawings\Drawings\City Area\ENG.WARC03386-65 - Fig 2 GRC Rock Socket Pile.dwg [FIGURE 2] November 19, 2020 - 11:12:20 am (BY: PASLOSKI, TAYLOR)



NOTES :

- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED
- 219 mm OD STEEL PIPE PILES INSTALLED WITH A 3 m ROCK SOCKET WILL HAVE A FACTORED GEOTECHNICAL RESISTANCE OF 503 KN IN COMPRESSION AND 377 KN IN TENSION"

CLIENT



NEW RECREATION CENTER - GOLD RUSH CAMPGROUND
DAWSON, YUKON

PROPOSED ROCK SOCKET STEEL PIPE PILE FOUNDATION

PROJECT NO. ENG.WARC03386-65	DWN TP	CKD JRT	REV 0
OFFICE EBA-WHSE	DATE October 20, 2020		

Figure 2

APPENDIX A

TETRA TECH'S LIMITATIONS ON THE USE OF THIS DOCUMENT

LIMITATIONS ON USE OF THIS DOCUMENT

GEOTECHNICAL – YUKON GOVERNMENT

1.1 USE OF DOCUMENT AND OWNERSHIP

This document pertains to a specific site, a specific development, and a specific scope of work. The document may include plans, drawings, profiles and other supporting documents that collectively constitute the document (the "Professional Document").

The Professional Document is intended for the use of TETRA TECH's Client, its officers, employees, agents, representatives, successors and assigns (the "Client") as specifically identified in the TETRA TECH Services Agreement or other Contractual Agreement entered into with the Client (either of which is termed the "Contract" herein). TETRA TECH does not accept any responsibility for the accuracy of any of the data, analyses, recommendations or other contents of the Professional Document when it is used or relied upon by any party other than the Client, unless authorized in writing by TETRA TECH. Any changes to the conclusions, opinions, and recommendations presented in TETRA TECH's Professional Document must be authorized by TETRA TECH.

1.2 ALTERNATIVE DOCUMENT FORMAT

Where TETRA TECH submits electronic file and/or hard copy versions of the Professional Document or any drawings or other project-related documents and deliverables (collectively termed TETRA TECH's "Instruments of Professional Service"), only the signed and/or sealed versions shall be considered final. The original signed and/or sealed electronic file and/or hard copy version archived by TETRA TECH shall be deemed to be the original. TETRA TECH will archive a protected digital copy of the original signed and/or sealed version for a period of 10 years.

Electronic files submitted by TETRA TECH have been prepared and submitted using specific software and hardware systems, as per agreed project deliverable formats. TETRA TECH makes no representation about the compatibility of these files with the Client's future software and hardware systems.

1.3 STANDARD OF CARE

Services performed by TETRA TECH for the Professional Document have been conducted in accordance with the Contract, in a manner consistent with the level of skill ordinarily exercised by members of the profession currently practicing under similar conditions in the jurisdiction in which the services are provided. Professional judgment has been applied in developing the conclusions and/or recommendations provided in this Professional Document.

If any error or omission is detected by the Client or an Authorized Party, the error or omission must be brought to the attention of TETRA TECH within a reasonable time.

1.4 DISCLOSURE OF INFORMATION BY CLIENT

The Client acknowledges that it has fully cooperated with TETRA TECH with respect to the provision of all available information on the past, present, and proposed conditions on the site, including historical information respecting the use of the site.

1.5 INFORMATION PROVIDED TO TETRA TECH BY OTHERS

During the performance of the work and the preparation of this Professional Document, TETRA TECH may have relied on information provided by third parties other than the Client.

While TETRA TECH endeavours to verify the accuracy of such information, and subject to the standard of care herein, TETRA TECH accepts no responsibility for the accuracy or the reliability of such information even where inaccurate or unreliable information impacts any recommendations, design or other deliverables and causes the Client or an Authorized Party loss or damage, except where TETRA TECH has subcontracted for such information.

1.6 GENERAL LIMITATIONS OF DOCUMENT

This Professional Document is based solely on the conditions presented and the data available to TETRA TECH at the time the data were collected in the field or gathered from available databases.

The Client, and any Authorized Party, acknowledges that the Professional Document is based on limited data and that the conclusions, opinions, and recommendations contained in the Professional Document are the result of the application of professional judgment to such limited data.

The Professional Document is not applicable to any other sites, nor should it be relied upon for types of development other than those to which it refers. Any variation from the site conditions present, or variation in assumed conditions which might form the basis of design or recommendations as outlined in this report, at or on the development proposed as of the date of the Professional Document requires a supplementary exploration, investigation, and assessment.

TETRA TECH is neither qualified to make, nor is it making, any recommendations with respect to the purchase, sale, investment or development of the property, the decisions on which are the sole responsibility of the Client.

1.7 NOTIFICATION OF AUTHORITIES

In certain instances, the discovery of hazardous substances or conditions and materials may require that regulatory agencies and other persons be informed and the Client agrees that notification to such bodies or persons as required may be done by TETRA TECH in its reasonably exercised discretion.

1.8 ENVIRONMENTAL AND REGULATORY ISSUES

Unless stipulated in the report, TETRA TECH has not been retained to explore, address or consider and has not explored, addressed or considered any environmental or regulatory issues associated with development on the subject site.

1.9 NATURE AND EXACTNESS OF SOIL AND ROCK DESCRIPTIONS

Classification and identification of soils and rocks are based upon commonly accepted systems, methods and standards employed in professional geotechnical practice. This report contains descriptions of the systems and methods used. Where deviations from the system or method prevail, they are specifically mentioned.

Classification and identification of geological units are judgmental in nature as to both type and condition. TETRA TECH does not warrant conditions represented herein as exact, but infers accuracy only to the extent that is common in practice.

Where subsurface conditions encountered during development are different from those described in this report, qualified geotechnical personnel should revisit the site and review recommendations in light of the actual conditions encountered.

1.10 LOGS OF TESTHOLES

The testhole logs are a compilation of conditions and classification of soils and rocks as obtained from field observations and laboratory testing of selected samples. Soil and rock zones have been interpreted. Change from one geological zone to the other, indicated on the logs as a distinct line, can be, in fact, transitional. The extent of transition is interpretive. Any circumstance which requires precise definition of soil or rock zone transition elevations may require further investigation and review.

1.11 STRATIGRAPHIC AND GEOLOGICAL INFORMATION

The stratigraphic and geological information indicated on drawings contained in this report are inferred from logs of test holes and/or soil/rock exposures. Stratigraphy is known only at the locations of the test hole or exposure. Actual geology and stratigraphy between test holes and/or exposures may vary from that shown on these drawings. Natural variations in geological conditions are inherent and are a function of the historical environment. TETRA TECH does not represent the conditions illustrated as exact but recognizes that variations will exist. Where knowledge of more precise locations of geological units is necessary, additional exploration and review may be necessary.

1.12 PROTECTION OF EXPOSED GROUND

Excavation and construction operations expose geological materials to climatic elements (freeze/thaw, wet/dry) and/or mechanical disturbance which can cause severe deterioration. Unless otherwise specifically indicated in this report, the walls and floors of excavations must be protected from the elements, particularly moisture, desiccation, frost action and construction traffic.

1.13 SUPPORT OF ADJACENT GROUND AND STRUCTURES

Unless otherwise specifically advised, support of ground and structures adjacent to the anticipated construction and preservation of adjacent ground and structures from the adverse impact of construction activity is required.

1.14 INFLUENCE OF CONSTRUCTION ACTIVITY

Construction activity can impact structural performance of adjacent buildings and other installations. The influence of all anticipated construction activities should be considered by the contractor, owner, architect and prime engineer in consultation with a geotechnical engineer when the final design and construction techniques, and construction sequence are known.

1.15 OBSERVATIONS DURING CONSTRUCTION

Because of the nature of geological deposits, the judgmental nature of geotechnical engineering, and the potential of adverse circumstances arising from construction activity, observations during site preparation, excavation and construction should be carried out by a geotechnical engineer. These observations may then serve as the basis for confirmation and/or alteration of geotechnical recommendations or design guidelines presented herein.

1.16 DRAINAGE SYSTEMS

Where temporary or permanent drainage systems are installed within or around a structure, the systems which will be installed must protect the structure from loss of ground due to internal erosion and must be designed so as to assure continued satisfactory performance of the drains. Specific design detail of such systems should be developed or reviewed by the geotechnical engineer. Unless otherwise specified, it is a condition of this report that effective temporary and permanent drainage systems are required and that they must be considered in relation to project purpose and function.

1.17 DESIGN PARAMETERS

Bearing capacities for Limit States or Allowable Stress Design, strength/stiffness properties and similar geotechnical design parameters quoted in this report relate to a specific soil or rock type and condition. Construction activity and environmental circumstances can materially change the condition of soil or rock. The elevation at which a soil or rock type occurs is variable. It is a requirement of this report that structural elements be founded in and/or upon geological materials of the type and in the condition used in this report. Sufficient observations should be made by qualified geotechnical personnel during construction to assure that the soil and/or rock conditions considered in this report in fact exist at the site.

1.18 SAMPLES

TETRA TECH will retain all soil and rock samples for 30 days after this report is issued. Further storage or transfer of samples can be made at the Client's expense upon written request, otherwise samples will be discarded.

1.19 APPLICABLE CODES, STANDARDS, GUIDELINES & BEST PRACTICE

This document has been prepared based on the applicable codes, standards, guidelines or best practice as identified in the report. Some mandated codes, standards and guidelines (such as ASTM, AASHTO Bridge Design/Construction Codes, Canadian Highway Bridge Design Code, National/Provincial Building Codes) are routinely updated and corrections made. TETRA TECH cannot predict nor be held liable for any such future changes, amendments, errors or omissions in these documents that may have a bearing on the assessment, design or analyses included in this report.

APPENDIX B

BOREHOLE LOGS

TERMS USED ON BOREHOLE LOGS

TERMS DESCRIBING CONSISTENCY OR CONDITION

COARSE GRAINED SOILS (major portion retained on 0.075mm sieve): Includes (1) clean gravels and sands, and (2) silty or clayey gravels and sands. Condition is rated according to relative density, as inferred from laboratory or in situ tests.

DESCRIPTIVE TERM	RELATIVE DENSITY	N (blows per 0.3m)
Very Loose	0 TO 20%	0 to 4
Loose	20 TO 40%	4 to 10
Compact	40 TO 75%	10 to 30
Dense	75 TO 90%	30 to 50
Very Dense	90 TO 100%	greater than 50

The number of blows, N, on a 51mm O.D. split spoon sampler of a 63.5kg weight falling 0.76m, required to drive the sampler a distance of 0.3m from 0.15m to 0.45m.

FINE GRAINED SOILS (major portion passing 0.075mm sieve): Includes (1) inorganic and organic silts and clays, (2) gravelly, sandy, or silty clays, and (3) clayey silts. Consistency is rated according to shearing strength, as estimated from laboratory or in situ tests.

DESCRIPTIVE TERM	UNCONFINED COMPRESSIVE STRENGTH (KPA)
Very Soft	Less than 25
Soft	25 to 50
Firm	50 to 100
Stiff	100 to 200
Very Stiff	200 to 400
Hard	Greater than 400

NOTE: Slickensided and fissured clays may have lower unconfined compressive strengths than shown above, because of planes of weakness or cracks in the soil.

GENERAL DESCRIPTIVE TERMS

Slickensided - having inclined planes of weakness that are slick and glossy in appearance.

Fissured - containing shrinkage cracks, frequently filled with fine sand or silt; usually more or less vertical.

Laminated - composed of thin layers of varying colour and texture.

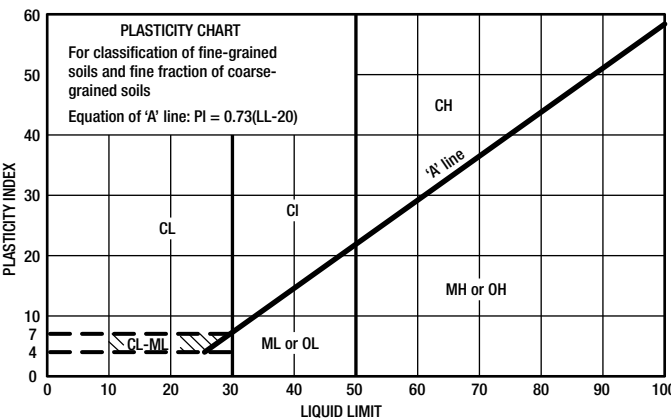
Interbedded - composed of alternate layers of different soil types.

Calcareous - containing appreciable quantities of calcium carbonate.;

Well graded - having wide range in grain sizes and substantial amounts of intermediate particle sizes.

Poorly graded - predominantly of one grain size, or having a range of sizes with some intermediate size missing.

MODIFIED UNIFIED SOIL CLASSIFICATION

MAJOR DIVISION			GROUP SYMBOL	TYPICAL DESCRIPTION	LABORATORY CLASSIFICATION CRITERIA			
COARSE - GRAINED SOILS More than 50% retained on No. 75 µm sieve*	GRAVELS 50% or more of coarse fraction retained on No. 4 sieve	CLEAN GRAVELS	GW	Well-graded gravels and gravel-sand mixtures, little or no fines	Classification on basis of percentage of fines GW, GP, SW, SP GM, GC, SM, SC Borderline classification requiring use of dual symbols	$C_u = D_{60} / D_{10}$ Greater than 4 $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ Between 1 and 3		
			GP	Poorly-graded gravels and gravel-sand mixtures, little or no fines		Not meeting both criteria for GW		
		GRAVELS WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures		Atterberg limits plot below 'A' line or plasticity index less than 4	Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols	
			GC	Clayey gravels, gravel-sand-clay mixtures		Atterberg limits plot above 'A' line and plasticity index greater than 7		
	SANDS More than 50% of coarse fraction passes No. 4 sieve	CLEAN SANDS	SW	Well-graded sands and gravelly sands, little or no fines		$C_u = D_{60} / D_{10}$ Greater than 6 $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ Between 1 and 3		
			SP	Poorly-graded sands and gravelly sands, little or no fines		Not meeting both criteria for SW		
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures		Atterberg limits plot above 'A' line and plasticity index less than 4	Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols	
			SC	Clayey sands, sand-clay mixtures		Atterberg limits plot above 'A' line and plasticity index greater than 7		
FINE-GRAINED SOILS (by behavior) 50% or more passes 75 µm sieve*	SILTS	Liquid limit	<50	ML				
			>50	MH		Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts		
	CLAYS Above "A" line on plasticity chart negligible organic content	Liquid limit	<30	CL		Inorganic clays of low plasticity, gravelly clays, sandy clays, silty clays, lean clays		
			30-50	CI		Inorganic clay of medium plasticity, silty clays		
			>50	CH		Inorganic clay of high plasticity, fat clays		
	ORGANIC SILTS AND CLAYS	Liquid limit	<50	OL		Organic silts and organic silty clays of low plasticity		
			>50	OH		Organic clays of medium to high plasticity		
HIGHLY ORGANIC SOILS			PT	Peat, muck and other highly organic soils	* Based on the material passing the 75 mm sieve † ASTM Designation D 2487, for identification procedure see D 2488 USC as modified by PFRA			

* Based on the material passing the 75 mm sieve

† ASTM Designation D 2487, for identification procedure see D 2488 USC as modified by PFRA

GROUND ICE DESCRIPTION

ICE NOT VISIBLE

GROUP SYMBOL	SYMBOL	SUBGROUP DESCRIPTION	
N	Nf	Poorly-bonded or friable	
	Nbn	No excess ice, well-bonded	
	Nbe	Excess ice, well-bonded	

NOTES:

- Dual symbols are used to indicate borderline or mixed ice classifications.
- Visual estimates of ice contents indicated on borehole logs $\pm 5\%$
- This system of ground ice description has been modified from NRC Technical Memo 79, Guide to the Field Description of Permafrost for Engineering Purposes.

LEGEND:

Soil Ice

VISIBLE ICE LESS THAN 50% BY VOLUME

GROUP SYMBOL	SYMBOL	SUBGROUP DESCRIPTION	
V	Vx	Individual ice crystals or inclusions	
	Vc	Ice coatings on particles	
	Vr	Random or irregularly oriented ice formations	
	Vs	Stratified or distinctly oriented ice formations	

VISIBLE ICE GREATER THAN 50% BY VOLUME

ICE	ICE + Soil Type	Ice with soil inclusions	
	ICE	Ice without soil inclusions (greater than 25 mm thick)	

BOREHOLE KEYSHEET

Water Level Measurement



Measured in standpipe,
piezometer or well



Inferred

Sample Types



A-Casing



Core



Disturbed, Bag,
Grab



HQ Core



Jar



Jar and Bag



75 mm SPT



No Recovery



Split Spoon/SPT



Tube



CRREL Core

Backfill Materials



Asphalt



Bentonite



Cement/
Grout



Drill Cuttings



Grout



Gravel



Sand



Slough



Topsoil Backfill

Lithology - Graphical Legend¹



Asphalt



Bedrock



Cobbles/Boulders



Clay



Coal



Concrete



Fill



Gravel



Limestone



Mudstone



Organics



Peat



Sand



Sandstone



Shale



Silt



Siltstone



Conglomerate



Topsoil



Till

1. The graphical legend is an approximation and for visual representation only. Soil strata may comprise a combination of the basic symbols shown above. Particle sizes are not drawn to scale



Borehole No: BH20-01

Project: Detailed Recreation Center Evaluation

Project No: ENG.WARC03386-65

Location: Gold Rush Campground

Ground Elev: 319.93 m

Dawson City, Yukon

UTM: 576786.81 E; 7105023.2 N; Z 7 NAD83

Depth (m)	Method	Soil Description	Ground Ice Description	Sample Type	Sample Number	SPT (N)	Moisture Content (%)	Plastic Limit	Moisture Content	Liquid Limit	BH20-01	Elevation (m)
0												
1		SAND and GRAVEL (White Channel Gravel) - trace silt, well graded, sub rounded to sub angular, damp, white	Unfrozen									
2		SILT and ORGANICS - interbedded, black		×	SA1	9						319
2	▼ 08/25/2020	- water measured at 1.92 m, September 17										318.8
3			Frozen (estimated) - Nbn	×	SA2	9						317
4		SILT - non plastic and damp when thawed, brown										316
5		SAND and GRAVEL- sub rounded, damp when thawed, brown										315
6												314
7												313
8												312
9												311
10												310
11												309
12												308
13												307
14		BEDROCK - brown (oxidized) chips and dust, angular (assumed Klondike Schist Bedrock)										306
15												305
16		End of Borehole at 16.2 m - Target Depth										304
17												303



TETRA TECH

Contractor: Midnight Sun Drilling

Completion Depth: 16.2 m

Drilling Rig Type: Prospector P1

Start Date: 2020 September 15

Logged By: TTP

Completion Date: 2020 September 15

Reviewed By: JRT

Page 1 of 1



Borehole No: BH20-02

Project: Detailed Recreation Center Evaluation

Project No: ENG.WARC03386-65

Location: Gold Rush Campground

Ground Elev: 320.29 m

Dawson City, Yukon

UTM: 576801.21 E; 7105105.77 N; Z 7 NAD83

Depth (m)	Method	Soil Description	Ground Ice Description	Moisture Content (%)	Plastic Limit	Moisture Content	Liquid Limit	BH20-02	Elevation (m)
0		SAND and GRAVEL (White Channel Gravel) - trace silt, well graded, sub rounded to sub angular, damp, white	Unfrozen		20	40	60		320
1		SILT and ORGANICS - interbedded, black							319
2		- water measured at 2.27, September 17							318
3									317
4			Frozen (estimated) - Nbn						316
5		SAND and GRAVEL- sub rounded, damp when thawed, brown							315
6									314
7									313
8									312
9									311
10									310
11									309
12									308
13									307
14		BEDROCK - brown chips and dust, angular (assumed Klondike Schist Bedrock)							306
15		- grey							305
16		- light brown							304
17		End of Borehole at 16.2 m - Target Depth							304



TETRA TECH

Contractor: Midnight Sun Drilling

Completion Depth: 16.2 m

Drilling Rig Type: Prospector P1

Start Date: 2020 September 15

Logged By: TTP

Completion Date: 2020 September 16

Reviewed By: JRT

Page 1 of 1



Borehole No: BH20-03

Project: Detailed Recreation Center Evaluation

Project No: ENG.WARC03386-65

Location: Gold Rush Campground

Ground Elev: 319.69 m

Dawson City, Yukon

UTM: 576767.01 E; 7105048.14 N; Z 7 NAD83

Depth (m)	Method	Soil Description	Ground Ice Description	Moisture Content (%)	Plastic Limit	Moisture Content	Liquid Limit	BH20-03	Elevation (m)
0					20	40	60	80	
0	Air Rotary	SAND and GRAVEL (White Channel Gravel) - trace silt, well graded, sub rounded to sub angular, damp, white	Unfrozen						319
1									
1		SILT and ORGANICS - interbedded, black							
2		- water measured at 1.7 m, September 17							318
2			Frozen (estimated) - Nbn						
2		End of Borehole at 2.1 m - Broken Drill							
3									317



Contractor: Midnight Sun Drilling

Completion Depth: 2.1 m

Drilling Rig Type: Prospector P1

Start Date: 2020 September 16

Logged By: TTP

Completion Date: 2020 September 16

Reviewed By: JRT

Page 1 of 1

Detailed Geotechnical Evaluation Proposed Recreation Centre Site near Bottom of Dome Road Dawson City, Yukon



PRESENTED TO
**Government of Yukon, Community Services
Infrastructure Development Branch**

JANUARY 14, 2021
ISSUED FOR REVIEW
FILE: 704-ENG.WARC03386-65

This "Issued for Review" document is provided solely for the purpose of client review and presents our interim findings and recommendations to date. Our usable findings and recommendations are provided only through an "Issued for Use" document, which will be issued subsequent to this review. Final design should not be undertaken based on the interim recommendations made herein. Once our report is issued for use, the "Issued for Review" document should be either returned to Tetra Tech Canada Inc. (Tetra Tech) or destroyed.

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EXECUTIVE SUMMARY

Tetra Tech Canada Inc. (Tetra Tech) was retained by the Government of Yukon to complete a geotechnical evaluation of Lot 1059 on the corner of Dome Road and the Klondike Highway in the City of Dawson, Yukon and to provide detailed recommendations for the construction of a proposed new recreation center. The work was procured via Tetra Tech's Standing Offer Agreement and authorized under contract C00055004.

On September 16, 2020 Tetra Tech retained the services of Midnight Sun Drilling of Whitehorse to complete a drilling program throughout the site. A total of four boreholes were drilled to various depths using Midnight Sun Drilling's Prospector 1 Tracked RC/DD drill rig, and the soil profile in each borehole was logged by a qualified geotechnical engineer. The site consists of a varying thickness of Klondike River Tailings overlaying bedrock. The groundwater was observed in open excavations around the site and estimated to be about 6 m below the crown of the Klondike Highway.

Based on the soil conditions encountered during the field evaluation, Tetra Tech considers the site suitable for construction of the proposed recreation centre, after significant foundation preparation has been completed. At this time no detailed design drawings have been provided, but a suitable foundation can consist of shallow foundations (strip and spread concrete footings) on an engineered fill pad, or a deep foundation (rock socketted piles) on a partially prepared engineered fill pad. A topographic survey should be completed prior to construction to estimate the volume of material that will be required to be rearranged or imported. The site should be stripped of all unsuitable material and levelled to 1.5 m above the water table before backfilling to the desired final grade.

Tetra Tech assumed strip and spread footing thickness of 0.3 m, and a surface cover of 1.0 m from the underside of footing to finished grade. An unfactored Ultimate Limit State (ULS) bearing resistance of 400 kPa can be used for 0.4 m wide strip footings and 1.0 m wide spread footings. A Serviceability Limit State (SLS) bearing pressure of 200 kPa can be used for 0.4 m wide strip footings and 1.0 m spread footings. SLS was calculated based on an allowable settlement of 25 mm, which is generally sufficient to limit differential settlement to tolerable levels for most buildings. Unfactored bearing resistances are provided based on a footing width of 0.4 m for strip footings and 1 m for spread footings. Bearing resistance is highly sensitive to soil properties and footing geometry (e.g., burial depth, footing size, footing shape, etc.). Tetra Tech should be retained to review and adjust the provided bearing resistance if different footings sizes, shapes, burial depth, or higher bearing resistances are required.

If a deep foundation system is preferred, a structural slab will be required to support the building and associated slabs (hockey and curling rinks). A 219 mm outer diameter steel pipe pile installed a minimum of 3 m into the bedrock will have a factored geotechnical resistance of 503 kN in compression and 377 kN in tension. The final design of the deep foundation will require a review of loads and other details with a structural engineer.

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APPENDIX SECTIONS

FIGURES

- Figure 1 Site Plan Showing Borehole Locations
Figure 2 Proposed Rock Socket Steel Pipe Pile Foundation

APPENDICES

- Appendix A Tetra Tech's Limitations on the Use of this Document
Appendix B Borehole Logs

ACRONYMS & ABBREVIATIONS

Acronyms/Abbreviations	Definition
2015 NBCC	2015 National Building Code of Canada
CSA	Canadian Standards Association
SPMDD	Standard Proctor Maximum Dry Density
YG	Government of Yukon Department of Community Services, Infrastructure Development Branch

LIMITATIONS OF REPORT

This report and its contents are intended for the sole use of Government of Yukon and their agents. Tetra Tech Canada Inc. (Tetra Tech) does not accept any responsibility for the accuracy of any of the data, the analysis, or the recommendations contained or referenced in the report when the report is used or relied upon by any Party other than Government of Yukon, or for any Project other than the proposed development at the subject site. Any such unauthorized use of this report is at the sole risk of the user. Use of this document is subject to the Limitations on the Use of this Document attached in the Appendix or Contractual Terms and Conditions executed by both parties.

1.0 INTRODUCTION

1.1 General

Tetra Tech Canada Inc. (Tetra Tech) was retained by the Government of Yukon Department of Community Services, Infrastructure Development Branch (YG) to complete a geotechnical evaluation and provide recommendations for the construction of a new recreation center located at Lot 1059 on the corner of Dome Road and the Klondike Highway in the City of Dawson, Yukon. The work was procured via Tetra Tech's Standing Offer Agreement No. 2017/18-2753-03 and authorized under YG contract No. C00055004.

Previously, a desktop geotechnical evaluation was completed on the site using available geotechnical information. This study concluded that the site was suitable for development of a new recreation centre.

The current Detailed Geotechnical Evaluation presents specific information for foundation design at the subject site.

1.2 Scope of Services

A subsurface geotechnical exploration program was completed at the subject site to develop geotechnical recommendations for foundation design and construction. This geotechnical report was prepared using the results of the exploration program, and includes the following:

- A summary of the geotechnical and groundwater conditions observed at site, a site plan with borehole locations, and borehole logs;
- Recommendations for site preparation and construction of the proposed new building;
- Geotechnical bearing resistances for shallow building foundations (spread/strip footings or monolithic slab-on-grade);
- Geotechnical design information for deep foundations (steel pipe piles);
- Site classification and other considerations for seismic design; and
- Recommended construction monitoring and materials testing requirements during construction.

2.0 WORK COMPLETED

Tetra Tech previously completed a geotechnical report entitled "Preliminary Geotechnical Evaluation – Desktop Study, Proposed Recreation Center Site near Dome Road – Dawson City, Yukon (Tetra Tech file No. 704-ENG.WARC03386-55, dated March 31) on behalf of YG, which provided preliminary geotechnical recommendations for the construction of a new recreation center, based on available information.

Tetra Tech retained Midnight Sun Drilling of Whitehorse to carry out a drilling program at the site using their Prospector P1 Tracked RC/DD drill rig. The drilling program started on September 16, 2020 and was completed September 17. Four boreholes were advanced to depths that ranged from 10.1 m to 12.8 m below ground surface. Due to lost circulation through the porous tailings, no samples were recovered during the field program.

During the drilling program, the soil profile encountered in each borehole was logged by Tetra Tech's field representative, Mr. Taylor Pasloski, P.Eng.

Borehole locations are shown in Figure 1, and detailed borehole logs are attached in Appendix B.

3.0 SITE CONDITIONS

3.1 Surficial Conditions

The proposed site for the recreation center is located on ancient alluvial deposits of the Klondike River. The site has been subjected to placer mining at least once in the past 110 years. There may be localized areas that weren't mined, mostly located close to the toe of the Dome Road Access near the valley wall. The site is undulating, and the elevation varies throughout. Ponded water at surface was located at the entrance into the lot off Dome road. Tetra Tech understands that the city of Dawson uses the lot as a snow disposal area in the winter.

3.2 Subsurface Conditions

Subsurface conditions around the site consisted of Klondike River Tailings that are primarily cobbles and boulders interbedded with sand and/or gravel with trace silt or sandy silt. Cobbles varied in size but were around 200 mm in diameter, and there were boulders sporadically throughout. Sand and gravel fill (White Channel gravel) were observed on surface at the entrance of the lot. Tetra Tech assumes the soil was placed as part of the snow removal process.

3.3 Groundwater

The groundwater visible in the open depressions was estimated to be at 6 m below the crown of the Klondike Highway during the time of drilling. The groundwater level should be verified during a topographic survey. It is believed that groundwater level at the site is related to water level fluctuations in the adjacent Klondike River. There are water-bearing depressions on site that can be used to monitor the groundwater elevation.

3.4 Permafrost

Permafrost was not encountered during the field evaluation.

3.5 Bedrock

Bedrock (assumed to be Klondike Schist) was encountered at 12.2 m, 10.1 m, 10.1 m, and 12.8 m in boreholes BH20-01, BH20-02, BH20-03, and BH20-04, respectively.

4.0 RECOMMENDATIONS

YG has indicated that there is no preferred foundation type for the new recreation center. Based on the evaluation program completed, Tetra Tech considers the site suitable for building construction using either shallow (strip and spread) footings, or deep foundations (rock-socketted steel pipe piles). A topographic survey of the site should be

completed to determine the amount of material that will need to be re-arranged/imported for future construction estimations, and to determine the approximate borehole collar elevations for a potential deep foundation system.

4.1 Site Preparation

Site preparation should be undertaken in accordance with the following recommendations:

4.1.1 Shallow Foundations

- All unsuitable material at surface (fill, organics, debris, fine grained soils) should be removed from the site, and the site should be levelled to a uniform elevation 1.5 m above the existing ground water elevation. Additional subexcavation may be required to remove loose, soft, disturbed or otherwise unsuitable material. The water bearing depressions should be backfilled with the local tailings to the desired 1.5 m above the water elevation;
- The side slopes of the excavation must be shored or shaped in accordance with the most recent edition of Occupational Health and Safety Regulations. Tetra Tech should be contacted to provide recommendations if steeper sidewall slopes are desired or planned. Any overhanging cobbles or boulders should be removed from sidewalls. Spoil piles should be kept a distance away from the excavation crest equal to or greater than the excavation depth;
- The exposed subgrade should be inspected by a qualified geotechnical engineer to confirm that suitable ground conditions have been encountered and to provide additional recommendations if necessary;
- The levelled tailings surface must be compacted with a large vibratory drum roller, to at least 98% of Standard Proctor Maximum Dry Density (SPMDD) per ASTM D698, or equivalent relative density;
- The excavations should be backfilled using the remainder of the excavated tailings, or using a pit run non-frost susceptible (NFS) gravel conforming to the specifications as outlined in Table 1. The engineered fill should be placed in lifts no thicker than 300 mm, moisture conditioned and compacted to at least 98% SPMDD;
- A 0.15 m thick layer of 20 mm crushed basecourse conforming to the specifications in Table 1 should be placed immediately below the underside of the concrete foundations, floor slabs, and parking areas. The basecourse should be moisture conditioned and compacted to at least 98% SPMDD; and
- The final elevation of the foundation pad should be at least 300 mm higher than the surrounding terrain, to promote positive drainage away from the building foundations.

Table 1 - Recommended Granular Material Specification

Pit Run Gravel		20 mm Crushed Basecourse Gravel	
Particle Size (mm)	% Passing by Mass	Particle Size (mm)	% Passing by Mass
80.0	100	-	-
25.0	55 - 100	20.0	100
12.5	42 - 84	12.5	64 - 100
5.00	26 - 65	5.00	36 - 72
1.25	11 - 47	1.25	12 - 42
0.315	3 - 30	0.315	4 - 22
0.080	0 - 8	0.080	3 - 6

4.1.2 Deep Foundations

Site preparation for deep foundations with structural slabs does not need to be as extensive as that required for shallow foundations. The area under the building itself will only need to be levelled, but the surrounding parking areas should be prepared in accordance with the recommendations in Section 4.1.1 above.

4.2 Foundation Design

4.2.1 Shallow Foundations

Spread and strip footings or a mat foundation may be designed in accordance with the following recommendations, assuming that the site preparation as detailed in Section 4.1 is completed:

- Tetra Tech assumed strip and spread footing thickness of 0.3 m, and a surface cover of 1.0 m from the underside of footing to finished grade;
- Unfactored bearing resistances are provided based on a footing width of 0.4 m for strip footings and 1 m for spread footings. Bearing resistance is highly sensitive to soil properties and footing geometry (e.g., burial depth, footing size, footing shape, etc.). Tetra Tech should be retained to review and adjust the provided bearing resistance if different footings sizes, shapes, burial depth, or higher bearing resistances are required;
- An unfactored ULS bearing resistance of 400 kPa should be used for 0.4 m wide strip footings and 1.0 m spread footings. An SLS bearing pressure of 200 kPa should be used for 0.4 m wide strip footings and 1.0 m spread footings. SLS was calculated based on an allowable settlement of 25 mm, which is generally sufficient to limit differential settlement to tolerable levels for most buildings; and
- Foundation elements should not be cast directly onto or over seasonally frozen soils, and the soils under the foundation must not be allowed to freeze during construction.

4.2.2 Deep Foundations

A deep foundation consisting of grouted rock-socketted steel pipe piles is also considered suitable for this site. A preliminary pile foundation design is shown in Figure 2. The pile length will vary throughout the site depending on the depth to bedrock and the structural loads. The final design of the deep foundation will require a review of loads and other details with a structural engineer. If deep foundations are selected, site preparation as described in Section 4.1 will also be required, and the entire building, including hockey and curling rinks, etc. could be supported on either a structural slab or a slab-on-grade. A 219 mm outer diameter steel pipe pile installed a minimum of 3 m into the bedrock will have a factored geotechnical resistance of 503 kN in compression and 377 kN in tension.

4.3 Parking Areas

YG has not indicated if the parking areas will be paved. However, if the site preparation recommendations outlined in Section 4.1 are followed, the only additional requirement for parking areas is that the recommended thickness of White Channel gravel or road crush be increased to 300 mm to account for material losses during periodic regrading and snow removal. It is also recommended that a non-woven geotextile (or acceptable alternative) be placed at the base of the surfacing material so that fines aren't lost into the tailings below, from repeated vehicular traffic. Recommended gradations for granular fill materials are provided in Table 2. All backfill should be placed in lifts no thicker than 300 mm, moisture conditioned, and compacted to at least 98% SPMDD.

4.4 Site Grading and Drainage

Final site grading and drainage plans should direct surface water away from the proposed structures. Tetra tech recommends that the final grade within 3.0 m of the proposed structures be sloped down and away at a minimum of 4%. It is also recommended that gravel or landscaped areas beyond this be graded at a minimum of 2%. This should provide positive drainage without causing erosion problems.

Future and existing development should be taken into consideration when directing drainage, so flow is not directed into adjacent developments.

4.5 Seismic Considerations

The 2015 National Building Code of Canada (2015 NBCC) requires that a site classification be established for seismic design of new structures, based on average soil properties of the top 30, (i.e., “site stiffness”). Tetra Tech recommends the site be considered Site Class C, per Table 4.1.8.4.A (National Research Council of Canada, 2015).

4.6 Seasonal Frost Protection

Based on Tetra Tech’s historical knowledge of the area, the gravel tailings are not considered frost susceptible. If the site is prepared following the recommendations outlined in Section 4.1, perimeter insulation should not be required.

4.7 Concrete

Concrete should be cast onto a clean, level, compacted granular bearing surface. It is important that no loose and/or disturbed materials be allowed to remain on the bearing surface. As noted in Section 4.1, the foundation bearing surface should consist of 20 mm crushed basecourse, moisture conditioned and compacted to at least 98% SPMDD.

Tetra Tech recommends that all concrete be designed, mixed, placed and tested in accordance with the most recent editions of the Canadian Standards Association (CSA) Standard CAN/CSA-A23.1 and 23.2. According to these standards, concrete should be designed to at least satisfy minimum durability requirements as defined by exposure class.

The exposure class of the concrete is dependent upon the presence or lack of chlorides, sulphates, freezing and thawing conditions and soil saturation. Building foundations for this project are expected to be exposed to freeze-thaw cycles in non-saturated conditions. The governing exposure class is “F-2” and type GU cement is acceptable.

Exterior concrete exposed to chlorides and freeze-thaw conditions should be designed using exposure class “C-1” (structurally reinforced) or “C-2” (non-structurally reinforced) concrete.

In addition to the above, CAN/CSA-A23.1 also provides recommendations for cold weather concrete placement. These include protecting freshly placed concrete from freezing conditions.

5.0 CONSTRUCTION OBSERVATIONS AND TESTING SERVICES

All recommendations presented herein are site specific and based on the assumption that an adequate level of monitoring during foundation excavation and construction will be provided, and that all construction activities will be

carried out by a suitably qualified, experienced contractor. An adequate level of construction monitoring also provides opportunity to confirm that recommendations based on data obtained at discrete locations are relevant to other areas of the sites.

It is recommended that Tetra Tech be given the opportunity to review details related to the geotechnical aspects of the final design prior to construction. Experience has shown that this may prevent inconsistencies, deficient performance, and/or increased costs that may lead disputes.

For this project, assuming that the building is constructed on a shallow foundation, we expect that the following construction monitoring, and testing activities will be required:

- Inspection and approval of prepared subgrade;
- Compaction testing during granular fill placement; and
- Concrete testing of foundation elements, slabs, and other concrete structures.

If a deep foundation is selected for the building, full time pile inspection services will be required in addition to the construction monitoring for general site preparation as described above.

6.0 CLOSURE

We trust this document meets your present requirements. If you have any questions or comments, please contact the undersigned.

Respectfully submitted,
Tetra Tech Canada Inc.

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7.0 REFERENCES

Canadian Geotechnical Society . (2006). *Canadian Foundation Engineering Manual 4th Edition*. Canadian Geotechnical Society.

National Research Council of Canada. (2015). *National Building Code of Canada*. Ottawa.

FIGURES

- Figure 1 Site Plan Showing Borehole Locations
Figure 2 Proposed Rock Socket Steel Pipe Pile Foundation

Q:\Whitehorse\Data\0201\drawings\Dawson City Area\ENG.WARC03386-65 - Detailed Rec Center\ENG.WARC03386-65 Fig.1-R0.dwg [FIGURE 1] September 18, 2020 - 11:26:13 am (BY: PASLOSKI, TAYLOR)



LEGEND

- ◆ - BOREHOLE LOCATION
- ⊕ - TESTPIT LOCATION

0 150m

Scale: 1:3,000 @ 8.5"x11"

CLIENT

Yukon
Government

TETRA TECH

**DETAILED GEOTECHNICAL EVALUATION
PROPOSED RECREATION CENTRE - DAWSON, YT**

**SITE PLAN SHOWING
TESTHOLE LOCATIONS**

PROJECT NO.
ENG.WARC03386-65

DWN
TP

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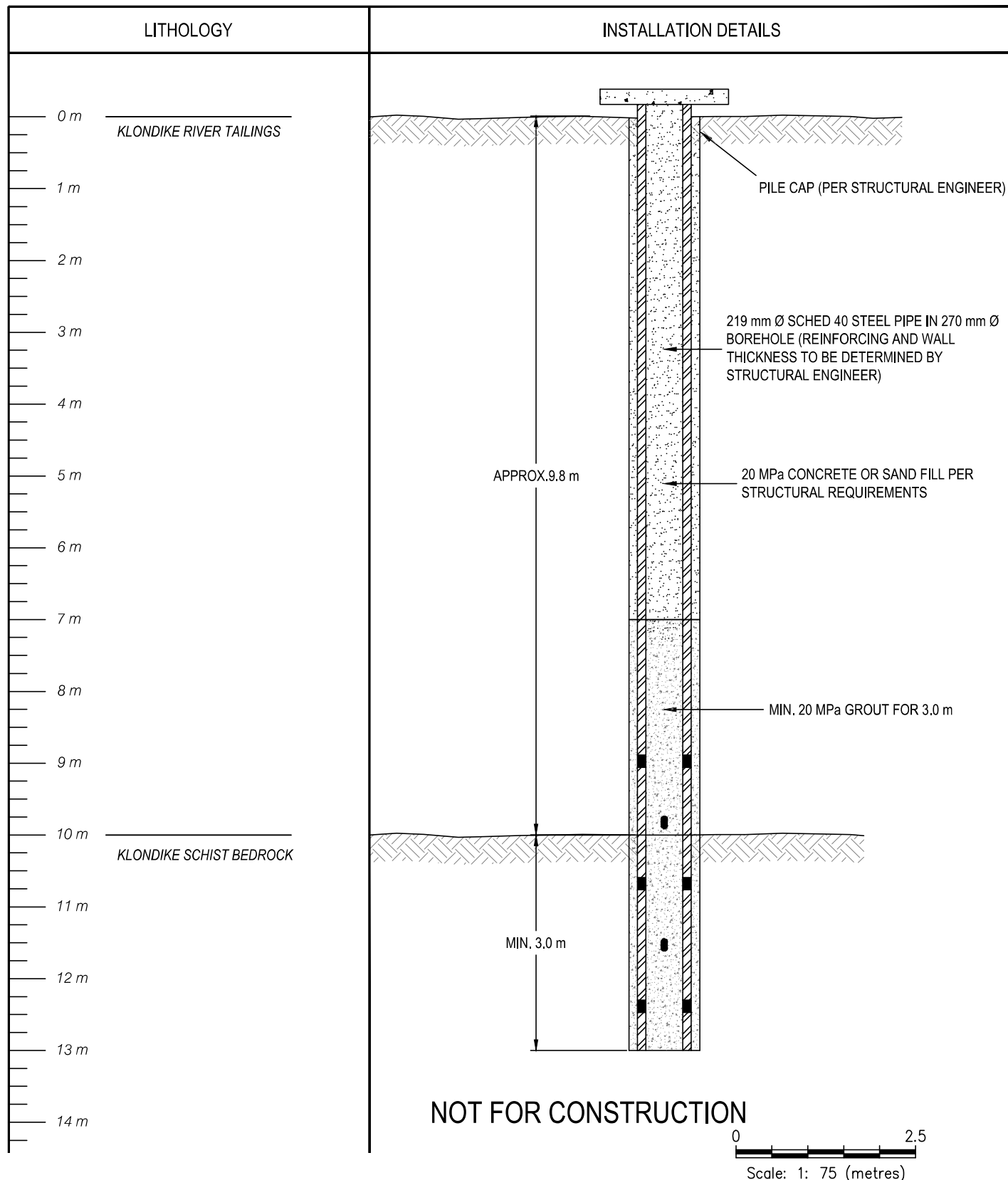
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OFFICE
EBA-WHSE

DATE
September 18, 2020

Figure 1

Q:\Whitehorse\Drawings\Drawings\City Area\ENG.WARC03386-65 - Fig 2 Dome Road Rock Socket Pile.dwg [FIGURE 2] November 19, 2020 - 8:56:37 am (BY: PASLOSKI, TAYLOR)



NOTES :

- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED
- 219 mm OD STEEL PIPE PILES INSTALLED WITH A 3 m ROCK SOCKET WILL HAVE A FACTORED GEOTECHNICAL RESISTANCE OF 503 kN IN COMPRESSION AND 377 kN IN TENSION"

CLIENT



NEW RECREATION CENTER - DOME ROAD
DAWSON, YUKON

PROPOSED ROCK SOCKET STEEL PIPE PILE FOUNDATION

PROJECT NO. ENG.WARC03386-65	DWN TP	CKD JRT	REV 0
OFFICE EBA-WHSE	DATE October 20, 2020		

Figure 2

APPENDIX A

TETRA TECH'S LIMITATIONS ON THE USE OF THIS DOCUMENT

LIMITATIONS ON USE OF THIS DOCUMENT

GEOTECHNICAL – YUKON GOVERNMENT

1.1 USE OF DOCUMENT AND OWNERSHIP

This document pertains to a specific site, a specific development, and a specific scope of work. The document may include plans, drawings, profiles and other supporting documents that collectively constitute the document (the "Professional Document").

The Professional Document is intended for the use of TETRA TECH's Client, its officers, employees, agents, representatives, successors and assigns (the "Client") as specifically identified in the TETRA TECH Services Agreement or other Contractual Agreement entered into with the Client (either of which is termed the "Contract" herein). TETRA TECH does not accept any responsibility for the accuracy of any of the data, analyses, recommendations or other contents of the Professional Document when it is used or relied upon by any party other than the Client, unless authorized in writing by TETRA TECH. Any changes to the conclusions, opinions, and recommendations presented in TETRA TECH's Professional Document must be authorized by TETRA TECH.

1.2 ALTERNATIVE DOCUMENT FORMAT

Where TETRA TECH submits electronic file and/or hard copy versions of the Professional Document or any drawings or other project-related documents and deliverables (collectively termed TETRA TECH's "Instruments of Professional Service"), only the signed and/or sealed versions shall be considered final. The original signed and/or sealed electronic file and/or hard copy version archived by TETRA TECH shall be deemed to be the original. TETRA TECH will archive a protected digital copy of the original signed and/or sealed version for a period of 10 years.

Electronic files submitted by TETRA TECH have been prepared and submitted using specific software and hardware systems, as per agreed project deliverable formats. TETRA TECH makes no representation about the compatibility of these files with the Client's future software and hardware systems.

1.3 STANDARD OF CARE

Services performed by TETRA TECH for the Professional Document have been conducted in accordance with the Contract, in a manner consistent with the level of skill ordinarily exercised by members of the profession currently practicing under similar conditions in the jurisdiction in which the services are provided. Professional judgment has been applied in developing the conclusions and/or recommendations provided in this Professional Document.

If any error or omission is detected by the Client or an Authorized Party, the error or omission must be brought to the attention of TETRA TECH within a reasonable time.

1.4 DISCLOSURE OF INFORMATION BY CLIENT

The Client acknowledges that it has fully cooperated with TETRA TECH with respect to the provision of all available information on the past, present, and proposed conditions on the site, including historical information respecting the use of the site.

1.5 INFORMATION PROVIDED TO TETRA TECH BY OTHERS

During the performance of the work and the preparation of this Professional Document, TETRA TECH may have relied on information provided by third parties other than the Client.

While TETRA TECH endeavours to verify the accuracy of such information, and subject to the standard of care herein, TETRA TECH accepts no responsibility for the accuracy or the reliability of such information even where inaccurate or unreliable information impacts any recommendations, design or other deliverables and causes the Client or an Authorized Party loss or damage, except where TETRA TECH has subcontracted for such information.

1.6 GENERAL LIMITATIONS OF DOCUMENT

This Professional Document is based solely on the conditions presented and the data available to TETRA TECH at the time the data were collected in the field or gathered from available databases.

The Client, and any Authorized Party, acknowledges that the Professional Document is based on limited data and that the conclusions, opinions, and recommendations contained in the Professional Document are the result of the application of professional judgment to such limited data.

The Professional Document is not applicable to any other sites, nor should it be relied upon for types of development other than those to which it refers. Any variation from the site conditions present, or variation in assumed conditions which might form the basis of design or recommendations as outlined in this report, at or on the development proposed as of the date of the Professional Document requires a supplementary exploration, investigation, and assessment.

TETRA TECH is neither qualified to make, nor is it making, any recommendations with respect to the purchase, sale, investment or development of the property, the decisions on which are the sole responsibility of the Client.

1.7 NOTIFICATION OF AUTHORITIES

In certain instances, the discovery of hazardous substances or conditions and materials may require that regulatory agencies and other persons be informed and the Client agrees that notification to such bodies or persons as required may be done by TETRA TECH in its reasonably exercised discretion.

1.8 ENVIRONMENTAL AND REGULATORY ISSUES

Unless stipulated in the report, TETRA TECH has not been retained to explore, address or consider and has not explored, addressed or considered any environmental or regulatory issues associated with development on the subject site.

1.9 NATURE AND EXACTNESS OF SOIL AND ROCK DESCRIPTIONS

Classification and identification of soils and rocks are based upon commonly accepted systems, methods and standards employed in professional geotechnical practice. This report contains descriptions of the systems and methods used. Where deviations from the system or method prevail, they are specifically mentioned.

Classification and identification of geological units are judgmental in nature as to both type and condition. TETRA TECH does not warrant conditions represented herein as exact, but infers accuracy only to the extent that is common in practice.

Where subsurface conditions encountered during development are different from those described in this report, qualified geotechnical personnel should revisit the site and review recommendations in light of the actual conditions encountered.

1.10 LOGS OF TESTHOLES

The testhole logs are a compilation of conditions and classification of soils and rocks as obtained from field observations and laboratory testing of selected samples. Soil and rock zones have been interpreted. Change from one geological zone to the other, indicated on the logs as a distinct line, can be, in fact, transitional. The extent of transition is interpretive. Any circumstance which requires precise definition of soil or rock zone transition elevations may require further investigation and review.

1.11 STRATIGRAPHIC AND GEOLOGICAL INFORMATION

The stratigraphic and geological information indicated on drawings contained in this report are inferred from logs of test holes and/or soil/rock exposures. Stratigraphy is known only at the locations of the test hole or exposure. Actual geology and stratigraphy between test holes and/or exposures may vary from that shown on these drawings. Natural variations in geological conditions are inherent and are a function of the historical environment. TETRA TECH does not represent the conditions illustrated as exact but recognizes that variations will exist. Where knowledge of more precise locations of geological units is necessary, additional exploration and review may be necessary.

1.12 PROTECTION OF EXPOSED GROUND

Excavation and construction operations expose geological materials to climatic elements (freeze/thaw, wet/dry) and/or mechanical disturbance which can cause severe deterioration. Unless otherwise specifically indicated in this report, the walls and floors of excavations must be protected from the elements, particularly moisture, desiccation, frost action and construction traffic.

1.13 SUPPORT OF ADJACENT GROUND AND STRUCTURES

Unless otherwise specifically advised, support of ground and structures adjacent to the anticipated construction and preservation of adjacent ground and structures from the adverse impact of construction activity is required.

1.14 INFLUENCE OF CONSTRUCTION ACTIVITY

Construction activity can impact structural performance of adjacent buildings and other installations. The influence of all anticipated construction activities should be considered by the contractor, owner, architect and prime engineer in consultation with a geotechnical engineer when the final design and construction techniques, and construction sequence are known.

1.15 OBSERVATIONS DURING CONSTRUCTION

Because of the nature of geological deposits, the judgmental nature of geotechnical engineering, and the potential of adverse circumstances arising from construction activity, observations during site preparation, excavation and construction should be carried out by a geotechnical engineer. These observations may then serve as the basis for confirmation and/or alteration of geotechnical recommendations or design guidelines presented herein.

1.16 DRAINAGE SYSTEMS

Where temporary or permanent drainage systems are installed within or around a structure, the systems which will be installed must protect the structure from loss of ground due to internal erosion and must be designed so as to assure continued satisfactory performance of the drains. Specific design detail of such systems should be developed or reviewed by the geotechnical engineer. Unless otherwise specified, it is a condition of this report that effective temporary and permanent drainage systems are required and that they must be considered in relation to project purpose and function.

1.17 DESIGN PARAMETERS

Bearing capacities for Limit States or Allowable Stress Design, strength/stiffness properties and similar geotechnical design parameters quoted in this report relate to a specific soil or rock type and condition. Construction activity and environmental circumstances can materially change the condition of soil or rock. The elevation at which a soil or rock type occurs is variable. It is a requirement of this report that structural elements be founded in and/or upon geological materials of the type and in the condition used in this report. Sufficient observations should be made by qualified geotechnical personnel during construction to assure that the soil and/or rock conditions considered in this report in fact exist at the site.

1.18 SAMPLES

TETRA TECH will retain all soil and rock samples for 30 days after this report is issued. Further storage or transfer of samples can be made at the Client's expense upon written request, otherwise samples will be discarded.

1.19 APPLICABLE CODES, STANDARDS, GUIDELINES & BEST PRACTICE

This document has been prepared based on the applicable codes, standards, guidelines or best practice as identified in the report. Some mandated codes, standards and guidelines (such as ASTM, AASHTO Bridge Design/Construction Codes, Canadian Highway Bridge Design Code, National/Provincial Building Codes) are routinely updated and corrections made. TETRA TECH cannot predict nor be held liable for any such future changes, amendments, errors or omissions in these documents that may have a bearing on the assessment, design or analyses included in this report.

APPENDIX B

BOREHOLE LOGS

TERMS USED ON BOREHOLE LOGS

TERMS DESCRIBING CONSISTENCY OR CONDITION

COARSE GRAINED SOILS (major portion retained on 0.075mm sieve): Includes (1) clean gravels and sands, and (2) silty or clayey gravels and sands. Condition is rated according to relative density, as inferred from laboratory or in situ tests.

DESCRIPTIVE TERM	RELATIVE DENSITY	N (blows per 0.3m)
Very Loose	0 TO 20%	0 to 4
Loose	20 TO 40%	4 to 10
Compact	40 TO 75%	10 to 30
Dense	75 TO 90%	30 to 50
Very Dense	90 TO 100%	greater than 50

The number of blows, N, on a 51mm O.D. split spoon sampler of a 63.5kg weight falling 0.76m, required to drive the sampler a distance of 0.3m from 0.15m to 0.45m.

FINE GRAINED SOILS (major portion passing 0.075mm sieve): Includes (1) inorganic and organic silts and clays, (2) gravelly, sandy, or silty clays, and (3) clayey silts. Consistency is rated according to shearing strength, as estimated from laboratory or in situ tests.

DESCRIPTIVE TERM	UNCONFINED COMPRESSIVE STRENGTH (KPA)
Very Soft	Less than 25
Soft	25 to 50
Firm	50 to 100
Stiff	100 to 200
Very Stiff	200 to 400
Hard	Greater than 400

NOTE: Slickensided and fissured clays may have lower unconfined compressive strengths than shown above, because of planes of weakness or cracks in the soil.

GENERAL DESCRIPTIVE TERMS

Slickensided - having inclined planes of weakness that are slick and glossy in appearance.

Fissured - containing shrinkage cracks, frequently filled with fine sand or silt; usually more or less vertical.

Laminated - composed of thin layers of varying colour and texture.

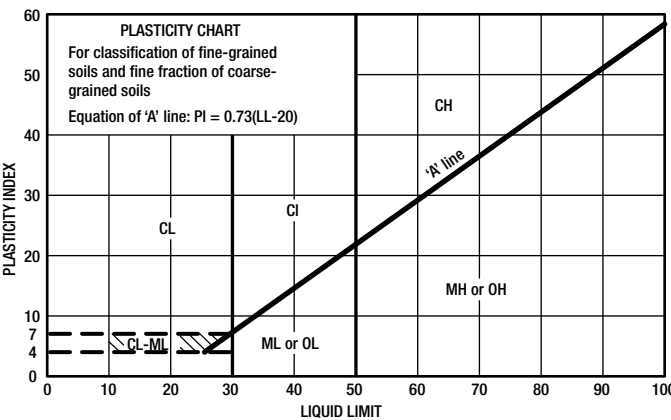
Interbedded - composed of alternate layers of different soil types.

Calcareous - containing appreciable quantities of calcium carbonate.;

Well graded - having wide range in grain sizes and substantial amounts of intermediate particle sizes.

Poorly graded - predominantly of one grain size, or having a range of sizes with some intermediate size missing.




MODIFIED UNIFIED SOIL CLASSIFICATION

MAJOR DIVISION			GROUP SYMBOL	TYPICAL DESCRIPTION	LABORATORY CLASSIFICATION CRITERIA			
COARSE - GRAINED SOILS More than 50% retained on No. 75 µm sieve*	GRAVELS 50% or more of coarse fraction retained on No. 4 sieve	CLEAN GRAVELS	GW	Well-graded gravels and gravel-sand mixtures, little or no fines	Classification on basis of percentage of fines GW, GP, SW, SP GM, GC, SM, SC Borderline classification requiring use of dual symbols	$C_u = D_{60} / D_{10}$ Greater than 4 $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ Between 1 and 3		
			GP	Poorly-graded gravels and gravel-sand mixtures, little or no fines		Not meeting both criteria for GW		
		GRAVELS WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures		Atterberg limits plot below 'A' line or plasticity index less than 4	Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols	
			GC	Clayey gravels, gravel-sand-clay mixtures		Atterberg limits plot above 'A' line and plasticity index greater than 7		
	SANDS More than 50% of coarse fraction passes No. 4 sieve	CLEAN SANDS	SW	Well-graded sands and gravelly sands, little or no fines		$C_u = D_{60} / D_{10}$ Greater than 6 $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ Between 1 and 3		
			SP	Poorly-graded sands and gravelly sands, little or no fines		Not meeting both criteria for SW		
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures		Atterberg limits plot above 'A' line and plasticity index less than 4	Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols	
			SC	Clayey sands, sand-clay mixtures		Atterberg limits plot above 'A' line and plasticity index greater than 7		
FINE-GRAINED SOILS (by behavior) 50% or more passes 75 µm sieve*	SILTS	Liquid limit	<50	ML				
			>50	MH		Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts		
	CLAYS	Above "A" line on plasticity chart negligible organic content	<30	CL		Inorganic clays of low plasticity, gravelly clays, sandy clays, silty clays, lean clays		
			30-50	CI		Inorganic clay of medium plasticity, silty clays		
			>50	CH		Inorganic clay of high plasticity, fat clays		
	ORGANIC SILTS AND CLAYS	Liquid limit	<50	OL		Organic silts and organic silty clays of low plasticity		
			>50	OH		Organic clays of medium to high plasticity		
HIGHLY ORGANIC SOILS				PT	Peat, muck and other highly organic soils			
					* Based on the material passing the 75 mm sieve † ASTM Designation D 2487, for identification procedure see D 2488 USC as modified by PFRA			

* Based on the material passing the 75 mm sieve

† ASTM Designation D 2487, for identification procedure see D 2488 USC as modified by PFRA

GROUND ICE DESCRIPTION


ICE NOT VISIBLE			
GROUP SYMBOL	SYMBOL	SUBGROUP DESCRIPTION	
N	Nf	Poorly-bonded or friable	
	Nbn	No excess ice, well-bonded	
	Nbe	Excess ice, well-bonded	

NOTES:


- Dual symbols are used to indicate borderline or mixed ice classifications.
- Visual estimates of ice contents indicated on borehole logs \pm 5%
- This system of ground ice description has been modified from NRC Technical Memo 79, Guide to the Field Description of Permafrost for Engineering Purposes.





LEGEND:



Soil



Ice



VISIBLE ICE LESS THAN 50% BY VOLUME			
GROUP SYMBOL	SYMBOL	SUBGROUP DESCRIPTION	
V	Vx	Individual ice crystals or inclusions	
	Vc	Ice coatings on particles	
	Vr	Random or irregularly oriented ice formations	
	Vs	Stratified or distinctly oriented ice formations	

VISIBLE ICE GREATER THAN 50% BY VOLUME			
ICE	ICE + Soil Type	Ice with soil inclusions	
	ICE	Ice without soil inclusions (greater than 25 mm thick)	

NOTES:

- Dual symbols are used to indicate borderline or mixed ice classifications.
- Visual estimates of ice contents indicated on borehole logs \pm 5%
- This system of ground ice description has been modified from NRC Technical Memo 79, Guide to the Field Description of Permafrost for Engineering Purposes.

LEGEND:

Soil Ice

BOREHOLE KEYSHEET

Water Level Measurement



Measured in standpipe,
piezometer or well



Inferred

Sample Types



A-Casing



Core



Disturbed, Bag,
Grab



HQ Core



Jar



Jar and Bag



75 mm SPT



No Recovery



Split Spoon/SPT



Tube



CRREL Core

Backfill Materials



Asphalt



Bentonite



Cement/
Grout



Drill Cuttings



Grout



Gravel



Sand



Slough



Topsoil Backfill

Lithology - Graphical Legend¹



Asphalt



Bedrock



Cobbles/Boulders



Clay



Coal



Concrete



Fill



Gravel



Limestone



Mudstone



Organics



Peat



Sand



Sandstone



Shale



Silt



Siltstone



Conglomerate



Topsoil



Till

1. The graphical legend is an approximation and for visual representation only. Soil strata may comprise a combination of the basic symbols shown above. Particle sizes are not drawn to scale



Borehole No: BH20-01

Project: Detailed Recreation Center Evaluation

Project No: 704-ENG.WARC03386-65

Location: Dome Road

Dawson City

UTM: 576957 E; 7103554 N; Z 7 NAD83

Depth (m)	Method	Soil Description	Ground Ice Description	Moisture Content (%)	Plastic Limit 20	Moisture Content 40	Liquid Limit 80	Depth (ft)
0		GRAVEL and COBBLES (Tailings) - sub rounded, greyish, lost circulation in tailings, no recovery	Unfrozen					0
1								2
2								4
3								6
4								8
5								10
6								12
7								14
8								16
9								18
10								20
11								22
12								24
13								26
								28
								30
								32
								34
								36
								38
								40
								42

- sand and gravel, sub rounded, approximately 10 mm diameter, damp

BEDROCK - white

End of Borehole at 12.2 m - Target Depth



TETRA TECH

Contractor: Midnight Sun Drilling

Drilling Rig Type: Rig 5

Logged By: TTP

Reviewed By: JRT

Completion Depth: 12.2 m

Start Date: 2020 September 16

Completion Date: 2020 September 16

Page 1 of 1



Borehole No: BH20-02

Project: Detailed Recreation Center Evaluation

Project No: 704-ENG.WARC03386-65

Location: Dome Road

Dawson City

UTM: 577015 E; 7103542 N; Z 7 NAD83

Depth (m)	Method	Soil Description	Ground Ice Description	Moisture Content (%)	Plastic Limit	Moisture Content	Liquid Limit	Depth (ft)
0					20	40	80	0
1		GRAVEL and COBBLES (Tailings) - sub rounded, greyish, lost circulation in tailings, no recovery	Unfrozen					2
2								4
3		- boulder (600 mm thick), brown						6
4								8
5								10
6		- silty, sandy, some gravel, wet, brown						12
7		BEDROCK - light brown						14
8								16
9								18
10								20
11								22
12								24
13								26
								28
								30
								32
								34
								36
								38
								40
								42



TETRA TECH

Contractor: Midnight Sun Drilling

Drilling Rig Type: Rig 5

Logged By: TTP

Reviewed By: JRT

Completion Depth: 10.1 m

Start Date: 2020 September 17

Completion Date: 2020 September 17

Page 1 of 1



Borehole No: BH20-03

Project: Detailed Recreation Center Evaluation

Project No: 704-ENG.WARC03386-65

Location: Dome Road

Dawson City

UTM: 577023 E; 7103517 N; Z 7 NAD83

Depth (m)	Method	Soil Description	Ground Ice Description	Moisture Content (%)	Plastic Limit	Moisture Content	Liquid Limit	Depth (ft)
0		GRAVEL and COBBLES (Tailings) - sub rounded, greyish, lost circulation in tailings, no recovery	Unfrozen		20	40	80	0
1	Air Rotary	- silty, sandy, some gravel, wet, brown	Unfrozen					2
2								4
3								6
4								8
5								10
6								12
7								14
8								16
9								18
10								20
11		BEDROCK - white						22
12								24
13		End of Borehole at 10.1 m - Target Depth						26
								28
								30
								32
								34
								36
								38
								40
								42



TETRA TECH

Contractor: Midnight Sun Drilling

Drilling Rig Type: Rig 5

Logged By: TTP

Reviewed By: JRT

Completion Depth: 10.1 m

Start Date: 2020 September 17

Completion Date: 2020 September 17

Page 1 of 1



Borehole No: BH20-04

Project: Detailed Recreation Center Evaluation

Project No: 704-ENG.WARC03386-65

Location: Dome Road

Dawson City

UTM: 577063 E; 7103424 N; Z 7 NAD83

Depth (m)	Method	Soil Description	Ground Ice Description	Moisture Content (%)	Plastic Limit	Moisture Content	Liquid Limit	Depth (ft)
0		GRAVEL and COBBLES (Tailings) - sub rounded, greyish, lost circulation in tailings, no recovery	Unfrozen		20	40	80	0
1								2
2								4
3								6
4								8
5		- silty, sandy, some gravel, wet, brown						10
6								12
7								14
8								16
9								18
10		BEDROCK - brown						20
11								22
12		- light greyish brown						24
13		End of Borehole at 12.8 m - Target Depth						26



TETRA TECH

Contractor: Midnight Sun Drilling

Drilling Rig Type: Rig 5

Logged By: TTP

Reviewed By: JRT

Completion Depth: 12.8 m

Start Date: 2020 September 17

Completion Date: 2020 September 17

Page 1 of 1

ISSUED FOR REVIEW

To:	Michael Ukrainetz, Infrastructure Development Branch Community Services, Government of Yukon	Date:	May 4, 2021
Cc:	Republic Architecture Inc.	Memo No.:	
From:	Erin O'Brien, Paul Gardner	File:	ENW.PENW03102-01
Subject:	1207 Fifth Avenue Dawson City, Yukon – Summary of Contaminated Sites Findings		

This 'Issued for Review' document is provided solely for the purpose of client review and presents our interim findings and recommendations to date. Our usable findings and recommendations are provided only through an 'Issued for Use' document, which will be issued subsequent to this review. Final design should not be undertaken based on the interim recommendations made herein. Once our report is issued for use, the 'Issued for Review' document should be either returned to Tetra Tech Canada Inc. (Tetra Tech) or destroyed.

1.0 INTRODUCTION

This memo provides a summary of the key findings presented in the Phase II Environmental Site Assessment (ESA) for the above captioned property (the Site) prepared by Tetra Tech Canada Inc. (Tetra Tech) on November 17, 2020 and presented to Government of Yukon, Community Services, Land Development Branch (YG-CS). Refer to the Phase II ESA report for additional details. It is Tetra Tech's understanding that the information presented herein will be provided to Republic Architecture Inc. as part of their feasibility study for the various options for Dawson City's proposed Recreational Centre.

2.0 SUMMARY OF KEY CONTAMINATED SITES FINDINGS

Summary of Background, Objectives and Methods

Since circa 1970s, the Site, which is owned by the City of Dawson, has been operating as a recreation vehicle (RV) park. At the time of Tetra Tech's field investigation (September 2020), the Site was occupied by the Goldrush Campground – an 82-spot campsite and (recreational vehicle) RV park; however, the campground was closed for the season. According to the City of Dawson Zoning Bylaw No. 2018-2019, the Site is zoned as R1 – single-detached/duplex residential. Tetra Tech understands that YG-CS is considering developing the Site for use as a community centre.

Tetra Tech's Phase II ESA followed the report titled *Phase I Environmental Site Assessment, Lots 1-20, Block Q Ladue Estate, 8338A CLSR, Dawson City, Yukon (Gold Rush Campground)* prepared by Golder Associates Ltd. (Golder) for Department of Community Services, Infrastructure Development Branch on July 31, 2020 (Phase I ESA). The Phase I ESA identified two on-site areas of potential environmental concern (APECs) based on a review of the current and historical use of the Site and surrounding areas. The APECs and potential contaminants of concern (PCOCs) are outlined in the table below.

Table 1: 2020 Phase I ESA APEC and PCOCs

APEC	Rationale	PCOCs
APEC 1 Former land use for waste disposal activities	The current tenant and former tenant reported that waste disposal may have occurred on-Site prior to circa 1970s. Possible large equipment and associated fuel and lubricant may have been buried in place with fill material.	Metals, LEPH/HEPH, PAH, VOC, VPH, BTEXS, MTBE
APEC 2 Site-wide fill material	Large quantities of fill material of unknown origin were reportedly brought on-Site to infill a swamp. The quality of the fill is unknown; however, it was reported to be locally-sourced gravel and channel rock.	Metals, LEPH/HEPH, PAH, VOC, VPH, BTEXS, MTBE

Notes: LEPH – Light Extractable Petroleum Hydrocarbons PAH – Polycyclic Aromatic Hydrocarbons
 HEPH – Heavy Extractable Petroleum Hydrocarbons VOC – Volatile Organic Compounds
 VPH – Volatile Petroleum Hydrocarbons BTEXS – benzene, toluene, ethylbenzene, xylene, styrene
 MTBE – methyl tert-butyl ether

The objective of the Phase II ESA was to assess the PCOCs in soil and groundwater in APECs 1 and 2 relative to the applicable *Yukon Contaminated Sites Regulation* (YCSR) standards. During the Phase II ESA soil and/or groundwater quality were assessed through the analytical testing of subsurface soil samples collected at seven testpits, and groundwater samples collected from three groundwater wells. Analytical results were compared to the YCSR residential land use soil standards (RL) and groundwater standards protective of drinking water (DW) and freshwater aquatic life (AW). An institutional facility such as a community centre would be classified as residential land use under the YCSR.

Phase II ESA Findings:

- Prior to drilling and test pitting, Arcrite Northern Ltd. conducted a geophysical scan of the Site to identify and help prevent striking subsurface utilities; and to identify subsurface anomalies which could be indicative of buried large equipment (APEC 1) and therefore assessed as part of the test pitting program. None of the anomalies assessed as part of the test pitting program identified buried equipment.
- Soil samples collected from the testpits (TP20-01, TP20-03 through TP20-05, and TP20-07 through TP20-09) were analyzed for PCOCs consisting of metals, hydrocarbons and/or glycols. Reported concentrations for hydrocarbons and glycols were less than the reportable method detection limits. Reported concentrations of select metals at select locations were greater than the applicable standards. Chromium concentrations were greater than the YCSR RL standard at TP20-01 and TP20-03 through TP20-05. Following chromium speciation, the reported concentrations of the hexavalent species were less than the YCSR RL standards at the four locations tested and reported concentrations of the trivalent species were less than the YCSR RL at TP20-03. However, reported concentrations of the trivalent species were greater than the YCSR RL standard for groundwater flow to surface water used by freshwater AW for samples collected from TP20-01, TP20-04 and TP20-05. In addition, reported concentrations of nickel at TP20-05 at 0.75 m in the fill unit, and at 1.25 m (in the duplicate pair) in the silt and organics unit were greater than the YCSR RL standard. The source of the metals exceedances may in part be due to poor quality fill identified throughout the Site and/or elevated background concentrations for chromium and nickel. Trivalent chromium concentrations in soil exceeded the YCSR RL standard for groundwater flow to surface water used by freshwater AW. For comparison purposes, the BC *Contaminated Site Regulation* standard for this site-specific factor is 60 mg/g for hexavalent chromium (a known toxic substance) and > 1,000 mg/g for trivalent chromium. The speciated chromium at the Site was shown to be entirely trivalent.
- Groundwater samples collected from the Site were analyzed for metals, hydrocarbons, and glycols. Reported concentrations of glycols at the three monitoring wells were less than the MDL. Concentrations of dissolved, arsenic, barium, chromium, cobalt, lead and/or manganese were greater than the YCSR DW and/or AW standards in one or more location. All other dissolved metals concentrations were less than the YCSR AW and DW standards. Hydrocarbon concentrations were less than the YCSR AW and DW standards; however, there were detectable concentrations of ethylbenzene, toluene and select polycyclic aromatic hydrocarbon (PAH) parameters.

Recommendations:

- Conduct at least one more groundwater monitoring event be conducted during the spring as water quality may fluctuate seasonally and since clear groundwater could not be sampled from the monitoring wells. This sampling is scheduled to occur in May 2021. The intent of the groundwater monitoring event is to further characterize the subsurface groundwater conditions on-Site and assess whether metals concentrations on-Site are greater than the YCSR standards or if they were caused by silty groundwater samples.
- Monitoring events should include soil vapour modelling of detectable volatile hydrocarbon concentrations for residential indoor and outdoor exposure per BC ENV *Technical Guidance 4 – Vapour Investigation and Remediation (2017)*.
- Potential drinking water wells should be tested for potable water quality including metals and hydrocarbons prior to use to confirm water quality is suitable for consumption. Given that the Dawson City has a potable water source, it is unlikely a drinking water well would be installed on the Site.
- Conduct additional soil sampling in proximity to the identified soil exceedances to delineate the chromium and nickel exceedances in soil found at these locations.

3.0 CONTAMINATED SITES RISKS

- The Phase II ESA confirmed the presence of poor-quality fill throughout the Site. Metals contamination in soil was identified but not delineated. Per communication with the Department of Environment, the elevated chromium concentrations in Dawson City is a known issue. The soil contamination may be mitigated through either a “Background Study” or through a Human Health and Ecological Risk Assessment (HHERA). Alternatively, removal of contaminated soils or hotspots may be required.
- Based on the limited groundwater data obtained to date, there are metals exceedances in groundwater. The groundwater contamination may require remediation likely in the form of additional investigation and a HHERA. Based on the subsurface conditions, groundwater yields are expected to be low for any shallow (<2 m) excavations but water infiltrating an excavation will likely need to be treated to remove the contaminants prior to discharge.
- Detectable concentrations of volatile parameters were identified in soil and/or groundwater. As such, soil vapour modelling should be undertaken to evaluate the vapour intrusion risk to indoor air quality for the potential development. Based on the available data, the risk is considered low and it is likely that potential vapour intrusion risk could be mitigated through either source removal and/or an engineered solution such as installation of a vapour barrier.

4.0 CLOSURE

This report has been prepared based on the scope of services and for the use of the Government of Yukon, Community Services, Land Development Branch, which includes distribution as required for the purposes for which this assessment was commissioned. The assessment has been carried out in accordance with generally accepted engineering practices. No other warranty is made, either express or implied. Professional judgement has been applied in developing the recommendations in this report.

We trust this report meets your present requirements. If you have any questions or comments please contact the undersigned.

Respectfully submitted,
Tetra Tech Canada Inc.

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/sy

Attachments: Limitations on the use of this Document

LIMITATIONS ON USE OF THIS DOCUMENT

GEOENVIRONMENTAL - YUKON GOVERNMENT

1.1 USE OF DOCUMENT AND OWNERSHIP

This document pertains to a specific site, a specific development, and a specific scope of work. The document may include plans, drawings, profiles and other supporting documents that collectively constitute the document (the "Professional Document").

The Professional Document is intended for the use of TETRA TECH's Client, its officers, employees, agents, representatives, successors and assigns (the "Client") as specifically identified in the TETRA TECH Services Agreement or other Contractual Agreement entered into with the Client (either of which is termed the "Contract" herein). TETRA TECH does not accept any responsibility for the accuracy of any of the data, analyses, recommendations or other contents of the Professional Document when it is used or relied upon by any party other than the Client, unless authorized in writing by TETRA TECH.

1.2 ALTERNATIVE DOCUMENT FORMAT

Where TETRA TECH submits electronic file and/or hard copy versions of the Professional Document or any drawings or other project-related documents and deliverables (collectively termed TETRA TECH's "Instruments of Professional Service"), only the signed and/or sealed versions shall be considered final. The original signed and/or sealed electronic file and/or hard copy version archived by TETRA TECH shall be deemed to be the original. TETRA TECH will archive a protected digital copy of the original signed and/or sealed version for a period of 10 years.

Both electronic file and/or hard copy versions of TETRA TECH's Instruments of Professional Service shall not, under any circumstances, be altered by any party except TETRA TECH. TETRA TECH's Instruments of Professional Service will be used only and exactly as submitted by TETRA TECH.

Electronic files submitted by TETRA TECH have been prepared and submitted using specific software and hardware systems, as per agreed project deliverable formats. TETRA TECH makes no representation about the compatibility of these files with the Client's future software and hardware systems.

1.3 STANDARD OF CARE

Services performed by TETRA TECH for the Professional Document have been conducted in accordance with the Contract, in a manner consistent with the level of skill ordinarily exercised by members of the profession currently practicing under similar conditions in the jurisdiction in which the services are provided. Professional judgment has been applied in developing the conclusions and/or recommendations provided in this Professional Document.

If any error or omission is detected by the Client or an Authorized Party, the error or omission must be brought to the attention of TETRA TECH within a reasonable time.

1.4 DISCLOSURE OF INFORMATION BY CLIENT

The Client acknowledges that it has fully cooperated with TETRA TECH with respect to the provision of all available information on the past, present, and proposed conditions on the site, including historical information respecting the use of the site.

1.5 INFORMATION PROVIDED TO TETRA TECH BY OTHERS

During the performance of the work and the preparation of this Professional Document, TETRA TECH may have relied on information provided by third parties other than the Client.

While TETRA TECH endeavours to verify the accuracy of such information, and subject to the standard of care herein, TETRA TECH accepts no responsibility for the accuracy or the reliability of such information even where inaccurate or unreliable information impacts any recommendations, design or other deliverables and causes the Client or an Authorized Party loss or damage, except where TETRA TECH has subcontracted for such information.

1.6 GENERAL LIMITATIONS OF DOCUMENT

This Professional Document is based solely on the conditions presented and the data available to TETRA TECH at the time the data were collected in the field or gathered from available databases.

The Client, and any Authorized Party, acknowledges that the Professional Document is based on limited data and that the conclusions, opinions, and recommendations contained in the Professional Document are the result of the application of professional judgment to such limited data.

The Professional Document is not applicable to any other sites, nor should it be relied upon for types of development other than those to which it refers. Any variation from the site conditions present, or variation in assumed conditions which might form the basis of design or recommendations as outlined in this report, at or on the development proposed as of the date of the Professional Document requires a supplementary exploration, investigation, and assessment.

TETRA TECH is neither qualified to, nor is it making, any recommendations with respect to the purchase, sale, investment or development of the property, the decisions on which are the sole responsibility of the Client.

1.7 NOTIFICATION OF AUTHORITIES

In certain instances, the discovery of hazardous substances or conditions and materials may require that regulatory agencies and other persons be informed and the client agrees that notification to such bodies or persons as required may be done by TETRA TECH in its reasonably exercised discretion.



Government of Yukon Dawson City Recreation Centre Community Engagement Report

April 12, 2021

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1.0 Introduction

The City of Dawson (CoD) has identified several deficiencies with the existing Art and Margaret Fry Recreation Centre and has determined the facility cannot continue to serve the citizens of Dawson effectively. Republic Architecture Inc. (RAI) were engaged by the Yukon Government (YG), on behalf of the CoD in the Summer of 2020 to develop a Functional Program and Feasibility Study for a new recreation centre in the City of Dawson, YT.

A draft of the feasibility study was submitted for review by YG and CoD on February 3rd, 2021 and presented to Council on February 10th, 2021. As part of the feasibility study, a Community Engagement Plan was submitted. In a follow up meeting with CoD and YG this plan was revised to take into account travel restrictions.

The goal of this document is to consolidate feedback received from the Dawson residents for city council review. Council may determine a preference of pursuing one or a few of the Concept Design options upon review of the feedback.

2.0 Methodology

The public engagement scope of work employed multiple strategies which included public meetings, community surveys and user group surveys; the goal of which was to inform the public of the process and invite feedback. The different approaches included:

1) Public Meetings

Due to travel restrictions, three engagement sessions were held virtually, but the public was also allowed to join in person at the council chambers. Invitations for the engagement sessions were distributed by the CoD via their website. Two sets of boards were printed and displayed at the council chambers and AMFRC so community members could look at the plans at their leisure. Printed surveys were also made available. A recording of the engagement session was posted online for community members to watch if they were not able to attend the engagement sessions live.

2) Surveys

a. Community Survey

i. A link to community surveys was made on the CoD website and advertised by CoD. The platform used was Survey Monkey. The results were received by RAI and have been included in Appendix C of this Report. The survey was available for the community to complete from the end of the first presentation through March 22, 2021.

b. User Groups

i. User Group surveys were sent directly via email from the CoD to recreation stakeholders.

3) Email

An email address was made available for anyone to send questions during the survey period.

The following sections review each strategy and the feedback received from the community.

3.0 Engagement Sessions

Three engagement sessions were held virtually via Zoom. Participants were able to attend in person at the council chambers or join virtually.

The sessions began with an introduction from CoD, followed by a 50-minute presentation by Republic Architecture Inc. (RAI), and concluded with an hour of Q&A by those in attendance. The design team answered as many questions as possible, but some of the more technical questions needed to be sent to the subconsultants for review.

The outline for the Engagement Sessions is as per below:

- Introductions
- Functional Space Program
- Gold Rush Design Concepts
 - a. Context
 - b. Site Review
 - c. Option 1
 - d. Option 2
 - e. Option 3
- Dome Road Design Concepts
 - a. Context
 - b. Site Review
 - c. Option 1
 - d. Option 2
 - e. Option 3
- Construction Cost Overview
- Feasibility Analysis
- Introduction to surveys
- Q&A

Each of the sessions are summarized on the following pages.

Session One: Sunday March 07th at 2 pm MST

Attendees:

- Six team members from RAI
- Representatives from City of Dawson
- Representative from Yukon Government
- Three community members participated in person and six virtually

This session was recorded and uploaded to the CoD website.

The following is a summary of the questions and comments made during this session:

- **Site:**
 - Walkability
 - Have there been studies done for new trails, paths, bike paths to the Dome Road site? Response: The CoD is already looking at better connectivity.
 - The Dome Road site is closer to existing and planned subdivisions.
 - It may be difficult for seniors to walk to the Dome Road site.
 - Parking
 - If Gold Rush Option 3 is chosen, would there be opportunities for more parking made nearby for tournaments or bigger events? Response: The existing parking area for the Art & Margaret Fry center could be considered.
 - A participant at the session advised that there is a petition to not use the Gold Rush site signed by 250 community members. This individual requested that the petition should be considered when weighing options.
- **Geotechnical:**
 - A recent version of the geotechnical report had been released and community members wanted to make sure the content had been included. The report mentions that preparation work on the Gold Rush site would be more expensive. Response: Yes, the report was used in the analysis. The cost variation is largely a result of the difference in surface area of each site.
 - There are many problems with buildings in the townsite due to permafrost.
- **Energy:**
 - What energy sources would be used for the building? Response: Electricity with fuel oil back up.
 - Are there plans for a back-up generator? Response: Back fuel to be oil.
 - Are there green alternatives incorporated into the design such as solar panels, geothermal energy to offset energy costs? Response: the green alternatives incorporated into the design include high R-value walls roof and foundation as well as orienting the building as thoughtfully as possible towards the sun and careful incorporation of windows. This building typology uses a large degree of energy and using solar power would only provide a small amount of the power even if a football field of solar panels was incorporated
- **Amenities:**
 - Curling:
 - Dome Road Option 3 has the curling lounge on the second floor. Community member felt this was a bit of a challenge for use.
 - Pool
 - Is it possible to add a pool in future phases? Response: Phasing of the project is a definite consideration.
 - Do other similar jurisdictions have pools? Response: CoD said no.
 - Is the proposed pool the same size as the existing? Response: Yes, the shape is different, but the area is the same.
 - What is the expected lifespan and maintenance requirements of our existing pool? Response: this is not within the scope of this project, but what we have heard so far is that it is fairly new but is still plagued with issues.

- Gymnasium
 - Will a retractable wall be made available? Response: Various products are readily available to divide up the gym space for concurrent functions.
- Canteen:
 - Does the canteen need a commercial kitchen? Response: Current facility has two kitchens, new plans could consolidate into one.
- Hockey Rink
 - What are the expected months the rink would be open? Response: It is anticipated that the rink would have a similar season to the current facility (October to April).
- **Cost Estimate:**
 - Is site preparation work included? Response: Yes
 - What is a realistic budget for the recreation centre? (for CoD) Response: If the facility was being built in a more urban location, the budget figures are average.
- **Maintenance:**
 - Had the CoD taken into consideration the skilled labour necessary to maintain this facility? Response: This question will be considered in more detail by CoD.

Session Two: Monday March 08th 5 pm MST

Attendees:

- Six team members from Republic Architecture Inc.
- Representatives from City of Dawson
- Representative from Yukon Government
- Three community members participated in person, and eight virtually

This session was also recorded and uploaded to the CoD website.

The following is a summary of the questions and comments made during this session:

- **Site:**
 - Walkability
 - Has consideration been given to safe walking access or public transit? Response: CoD to consider potential opportunities.
 - How are the planned neighbourhood developments on the Dome Road affecting considerations about walkable access? Response: Future expansion of residential areas should be considered in final location decisions.
 - Parking
 - What are the parking counts for each site?
Response:
 - Parking count for Gold Rush Site options:
 - GR1 = 100
 - GR2 = 72
 - GR3 = 39
 - Parking count for Dome Road Site options:
 - DR1 = 193
 - DR2 = 269
 - DR3 = 322
- **Energy:**
 - Has consideration been given to a boiler option for heating? Response: Yes these have been considered. When the final draft is out you will be able to see the thought process behind the mechanical equipment.
- **Amenities:**
 - Canteen:
 - Will there be a commercial kitchen? Response: Yes, the canteen layout considers a commercial dishwashing system, walk-in cooler and freezer, deep fryer and grille.
- **Costs:**
 - I'm also curious about how the numerous west Dawson and Sunnyside residents (such as myself) will be factored in to paying the long-term costs of the facilities? Response: CoD will provide feedback as decisions are made.

Session Three: Tuesday March 09th 7:30 pm MST

Attendees

- Six team members from Republic Architecture Inc.
 - Representatives from City of Dawson
 - Representative from Yukon Government
 - Eight community members participated in person, and fifteen virtually
- This session was not recorded.

The following is a summary of the questions and comments made during this session:

- **Site:**
 - Walkability
 - Dawson has a driving culture. Assumption that more people would walk to the Gold Rush site does not reflect reality.
 - Should consider future housing development at the Dome Road and C4 as well.
 - Parking
 - How was the reduced need for parking on the Gold Rush site reached? Response: The site restricts available parking area and would require a zoning variance to approve the reduction. Additional parking options should be considered for this site.
 - How did you consider the current parking and traffic uses for the existing facilities: school, rec centre, gym, parks? Response: A traffic study should be included in the next step of the project.
 - Concern that Gold Rush site won't meet parking needs
 - Potential changes to roadways in town.
 - Have the type of vehicles parked been taken into consideration (high percentage of large vehicles (trucks)? Response: Parking spots as shown are adequate for large vehicles, but do not consider motorhomes or RVs.
 - Dome Road:
 - Location will be closer to residents in the future.
 - Road entrance to facility may not be appropriate location, entrance off highway preferred.
 - Also, are there current active placer claim holders on the proposed Dome property, and if so, how does the City plan to deal with them responsibly? Response: CoD to provide feedback at a later date.
 - Gold Rush
 - Concern over whether this is the best economic use of the Gold Rush campground.
 - I am concerned with the Gold Rush property being considered for several reasons, including that it is currently an operating business that provides economic benefits to Dawson.
 - How did you look at potential changes in land use over time: population projections and new housing developments? Response: Alternate uses of the land were not part of the study.
- **Amenities:**
 - Pool:
 - Was there research in options in costs depending on the design for the aquatic space. For example, if it was a shallow lap pool it would lower the maintenance costs and chemicals. Response: Alternate designs have not been considered at this phase. CoD may want to explore this in future phases.
 - Hockey Rink:
 - Is this regulation NHL size? Response: Yes.
 - Storage:
 - Short on storage in existing facilities. Should double storage amount.

- **Indoor Playground:**
 - The indoor playground appears very small given the need for a warm, dry space for the community's kids – what is the footprint and age expectation for the play area? Response: The programmed area may restrict the activity to elementary school-aged children. Most options allow for expansion for additional age groups. It should also be noted that as the design process continues, the users for this space will become more defined.
- **Daycare:**
 - Has there been any discussion in absorbing/including a daycare facility in the recreation centre? A huge gap in community service lies in adequate, reliable and safe community space for childcare; given the struggle to find an adequate space, and with the assumption of population growth come 2040, has there been consideration to including a daycare in order to accommodate this growth and tremendous gap? Response: A daycare facility was not considered in this study. However, should the community see a need to include a daycare centre, this could be explored in future phases.
- **Cost Estimate:**
 - Do you have an estimate of how much revenue could be generated by leasing spaces in the new facility (ie. restaurant) or the city revenue benefits for selling or utilizing the existing rec facilities? Response: Alternate revenue streams have not been included in the study.
 - Could Dawson's tax base support facility O&M for each of these options? Response: RAI would need to know how feasible the current numbers are. CoD to provide RAI with this information for incorporation into final Feasibility Report.
- **Maintenance:**
 - Have they been fully considered as feasible? Can the city afford it moving forward? Doubt towards the feasibility operations and maintenance costs. Response: The design is still in very early stages. CoD will need to consider all financial implications before moving forward to next phase of the project.
- **Existing facilities:**
 - What will be done with the current fitness centre and arena? Response: CoD to consider alternate uses.
- **Other:**
 - When will the decision be made on the final site? Response: CoD to provide updates through decision-making process.
 - How much did RAI look at other northern settings to develop these plans? What was referenced? Response: Yes, several other facilities were considered, both in Canadian regions and in other northern regions.
 - Do you have estimates for how many people can be in the building at a time for the three option sizes? Response: Maximum capacities for each option will be documented in the final report.

4.0 Emails

An email address, dawsonreccentre@republicarchitecture.ca was created so community members could send additional questions to the consultant team throughout the engagement period. Email included as Appendix E of this Report.

Only one email was sent to this email address. The community member was concerned the Dome Road site would force everyone to have to drive and should be removed from consideration. This individual also felt Gold Rush site, and the current site, are not ideal because of permafrost issues. Based on the Stantec report, they felt the Minto site would be the best as:

- It is already a recreation nexus, with the tennis courts, playground, pool etc.
- There is adequate space for any option.
- It is conveniently situated by the district heating plant.
- It is within easy walking distance of the town centre.
- It would be close to the existing pool.

5.0 User Group Survey

A “User Groups and Programmers” survey was created with the intention of gathering feedback from the recreation organizations to know which amenities they would make use of, which options they prefer, and an opportunity to provide recommendations on the designs.

The survey was distributed by the CoD Recreation Manager to over twenty groups. Only two user group survey was returned from soccer/futbal [sic] organization and Robert Service School. Completed surveys included as Appendix D of this Report.

Robert Service School

Amenities they would use:

- Weight room
- Pool
- Rock wall
- Ice rink

Their preferred options in order of most preferred to least preferred:

1. Dome Road Option 1
2. Dome Road Option 2
3. Dome Road Option 3
4. Gold Rush Option 2
5. Gold Rush Option 1
6. Gold Rush Option 3

Soccer/futbal [sic] Group

Amenities they would use:

- 2 basketball courts
- Change rooms
- Hot tub
- Football field
- Fitness centre
- Parking

Amenities they would like added:

- Ancillary room for dance/ping pong

Their preferred options in order of most preferred to least:

1. Dome Road Option 1
2. Dome Road Option 2
3. Dome Road Option 3
4. Gold Rush Option 3

Overall, they prefer the Dome Road site because of its proximity to other fields and trails, it is easier to build on, it will be closer to future development

Team building activities

- Refreshments
- Weights
- Hot tub

Priorities

- Views of the gym for parents

6.0 Other Feedback

The Curling Club and Dawson Recreation reached out directly to the CoD to share the following comments via a formal letter, included as Appendix E of this Report.

Curling Club

- Two sheets of artificial curling ice on a concrete slab with proper drainage
- A secure curling ice maintenance room, with proper controls to modify ice temperature, curling water treatment system, and storage for ice making and maintenance equipment
- Two storage rooms for facility, specifically for club use only.
- Curling Lounge with capacity for 100 people
- Curling Change Area with benches and lockers

Dawson Recreation Board

- Recommend the Dome Road site with preference given to Option 1 or 2. This is based on affordability, ground conditions, room to grow in the future and the features of the concept plans presented.
- Local building expertise be consulted throughout project
- Consultation and inclusion of First Nation Community be a priority throughout project
- No phases should be considered in building of facility
- Building should be single story
- Storage needs to be much larger and include enough space for user groups and City of Dawson
- Indoor walking feature be included
- Stands be revised to accommodate approximately 100 people and be accessible
- Should Dome Road site be chosen, Heat Pumps should be investigated

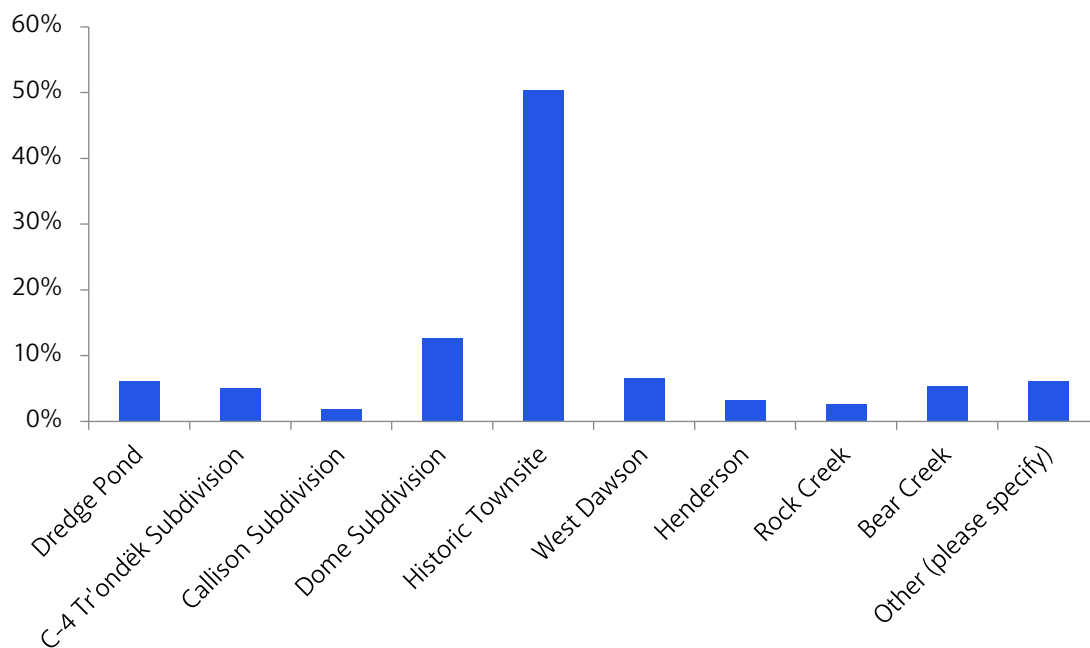
7.0 Community Survey

The survey period opened following the first engagement session on March 07th and was closed midnight, March 22nd 2021.

Most of the surveys were completed via Survey Monkey online, an additional eight (8) were completed by community members on paper and forwarded to RAI by the CoD. These were manually input into Survey Monkey by RAI so that the responses would be included in the data presented. A total of 377 survey responses were submitted, for a total of 16% of the population. This is an outstanding number of responses, as 5-10% is usually the goal in large scale community engagement.

What follows is a summary of the questions and our analysis.

Question 1 – In which neighbourhood do you reside?

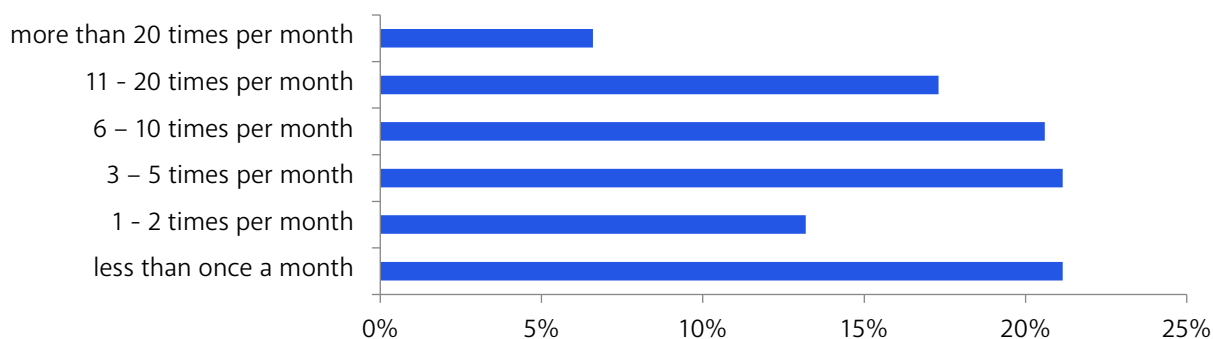


This question was used to make sure responses were received from all over the catchment area. About 50% of the respondents were from the Historic Townsite and the remaining were from the outlying subdivisions.

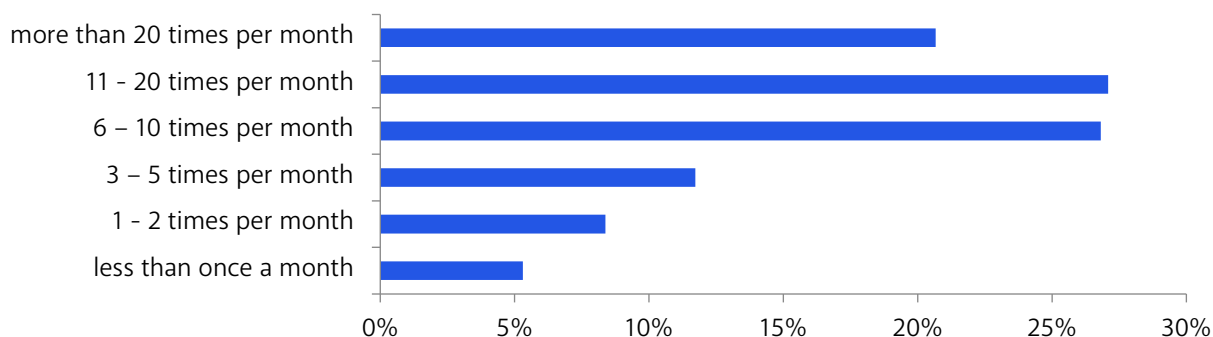
It is important to note, this question was cross-referenced with the other questions to see if where people lived affected their responses, and across the board, there was no statistically significant pull towards either site or option.

Questions 2, 3, & 4 - Based on my personal interests in the amenities currently shown in the list above, I expect to use the facility:

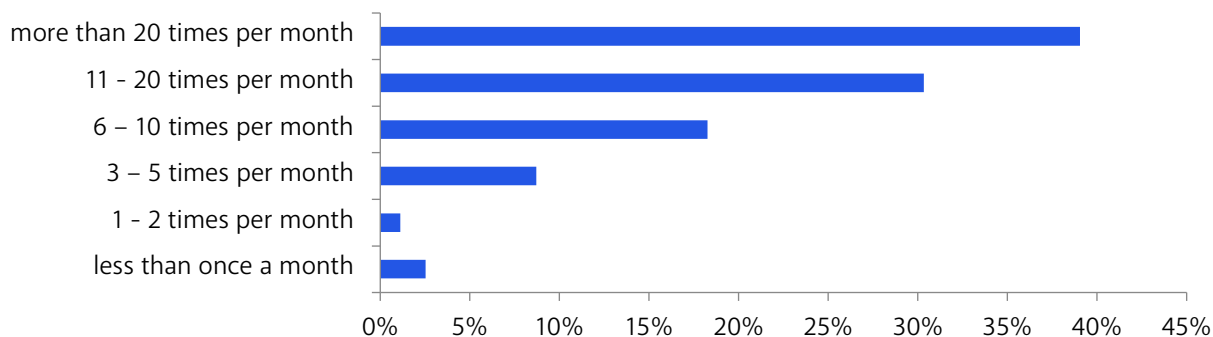
Q2 - Option 1



Q3 - Option 2

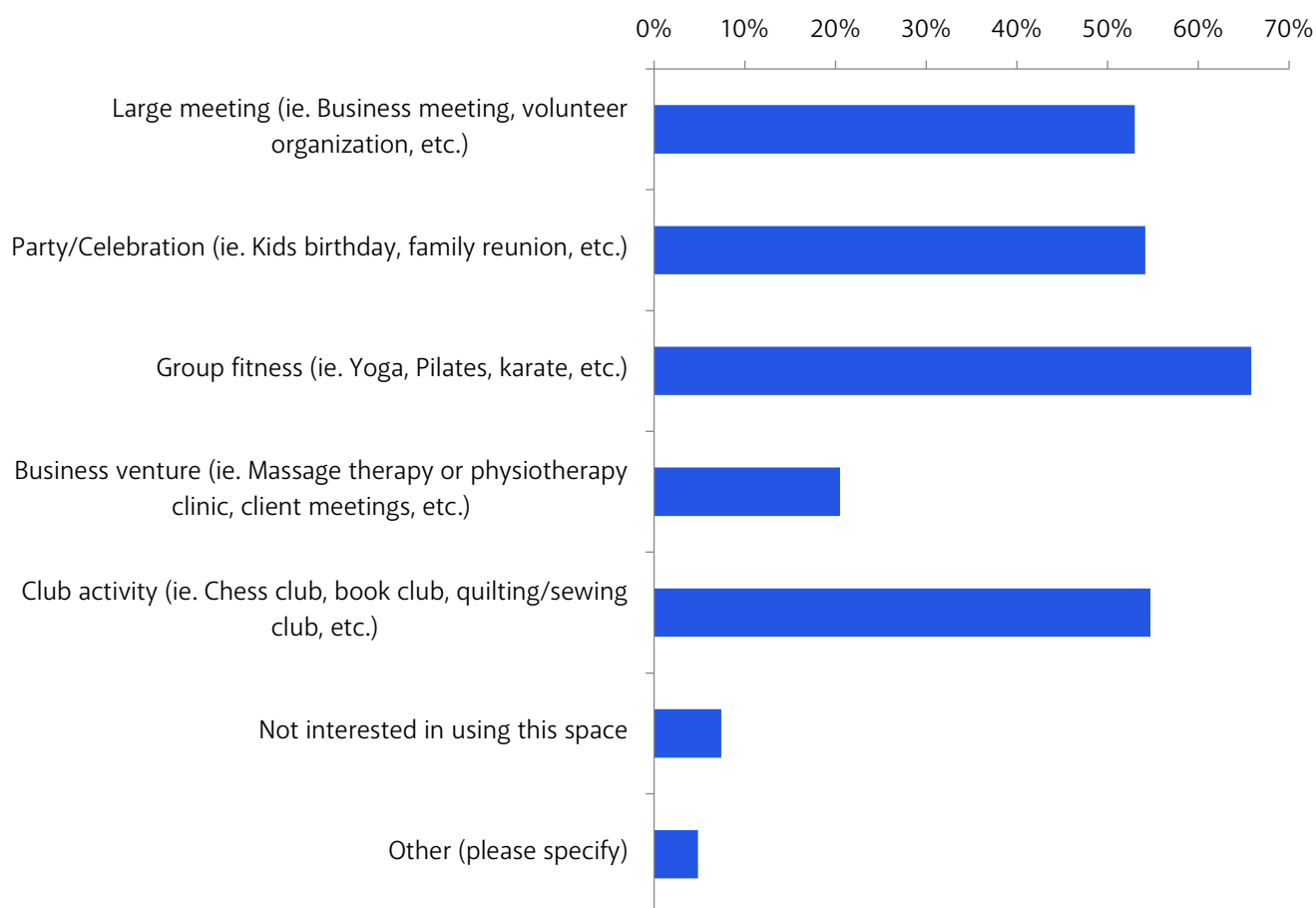


Q4 - Option 3



Community members were asked to estimate how much they would use the facility based on the amenities provided. Readily evident from the bar charts above, the more amenities that included, the more frequently respondents will use the facility.

Question 5 - What kind of event would you use a multipurpose room for? (select all that apply):

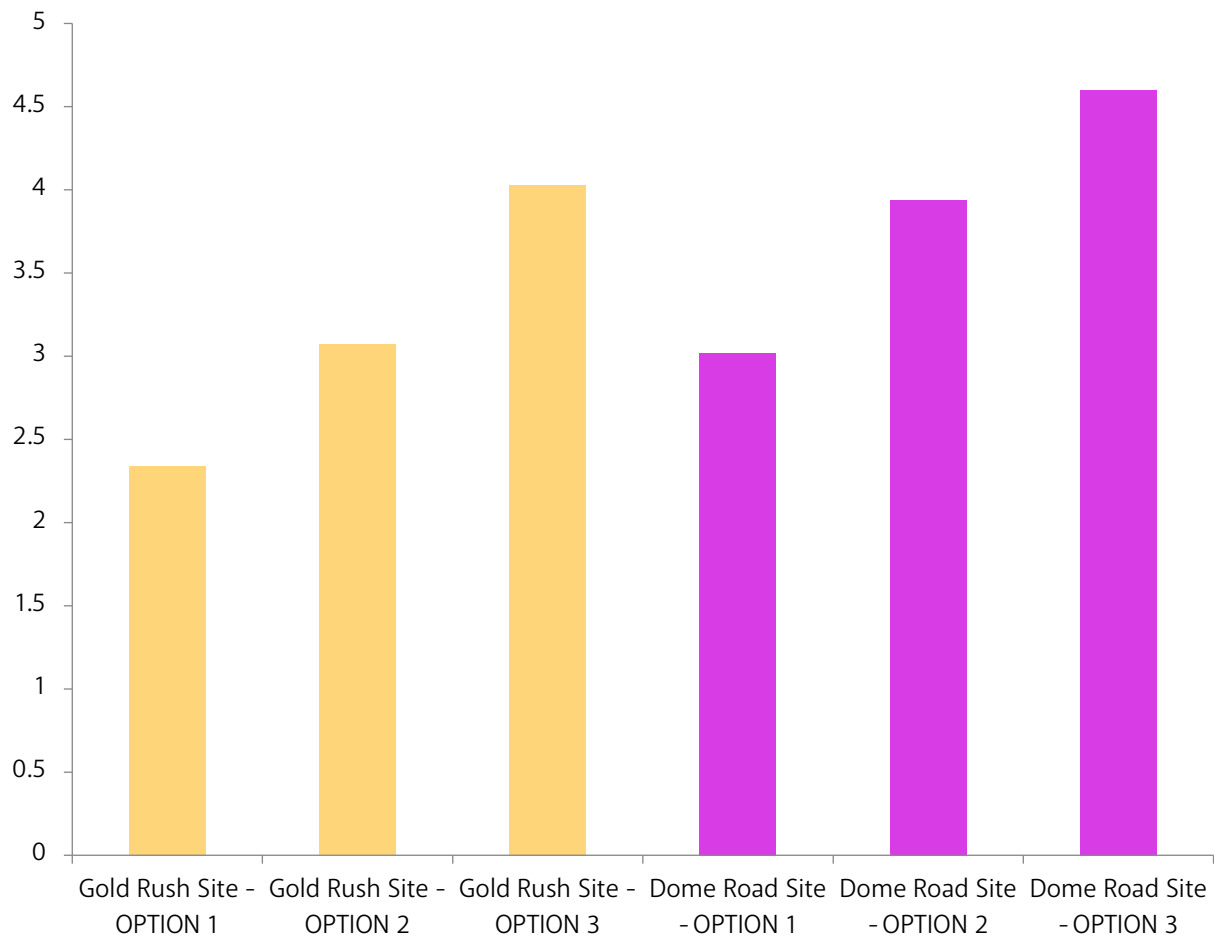


Other:

- Spin Class
- Rollerskating
- Gaming
- Flex space during large tournaments
- Children's programming
- Workshop
- Sport Gear Swaps, Ski Waxing and Ski Repair Clinics, Coaching Courses
- Playgroup for stay-at-home parents
- Music Shows
- Recycling Depot
- Gym
- Art classes
- Table tennis
- Dance Studio
- Indoor playspace

The majority of survey respondents felt they would use the space primarily for large meetings, parties, clubs, with the largest majority focused on group fitness.

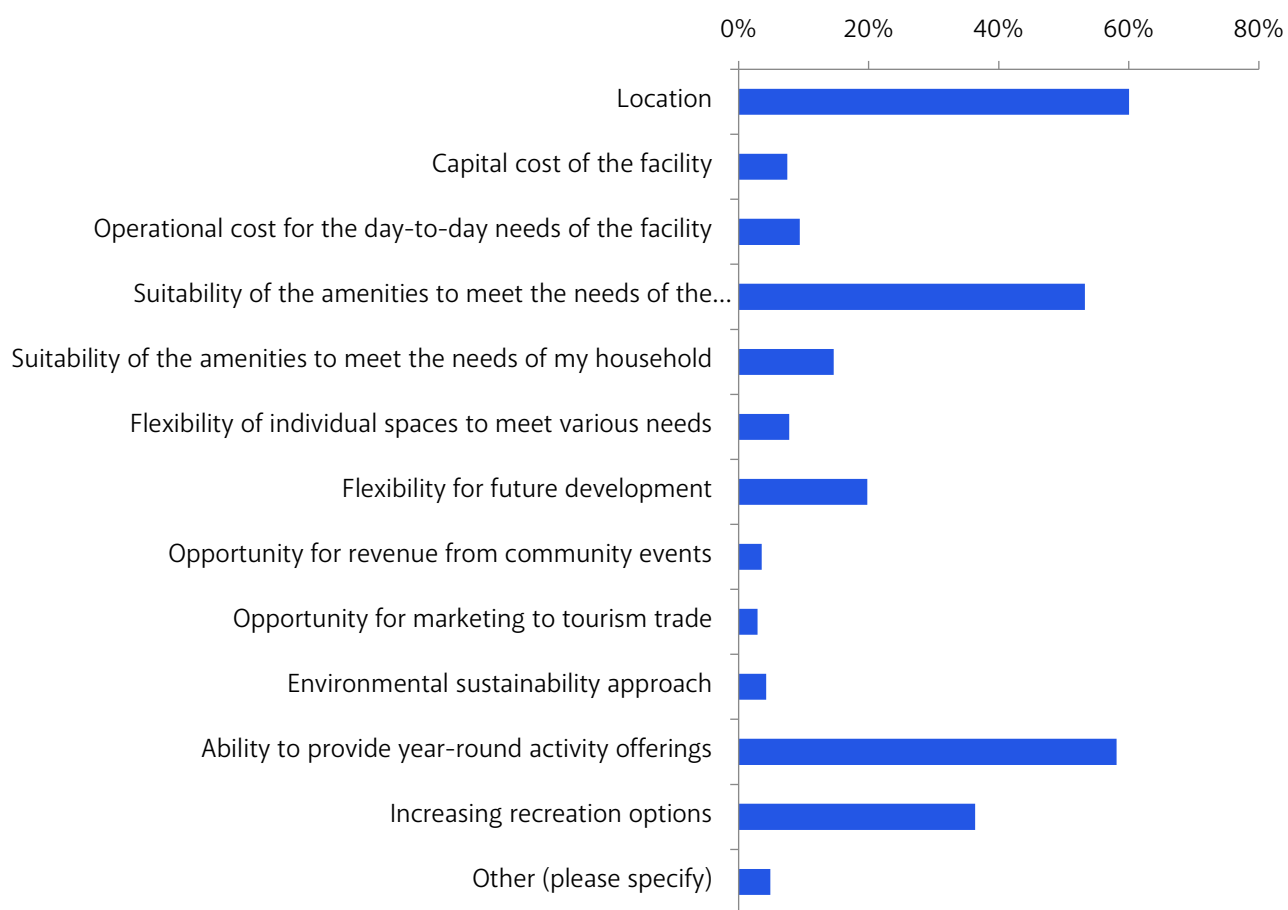
Question 6 - Please rank the schematic design options shown above (indicate 1 through 6 below) where 1 is the preferred option, 6 is the less preferred option.



In almost every age group and neighbourhood, respondents chose the Dome Road site for each option before the Gold Rush site. However, it is clear from this graph, the number of amenities is more important than site. In every instance, the Gold Rush site was chosen right after the Dome Road version of each option.

Overall, the most popular option was Dome Road Option 3, followed closely by Gold Rush Option 3. The least popular option was Gold Rush Option 1.

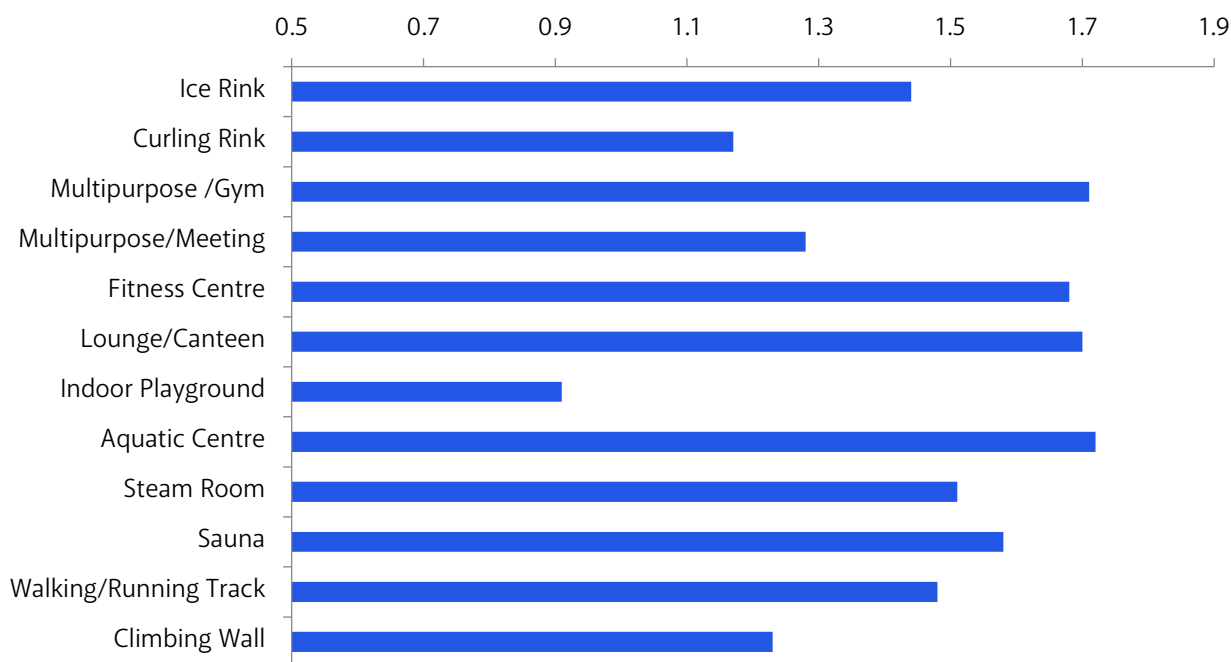
Question 7 – My rankings are primarily based on (select up to 3):



"Location", "Ability to provide year-round activity", and "Suitability of the amenities to meet the needs of the community" were the biggest factors in ranking options.

"Increasing recreation options" and "Flexibility for future development" were next in importance.

Question 8 – I would make use of the following spaces (indicate yes, no, or maybe for each space):

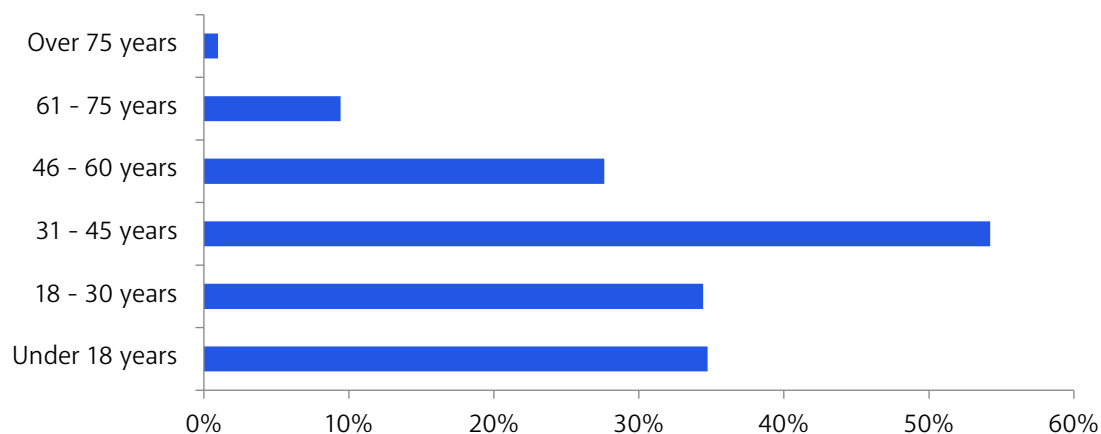


While the weighted average for each of the amenities are not equal, it is clear all the listed amenities are of interest to the community.

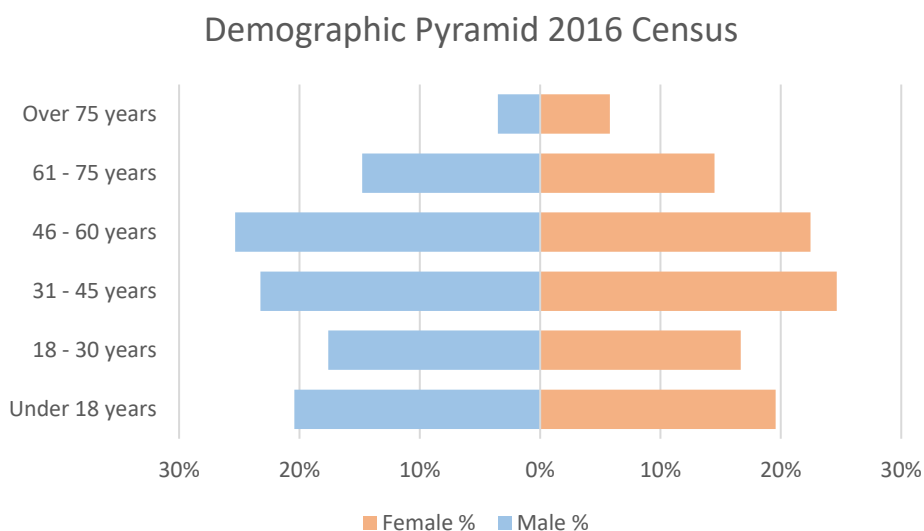
Even the indoor playground, the least chosen amenity, may appear less important, however the community members who voted for it represent many family members who would use the space but only submitted one survey.

The aquatic centre had the most votes, followed by the gym, lounge/canteen, and then fitness centre.

Question 9 - Please indicate the age groups represented in your household:



In Question 9, we asked for household age to double check responses reflect existing population demographics. As you can see in the demographic pyramid below, the respondent diversity generally matches the age groups from the 2016 census. Notably the bar graph is widest for middle age residents.



We compared age groups against their answers for each question. Age group did not have any significant effect on answers in the survey. The only exception was the two 75-year-old households did appear to prefer Option 1 before anything else. This may indicate a conservative perspective or concern for financing the project.

Question 10 - Please provide additional thoughts and comments below:



Out of the 377 surveys, 136 people left additional comments. The word cloud above was created to help illustrate the key interests expressed by the community. The more frequent the word was used in the comments, the larger it appears in the cloud.

The major takeaways from the comments are:

1. Aquatics

- a. "Pool" was the most frequently used term in the comments. More specifically, Pool was mentioned eighty-eight (88) times, swimming forty-two (42) times and aquatics twenty-one (21) times. Almost every single mention was in reference to a desire to include aquatic facilities in the project.
 - i. Many respondents feel like this would be very helpful to train youth as this town has many waterways which could be dangerous.
 - ii. It would provide therapeutic opportunities for seniors.
- b. Respondents expressed concerns related to current issues with the maintenance of the pool. They also identified concern with how the new pool will be better maintained.

2. Ice Rink

The major comment was that as much seating as possible should be included for spectators. The plans did not convey the amount of seating they were hoping to see. One comment suggested there should be bleachers behind the player's benches as that is how it currently is and is how the parents interact with their children.

3. Curling

- a. The lounge should be on the same floor as the rink.
- b. Lounge should have capacity for 100 people.

4. Gymnasium

- a. Most comments suggested that two gyms would not be needed.
- b. Gym was mentioned twenty-seven (27) times.

5. Indoor Playground

- a. Best if closed in.
- b. Mentioned fifteen (15) times in the comments.

6. Climbing Wall

- a. There is a lot of support for this.
- b. Suggest not to put it in the public area.

7. Suggested Amenities

- a. Laundromat and showers should be included for public use. This was mentioned quite a few times.
- b. There should be rooms that could be rented for professionals such as physiotherapists or massage therapists.
- c. Bowling was mentioned twice.
- d. Squash/racquetball courts were mentioned six separate times.
- e. Daycare was requested three (3) separate times.
- f. A room for gymnastics, yoga, dance with a sprung floor was mentioned five separate times.

8. Feasibility

Many residents expressed curiosity how this building would be funded and what burden they would need to bear.

9. Site Choice

a. Gold Rush

- i. Received positive feedback five (5) times. The themes that prevailed for this site are:
 - 1. Walkability for youth and seniors
 - 2. Avoiding private interest groups effect on the site decision.
- ii. Received negative feedback twenty-seven (27) times. The themes that prevailed against the site are:
 - 1. Traffic overwhelming the area.
 - 2. The lack of room available for parking.
 - 3. Affecting the peaceful housing surrounding the site.
 - 4. The loss of the campground which brings tourists and revenue to the city.
 - 5. The unstable ground conditions found on the site.

b. Dome Road

- i. Received positive feedback seventeen (17) times. The themes that prevailed for this site are:
 - 1. Central to community as a whole if taking into account all subdivisions.
 - 2. More room for parking.
 - 3. Close to Crocus fields and biking/skiing trails.
 - 4. Room for growth.
 - 5. Visible at entrance to town.
- ii. Received negative feedback one (1) time for not being easily accessible by foot.

8.0 Summary

The following is a summary of the major takeaways from the community engagement period.

- 1) Dome Road is the preferred site
 - a. Walkability is an issue that will need to be resolved and/or investigated further by the CoD.
 - b. Because this site is larger and requires more infrastructure (ie. entry roads, stormwater retention) some effort should be applied to reducing costs.
- 2) Include a pool. This would allow for many efficiencies the current pool is suffering from: lack of maintenance, short season, high energy use, and would allow for shared human resources.
- 3) Curling lounge should be on the same floor as the ice surface.
- 4) Only one gym is required.
A second space with sprung floors could be included instead of a second gym space.
- 5) Include an indoor playground or daycare.
- 6) Public laundromat and showers were requested many times for people living off grid and tourists.
- 7) Include as much spectator space as possible around the hockey rink especially.

9.0 Next Steps

Dawson City Council will review this document summarizing input from the Dawson community. Council may determine a preference of one or a few of the options upon review of this feedback. As per the project schedule (attached in Appendix F), Council has two (2) weeks to review this information and share their conclusions and preferences with Republic Architecture Inc. This preference shall be document in the final feasibility report.

Appendices

An aerial photograph of a wide river valley, likely the Klondike River, winding through a forested landscape. In the background, a range of mountains is visible under a clear sky. The entire image is covered with a semi-transparent blue gradient, which serves as a background for the text.

Appendix A Presentation



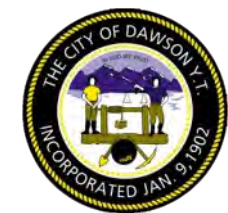
Dawson City Recreation Centre Functional Program + Feasibility Study

—

COMMUNITY ENGAGEMENT SESSION
March 8, 2021

—

**REPUBLIC
ARCHITECTURE
INC**



Yukon

Today's Presentation By:



Mélanie Gagnon, BEnvD, LEED AP ID+C
Project Manager



Tricia Schilling, PIDIM, IDC
Interior Designer / Public Consultation Specialist



Rachael Alpern, MAA, LEED AP
Architect / Recreation Planner



Ron Prociuk, MAA, Intl. Assoc. AIA
Architect



Evan Hunter, MAA, MRAIC, CAHP, LEED AP
Architect



Claire Spearman, M.Arch
Architectural Intern / Facility Planner

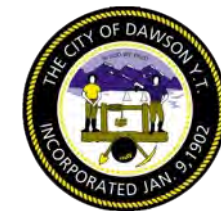
Dawson City Recreation Centre Functional Program + Feasibility Study

—

COMMUNITY ENGAGEMENT SESSION
March 8, 2021

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**REPUBLIC
ARCHITECTURE
INC**



Yukon

Functional Space Program

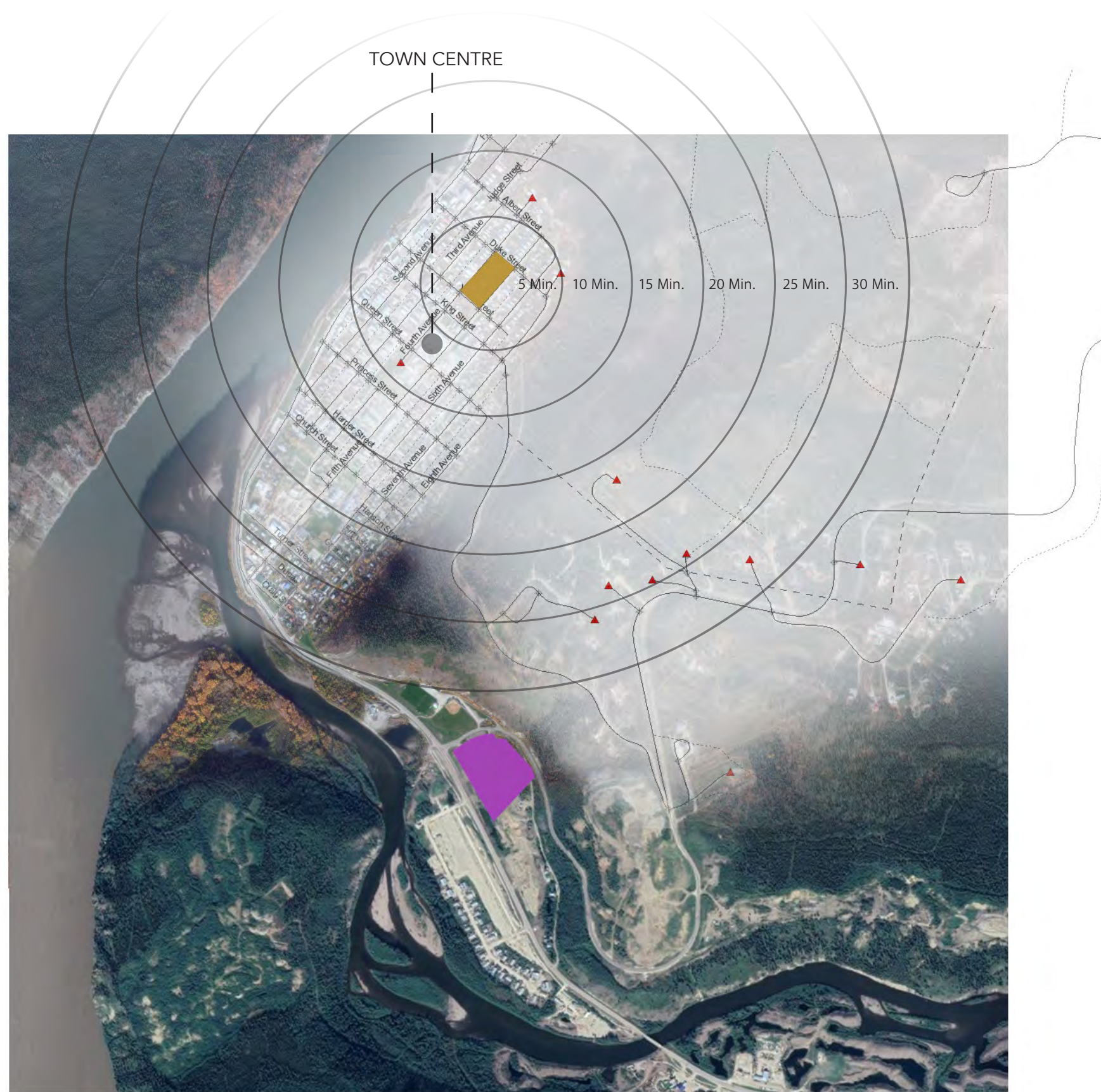
		Option		
		1	2	3
Ice	Ice Rink (Hockey, Ringette, Skating)	1,874.0	1,874.0	1,874.0
	Ice Rink Viewing Area (unheated)	79.5	79.5	79.5
	Ice Rink Viewing Area (heated)			26.5
	Team Dressing Rooms	240.0	240.0	240.0
	Ref Change Room	35.0	35.0	35.0
	Skate Sharpening	15.0	15.0	15.0
	Zamboni Room	45.0	45.0	45.0
	Ice Plant/Mechanical Room	45.0	45.0	45.0
	Storage	60.0	60.0	60.0
	Curling Rink	856.0	856.0	856.0
	Changing Area/Lockers			15.0
	Lounge	75.0	75.0	75.0
Fitness	Multipurpose/Flex Space/Gym	500.0	762.0	762.0
	Gym Viewing Area			26.5
	Change Rooms	60.0	120.0	120.0
	Fitness Centre		140.0	140.0
	Change Rooms		40.0	40.0
	Walking Track		250.0	250.0
Aquatics	Lap Pool			350.0
	Kiddie Pool			150.0
	Hot Tub/Jacuzzi			30.0
	Change Rooms			180.0
	Lifeguard/First Aid			12.0
	Pool Mechanical & Chemical Stor			325.0
	Steam Room			35.0
	Sauna		35.0	35.0
Common Amenities	Common Lounge/Entry	75.0	75.0	75.0
	Canteen/Servery	63.0	63.0	63.0
	Multi-use Party/Meeting Room		30.0	30.0
	Full Team Office	155.0	155.0	155.0
	Indoor Playground		85.0	85.0
	Climbing Wall			40.0
Gross Total:		6,346 m ²	7,091m ²	8,593m ²

Functional Space Program

The background is an aerial photograph of a residential neighborhood, showing a grid of streets and numerous houses. The entire image is overlaid with a semi-transparent blue filter. Two thin white vertical lines are positioned on the left side of the image, one near the top and one near the bottom. The text 'Conceptual Design Options' and 'Gold Rush' is written in a large, white, sans-serif font, centered horizontally and slightly to the left of the center vertically.

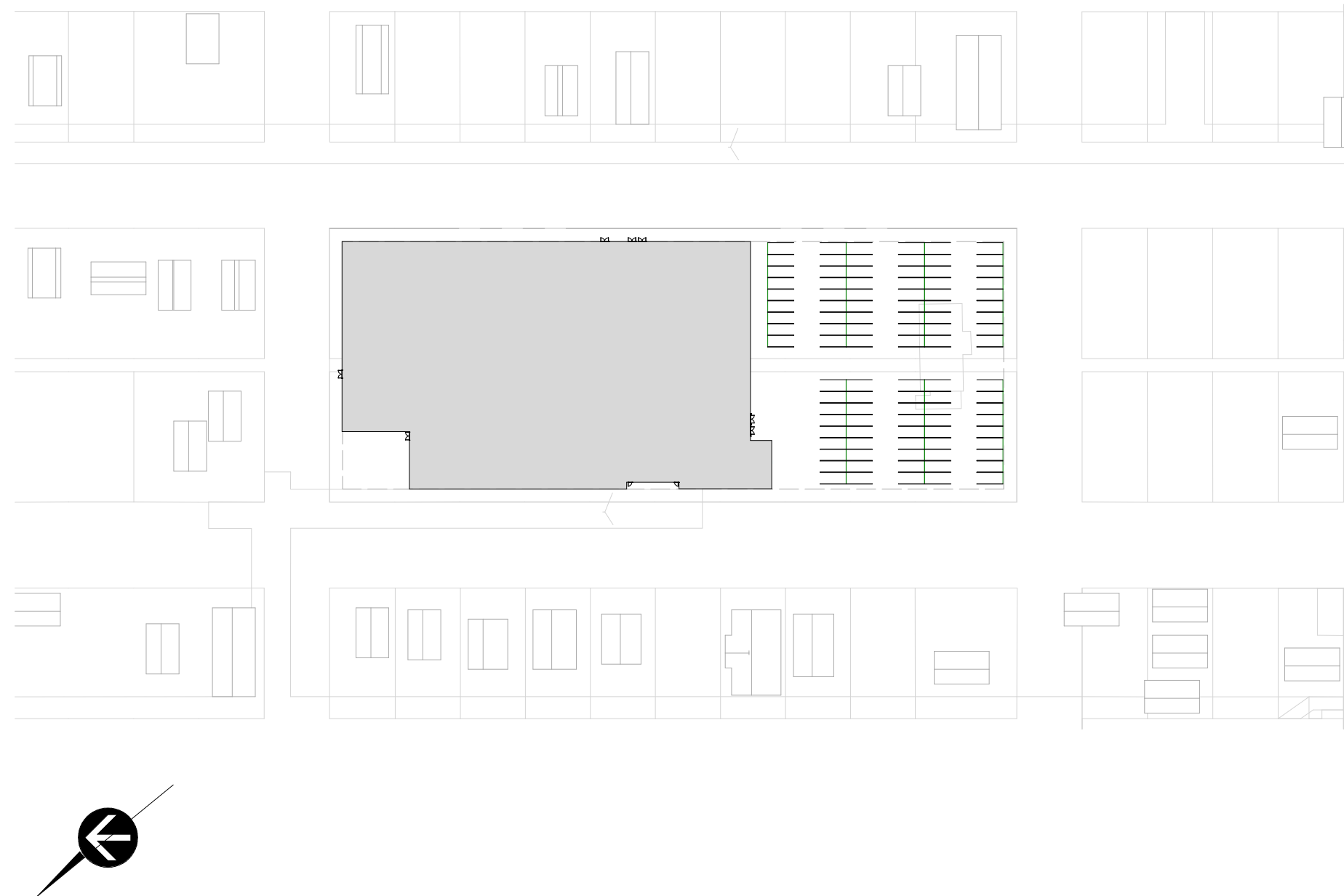
Conceptual Design Options

Gold Rush



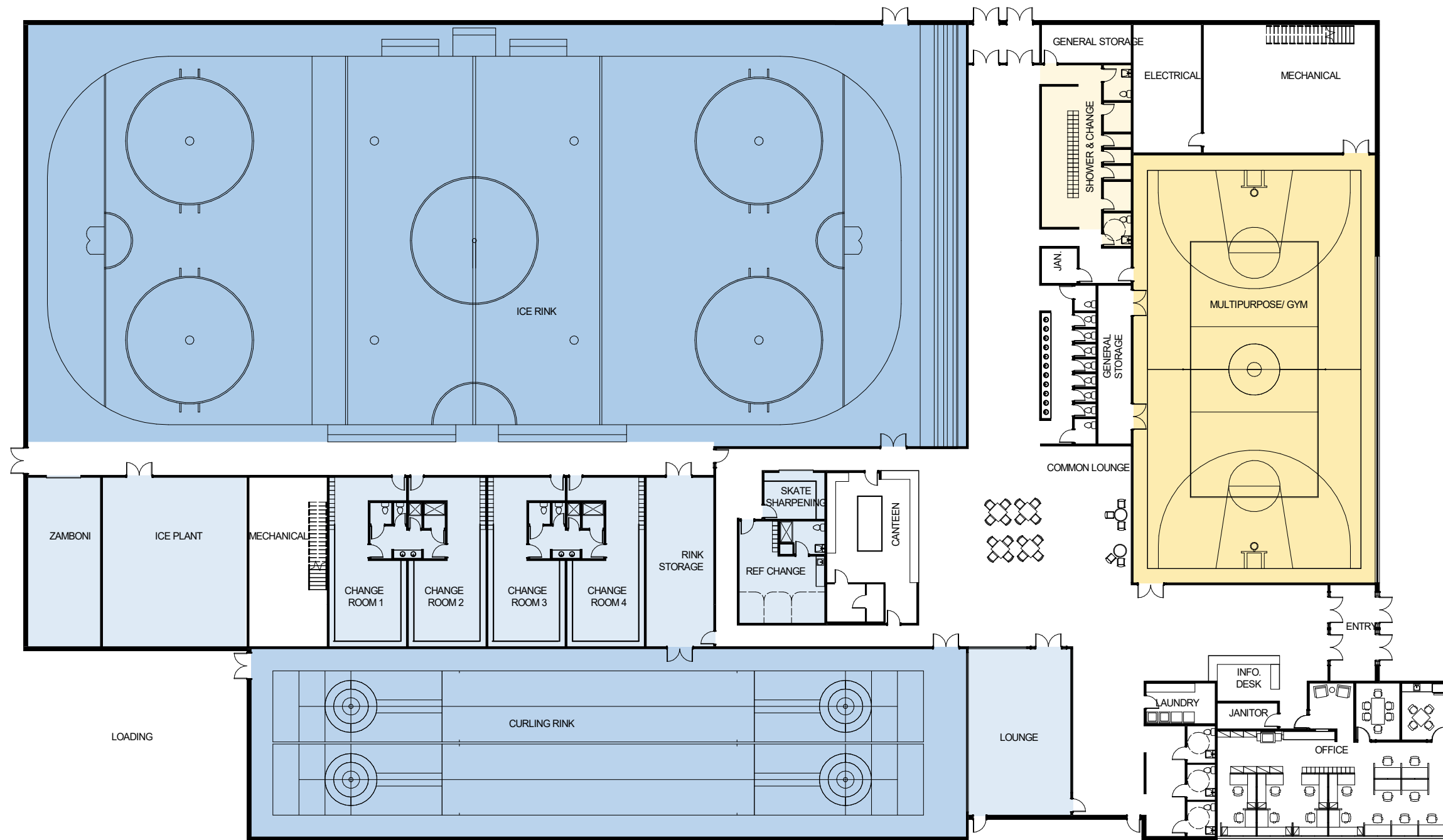
Context & Walkability





Gold Rush Option 1

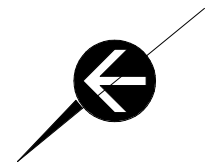
Site Plan



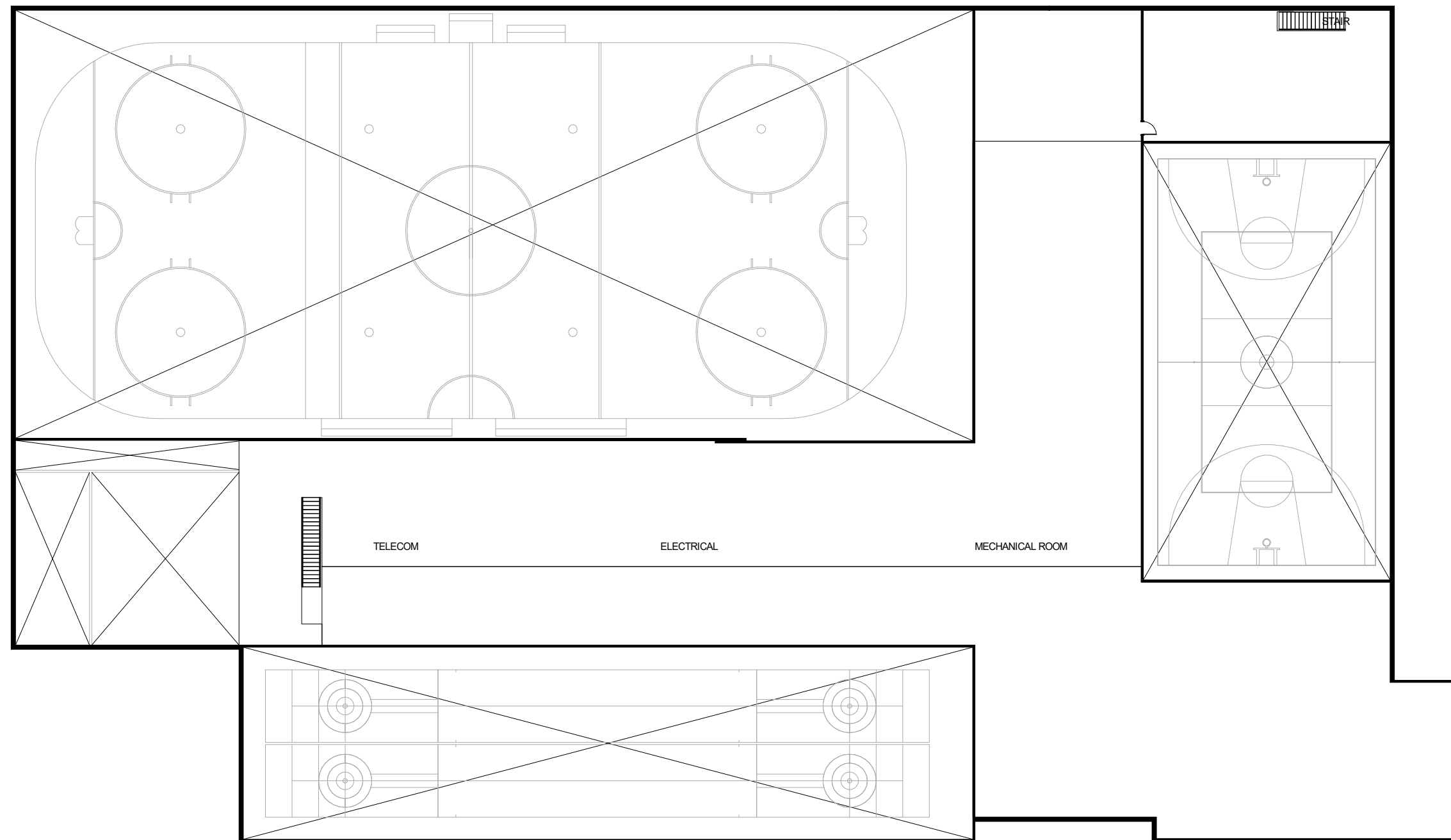
- Area: 6,174 m²
- All amenities on main floor

Amenities Include:

- Ice Rink
- Curling Rink
- Multi-purpose Space

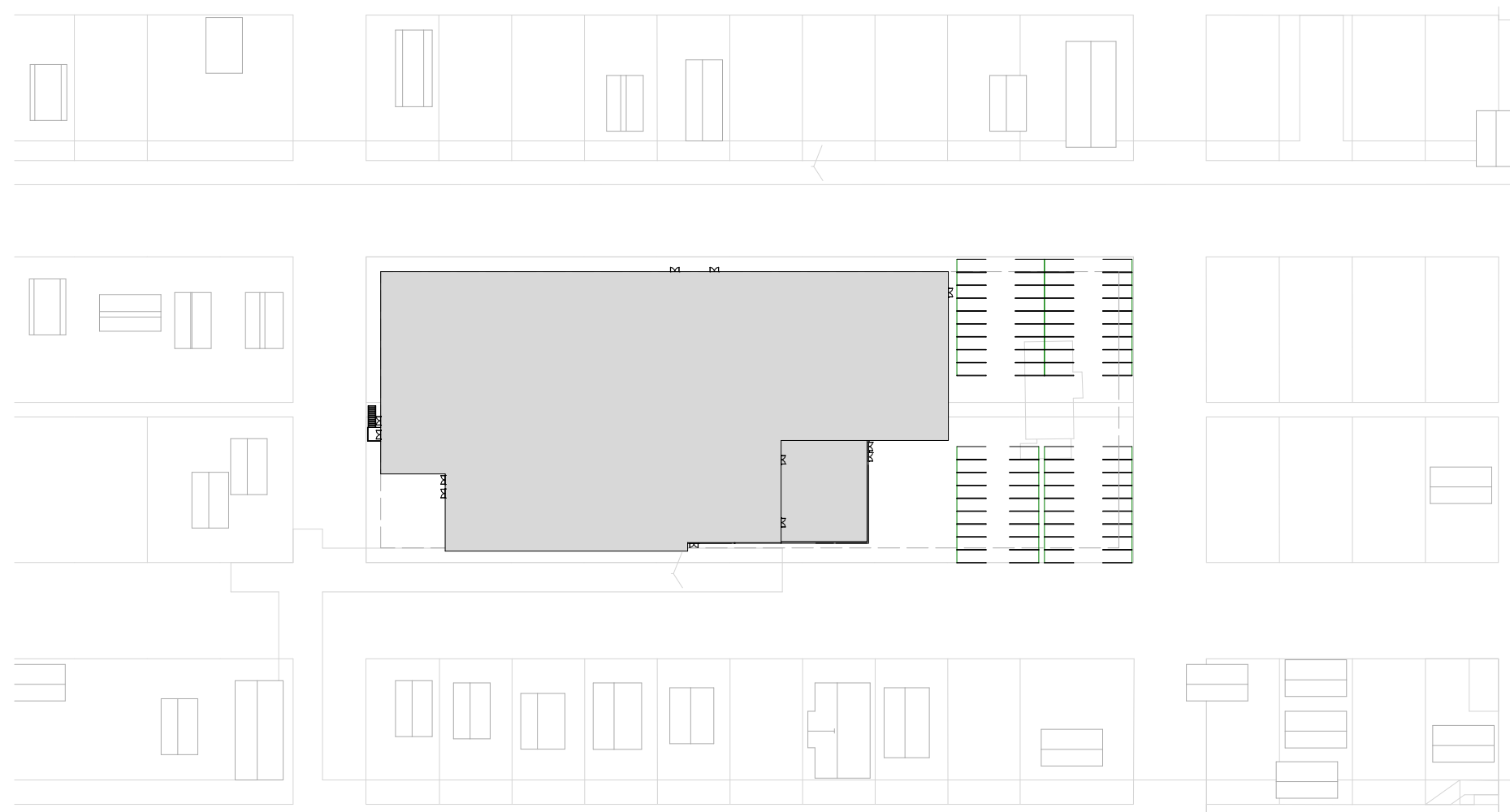


Gold Rush Option 1 Main Floor Plan



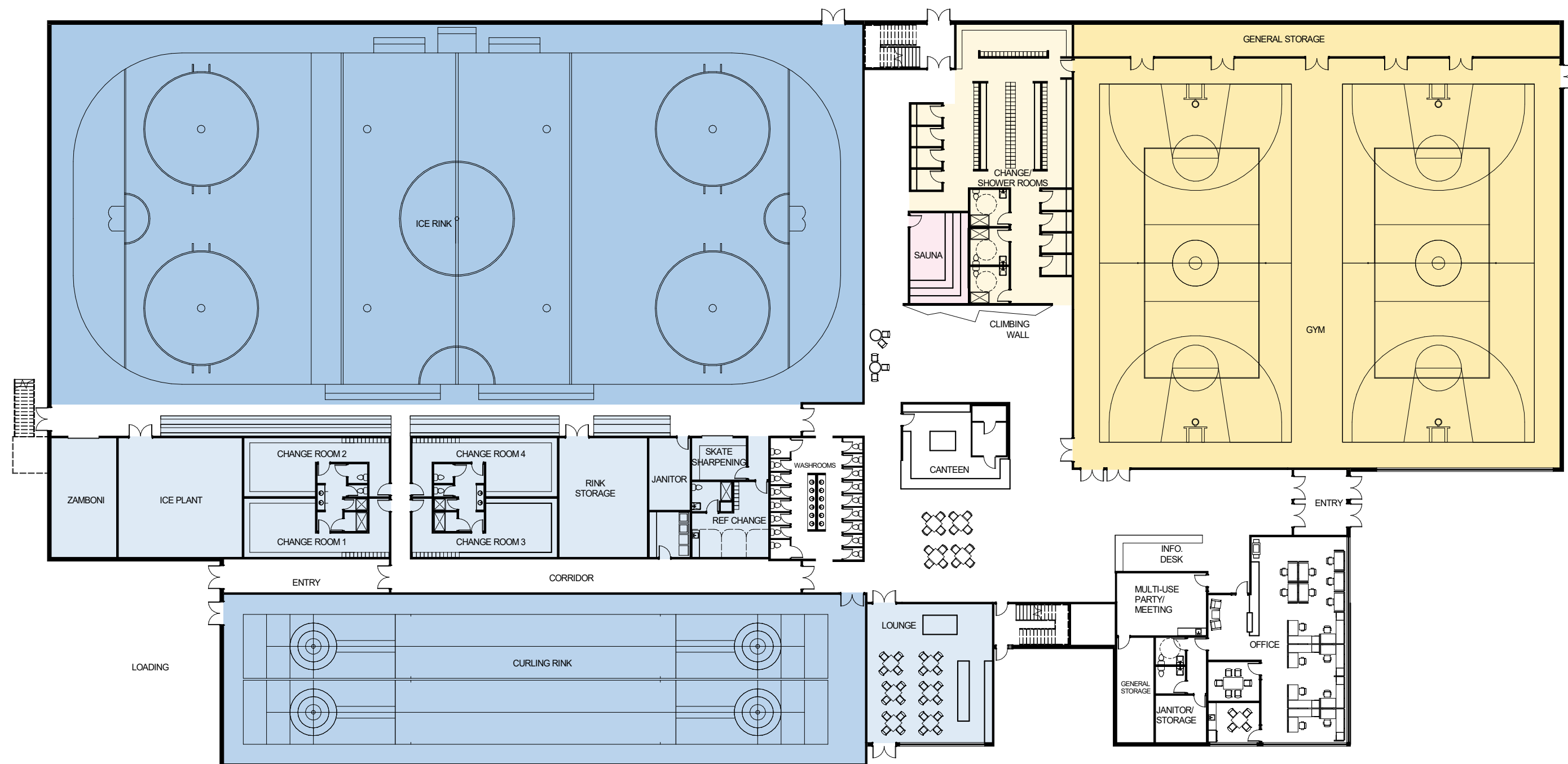
Gold Rush Option 1

Second Floor Plan



Gold Rush Option 2

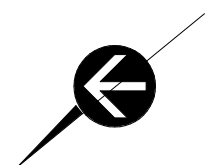
Site Plan



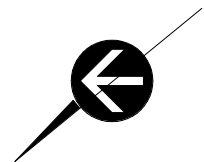
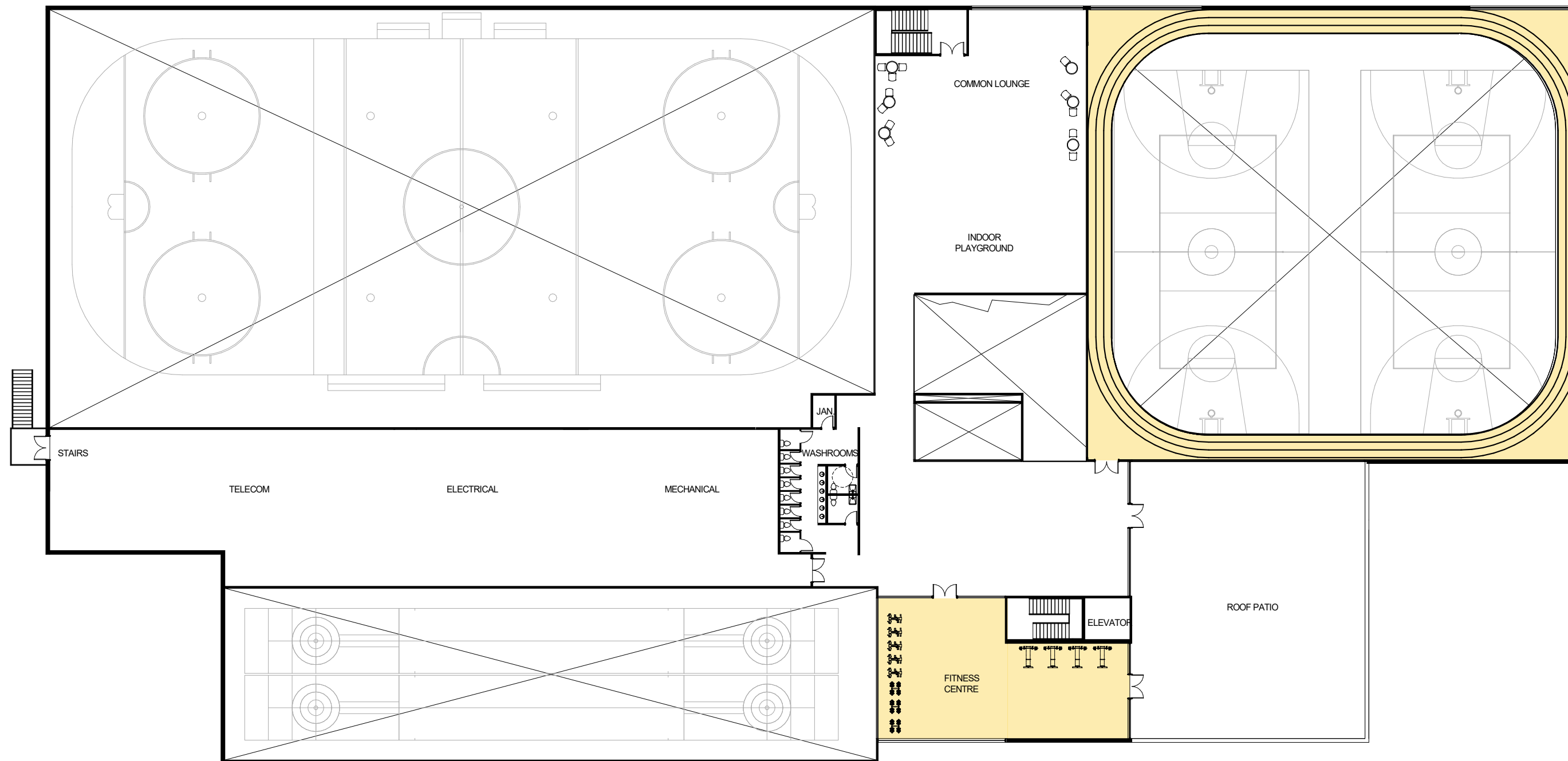
- Area: 8,112 m²
- Two storeys

Amenities Include:

- Ice Rink
- Curling Rink
- Fitness Centre
- Gymnasium

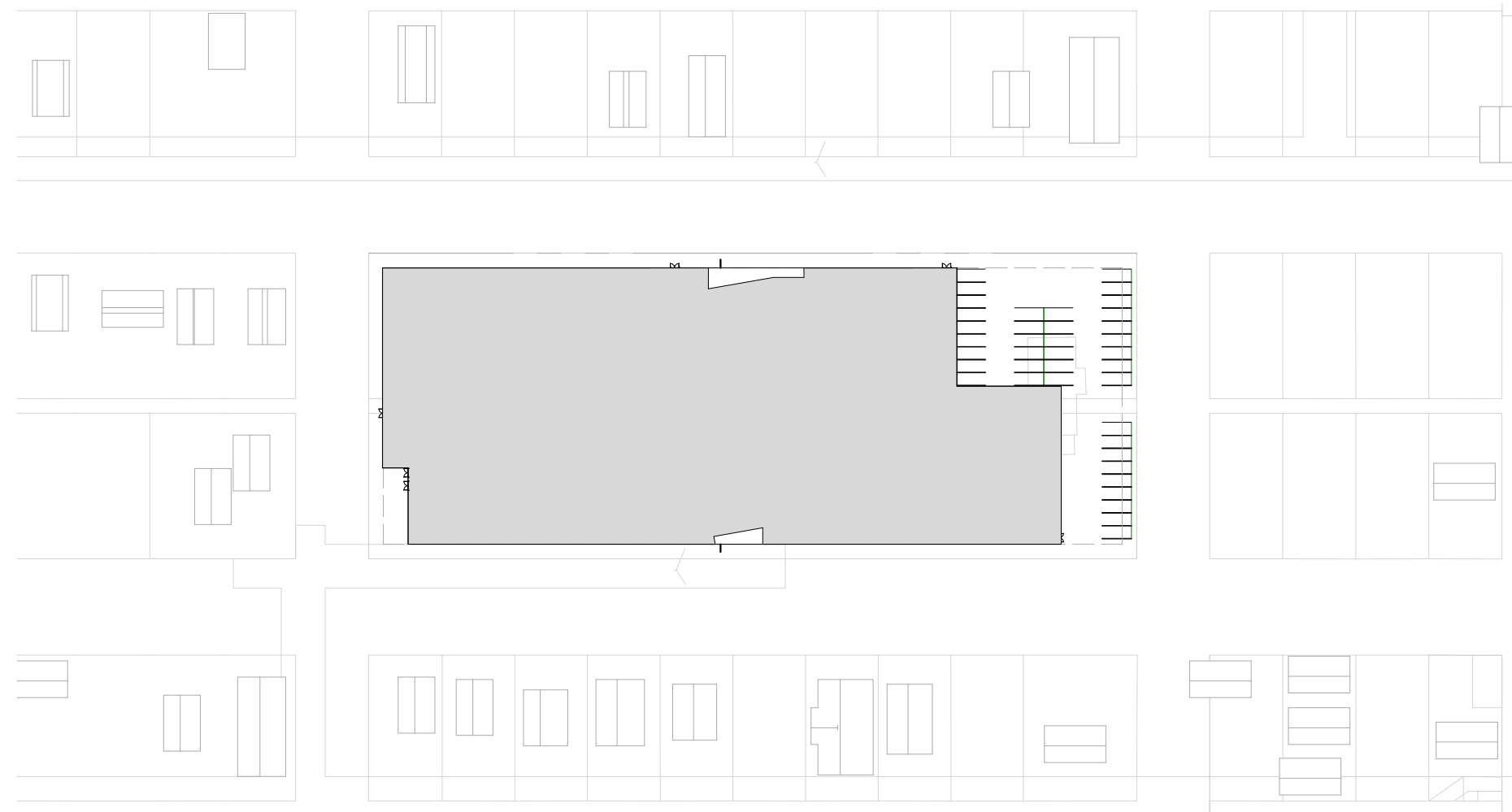


Gold Rush Option 2 Main Floor Plan



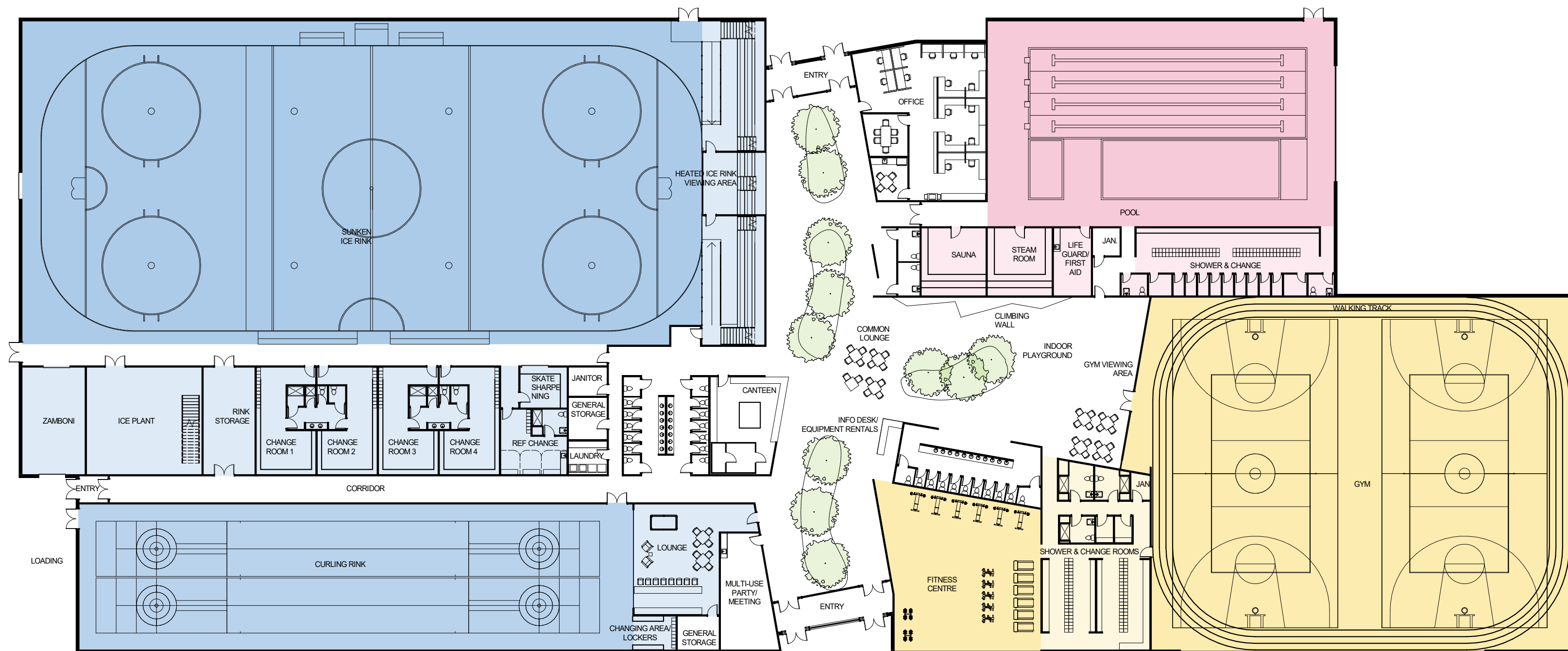
Gold Rush Option 2

Second Floor Plan



Gold Rush Option 3

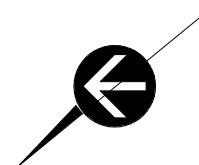
Site Plan



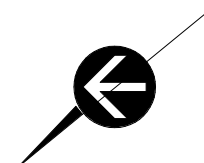
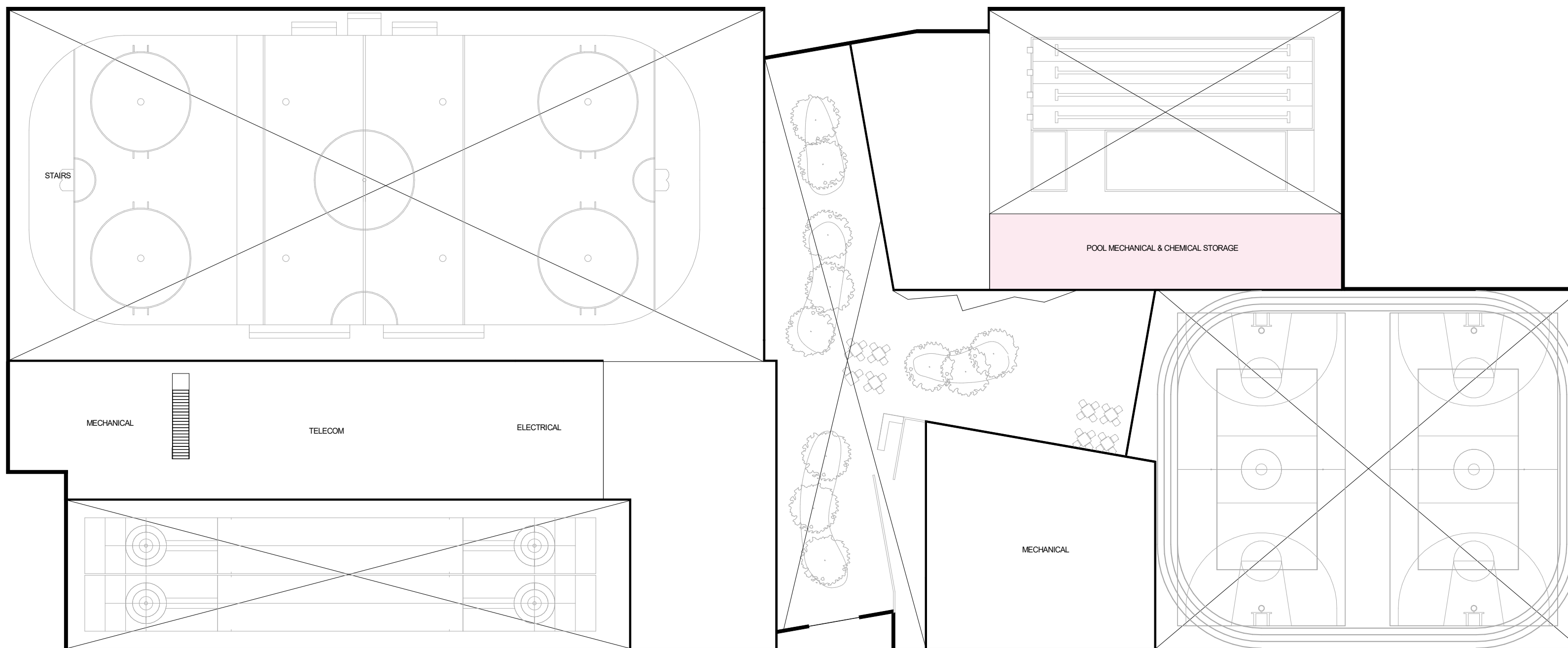
- Area: 8,700 m²
- Two storeys

Amenities Include:

- Ice Rink
- Curling Rink
- Fitness Centre
- Gymnasium
- Aquatics
- Centralized, interior park space



Gold Rush Option 3 Main Floor Plan

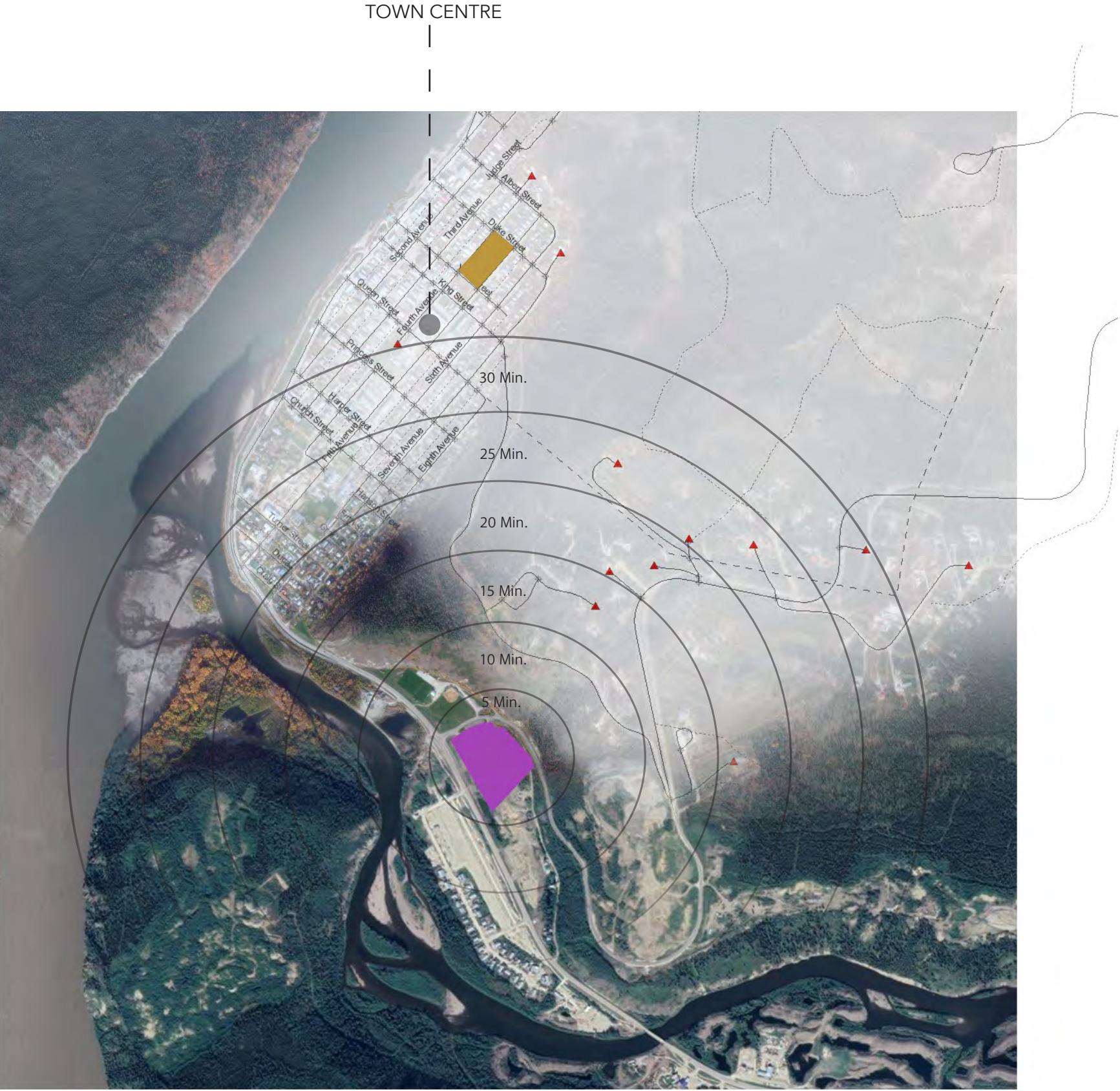


Gold Rush Option 3

Second Floor Plan

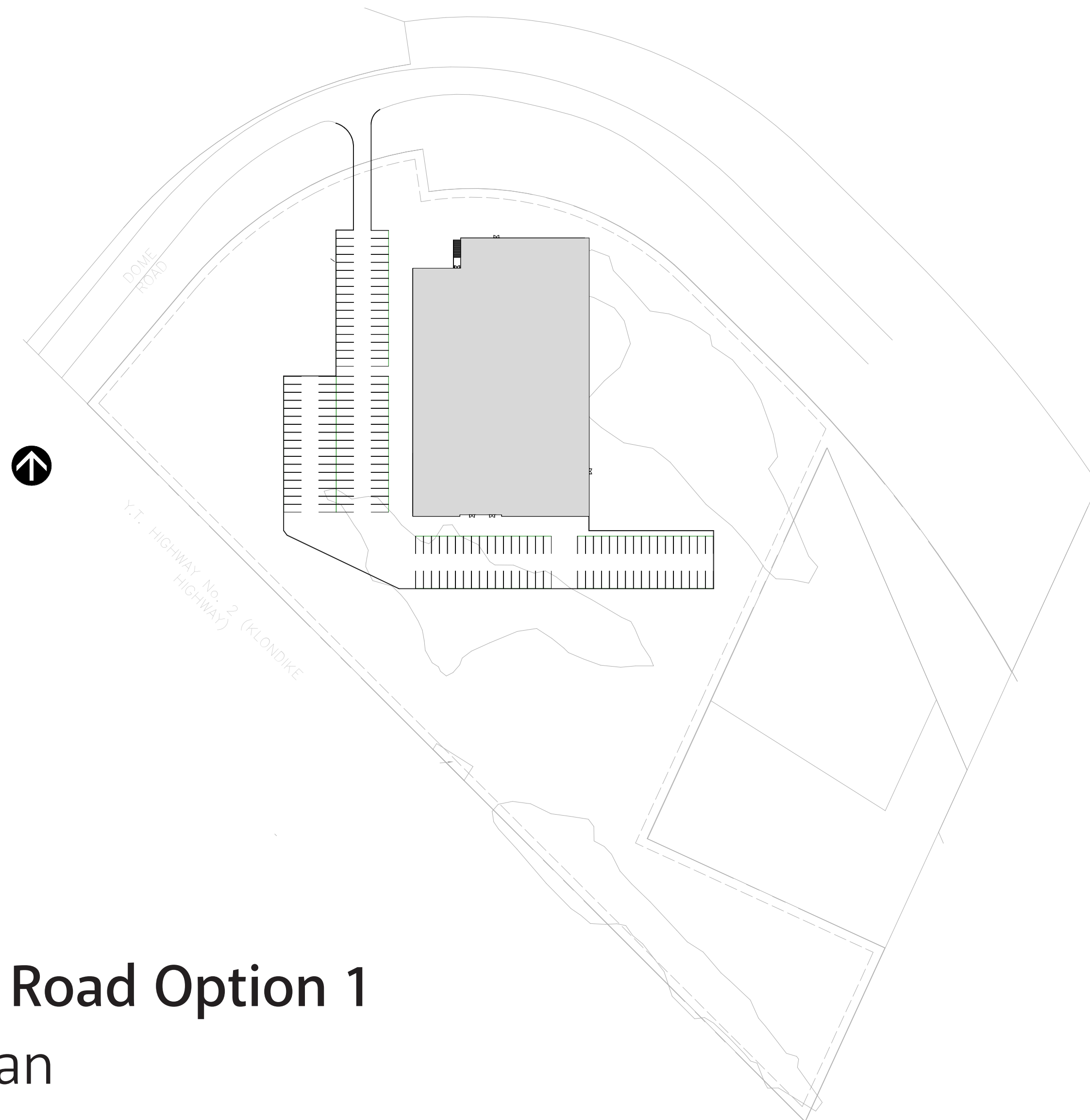
An aerial photograph of a landscape featuring a river, roads, and various land parcels. Overlaid on the image are several thin white lines representing conceptual design options, including a winding road and various rectangular and circular shapes. The entire image has a blue color overlay.

Conceptual Design Options Dome Road



Context & Walkability





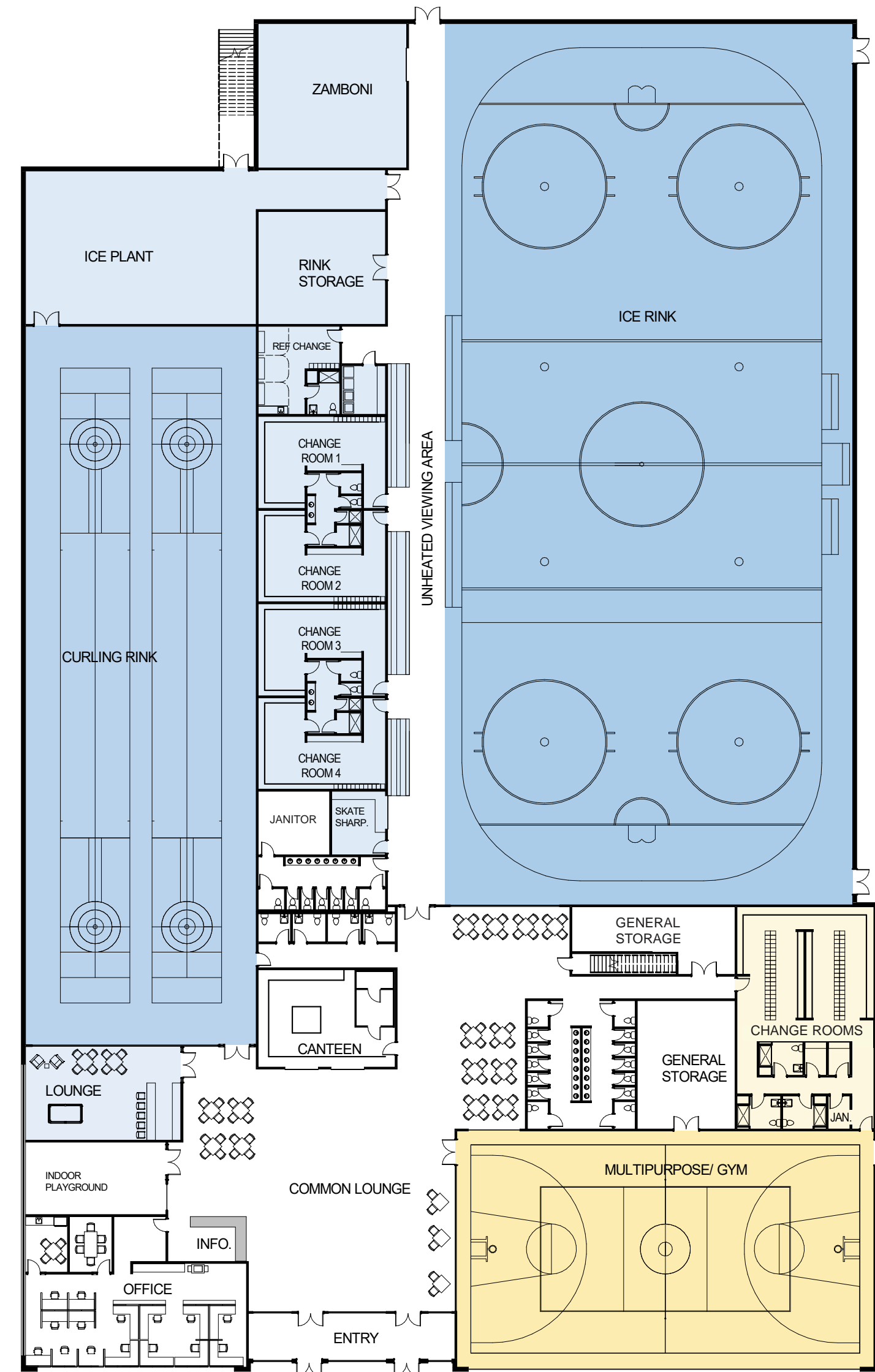
Dome Road Option 1

Site Plan

- Area: 6,590 m²
- All amenities on main floor

Amenities Include:

- Ice Rink
- Curling Rink
- Multi-purpose Space
- Views from Ice Rink towards mountains from unheated seating area

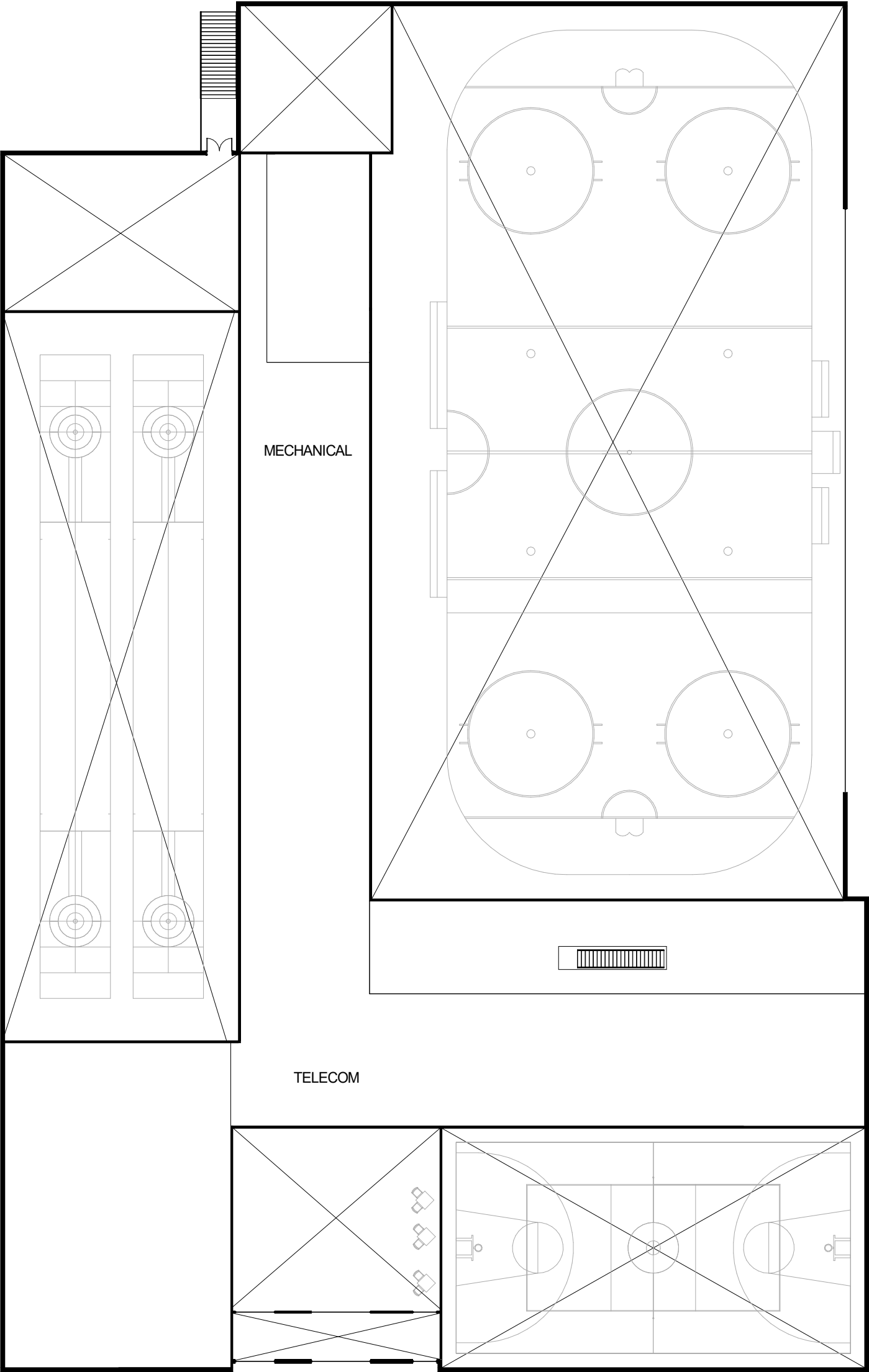


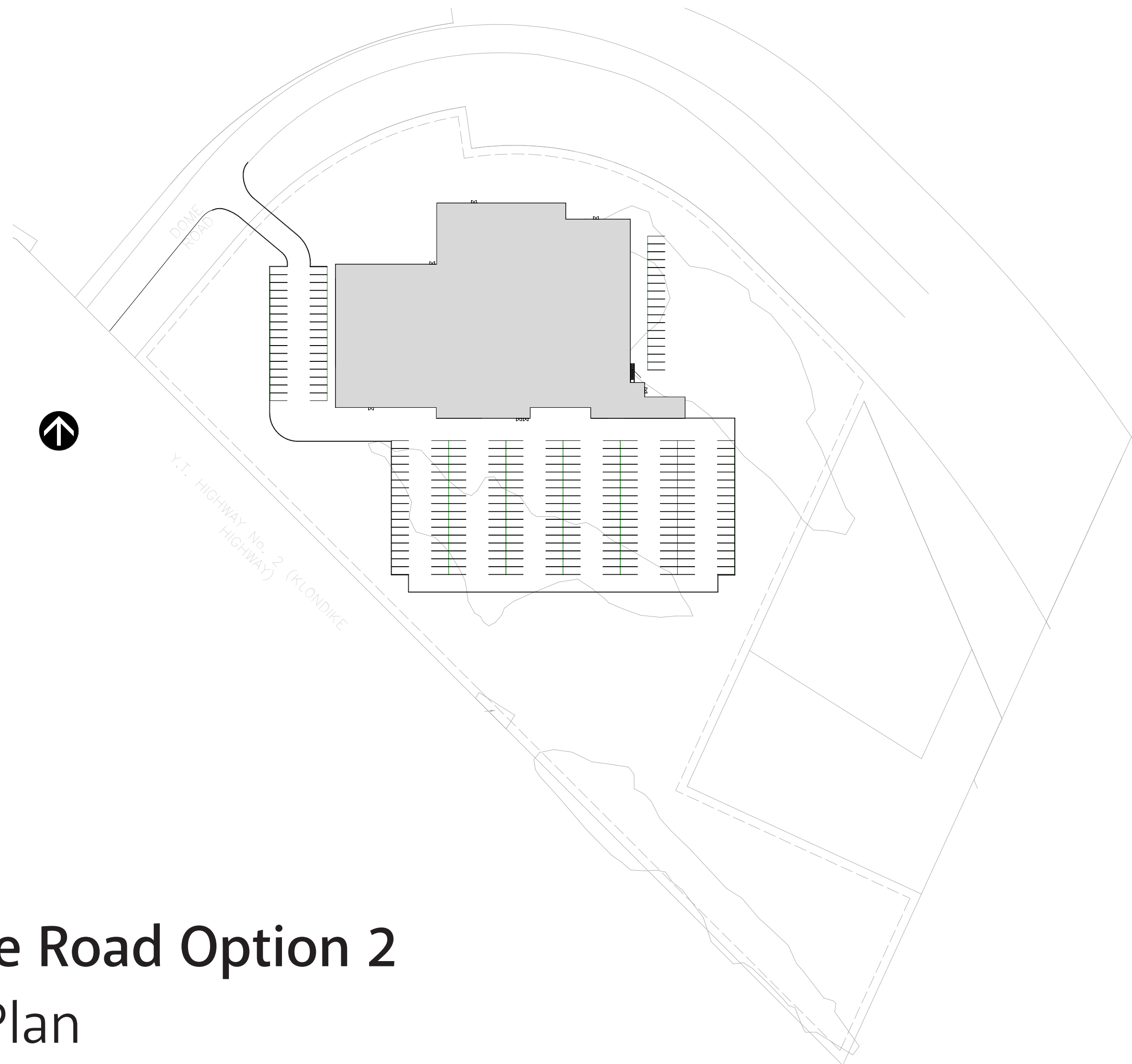
Dome Road Option 1 Main Floor Plan



Dome Road Option 1

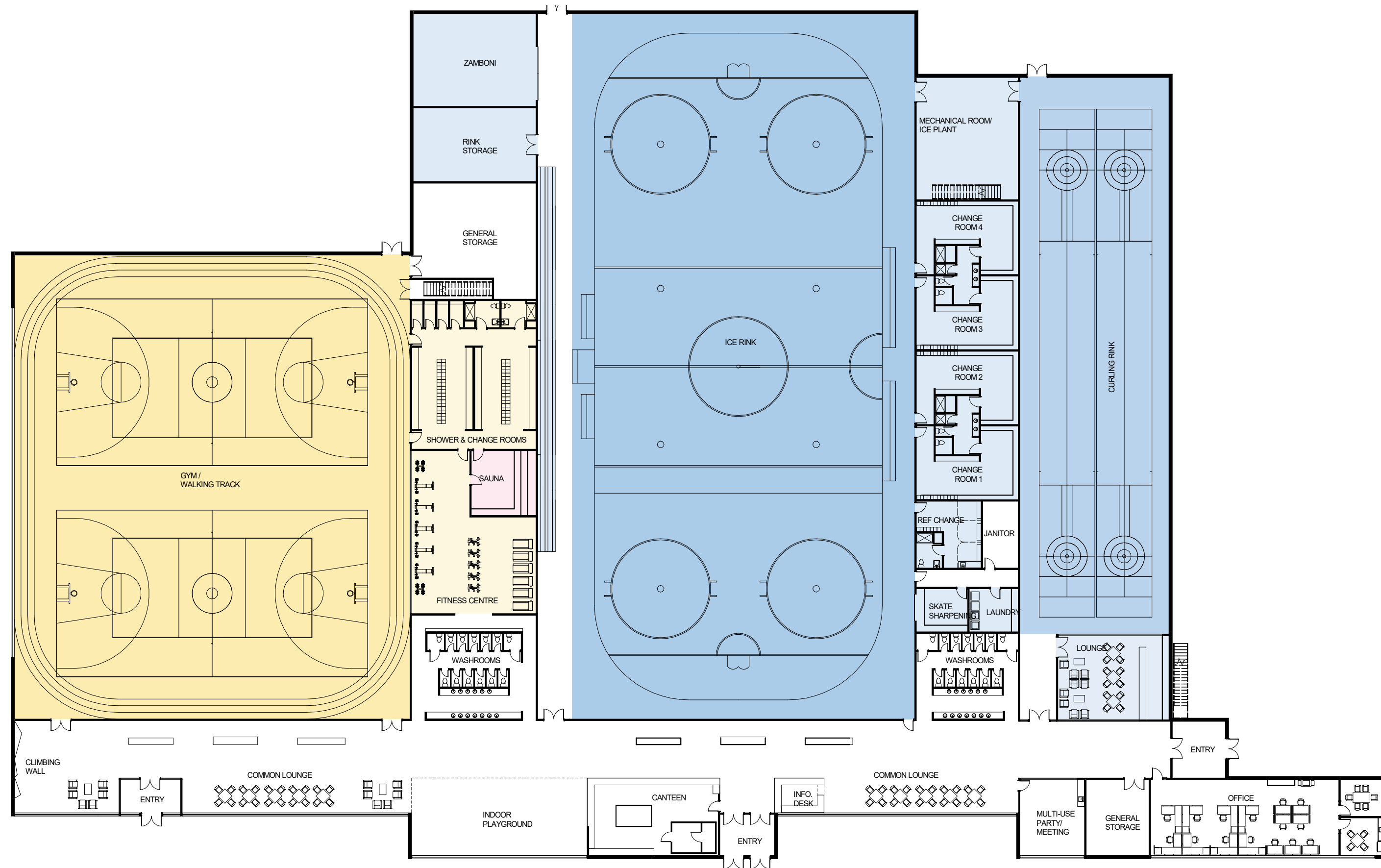
Second Floor Plan





Dome Road Option 2

Site Plan



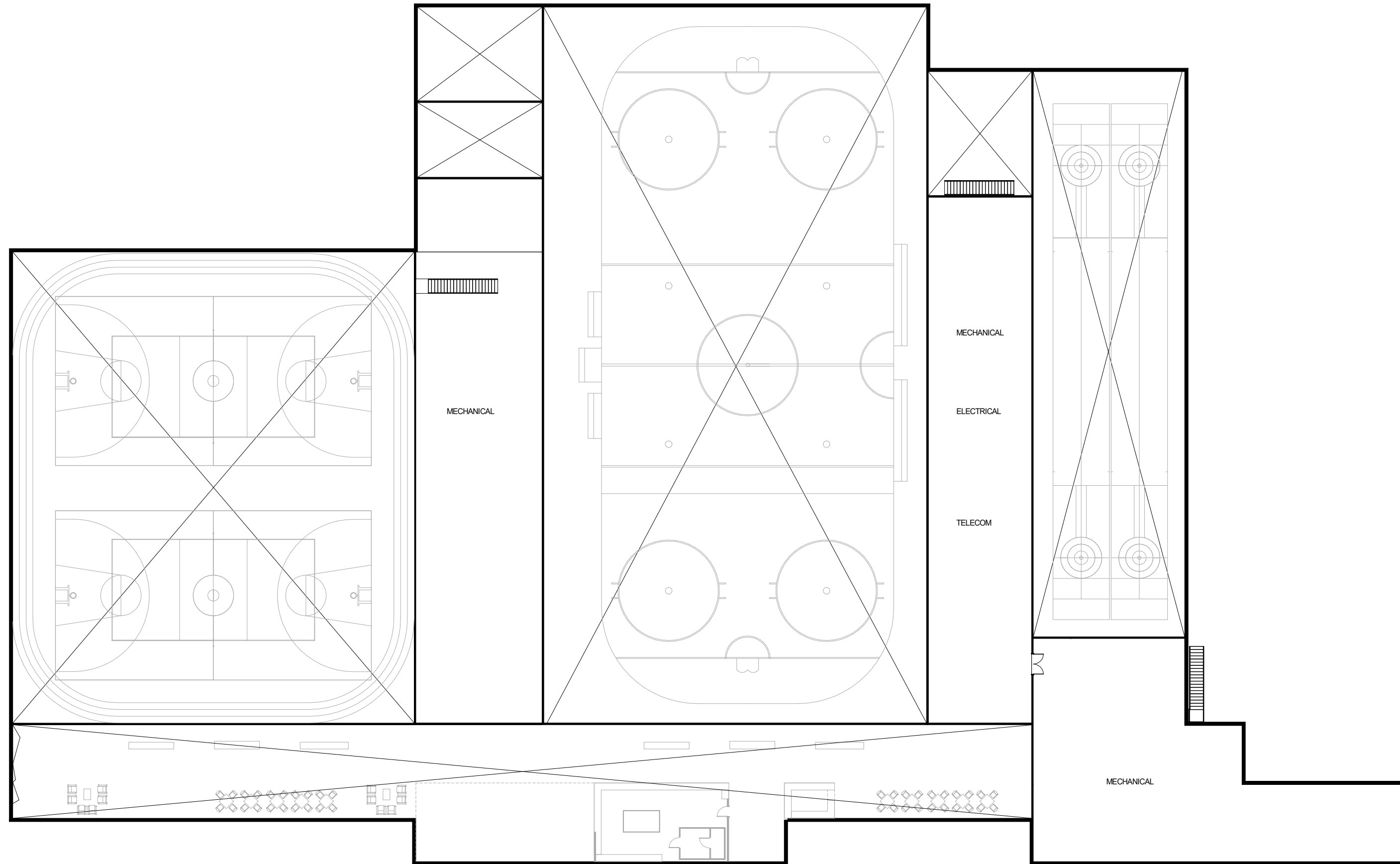
- Area: 7,918 m²
- All amenities on main floor

Amenities Include:

- Ice Rink
- Curling Rink
- Fitness Centre
- Climbing Wall

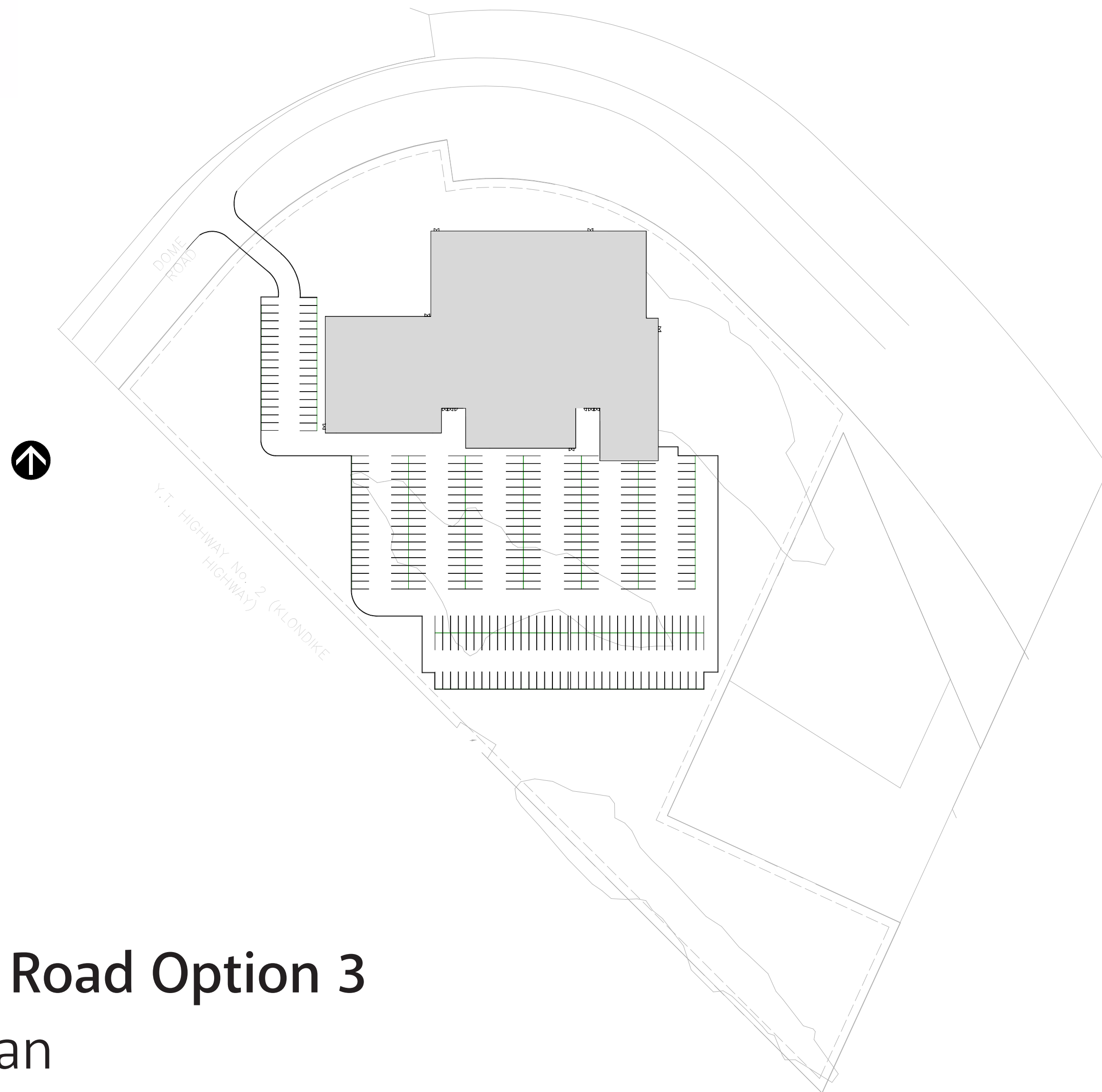


Dome Road Option 2 Main Floor Plan



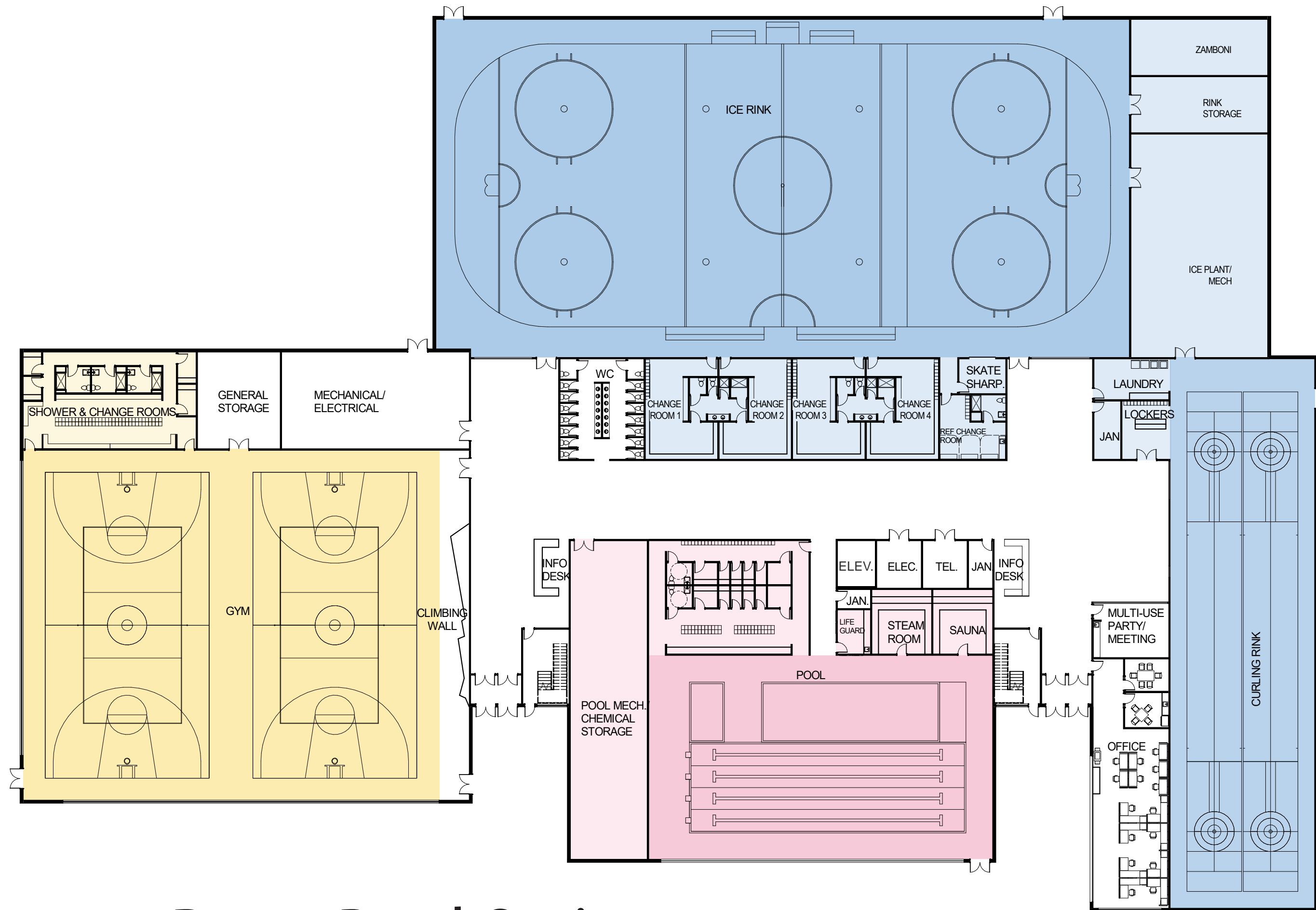
Dome Road Option 2

Second Floor Plan



Dome Road Option 3

Site Plan



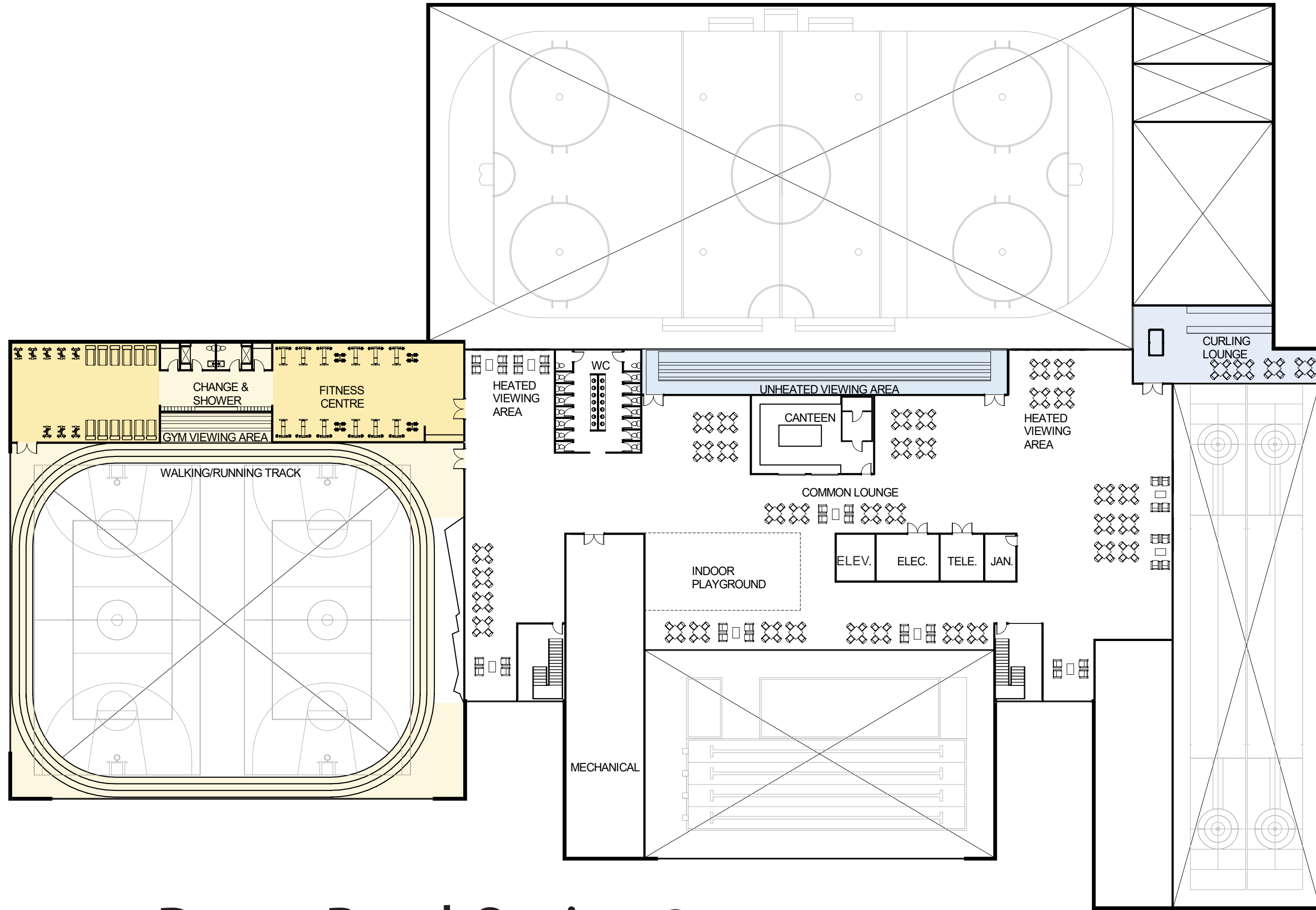
- Area: 10,363 m²
- Two storeys

Amenities Include:

- Ice Rink
- Curling Rink
- Fitness Centre
- Gymnasium
- Climbing Wall
- Aquatics



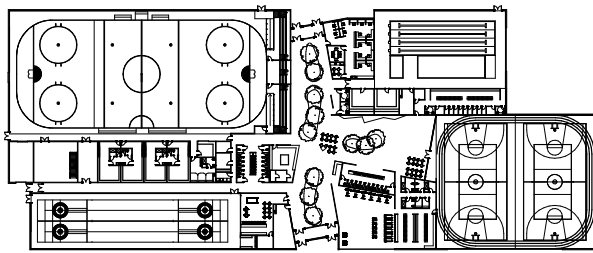
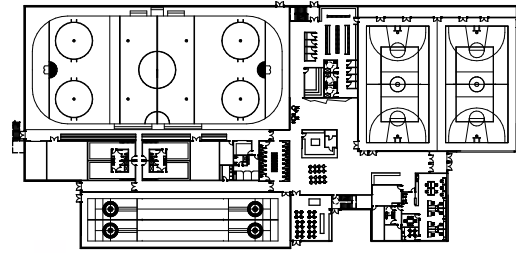
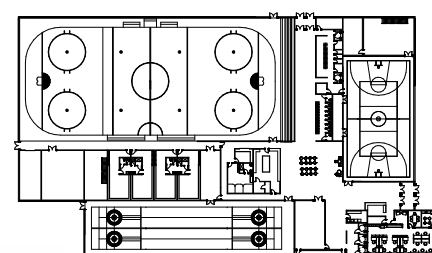
Dome Road Option 3 Main Floor Plan



Dome Road Option 3

Second Floor Plan

Construction Costs

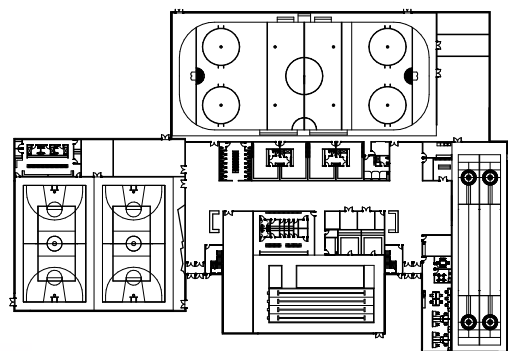
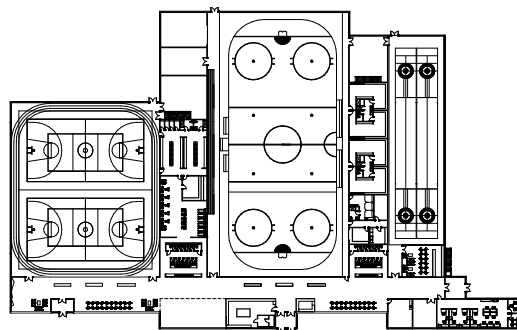
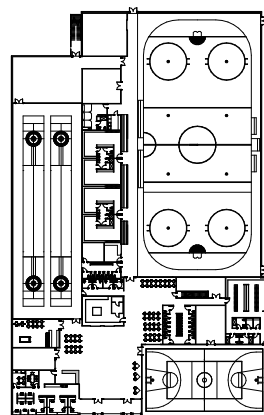


Gold Rush

Option 1

Option 2

Option 3



Dome Road

Option 1

Option 2

Option 3

Construction Cost

\$50,902,900

\$63,365,030

\$71,332,600

\$54,109,400

\$64,875,900

\$80,583,400

Cost/m²

\$8,244

\$10,263

\$11,553

\$8,764

\$10,507

\$13,052

Cost Estimates do not account for project phasing.

Construction Cost Overview

Feasibility Analysis

	Option 1 Replace AMFRC		Option 2 Add Fitness Centre		Option 3 Add Aquatics
Construction Costs					
Difference	\$50.9M – \$54.1M		\$63.3M – \$64.9M (Add \$13M)		\$71.3M – \$80.6M (Add \$8M – \$15M)
Salary / Operations / Maintenance Costs					
Current Facilities	\$294,000		\$31,000		\$210,000
New Facilities	\$294,000	+	\$31,000	+	\$303,000
Difference	\$0		\$0		-\$93,000
Utility Costs					
Current Facilities	\$234,000		\$10,000		\$60,000
New Facilities	\$153,000		\$7,000		\$51,000
Difference	\$81,000		\$3,000		\$9,000

Feasibility – Costs

Community Survey

Dawson City Recreation Centre
Community Survey



Please identify preferences or provide a written response to the following questions. Answers may be based on individual preferences or to represent a household.

EXAMPLE:

Fill in the box to make your selection(s).

☐ Item A

☒ Item B

☐ Item C

OR

Rank items by number. Use each number only once.

Item A

Item B

Item C

3

1

2

1

In which neighborhood do you reside (select one):

☐ Dredge Pond

☐ C-4 Tr'ondëk Subdivision

☐ Callison Subdivision

☐ Dome Subdivision

☐ Historic Townsite

☐ West Dawson

☐ Henderson

☐ Rock Creek

☐ Bear Creek

☐ Other (please specify below):

2

Based on my personal interests in the amenities currently shown in the options, I expect to use the facility (select one for each option. This applies to both locations):

Option 1

Option 2

Option 3

☐ less than once a month

☐ 1 - 2 times per month

☐ 3 - 5 times per month

☐ 6 - 10 times per month

☐ 11 - 20 times per month

☐ more than 20 times per month

☐ less than once a month

☐ 1 - 2 times per month

☐ 3 - 5 times per month

☐ 6 - 10 times per month

☐ 11 - 20 times per month

☐ more than 20 times per month

☐ less than once a month

☐ 1 - 2 times per month

☐ 3 - 5 times per month

☐ 6 - 10 times per month

☐ 11 - 20 times per month

☐ more than 20 times per month

3

What kind of event would you use a multipurpose room for? (select all that apply):

☐ Large meeting (ie. Business meeting, volunteer organization, etc.)

☐ Party/Celebration (ie. Kids birthday, family reunion, etc.)

☐ Group fitness (ie. Yoga, Pilates, karate, etc.)

☐ Business venture (ie. Massage therapy or physiotherapy clinic, client meetings, etc.)

☐ Club activity (ie. Chess club, book club, quilting/sewing club, etc.)

☐ Other

☐ Not interested in using this space

499
2021-03-05

COM1

4

Please rank the concept design options (indicate 1 through 6 where 1 is the preferred option, 6 is the less preferred option. Use each number only once):

Gold Rush Campground Site

Option 1

Option 2

Option 3

Dome Road Site

Option 1

Option 2

Option 3

6

I would make use of the following spaces (indicate yes, no, or maybe for each space):

YES	NO	MAYBE	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ice Rink
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Curling Rink
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Multipurpose/Gym
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Multipurpose/Meeting
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fitness Centre
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lounge/Canteen
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Indoor Playground
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aquatic Centre
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Steam Room
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sauna
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walking/Running Track
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Climbing Wall

5

My preferences in question 4 are primarily based on (select up to 3):

☐ Location

☐ Capital cost of the facility

☐ Operational cost for the day-to-day needs of the facility

☐ Suitability of the amenities to meet the needs of the community

☐ Suitability of the amenities to meet the needs of my household

☐ Flexibility of individual spaces to meet various needs

☐ Flexibility for future development

☐ Opportunity for revenue from community events

☐ Opportunity for marketing to tourism trade

☐ Environmental sustainability approach

☐ Ability to provide year-round activity offerings

☐ Increasing recreation options

☐ Other (Please describe your preference in the space provided at the end of the survey.)

7

Please indicate the age groups represented in your household (select all that apply):

☐ Under 18 years

☐ 18 - 30 years

☐ 31 - 45 years

☐ 46 - 60 years

☐ 61 - 75

☐ Over 75 years

Please provide additional comments below:

Thank you for completing this survey!

499
2021-03-05

COM2

2

Based on my personal interests in the amenities currently shown in the options, I expect to use the facility (select one for each option. This applies to both locations):

Option 1

Option 2

Option 3

☐ less than once a month

☐ 1 - 2 times per month

☐ 3 - 5 times per month

☐ 6 - 10 times per month

☐ 11 - 20 times per month

☐ more than 20 times per month

☐ less than once a month

☐ 1 - 2 times per month

☐ 3 - 5 times per month

☐ 6 - 10 times per month

☐ 11 - 20 times per month

☐ more than 20 times per month

☐ less than once a month

☐ 1 - 2 times per month

☐ 3 - 5 times per month

☐ 6 - 10 times per month

☐ 11 - 20 times per month

☐ more than 20 times per month



Community Survey



Thank you!

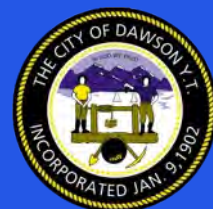
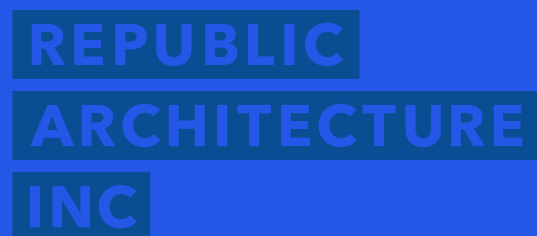
Any additional feedback?

dawsonreccentre@republicarchitecture.ca

Thank you!

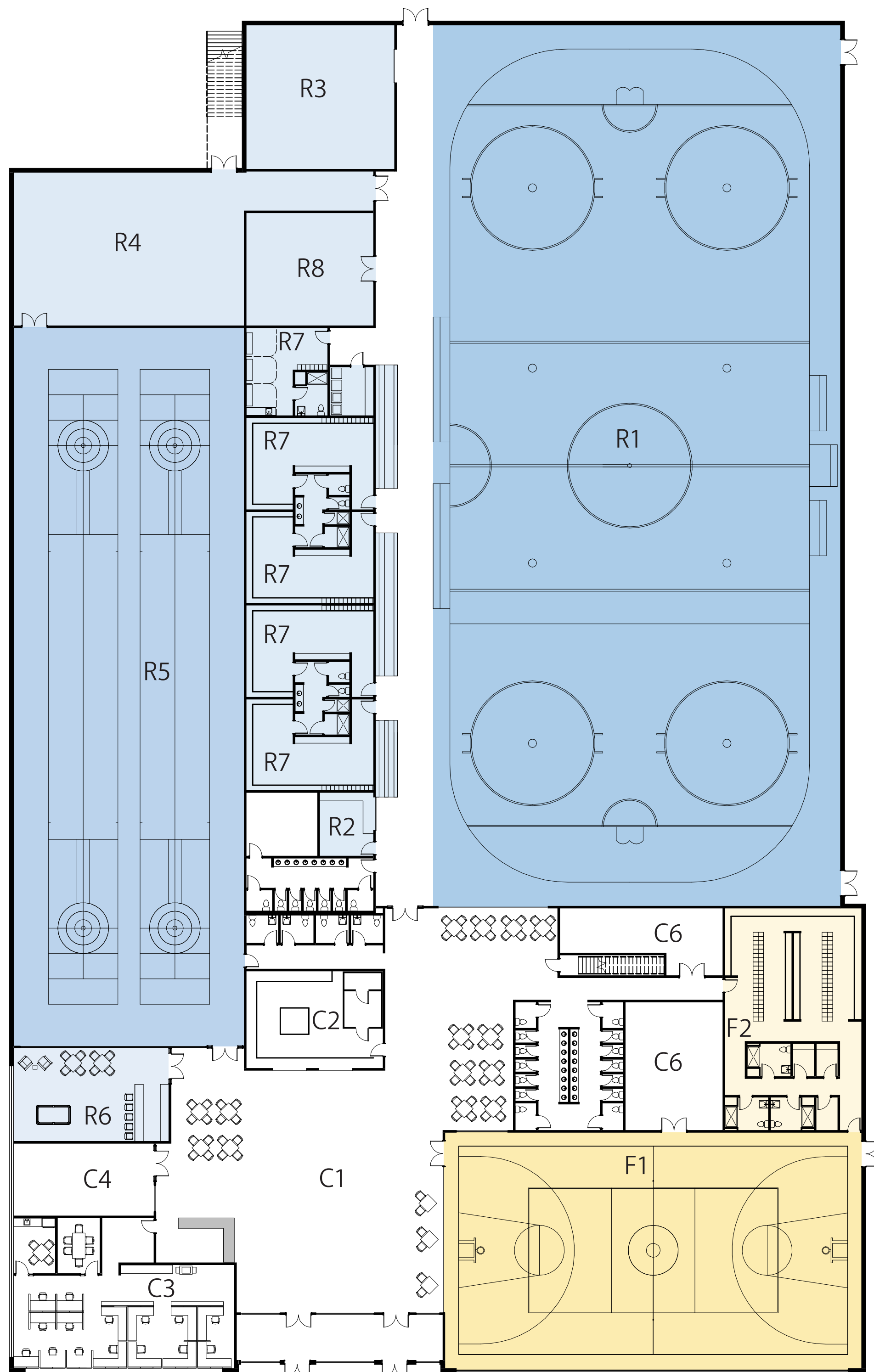
Any additional feedback?

dawsonreccentre@republicarchitecture.ca

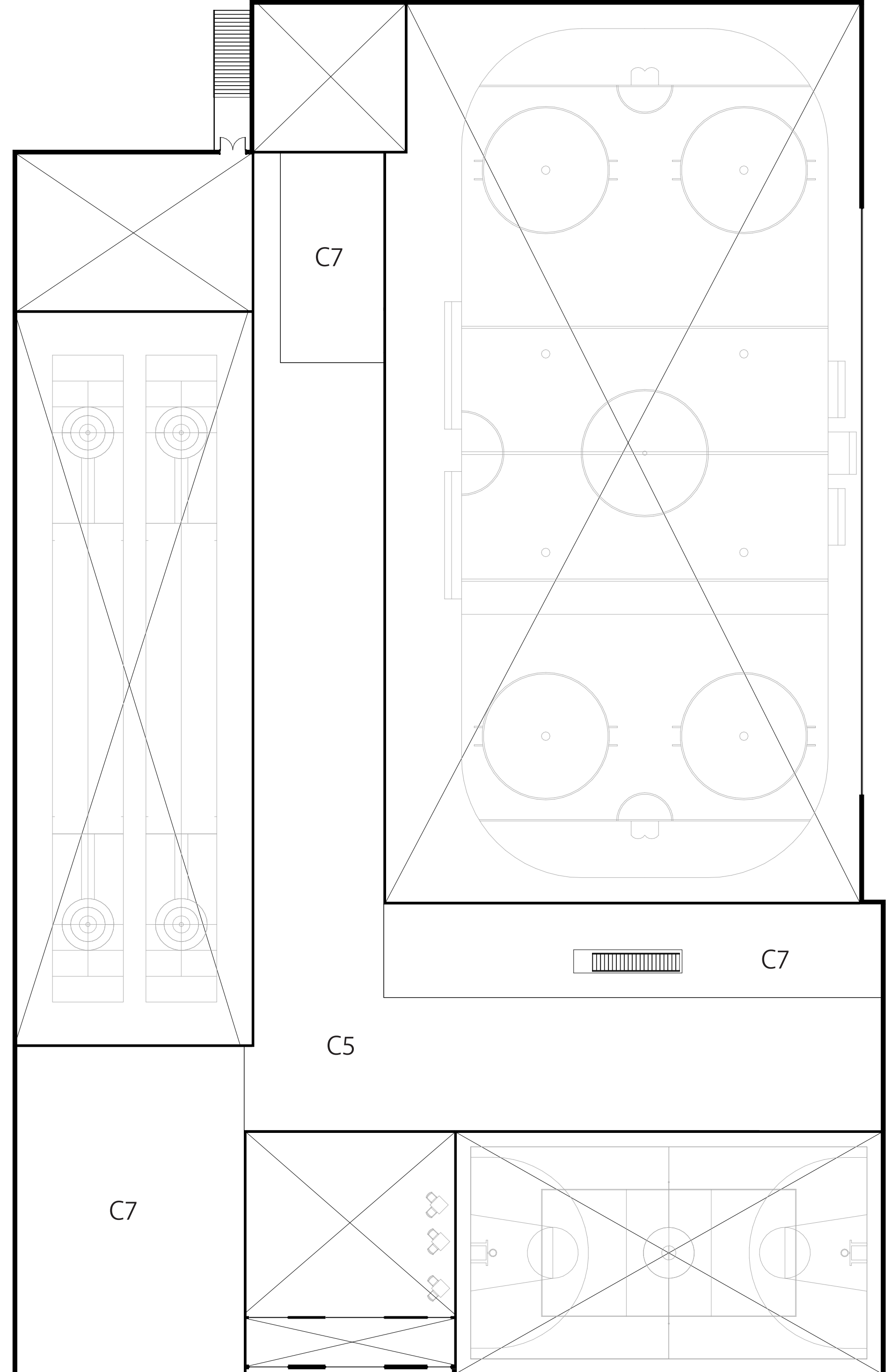


Appendix B

Boards



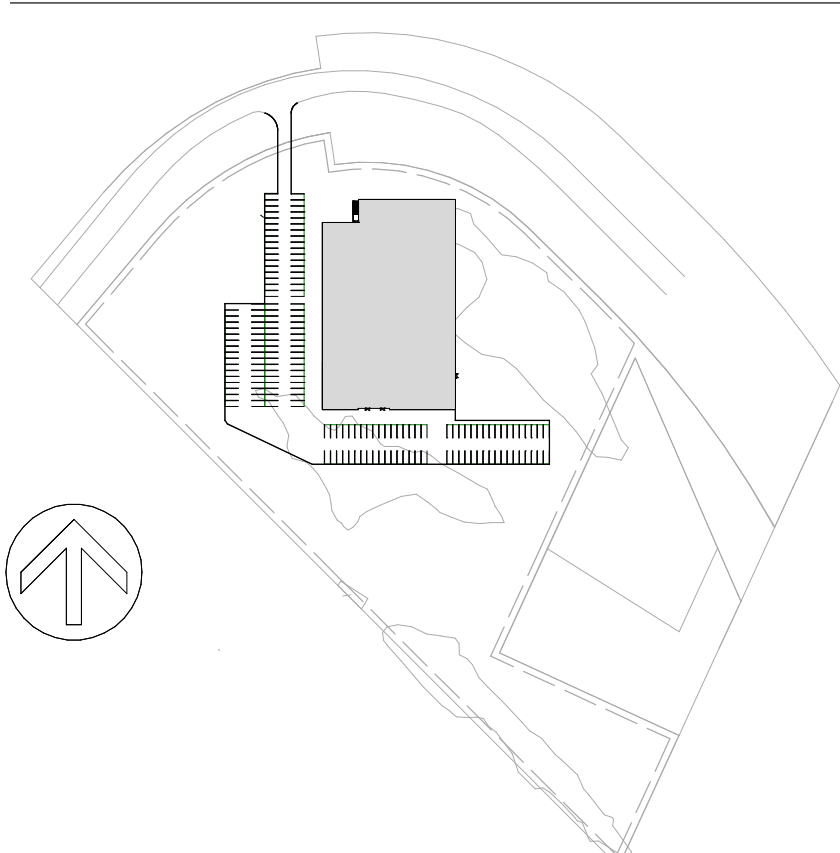
MAIN FLOOR PLAN



SECOND FLOOR PLAN



COMMON AMENITIES	ICE	FITNESS	AQUATICS
C1 Common Lounge	R1 Ice Rink	F1 Gymnasium	
C2 Canteen	R2 Skate Sharpening	F2 Change Room	
C3 Office	R3 Zamboni		
C4 Indoor Playground	R4 Ice Plant		
C5 Mechanical / Electrical	R5 Curling Rink		
C6 Storage	R6 Curling Lounge		
C7 Potential Unfinished Area	R7 Change Room		
	R8 Rink Storage		

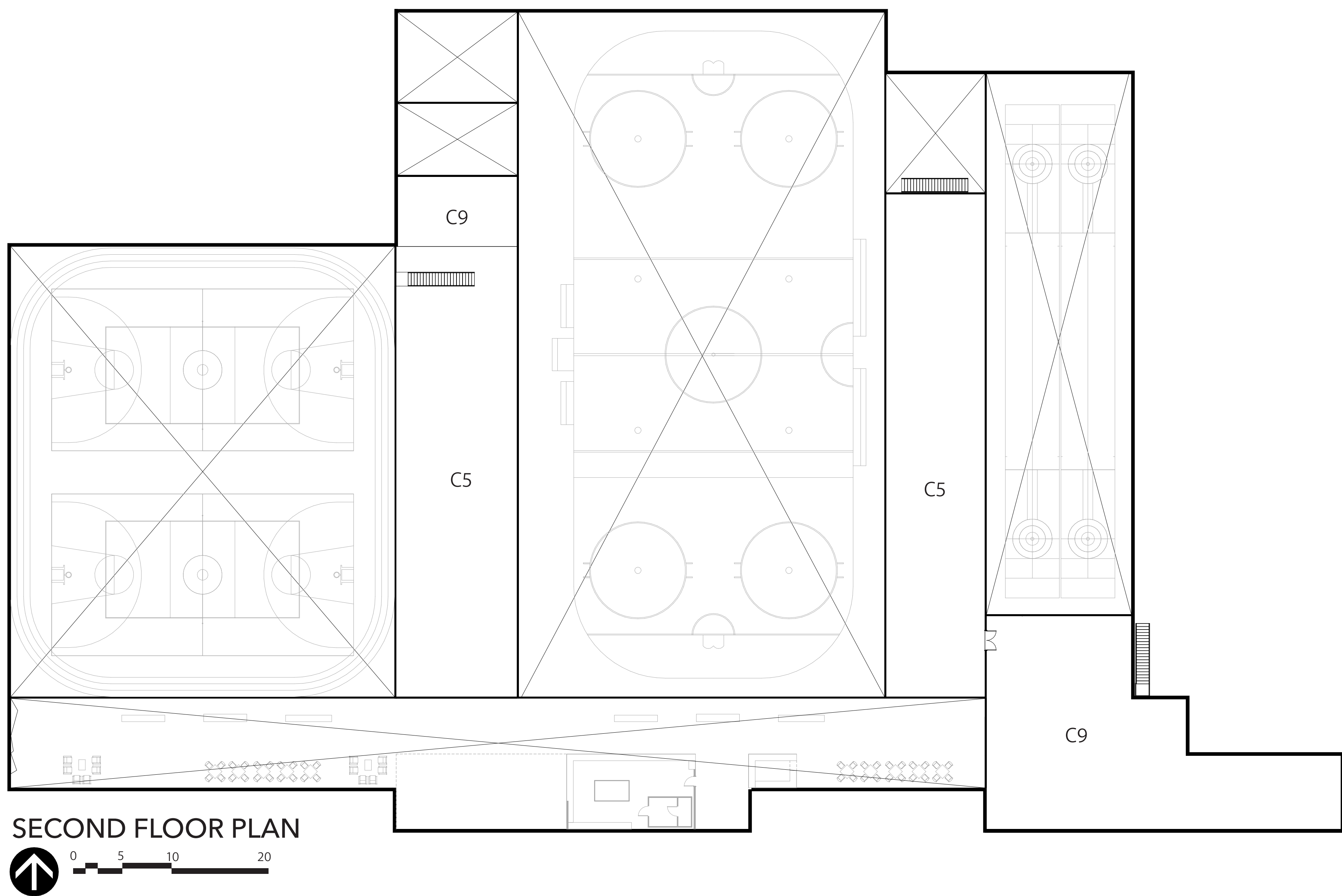
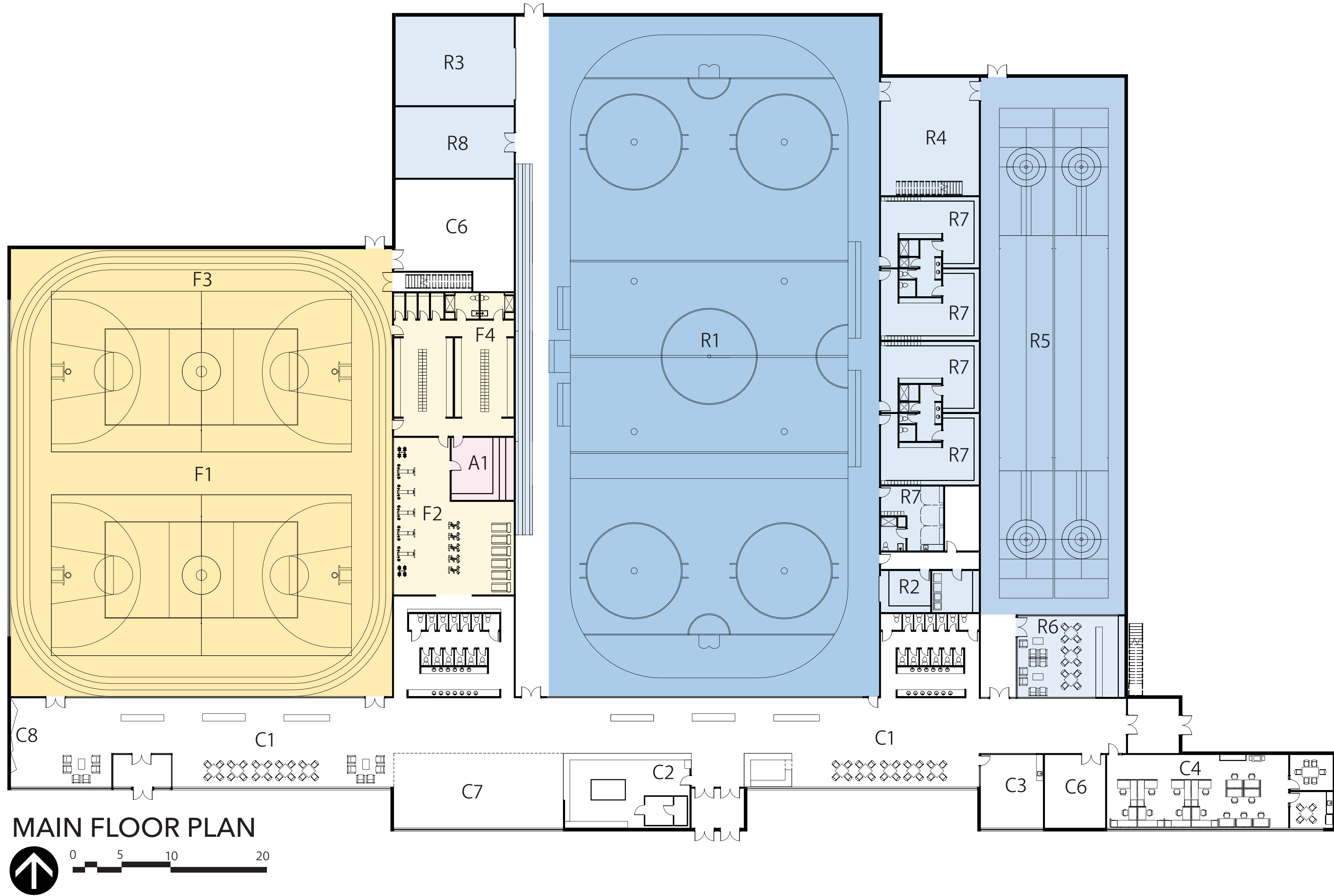


DAWSON CITY RECREATION CENTRE Dome Road Site - OPTION 1

TOTAL BUILDING AREA
6,590 m²

ESTIMATED CONSTRUCTION VALUE
\$54,109,400.00





COMMON AMENITIES

- C1 Common Lounge
- C2 Canteen
- C3 Multi Use Meeting Room
- C4 Office
- C5 Mechanical / Electrical
- C6 Storage
- C7 Indoor Playground
- C8 Climbing Wall
- C9 Potential Unfinished Area

ICE

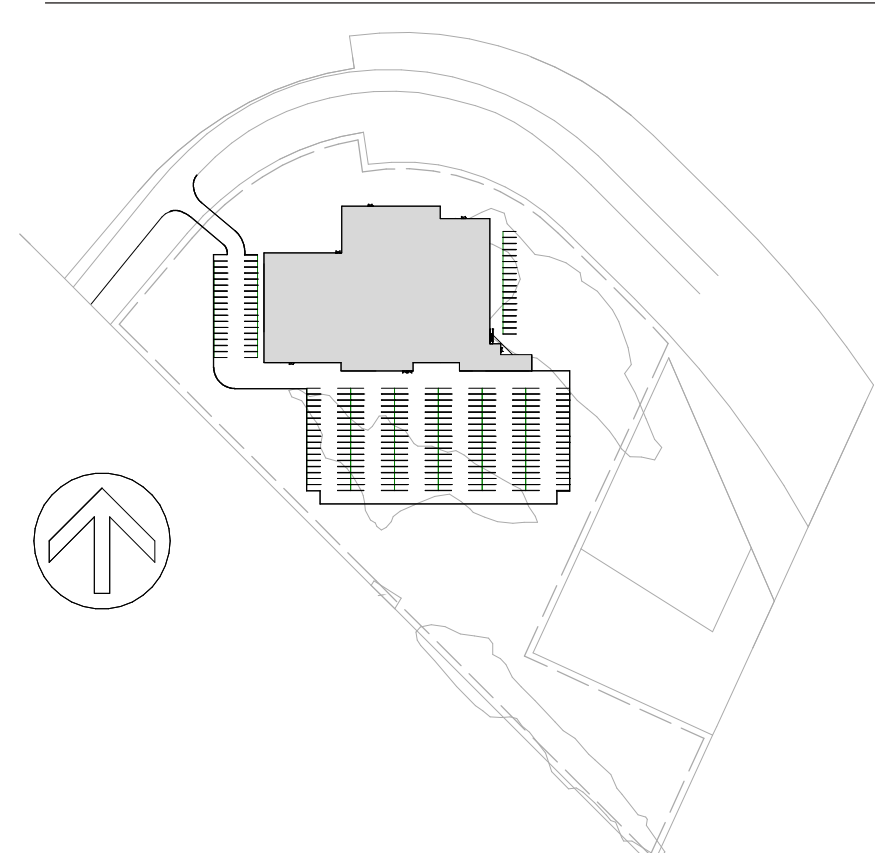
- R1 Ice Rink
- R2 Skate Sharpening
- R3 Zamboni
- R4 Ice Plant
- R5 Curling Rink
- R6 Curling Lounge
- R7 Change Room
- R8 Rink Storage

FITNESS

- F1 Gymnasium
- F2 Fitness Centre
- F3 Walking Track
- F4 Change Room

AQUATICS

- A1 Sauna



DAWSON CITY RECREATION CENTRE

Dome Road Site - OPTION 2

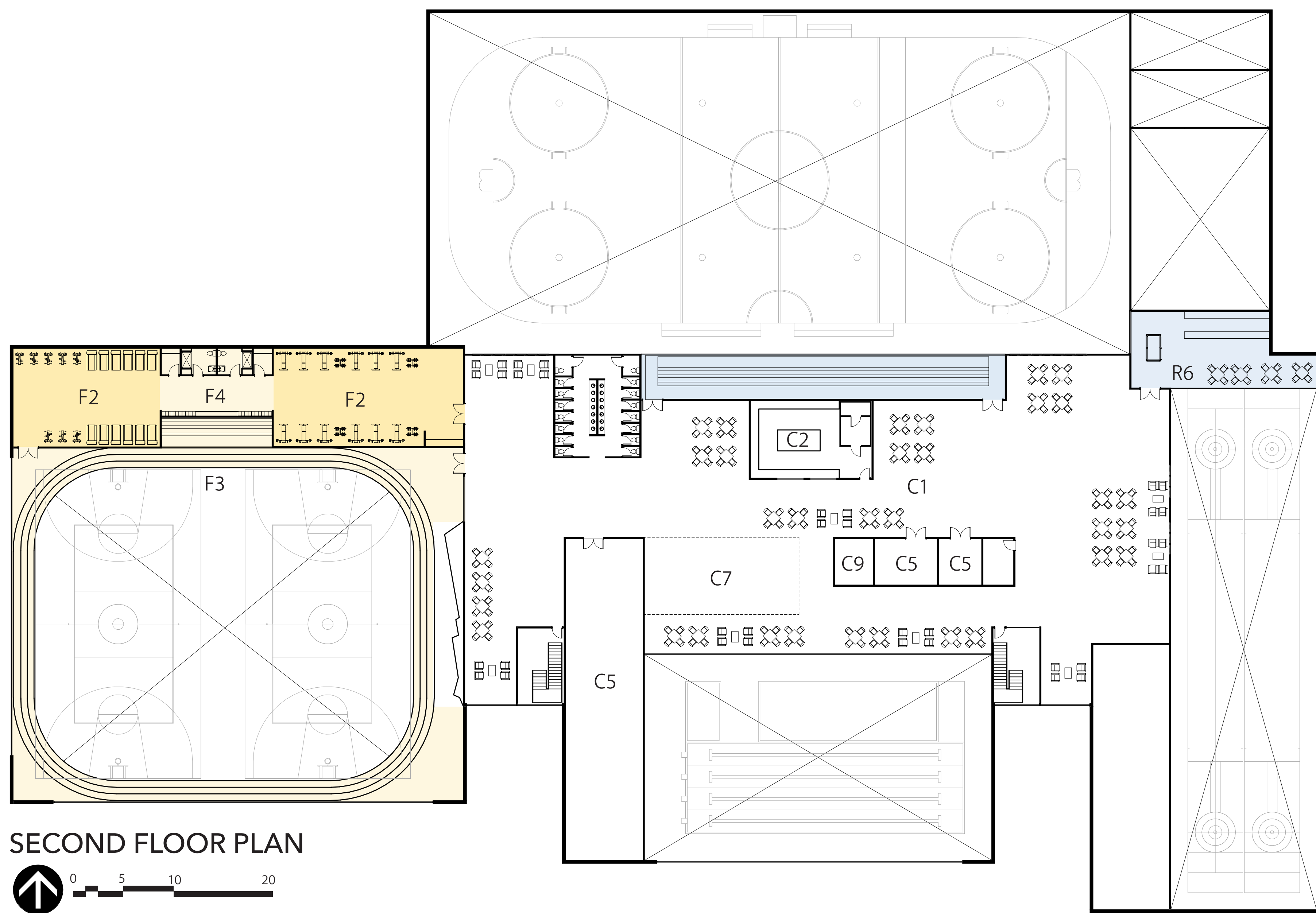
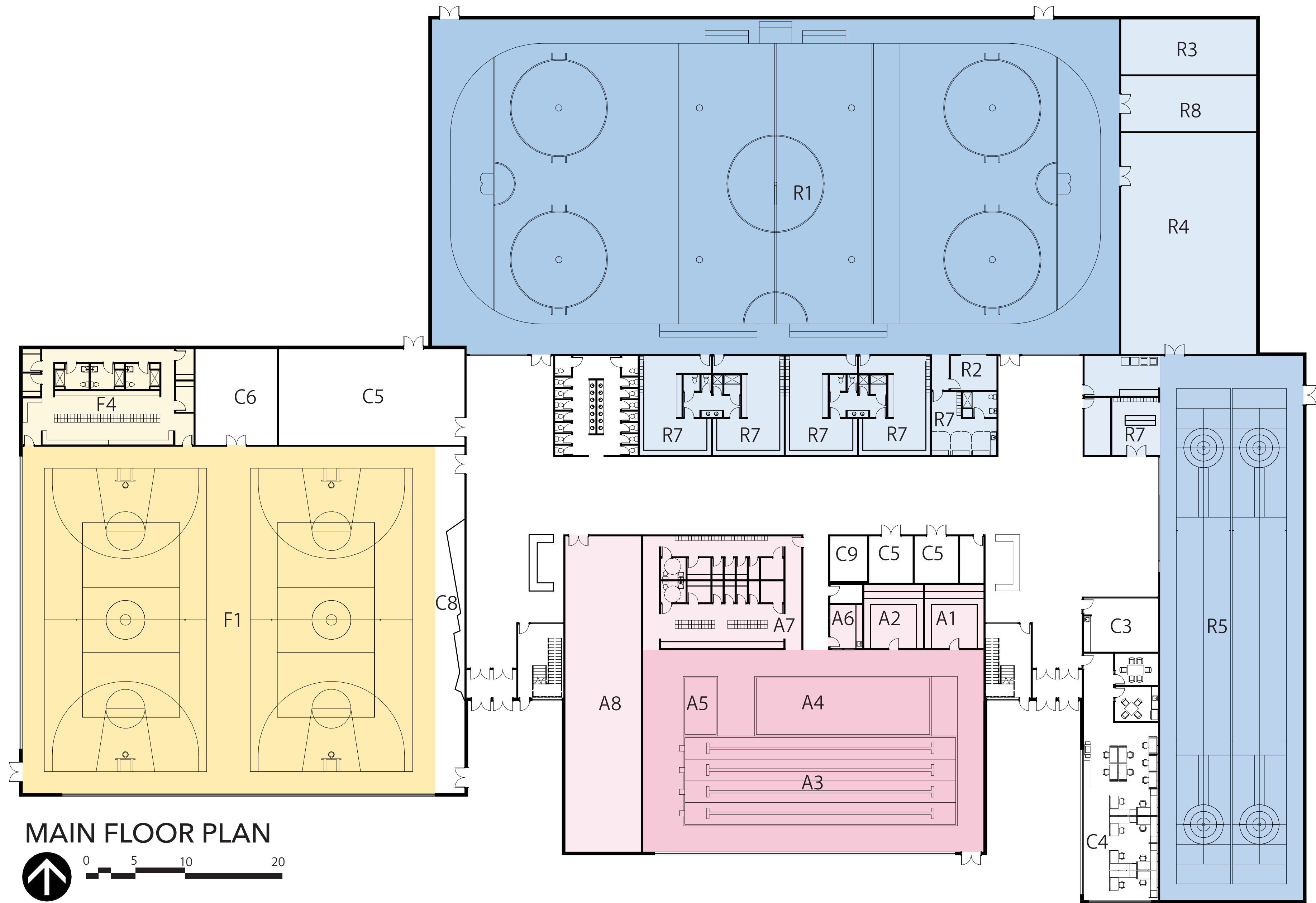
TOTAL BUILDING AREA
7,918 m²

ESTIMATED CONSTRUCTION VALUE
\$64,875,900.00

Yukon



**REPUBLIC
ARCHITECTURE
INC**



COMMON AMENITIES

- C1 Common Lounge
- C2 Canteen
- C3 Multi Use Meeting Room
- C4 Office
- C5 Mechanical / Electrical
- C6 Storage
- C7 Indoor Playground
- C8 Climbing Wall
- C9 Elevator

ICE

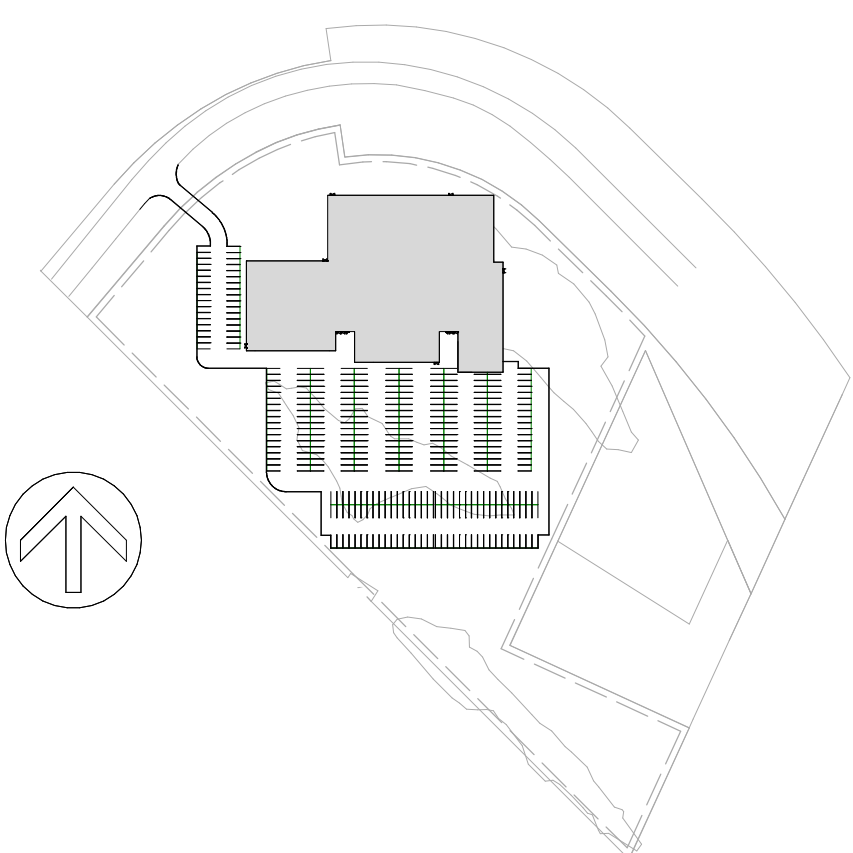
- R1 Ice Rink
- R2 Skate Sharpening
- R3 Zamboni
- R4 Ice Plant
- R5 Curling Rink
- R6 Curling Lounge
- R7 Change Room
- R8 Rink Storage

FITNESS

- F1 Gymnasium
- F2 Fitness Centre
- F3 Walking Track
- F4 Change Room

AQUATICS

- A1 Sauna
- A2 Steam Room
- A3 Lap Pool
- A4 Kiddie Pool
- A5 Hot Tub
- A6 Lifeguard / First Aid
- A7 Change Room
- A8 Pool Mechanical



DAWSON CITY RECREATION CENTRE

Dome Road Site - OPTION 3

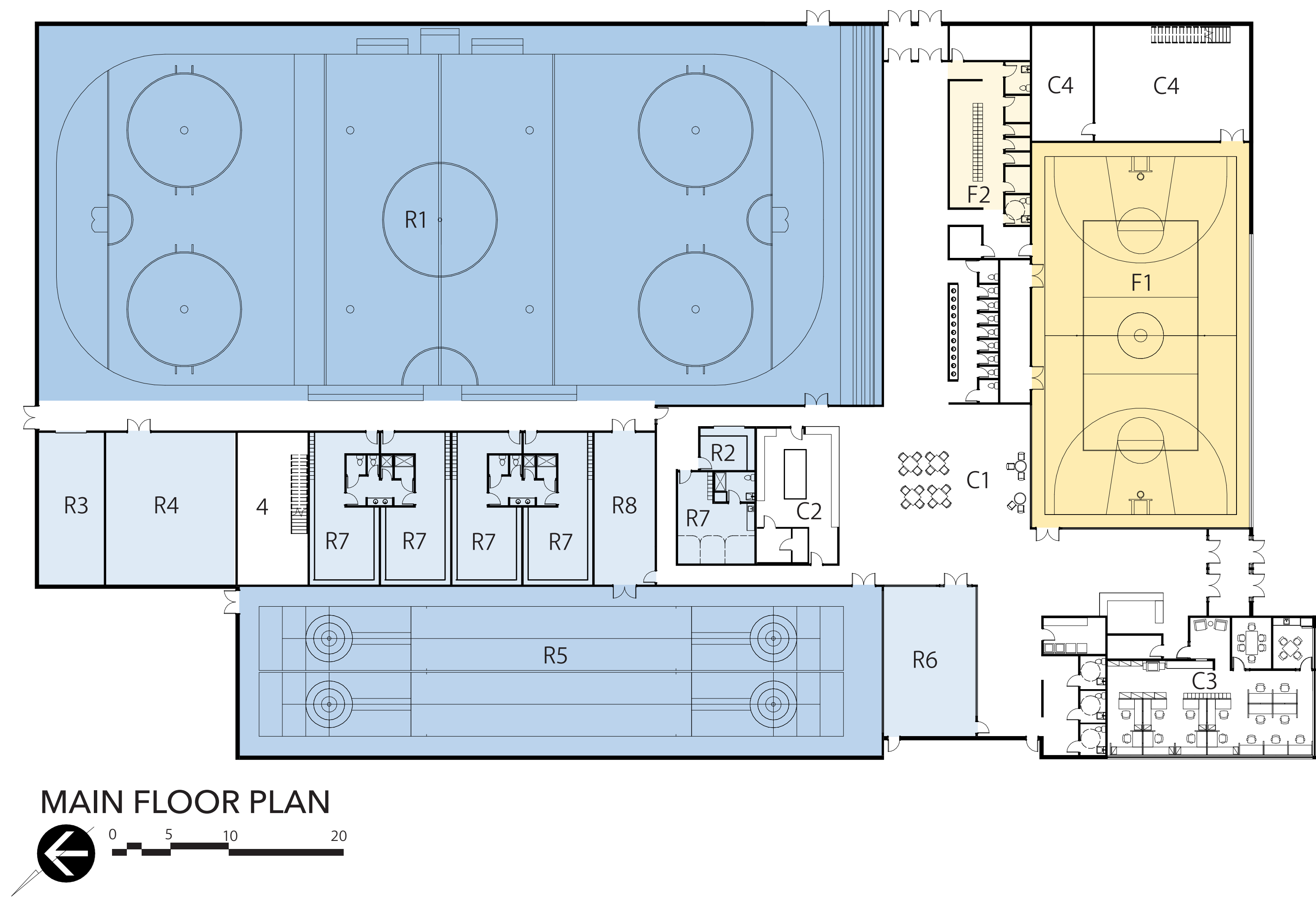
TOTAL BUILDING AREA
10,363 m²

ESTIMATED CONSTRUCTION VALUE
\$80,583,400.00

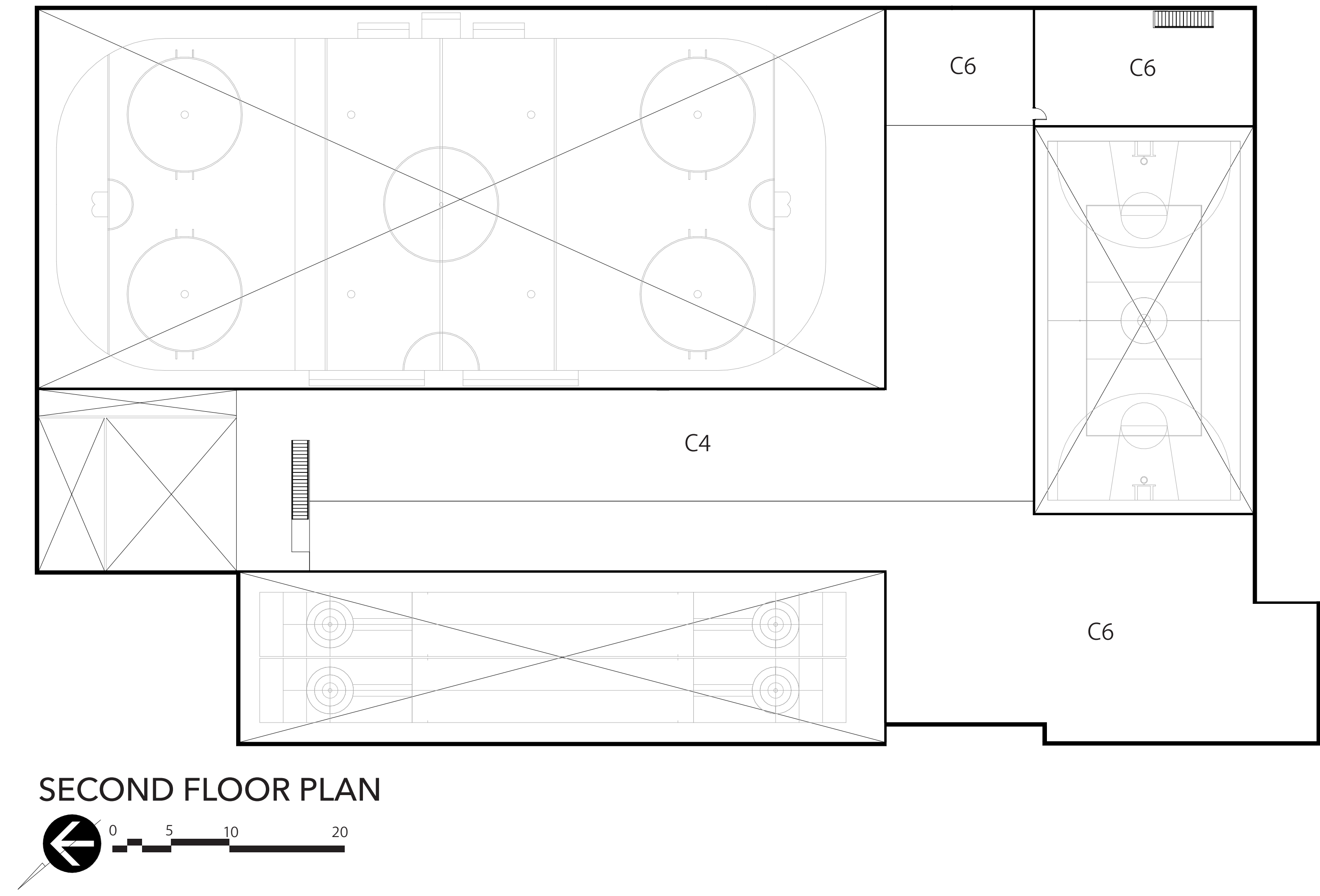
Yukon



**REPUBLIC
ARCHITECTURE
INC**

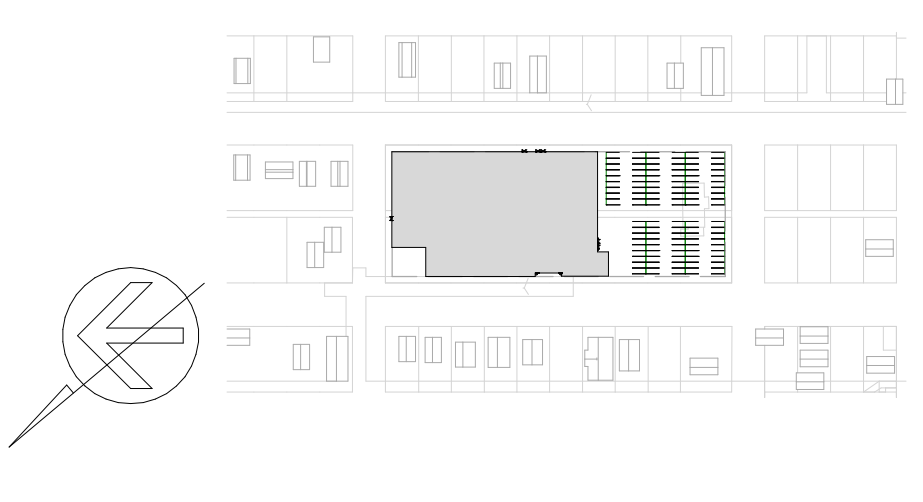


MAIN FLOOR PLAN



SECOND FLOOR PLAN

COMMON AMENITIES	ICE	FITNESS	AQUATICS
C1 Common Lounge	R1 Ice Rink	F1 Gymnasium	
C2 Canteen	R2 Skate Sharpening	F2 Change Room	
C3 Office	R3 Zamboni		
C4 Mechanical / Electrical	R4 Ice Plant		
C5 Storage	R5 Curling Rink		
C6 Potential Unfinished Area	R6 Curling Lounge		
	R7 Change Room		
	R8 Rink Storage		



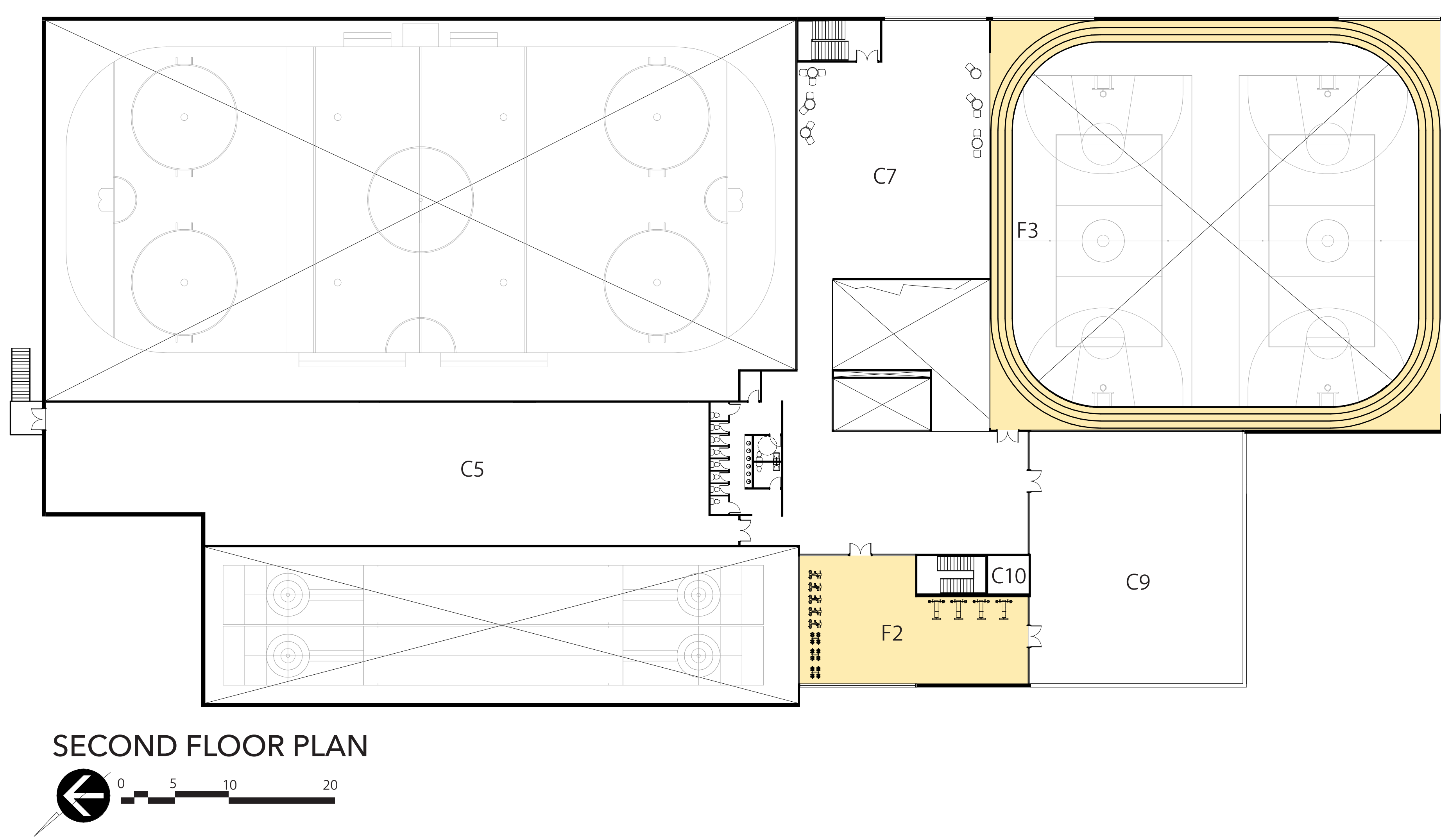
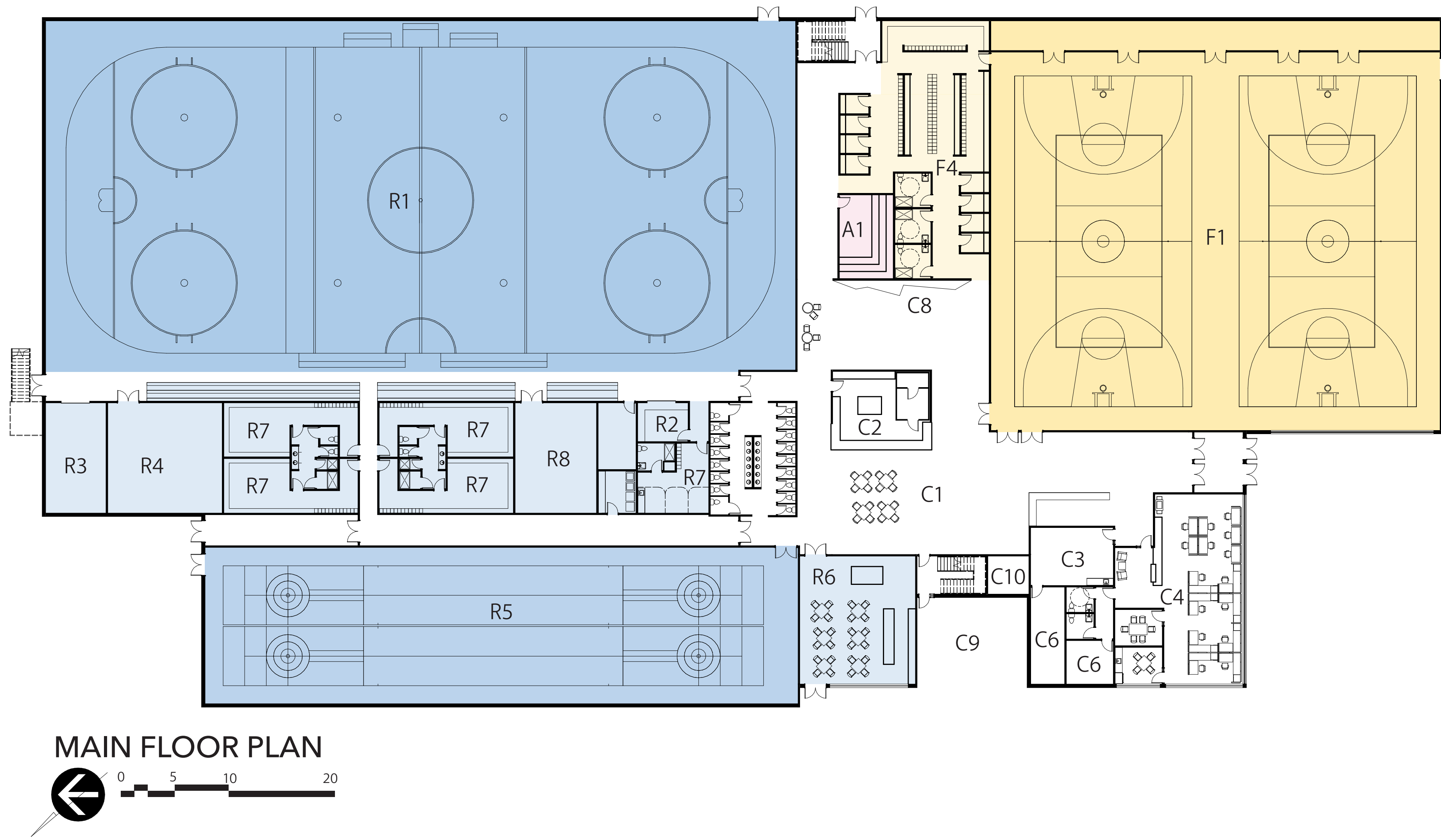
DAWSON CITY RECREATION CENTRE

Gold Rush Site - OPTION 1

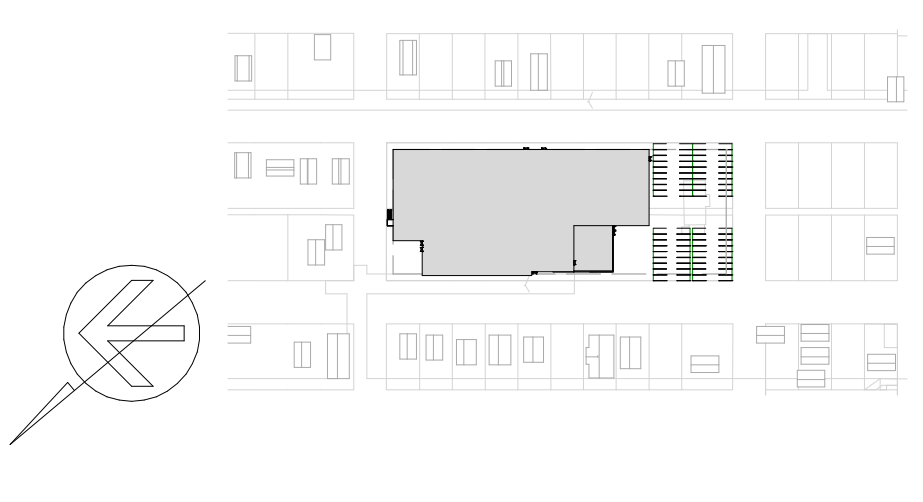
TOTAL BUILDING AREA
6,174 m²

ESTIMATED CONSTRUCTION VALUE
\$50,902,900.00





COMMON AMENITIES	ICE	FITNESS	AQUATICS
C1 Common Lounge	R1 Ice Rink	F1 Gymnasium	A1 Sauna
C2 Canteen	R2 Skate Sharpening	F2 Fitness Centre	
C3 Multi Use Meeting Room	R3 Zamboni	F3 Walking Track	
C4 Office	R4 Ice Plant	F4 Change Room	
C5 Mechanical / Electrical	R5 Curling Rink		
C6 Storage	R6 Curling Lounge		
C7 Indoor Playground	R7 Change Room		
C8 Climbing Wall	R8 Rink Storage		
C9 Outdoor Patio			
C10 Elevator			

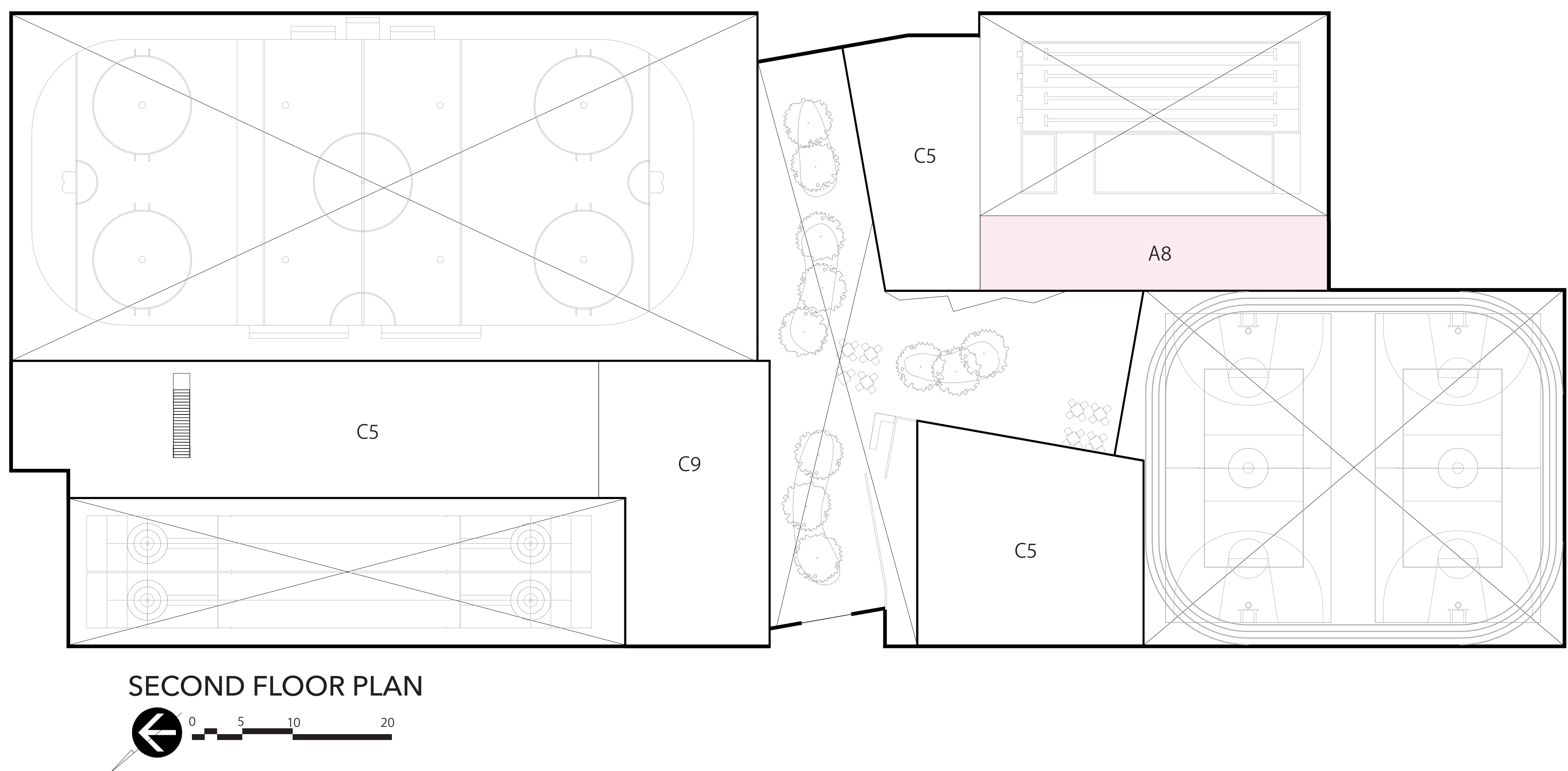


DAWSON CITY RECREATION CENTRE

Gold Rush Site - OPTION 2

TOTAL BUILDING AREA
8,112 m²

ESTIMATED CONSTRUCTION VALUE
\$63,365,000.00



COMMON AMENITIES

- C1 Common Lounge
- C2 Canteen
- C3 Multi Use Meeting Room
- C4 Office
- C5 Mechanical / Electrical
- C6 Storage
- C7 Indoor Playground
- C8 Climbing Wall
- C9 Potential Unfinished Area

ICE

- R1 Ice Rink
- R2 Skate Sharpening
- R3 Zamboni
- R4 Ice Plant
- R5 Curling Rink
- R6 Curling Lounge
- R7 Change Room
- R8 Rink Storage

FITNESS

- F1 Gymnasium
- F2 Fitness Centre
- F3 Walking Track
- F4 Change Room

AQUATICS

- A1 Sauna
- A2 Steam Room
- A3 Lap Pool
- A4 Kiddie Pool
- A5 Hot Tub
- A6 Lifeguard / First Aid
- A7 Change Room
- A8 Pool Mechanical

DAWSON CITY RECREATION CENTRE

Gold Rush Site - OPTION 3

TOTAL BUILDING AREA
8,700 m²

ESTIMATED CONSTRUCTION VALUE
\$73,332,600.00

Yukon



**REPUBLIC
ARCHITECTURE
INC**

Appendix C

Community Survey

Dawson City Recreation Centre Community Survey

Please identify preferences or provide a written response to the following questions. Answers may be based on individual preferences or to represent a household.

EXAMPLE:

Fill in the box to make your selection(s).	<input type="checkbox"/>	Item A	OR	Rank items by number. Use each number only once.	Item A	Item B	Item C
	<input checked="" type="checkbox"/>	Item B			<div style="border: 1px solid black; padding: 2px; display: inline-block;">3</div>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">1</div>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">2</div>
	<input type="checkbox"/>	Item C					

1

In which neighborhood do you reside (**select one**):

- | | | |
|---|--|--|
| <input type="checkbox"/> Dredge Pond | <input type="checkbox"/> Historic Townsite | <input type="checkbox"/> Bear Creek |
| <input type="checkbox"/> C-4 Tr'ondëk Subdivision | <input type="checkbox"/> West Dawson | <input type="checkbox"/> Other (please specify below): |
| <input type="checkbox"/> Callison Subdivision | <input type="checkbox"/> Henderson | _____ |
| <input type="checkbox"/> Dome Subdivision | <input type="checkbox"/> Rock Creek | |

2

Based on my personal interests in the amenities currently shown in the options, I expect to use the facility (**select one for each option. This applies to both locations**):

Option 1	Option 2	Option 3
<input type="checkbox"/> less than once a month	<input type="checkbox"/> less than once a month	<input type="checkbox"/> less than once a month
<input type="checkbox"/> 1 - 2 times per month	<input type="checkbox"/> 1 - 2 times per month	<input type="checkbox"/> 1 - 2 times per month
<input type="checkbox"/> 3 - 5 times per month	<input type="checkbox"/> 3 - 5 times per month	<input type="checkbox"/> 3 - 5 times per month
<input type="checkbox"/> 6 - 10 times per month	<input type="checkbox"/> 6 - 10 times per month	<input type="checkbox"/> 6 - 10 times per month
<input type="checkbox"/> 11 - 20 times per month	<input type="checkbox"/> 11 - 20 times per month	<input type="checkbox"/> 11 - 20 times per month
<input type="checkbox"/> more than 20 times per month	<input type="checkbox"/> more than 20 times per month	<input type="checkbox"/> more than 20 times per month

3

What kind of event would you use a multipurpose room for? (**select all that apply**):

- ☐ Large meeting (ie. Business meeting, volunteer organization, etc.)
- ☐ Party/Celebration (ie. Kids birthday, family reunion, etc.)
- ☐ Group fitness (ie. Yoga, Pilates, karate, etc.)
- ☐ Business venture (ie. Massage therapy or physiotherapy clinic, client meetings, etc.)
- ☐ Club activity (ie. Chess club, book club, quilting/sewing club, etc.)
- ☐ Other
- ☐ Not interested in using this space

4

Please rank the concept design options (**indicate 1 through 6** where 1 is the preferred option, 6 is the less preferred option. Use each number only once):

Gold Rush Campground Site	Option 1	<input type="text"/>
	Option 2	<input type="text"/>
	Option 3	<input type="text"/>
Dome Road Site	Option 1	<input type="text"/>
	Option 2	<input type="text"/>
	Option 3	<input type="text"/>

5

My preferences in question 4 are primarily based on (**select up to 3**):

- ☐ Location
- ☐ Capital cost of the facility
- ☐ Operational cost for the day-to-day needs of the facility
- ☐ Suitability of the amenities to meet the needs of the community
- ☐ Suitability of the amenities to meet the needs of my household
- ☐ Flexibility of individual spaces to meet various needs
- ☐ Flexibility for future development
- ☐ Opportunity for revenue from community events
- ☐ Opportunity for marketing to tourism trade
- ☐ Environmental sustainability approach
- ☐ Ability to provide year-round activity offerings
- ☐ Increasing recreation options
- ☐ Other (Please describe your preference in the space provided at the end of the survey.)

6

I would make use of the following spaces (**indicate yes, no, or maybe** for each space):

YES	NO	MAYBE	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ice Rink
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Curling Rink
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Multipurpose/Gym
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Multipurpose/Meeting
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fitness Centre
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lounge/Canteen
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Indoor Playground
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aquatic Centre
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Steam Room
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sauna
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walking/Running Track
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Climbing Wall

7

Please indicate the age groups represented in your household (**select all that apply**):

- | | |
|---|--|
| <input type="checkbox"/> Under 18 years | <input type="checkbox"/> 46 - 60 years |
| <input type="checkbox"/> 18 - 30 years | <input type="checkbox"/> 61 - 75 |
| <input type="checkbox"/> 31 - 45 years | <input type="checkbox"/> Over 75 years |

Please provide additional comments below:

Thank you for completing this survey!

Appendix D
User Group Survey

Dawson City Recreation Centre User Groups & Programmers Survey

**REPUBLIC
ARCHITECTURE
INC**

Complete this survey if you are responsible for running programming related to recreation in Dawson.

Please identify preferences or provide a written response to the following questions.

EXAMPLE:

Fill in the box to make your selection(s).	<input type="checkbox"/> Item A <input checked="" type="checkbox"/> Item B <input type="checkbox"/> Item C	OR	Rank items by number. Use each number only once.	Item A <div style="border: 1px solid black; padding: 2px; display: inline-block;">3</div>	Item B <div style="border: 1px solid black; padding: 2px; display: inline-block;">11</div>	Item C <div style="border: 1px solid black; padding: 2px; display: inline-block;">2</div>
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1

Which organization(s) do you represent?

1. Soccer/Futsal - Johnny Niman.
2. I represent 39% of kids at RSS who play soccer.
3. (229 kids total)

2

Do you anticipate your program(s) would make use of the amenities offered in the options?

- ☒ Yes
☐ No

If yes, what amenities are you most interested in integrating into your program? Please provide a brief description of how the amenity areas will benefit the program:

1. Option with 2 sized basketball courts in a gym. One basketball court is enough, the other could be futsal sized.
2. Change rooms for gym home/away team officials
Change room
3. hot tub - for therapeutic reasons as well as recreational
4. futsal size field is in the range of 38-42m long and 20-25m wide.
5. parking
6. weight room for training

Is there an amenity space that you feel is missing from the concept design options?

If yes, please describe:

some kind of ancillary room which could host smaller activities like dance classes, ping pong etc.

3

Please rank the concept design options (indicate 1 through 6 where 1 is the preferred option, 6 is the less preferred option. Use each number only once):

Gold Rush Campground Site			Dome Road Site		
Option 1	Option 2	Option 3	Option 1	Option 2	Option 3
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

I ranked the option above as #1 because:

it is the most logical.

4

Please describe any team-building activities that the participants of your program typically engage in. For example, if you anticipate that the participants in your program area will all use the steam room immediately following the organized portion of the program, or if the participants always gather for refreshments immediately following the organized portion of the program, identify the activity here:

- refreshments
- weights
- hot tub (heat injuries)

5

Please describe any recommendations for improvements that could be made to the way that spaces are laid out based on how your program area will use the facility. For example, if there are challenges with accommodating mixed gender team changing requirements, or if the group you lead is extraordinarily large and would not be able to function in the defined area, identify the challenge here:

- views of the gym activities is a high priority. Parents like to see their kids play.
- we would need viewing options for Arctic winter games.

Comments on the area to build a new recreation centre.

My first comment regards the Community Survey Sheet.

-for me I found #2 very vague and thus confusing. What amenities shown in the options and yes I realize we're talking about both locations? This survey sheet is based on #2. With such vagueness, the rest of the questions are weak such as, "based on my personal interests in the amenities currently shown in the options". Where are these options clearly stated? It seems a guessing game. I did not complete the survey. Thus, my written comments.

I am 100% in favour of the new complex being build at the foot of Crocus Bluff.

-the preparation of the pad for the structure seems to be much easier to construct at a considerable less expense than the campground choice. Stability is a key issue and a complex of this size needs a "guaranteed" solid foundation which seems iffy at the town site.

-the rec centre in this location would service the ball diamond, the soccer field, the walking trails, the bicycle routes and in the winter the cross country ski trails and Moose Mountain and of course future outdoor activities.

-with C-4 in the developing stage, there is a population at hand that would use the facilities. Too, with the future development of the housing development on the old claims, the new rec centre would be of great benefit to children and adults alike being on their doorstep.

-the Settlement on the tailings has grown over the years and most likely will continue to grow. The rec facilities would be a great calling card for many families with children out alone, the adults.

-in the past, the ball diamond had another use, the site for the Highland Games

-parking would most likely be considered on this site

I'm sure with public consultation there will be other reasons why this site is an excellent choice.

The Campground Location

No, to this choice.

After reading Tetra Tech Canada Inc. report, the dollar signs flashed before me and the words "assuming sufficient foundation improvements are made," along with the possibility of ground water issues. Then there's all this 'stripping' and the area that has permafrost covering. Other interesting comments were made which didn't fair well to this reader. And how much disruption over the construction of this large pad would it be to the home owners on the surrounding streets along with a certain amount of traffic disruption? How long would it take before building would begin? What if the weather was against such an enterprise? Yes, I know we have no control over the weather. Just a thought. Another thought-has a price been given for either one of this sites to be prepared for construction?

I know the city has been asked for lots to construct single family units. Of course eyeing the campground for these lots seems the logical thing to do since the city owns the block. However, this isn't the answer either. Much would be lost in doing so. I'm sure when it comes time for public input there will be discussions.

I can't help but think that with a search of the town site there's land out there that could make good future land for homes.

eg. -vacant parcels of land owned by the city not in use,
-land owned by absentee landowners,
-privately owned derelict buildings that are beyond restoration but the land needed for future growth,
as a few suggestions for housing.

I'm looking forward to up coming public meeting(s) on this most important topic.

Thank you for your time.

Shirley J. Pennell
993-5277

Appendix E
Additional Comments from Survey

Q10 Please provide additional thoughts and comments below:

Answered: 136 Skipped: 241

#	RESPONSES	DATE
1	We are concerned about losing the Gold Rush campground and the positive affects on our tourism industry. Why move our present facility to a site that will probably have the same problems or worse?	3/29/2021 2:32 PM
2	Would use facilities more in winter than summer. choices are "aspirational" until/unless we have actual capital funding.	3/29/2021 2:26 PM
3	This is my wish list, but where is the money coming from?	3/29/2021 2:22 PM
4	It's been a long time waiting, now is the time.	3/29/2021 2:18 PM
5	I find we are limiting ourselves if we choose the location at the Gold Rush site. Dawson will only be growing, leaving the Dome Rd site more "central". I represent myself & my partner's opinion on this survey! 4 people household + my kids!	3/29/2021 2:16 PM
6	I think the Gold Rush Site will have the same problems with permafrost. Should be built on tailings.	3/29/2021 2:09 PM
7	I know we are a small community, but I really feel that a pool would be great for us in the winter. I also think that offices for therapists would be a beneficial too. I would also like a place to rollerskate, could this happen in the multipurpose room?	3/29/2021 2:09 PM
8	Please ensure that the "multi purpose" space is large enough to run large groups of classes. I am a local dance, fitness, yoga instructor and run many groups but have been limited in the past due to a lack of available space and also a space not large enough to accommodate the needs of these classes (example: only able to register a few clients due to a small studio space and having a waitlist more than double the size of the class). The gym, even with an accordion wall barrier will be too loud for yoga classes. Please consider installing mirrors, barres for ballet and dance classes and think about the safety of flooring (sprung floors are proper flooring for these activities).	3/23/2021 12:49 AM
9	Please design us something we can afford. Why do we need a steam room? Or sauna? Or hot tub? How do we afford that?	3/21/2021 3:17 PM
10	Please include a public laundromat and showers not just for those living off-grid but also for miners, and to take pressure off of the private sector who can barely keep up with demand	3/19/2021 9:08 PM
11	Pool + sauna pls! In town location for seniors, elders, school/daycare access + environmental reasons - at lease some pple could walk. Also accessibility for visitors. Don't need two gyms, one is good. Like the suspended walking track concept. Really dig the indoor plants/garden/courtyard idea - would be so nice in the winter	3/19/2021 8:37 PM
12	The gold rush location should not be considered. How can we have a full Rec facility with no parking? Our community culture is one which drives to recreation activities even when they are in town. Look at the arena, baseball field, fitness centre, Minto park, pool, for examples (the feasibility should have, but didn't, consider the current traffic rates for our red facilities, before recommending the gold rush location. It is unrealistic to think that the GR location will sway the public to change their behaviour. What we can expect are traffic issues and parking all over in every which way. (Note the feasibility study doesn't consider impacts to traffic or the cost of road upgrades, another shortfall of the study). A facility without parking does not meet the needs of the community and will be limiting if the community decides to host events such as tournaments for multiple communities. I love the idea of having a year round pool but I am weary of the cost and question whether we can afford to operate a pool year round. The feasibility study doesn't look at this and it needs to. The dome location offers opportunities to expand the area, if need be, and will be close to c-4 the new expanded dome subdivision area as well as being easily accessible by the historic town and all other subdivisions. It is the more logical location option of the two being presented. I attended the presentation by the city's consultants about the feasibility study. I was incredibly disappointed to see that no one from	3/19/2021 8:13 PM

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city council was present at the meeting. It is hard to feel like the community's concerns are being taken seriously when not a single decision maker shows up to a community engagement event. I was left feeling frustrated and let down. The session wasn't recorded so city council can't even watch it. I expect at least some representation from mayor and council for public engagement events in the future. If it isn't important enough for city council to attend, why should we bother as citizens? We are all busy but some of us came out to learn and share our views. Views I am not at all confident we're heard or even recorded.

13	I believe it's Important to start offering more options for everyone. Right now, the sports facilities available in my opinion, are not very inclusive.	3/19/2021 8:01 PM
14	I have a physical disability & appreciate accessibility. I would have difficulty getting to Dome site.	3/19/2021 6:21 PM
15	I think that rebuilding the rec centre in its current location would be optimal. I think the campground lot would be preferable to the Dome lot. I think other options for in town should be explored such as Fort Herchmer. I think it is imperative for as many children and youth as to be able to get to the rec centre without having to be driven. This is more important to me than for a tourist have to drive in order to visit the businesses and attractions in town.	3/19/2021 5:00 PM
16	I feel the rec center should be located at the dome road site so that the gold rush site could then be used for residential housing which is badly needed at this time. This would also be better for parking options as well. The gold rush site is a very low cost development option for housing since the infrastructure is already in place. You can always move the gold rush campground to the mud bog area under the slide. I am concerned about the existing mineral rites tied to the dome road site however. It seems this should have been confirmed to not be an issue prior to spending any consideration, time, effort or money on design options for this site. How do you propose to deal with the existing mineral rites and the conflict around land use at this site? A year round pool as well as an indoor playground would be such amazing assets to this community. I see some concerns with some of the designs where they do not appear to provide ice level bleachers behind the player's benches. I think this should be a must in the designs, especially when considering how parents can interact with their kids playing hockey. I also feel the curling lounge would be best directly attached to the curling rink rather than separated by a floor. The separation would make it awkward for curlers going from lounge to rink and vice versa if they had to walk through other parts of the facility to get to stairs. I think the indoor playground should be self contained in its own room. I don't like the gold rush option 3 design for the indoor playground where it seems to be in the middle of common space. Also why isn't there an indoor playground in goldrush option 1? I did not view the presentation and only looked at the concept options drawings. That being said, I did not see any info on O&M cost of this facility. What would be the impact of operating a facility like this on the tax payers? How much more taxes/user fees should we expect to pay if one of the option 3s were built? Why can't we have an option 3 with swimming pool but only one gym? I'm not sure we would need two gyms.	3/19/2021 12:20 PM
17	Indoor playground!!! Indoor year-round pool!!! For the love of god, give these poor kids somewhere to burn off steam when it's -40!!	3/19/2021 11:14 AM
18	Please don't screw this up	3/19/2021 10:55 AM
19	As much as I would like a full time functioning gym and fitness centre, I'm concerned that the Rec Department is once again overreaching. Similar to when they build the original rink/curling rink and intended to put a track and fitness center on the second floor. Please ensure you hire an engineer suitable and capable of drafting plans in an area with permafrost. I'd hate to see ANOTHER of the Rec Departments plans come unraveling.	3/19/2021 10:34 AM
20	Bowling hall	3/19/2021 10:19 AM
21	It would be great to have a BOWLING ALLEY here in dawson. So much family and friends fun times!! Never understood why there isn't one?	3/19/2021 8:01 AM
22	I personally would like to keep costs down, but I don't believe there was a reasonable option there for me and my family. I think a year round pool would be a necessity, as I have a young family and am often concerned with the small amount of time my children get to learn to swim. The current pool only being open 3 months a year is not enough time, and during the winter it would be a huge benefit to have a pool. I would like to see a basic setup with an ice rink, curling rink, and a pool, maybe a climbing wall. We currently have the gym in the school that I believe is adequate for the community.	3/18/2021 11:40 PM

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23	Year round swimming pool sauna,steam room. physiotherapy options!!	3/18/2021 11:12 PM
24	My preference is for Gold Rush - option2. I believe this option provides a variety of valuable spaces for recreation - including a climbing wall, and an indoor playground - two facilities this town needs. I do not think this new recreation facility needs to have a pool. The primary goal should be to replace the Art and Margaret Fry Building. Adding a pool complicates the matter and greatly increases the construction cost and O&M cost. The current pool is functional. I do not think a year round pool would get used much in the winter. I also think it is important to keep the recreation center in town. It is more accessible to the community in town, particularly the daycares and school. Having the facility in town provides a warm, safe place for children that need it. A recreation centre located in town adds to the community feel which Dawson takes pride in. Finally, I think that we should be moving away from a driving culture. Having the recreation center out of town would force most users to drive. Having the recreation center in town eliminates the need to drive for some locals, but also for visitors such as hockey/curling teams in town for a tournament, or visitors in town for a conference.	3/18/2021 11:04 PM
25	Put in a squash court. And put this thing on the dome.	3/18/2021 9:27 PM
26	Don't shut down the Gold Rush RV It's very very important that the tourists have a place to park thier RV in the summer Build it at the Dome Road	3/18/2021 7:34 PM
27	Year round indoor pool. This time... let's do it! I was raised in a "winter city" and swam 2 -4 times a week my entire youth. (I stood outside in -30, in the dark to catch the bus home - so it can be done.) I have never been much for team sports and prefer less aggressive activity, but as a kid I did take on many different water based sports which suited my nature. Swimming has remained with me as my first choice of activity. After 30+ years, there are only three things I don't like about living in Dawson and one is the lack a year round pool. Summers are too busy to try and shove a 6am swim into (if the youth life guards actually show up and the chemicals are not out of balance). Winters are slower and there's more opportunity to add a fitness routine. It would be nice to see a pool culture built here and see the changes on health and fitness for a very wide range of people. I skated last year for something to do- and I can do it and even can skate backwards, but the fear of falling outweighed the enjoyment. You get to an age and if you aren't into the team sport then its just a danger rather than a joy. I like swimming. Swimming and aquatic fitness are "cradle to grave" activity. Children as young as 6 months benefit from water activity and if the entrance and exit to the pool is built correctly, elders and +50 people can enjoy pain free activity and social engagement (aqua aerobics and water yoga). This can not be said for curling or hockey or a climbing wall. If the change rooms and poolside areas are built correctly, access by all ages and fear of falling is reduced. Pools are the best exercise for pregnant people both pre and post natal. Programs where kids are in their classes and mothers can take a class or take a swim support health, vitality and post party depression avoidance. Swimming builds long, lean muscles, complete flexibility, robust lungs, supported circulatory system and strong joints. It's a completely different kind of fitness and vitality. You can't really damage your body swimming- with the exception of diving and water polo/hockey. This can not be said about other sports. Pools create a warm and enjoyable space for families or friends to gather end enjoy themselves while exercising. Kids are clean and tired at the end of their Sunday afternoon swim. Swimming and aquatic classes are safe, healthy and enjoyable. A year round pool - if built correctly- could support individual use, but also swim clubs like diving, water polo/ underwater hockey, synchronized swimming and speed swimming. Swimming promotes healthy muscle tone in all ages and is a recommended approach to healing injury (that are often from sports like hockey and other contact activity). Many people fall in the winter and a pool is a good way to recover using low impact and water resistance. I know people who have had to move to Whitehorse or points south to do their rehab from surgeries because water is the preferred system. That is a big expense and impact on local employers and families. Swimming could be included in the Robert Service School gym /fitness programs and Yukon Government could pay fees for use thus gaining revenue. Also use by McDonald Lodge. Maybe revenue generation with that too. Being in a warm, large room enjoying a swim or a aquatic class promotes good mental health. It shortens the winters and aids in the fight on depression. Many people live in small spaces, often with many other people. A pool makes you feel like you can spread out and been free for a couple hours. Hockey does not do this- its all brain, aggressiveness and cardio. This isn't for everyone. In swimming you can put on your goggles and ear plugs and be alone in the warmth and be fully supported while you exercise. It's the best. Swimming and the Red Cross program is an excellent after school activity. Dawson will have qualified pool staff if it is a year round facility (rather than a summer job) this provides good local employment. Many families like to travel and having children (or adults) that are experienced and confident swimmers means safer and more enjoyable trips outside. Same for summer lake trips. Teen and youth recreation can be	3/18/2021 6:07 PM

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built into year round programming adding more activity and non "team sport" activity. In other northern pools innovative programming included projection of water themed films for kids, teens and adults while people float around on inflatable. Warm, clean fun in winter. Swimming and aquatic programming provides activity for retired people or under employed / seasonal people in winter. So many people move away as you get to certain age and the only thing left to do is go for coffee and take a yoga class. Revenue generation- pools can be rented for events and birthdays. This with a meeting space for cake and snacks, a pool makes the base for a healthy and enjoyable party. Every kid in our community has a birthday (\$) and those born in winter have limited options for a kid friendly space. You could contact the Canada Games Centre and see how many rentals of this sort they have. I have rented the Dawson pool twice for a private party. Made for a special occasion. When consultation for the last pool was underway, I suggested a laundry facility as part of the plan. I still think this is a good idea. Many people without running water (both local and summer seasonal) will utilize the pool showers. If there was laundry services at hand, I think parents/ people could be doing laundry while kids are doing activities. They would also sit and eat in the cafe if there was one. The City could lease the laundry facility out as they do the snack bar at the Art and Maggie Fry Centre. Dawson does not have enough facilities for people without water. This is a solution and maybe a small revenue generator and business development. I think the City should lease out a space to the CPMP (healthy Mothers/Healthy Babies programs). This would be good revenue from a federal funded program that is so supportive to families in Dawson. A multi-use facility would be an ideal place for a base for this organization especially if it had a cafe, pool and place for the kids to get wild and run around. We have excellent employment opportunities in Dawson but good winter indoor recreation as well as housing issues makes it less attractive to professionals to move here. Build a year round pool.

28	The site that has been chosen in downtown Dawson, is totally unacceptable, due to the proven problems of sinking and shifting ground. Having lived in Dawson, my own house went through this. The site by the ballpark off the newer Dome Rd is a much better building site, having tailings and thawed stable ground to build on and room for the addition buildings to be built at a later time. We definitely don't need another rec centre plagued with problems like what we're experiencing now.	3/18/2021 3:40 PM
29	If the Gold Rush site is chosen, we must be absolutely certain that the ground is stable enough for the facility. In addition, if the Gold Rush campground is closed and used to build a rec facility, consider offering the Dome Road site to the Gold Rush campground owners if possible. And, where is a sewage treatment plant going?	3/18/2021 2:51 PM
30	With our ageing population, the need for an adequate year round aquafitting is increasing.	3/18/2021 2:15 PM
31	The existing Goldrush campground site is an important tourist attraction. The Dome Road site is more appropriate for a sports "multiplex".	3/18/2021 1:59 PM
32	I understand the initial capital cost might seem prohibitive, but having a long term plan for a multifaceted centre, rather than just "replacing" the failing arena seems wisest to me. If we are investing this much into the town, let's do it right and meet the needs. Having a year round pool will have a dramatic effect on my health and quality of life and I can think of many others who would as well.	3/18/2021 1:57 PM
33	We need a year round pool; it is essential. We live near a River so for safety, children and adults need To understand water safety and that comes From experience in a more controlled environment with coaches, instructors and staff. The current situation with our make-shift Pool that is barely functioning for the few months we have access is deplorable. It's honestly one of a few reasons I'd consider moving...the lack of (pool) facilities is embarrassing. I'm grateful it's beginning to be addressed. Without a pool, the 'new' facility is a band-aid solution to the need and desires of the community at large.	3/18/2021 12:59 PM
34	Do not support the Goldrush Campground site.	3/18/2021 11:50 AM
35	I think a year round pool for the kids would be a great thing. But personally if there isn't a fitness centre\gym included in the building i won't be using the facilities.	3/18/2021 10:58 AM
36	Design should include public showers and laundry	3/18/2021 1:59 AM
37	Need year round swimming pool	3/18/2021 1:30 AM
38	While a pool would be amazing, it is evident that at people complain about recreational option but few use them. I'm often the only one at public skate with my kids, for example. If you build a pool please separate the lanes from the leisure pool. The current pool is freezing,	3/18/2021 12:07 AM

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unpleasant, and the temperature is a big deterrent. Whatever you build it would be great if it worked, period.

39	I think the location by the dome road would be less cost effective, the ground is so much better then in town, the building will have such a better foundation, the location is also mid central for all of Dawson. Plus you can use the in town lots for future housing as there is such a shortage in that area.	3/17/2021 10:16 PM
40	Under the Dome Road is in walking distance from town, the Dome and Trondek subdivision, Mary McLeod Rd and a good walk or bike ride from Dredge Pond subdivision. In town there is a shortage of space for housing lot's. Saving land for homes rather than recreational. Also the large building will be better supported on the grounds under the Dome Road. There will be room for future expansion.	3/17/2021 10:01 PM
41	I really would like to see future plans for developing racquet sports such as squash, racketball, pickle ball and even indoor tennis. I feel these are sports that are often missing in communities and there is a desire and need. During our long, cold winters it is very beneficial in building a healthy community to have options for indoor sports like racquet sports. They develop specific skills and fulfill needs for all age groups.	3/17/2021 6:46 PM
42	Considering the fact that the dome road site has been mined, I believe that the ground is much more stable than the permafrost in town. Which I think makes it more desirable to avoid the structural problems we're currently having. I also think that I'd like to see the city mainly focus on bringing new activities to Dawson, rather than moving the ones we already have, unless it's financially profitable to do so. It would be nice to be able to swim in the winter, but repurposing that building sounds like a costly endeavor. As a climbing enthusiast, I love that there are plans to bring indoor rock climbing to Dawson, but I find the climbing wall placement on the Gold Rush 2 project dangerous. I find it unsafe to be climbing in a lounging area where people will be walking around, possibly not paying attention to people climbing overhead. I love the idea of multi-purpose rooms. I know a few residents who are eager to organize weekly events but can't host them due to the lack of designated spaces.	3/17/2021 6:26 PM
43	Please don't let the current owners of the Gold Rush Campground and their buddies determine the future of this community.	3/17/2021 6:22 PM
44	If the mineral rights with Darrell Carey are sorted out I think that the best option for Dawson is to build the Recreation Center at the Dome Road location. However, I then think that the Gold Rush site should be converted to residential lots which would provide at least 20 new lots with very good cost recovery for the city, and most likely even a profit. An RV Park could be put in the north end where the Mud Bogs are, land unsuitable for any permanent structures but would be lovely for camping/an RV park. This would also alleviate the concerns of Dawsonites who worry about how removing the RV park from the downtown core could effect commercial businesses. While I list the Gold Rush site option 3 as my #1 choice for design I would like to see this design at the Dome Road location for the above-mentioned reasons. This is my preferred design choice but if it can't be located at the Dome Road than Dome Road option 3 would be my #1 choice with the following considerations: 1. I strongly feel that two gymnasiums, regardless of the design, is excessive and unnecessary for our small community. I think that one gymnasium would be great and able to meet the recreational needs of Dawson. 2. I am so happy to see an indoor playground in these designs. As a parent of two small children this is something that I really long for throughout the winter, especially on really cold days when outside play is limited. However, i na few of the designs it looks as though the indoor playground isn't a separate, enclosed space. I think it is very important for the indoor playground to be an enclosed room so it's easier for parents to keep there kids contained and to minimize sound travel from the rest of the rec center. I also feel like it's veyr important for this indoor playground to be large enough to let kids get out all their energy! In a few of the designs it looks like it might be quite small. 3. While it may seem like dreaming big to have a year-round aquatic center, I feel it would be amazing for the mental and physical health of this community. I think that a year-round pool would be especially beneficial to children, seniors and folks with disabilities throughout the long winter months. Many people are unable to use the skating rink so this puts big limitations on the available recreation for them during the winter. The low-impact activities that a pool provides would be so beneficial to so many people.	3/17/2021 5:18 PM
45	I attended the very first meeting on the 7th. I am not really in agreement with any of the plans. As a board member of the curling club, we have not been approached to find out our needs as a club. The space provided for the curling lounges are very small and no storage space in most of the designs. As a club, we need storage, and viewing. we have a 100year old pool table that has been with the club and moved. We also carry a liquor licence, which would not	3/17/2021 3:26 PM

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be able to function out of the small spaces designed. Please consult the parties prior to drawing a design. As long as the ground is properly prepared, either location is fine. I do not believe that an aquatic centre is needed in the facility, seems it would only cause more headaches. In my opinion we only need the ice surfaces, but a better design, and maybe one gym if needed. Thanks for listening.

46	I worry about the safety of our kids around so many rivers and ponds. There is not enough time when the pool is open or the ponds are warm enough to learn to swim properly. If we are going to spend the money to build a year round rec centre it should get the most use possible. Our family will buy a membership for each of us every year for the rest of our lives.	3/17/2021 10:55 AM
47	I much prefer the idea of siting the new rec centre at Minto Park, as presented in the Stantec report.	3/17/2021 9:43 AM
48	The land in Dawson, where the Rec Centre is now and where the proposed site in Dawson is planned (the location of the town campground is) has been proven to be unstable for construction for a large building. Building on swampy ground, is always going to cause issues. How many times has this been proven? The land is sinking and creates problems. Lots of problems over the years. Using the site by the Dome Rd out by the ball diamonds is stable with no risk of sinking or settling, would provide a stable, thawed site to build a Rec Centre.	3/17/2021 4:06 AM
49	Shared washrooms/showers between hockey changerooms is a recipe for conflict. You don't need big showers or washrooms here - two showers nozzles, one toilet, one sink is plenty. Hardly anyone showers in the changerooms currently.	3/17/2021 2:44 AM
50	Please plan a space for the snooker table to stay a part of public rec space	3/16/2021 9:15 PM
51	Important to look at year round use, especially for aquatic centre. I don't use the summer only facility much because summers are too busy. Winter availability would be amazing! Also want to stress importance of energy efficiency to make them sustainable operating cost in the long run. Worth the upfront cost	3/16/2021 8:42 PM
52	I think the Dome road option is more central and allow more people to access it easily. (We often see a lot of car parked everywhere when there's hockey practice). I also think that to have that kind of building in town would disfigure it, a big bloc, I'm not sure people living around would be happy to have that in front of their place. I know I wouldn't. I choose option 3 because the thought of having a year around swimming pool would be awesome. As a last comment, I would find it really interesting to add a bouldering gym with the climbing wall.	3/16/2021 4:47 PM
53	I would suggest the addition of at least 1 squash/racquetball court, please and thank you!	3/16/2021 12:37 PM
54	Parking space is so limited downtown, as is room for outdoor space activities like the Gold Show. And that will negatively impact residents, especially in the winter when the streets are narrow and people leave their vehicles running outside the rec centre.	3/16/2021 10:05 AM
55	thanks for everything you guys are doing	3/16/2021 12:35 AM
56	I missed whether there was adequate seating area for arena spectators. Why has there been no opportunity to provide more detailed feedback. The options seem like they're already pre-packaged. I hope we end up with something that suits our community needs.	3/16/2021 12:31 AM
57	I would not be supportive of any of the options for the goldfish campground site as I don't think the balance of amenities and access for ALL of Dawson is good. Even a facility that had more amenities in the townsite would result in increased traffic. I don't think that encouraging increased vehicle traffic in a downtown area is a good step forward for the transportation planning for our community. We already have significant parking on street from the existing rec centre and I know of at least 2 people who drive less than a block to the arena because it is more convenient when transporting children and sports equipment. I think this will be at least as bad if not worse for any new facility, but having the facility out of town will provide better options for parking and congestion management. Providing a dedicated walking/cycling path from the downtown area to the dome road site would be a much better option in my opinion for those people who would walk or cycle to the new facility. Having the site out of town would also make it a much more accessible space for the future residential development plans out of the historic town site. encouraging population growth out of town would result in more people travelling into the town to use facilities and so add to congestion. Being outside of the historic town site would also allow for a more flexible approach to architectural design at a lower cost because of the cost savings on groundworks and engineering associated with better building conditions according to the geotechnical surveys. The concept ideas for the dome road option	3/15/2021 11:05 PM

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3 (with the most amenities) is a great starting point, I would suggest some differences in layout, particularly around the layout of change rooms and would suggest the inclusion of a soft play area that could be used as a creche facility for parents so that they can use facilities while their children are cared for. Some outdoor gathering space, perhaps on a rooftop would also be nice for use in the summer months. The fitness centre we currently have is already too small for our community so having at least double the space is essential for housing the equipment necessary for a good quality gym/fitness centre. The inclusion of a multi-purpose indoor space that can be used for everything from yoga to circuit training is a great idea, as is the climbing wall. I know a good number of people who would use a climbing wall and if it had bouldering and soft landing that would be even better and make it a more flexible amenity. I also think it is important to include a year-round pool and wet facilities. I would again suggest some layout changes when it came to final designs but essentially having them more closely associated with the change rooms would be preferable. I also think including a few spaces that could be utilised by physiotherapists, massage therapists, beauty therapists etc would provide a good revenue stream for the city. As a therapist, I would lease a reasonably priced space in a full amenity recreation centre to be able to help people access services in a convenient way. I can't say strongly enough how important having the whole range of services suggested in concept 3 is for the wellbeing of the community and the be able to support our growing population. I also can't say strongly enough how much I think having this facility inside the historic townsite is a mistake. Being out of town will give greater opportunity for development and future growth as well as making the most of the opportunities for renewable energy production.

58	I have lived in Dawson now for over 4 years and have heard countless residents wish that the swimming pool was year round. I myself used to be an ardent swimmer and loved the physical and emotional health benefits of aquatic fitness and the steam and sauna facilities. As a registered nurse, I must say as well, that the aquatic facilities (pool, sauna, hot tub) would provide a huge health resource for physical wellness and rehabilitation (physiotherapy) for this community. I cannot emphasize enough how much we need a recreation facility that includes full aquatic facilities. As a resident and health professional, I would be overjoyed to have this resource available to us all! Thank you! Fingers are crossed! :-)	3/15/2021 8:19 PM
59	TOWN LOCATION IS RIDICULOUS! DO NOT USE THIS LOCATION. IT WOULD BE GREAT IF WE HAD A FACILITY THAT ACTUALLY WORKED IN ALL ASPECTS!	3/15/2021 8:17 PM
60	Do not want to see it built in the middle of town. Better suited with the outdoor activity space at the bottom of the Dome	3/15/2021 4:57 PM
61	with a ball diamond and soccer field already at the crocus site, it makes sense to keep everything together.	3/15/2021 1:44 PM
62	I prefer the Dome location as the intown would remove the RV Park which brings in revenue for local business.	3/15/2021 1:36 PM
63	I don't believe it's necessary to have more than 1 basketball court in the new facility.	3/15/2021 1:39 AM
64	Dawson is a growing community, and as such the location should be one that we can grow into- which is the Dome. A large recreation facility at Gold Rush will be out of place amongst all the homes and can only be built a certain size- there is no room for growth. I believe that accessibility to the Dome location can be thought of after by way of carpooling, shuttles and school buses for kids. Many people living in and around Dawson own cars- or snowmobiles for winter and walking biking in summer. For those who cannot walk such as seniors and kids there is room for a shuttle service to be put in place, or run programming directly after school and school bus the kids out there. It is imperative for the gymnasium space to be able to have dance/fitness/yoga classes. A sprung floor (at least over some sections) would be preferable. Making sure the double gym can be adequately divided so that sound doesn't travel is necessary. Should have a sound system. One side of mirrored walls is also a must. Otherwise a separate large studio space should be considered. Trying to condense viewing areas for the arenas into one would be great social activities. Love the idea of an outdoor patio. Definitely the indoor playground is necessary for families. I think if budget allows, an aquatic centre would be heavily utilized year round. Considering that we have a pool only in summer that is barely ever open, might as well cut our losses and build something that works and can be staffed. I love the idea of a climbing wall, but it might invite issues with kids if it is near a play area. A non supervised climbing wall wouldn't be safe, but it's unsustainable to have it supervised all the time. A hot tub/sauna/steam room situation, even without a pool would be awesome for the winter months!!	3/15/2021 12:26 AM

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65	The design of the facility should take into account first and foremost replacing the existing winter use facility. Designed to function efficiently and Can be used to there full potential without creating unaffordable user fees in a small community.	3/14/2021 4:40 PM
66	two different court options (soccer and basketball)	3/13/2021 10:39 PM
67	I feel if the new facility is constructed and placed at the existing Gold Rush campground location, it would drastically reduce and effect the communities strong tourism industry. It would also reduce the potential opportunities for local businesses, which is the heart of the community.	3/13/2021 8:53 PM
68	I really don't see how the gold rush campsite layouts would fit.. where is parking?	3/13/2021 4:02 PM
69	Year round pool and hot tub essential! (Sauna and steam room not necessary) Climbing wall great addition. Location would be best central in town so majority of kids/people can walk to/from. However I worry about stability of ground at Gold Rush site	3/13/2021 2:30 AM
70	Thank you for providing us with a new facility. Living here for 22 yrs and winters included. Please I beg of the powers that be.. to put a year round pool in. Please ☺	3/12/2021 11:47 PM
71	I would love to see an aquatic centre in Dawson. It is very important to me that my children learn to swim and we would use this facility often. An indoor play room would also be very useful, especially during our long winters!!	3/12/2021 10:52 PM
72	There are many people in the community that would love to see a squash quart in this rec centre! Please consider this!	3/12/2021 9:13 PM
73	Year round swimming pool Will help people so much more then an indoor gym	3/12/2021 8:53 PM
74	Thanks for allowing my input	3/11/2021 8:51 PM
75	I feel that the Dome location is the best choice for the future and expansion of Dawson City. We also have are soccer field and baseball field beside that location. It's the true central are of are community when considering Dome,C4, Bear creek and downtown.	3/11/2021 8:20 PM
76	Hello and Good day, I am pleased to hear about this project. The facilities I'd like to see are as follows; A gymnastics set up -a spring board floor -rings -vault -trampolines An area capable of teaching professional dance. We have a few year round residents, that are professional dancers, and we also have many seasoned damcers as well. Thank you for your consideration, Thank you for this opportunity. God bless you and your team	3/11/2021 8:09 PM
77	Being surrounded by rivers makes it even more important to have exceptional aquatic services here in our community !!!!!	3/11/2021 7:57 PM
78	Working in the tourism industry I see the high value of having a campground in town, as well that it is always at capacity. We are a unique tourism town with a casino, people need a walking campground with services to spend their money. Having the rec centre outside of town will be closer to the new Dome subdivision, as well to Henderson, Rock Creek, Bear Creek, Dredge Pound, C4, Dredge road, South end of town. Then the old rec centre, pool and current fitness centre will open lots and opportunities for new developments. Right now with the rec centre in town people are driving there and the roads around it are full of vehicles, even people living close are driving(and they have to carry their big ice hockey bags). You can see in the evenings how the parking is too small. Knowledge is showing that the ground is way better in the dome side(and sustainable), we should not make the mistake twice for the bad ground. If this Centre is there for the next 50years and with a growing population let's have option #3, it will be well use and then more expensive to build a third rec centre...	3/11/2021 2:28 PM
79	Why is there no running track on the done road option?	3/11/2021 1:06 PM
80	Go big or go home put it all in one area crea lots of room in town for future development	3/10/2021 7:48 PM
81	I see 2 gymnasiums in some of the plans. Could we consider adding racquetball/squash courts instead. We already have gyms at the school and we could use new activities that we don't already have. Especially for people that don't play hockey.	3/10/2021 5:20 PM
82	If we put it in west Dawson maybe the government will build us a bridge!	3/10/2021 4:35 PM
83	No room for a squash court or half tennis court?	3/10/2021 3:31 PM
84	My concern is that there is a lack of long-term planning for the vision we are trying to achieve	3/10/2021 3:23 PM

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for this "centre". In my view, the scope of work for this project or the concept development should prioritize the development of a long-term "hub" of recreation rather than a discrete centre or facility. In this way, the in-town location is not suitable. The Dome location offers the potential to not only actually offer the parking requirements necessary for the facility, but also the opportunity for growth. The proximity to the river and existing walking trails into town, and the potential to connect to walking trail networks on the dome (including existing cross country ski trails) and farther south into the Klondike Valley offers incredible potential for a recreational hub in this community. Furthermore, Dawson is only growing and this growth is likely to keep creeping outside the historic downtown core into areas adjacent to or near by the Dome site. In the long run, this location is much more likely to serve the majority of the community even though it is farther from downtown. On top of all this, there is significant apprehension (as I am sure has been evident by now) in the community in regards to ground stability and the failures we face with our existing facility. While feasibility studies may indicate suitable ground conditions (with modifications) to the existing Gold Rush site, I would suspect the selection of an area free of permafrost altogether, such as is offered by the Dome site, offers a level of security and peace of mind to residents and builders alike. In summary, I urge the concept developers to push the City of Dawson to consider the need for a recreational "hub" with potential growth rather than a discrete "facility". Additionally, while the site selection decision is for Mayor and Council, I urge the concept developers to consider resident apprehension to ground stability as a significant factor in what is conceived as a "suitable" site for consideration. Thank you for your efforts, this is not an easy task.

85	Obviously, cost is a huge factor, both in construction and ongoing maintenance. However, if this is a facility that will be built with the long term vision of Dawson, the importance of access to a proper fitness and aquatic centre cannot be overstated. If properly executed, the centre would be a massive boost to our community's year-round recreation possibilities and would be a facility that we can all be proud of. I would love to see a bold step taken to achieve this, but understand that it may not be possible.	3/10/2021 2:20 PM
86	I love the idea of a year round pool. I know that it will get more use in the winter then it does in the summer and create more job opportunities for students in lifeguarding. Having everything in one space will enable families to enjoy the facility.	3/10/2021 12:43 PM
87	I hope there is another survey for the location debate! I live south of the klondike and I felt I had no input on the location decision based on those questions in this survey!	3/10/2021 12:07 PM
88	This survey is ridiculous just like every other survey that has come in past few years. Why did I have to rank every option from one to six when I didn't like any? Why are you trying to build a facility that we will never be able to afford to maintain? Why not build a basic arena/curling rink that has the ability to be built onto in the future if needed.	3/10/2021 11:41 AM
89	Although I love the idea of having a aquatic Centre attached to the new Rec centre it just does not seem feasible for our town and I do not understand how the city would handle the upkeep and running of it when we haven't had our regular operational for 2 years now. It seems extra and I would rather have a reliable Rec centre that meets what the community actually needs and the city is able to manage the upkeep well.	3/10/2021 11:16 AM
90	Maybe a football/soccer field	3/10/2021 12:29 AM
91	The year around swimming pool (+sauna) are the most needed facilities in town. If there is such a big project going to be planned, let include these for sure.	3/10/2021 12:03 AM
92	Considering the different reports by Tetra tech and Stantec that have been published regarding the 2 different sites, it seems obvious that the Dome road site is a better location for the next Rec Centre. Having the Rec Centre outside of town seemed to also have been largely approved by the community from what the report says about the engagement survey done by the city about this question. It would reduce pollution in town because of the number of vehicles idling in the winter over there. Plus, it will make it more accessible to the numerous (and future) subdivisions south or east of town. I actually just drove by the actual Rec Centre after viewing the meeting tonight and the parking was full and overflowing on 4th and 5th Avenue. I recognized a lot of vehicles to be people I know that live in town. It is obvious that hockey players come to the Arena with so much gear that it makes it much easier to drive over there. The Gold Rush site is too small and I believe having such a big building in a more residential part of town would ruin the views and peacefulness of the people living along 4th and 5th avenue. Going with option 3 of the dome road site makes it great to have year round facilities including the pool. Then, the lots of the old Rec centre and the pool can be sold or leased to bring an income to the city. Those could be multi residential lots to also improve the	3/9/2021 11:32 PM

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housing situation in town. It's a win-win situation! That could also mean that the Gold Rush campground could remain where it is as there would be plenty of housing lots available then. It is not worth kicking a good profitable business for town out when there is that perfect empty space at the bottom of the dome to build the Rec Centre. Also, the current fitness centre can also be re-purposed and create another income of lease or rental of the building. We have to ensure in the new Rec Centre that the fitness centre needs to be a bit bigger than the current one as it can be quite busy in there at the rush hours. It also needs a higher ceiling to be able to do proper exercises. Also, just as a thought, maybe the curling rink and the hockey rink could be side by side in the new building to avoid having two separate non-heated spaces in the building? The fact that every option has them separated by a heated section makes it probably harder to heat the space. Having the two rinks closer would probably improve the projected heating costs of the Rec Centre. The bigger Dome road option might be more expensive, but it is worth doing it all good now, on solid ground where there is no permafrost, instead of repeating the same errors that have been made with large buildings in this town. I am fairly sure that there is room in the Federal and Territorial governments to fund this kind of project. Recreation is important. Also, the room for future development is important and the proximity of exterior baseball and soccer fields at the bottom of the dome road make it a perfect location. I work outside of town and in the summer, on my way back from work, I see kids playing in those fields literally every night. And there are no vehicles in the parking lot. Proof that kids who want to participate in recreational programs can walk or bike to the bottom of the Dome road for it. I laughed in one of the reports because they said that if they close the Gold Rush campground because they want to put the are Centre central, RV'ers would have to stay at the campgrounds outside of town and it's "only" 3.5kms from town. So tourists with no vehicles other than RVs that are probably hooked up and leveled for the night (mostly retired people we have to say) are going to be told that they can walk to town because it's not that far but locals are told they can't walk to the bottom of the dome road for Recreation because it's too far when in factx, if someone leaves from the far end of the North end of Dawson, it's not even 3kms to the Dome Road? Isn't that ironic? I am going to stop now as I could keep going but I feel the main points I wanted to bring are there. Thank you for listening to the residents of Dawson and it's surroundings and hopefully going with the best option in the end.

93	I think one thing I would consider is the usability if the center is in town. If attendees of the intended rec center were already prone to driving to town for its use, and that's something that is being considered anyways, to me, it makes sense that in town would be a viable option. Especially for kids who are getting out of school, who might want something to do that doesn't rely on their parents. As for parking, perhaps the old rec center could be used as such? I think it's going to be a while before tourism becomes a trophy holder for income for the city, and with the increase in mining, development is well on it's way. It's especially important to consider folks in West Dawson who already have an arduous task of travelling to town in the winter, and having an in town access to showers is important also to consider. Another idea to consider perhaps, is the existence of a fitness center already? Perhaps that could be used to make room for more access to parking for those less abled. Much to think about, I think this is a huge asset to this community and I can't wait to see what happens. Kayla	3/9/2021 9:52 PM
94	I asked both questions at the engagement meeting, but I want to emphasize my concern around two areas, namely the community's child-aged population: 1. The playground space is currently designed as a very small indoor playground to serve a handful of 5 -10 year olds at a time, however, a tremendous need is a warm, dry play space for early years children aged 0-4 and their parents/caregivers to get together and provide social and age-appropriate play opportunities given that children aged 5 and up, while definitely also in need of a warm, dry playground, do have recreation options available. I would strongly advocate for the inclusion of a much larger, dry space/playground that can accommodate children from 0-10 years of age. 2. The Dawson's non-for-profit daycare, Little Blue, is currently housed in an unsuitable, small, and failing building (heat, foundation, space etc.) with a waitlist as big or larger than the current capacity of children they can offer care for. Given the proposed population growth come 2040 and with consideration to the tremendous funds being requested, it would make sense to consider the inclusion of a daycare space that either Little Blue can lease from the City or other. This gap in service has been worsening year-to-year with the increase in babies born per year and the static cap of daycare availability to families. I would encourage the revisitation of a daycare space as a way to meet the needs of families and their kids with an opportunity for reliable and suitable daycare space. 3. One item that surprised me was the seeming non-assessment of whether our community's taxes could support the proposed facilities, whether via maintenance, utilities or staff. I would assume before any concepts are offered, this is taken into primary consideration in order to ensure offering of a realistic facility, not only in terms of site feasibility, but longterm costs. 4. Finally, what intent is there for timelines and if	3/9/2021 9:49 PM

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the Goldrush site was used, what would happen with recreation for the duration of the build?
Thank you for your consideration!

95	I think the Do e Road is an excellent location, ore room for additional amenities etc. Whereas the campground you are limited, I also think the campground is important for all the tourists that come to our fair town	3/9/2021 9:47 PM
96	I passionately believe that Dawson's kids (and us adults) would benefit greatly from a year round swimming pool, the younger that kids are when they learn to swim and be comfortable in water, the safer they will be for the rest their lives around water. It is extremely good exercise for everyone and can be enjoyed in all seasons with the right facility. Thanks	3/9/2021 9:42 PM
97	I am hoping that this happens. However I do hope that the groups involved in this decision make sure to make a decision that benefits the community. I also want them to make the correct decision for location as the town has a history of making rushed decisions and regretting it in the end. Thanks for all that you do.	3/9/2021 7:39 PM
98	Lap pool with depth for diving so that younger persons can get certifications	3/9/2021 7:12 PM
99	All options with the swimming pool are absurd. It is irresponsible to consult the community about facilities that the City is in no position to afford to build or even more importantly... to operate. I am shocked that you are wasting people's time and raising people's hopes up yet again in this way. WHY ARE YOU SETTING YOURSELVES UP FOR FAILURE????????!!!!	3/9/2021 5:47 PM
100	I would love if I could roller skate in the gymnasium. Can this happen?	3/9/2021 5:44 PM
101	I think option three regardless of location should be prioritize. Our youth are struggling and need more winter indoor recreation spaces where they can partake in healthy physical activities. Our community needs a year round swimming pool/aquatic centre and we should prioritize this in the new facility. I have heard many youth speak to needing more gym time and increased gym spaces for recreational sports such as basketball, so by offering larger recreational spaces in the new facility to have more gym time would benefit the community and youth greatly	3/9/2021 5:25 PM
102	Being honest I found this survey very poor. Maybe I have misunderstood and I am ahead of the project and there will be another survey later? I was not fulfilled at all after completing the survey. I was expecting Many questions about do you drive, walk, bike?, do you want this center to be like the CGC where you can hang out and eat dinner with you family on a late night playing sports?, if built on dome road will there be a cross walk to cross the hwy or will there be a path along the base of crocus? Will the baseball diamond washrooms be removed? How will this affect Transnorth helicopters? There is many questions left unanswered. I am currently living in whitehorse for this winter and I have noticed alot of issues with projects being built around the city but not fully thought out. Yes Dodge and the yukon in general are growing quickly but I would hate for something that can change the future of dawson in the youth through sport to be ruined by ill planed projects. I am not concerned with any of the data presented i am concerned with the lact of voice from the people on Dawson's biggest investment ever!	3/9/2021 3:25 PM
103	just don't build this in the town... go make an engineered pad outside of town.	3/9/2021 3:03 PM
104	There's a strong need and desire for a year round pool in Dawson	3/9/2021 2:33 PM
105	I personally think that having the fitness centre and the two gym spaces would be a huge asset to our community. I am somewhat worried that the O&M for a swimming pool and the staff requirements would prove to be too expensive. My one caveat about having the facility in town, is that the school uses the rink frequently in the winter. If the school can accomodate using the facility if it is at C-4, I would be more supportive of having it out of town.	3/9/2021 2:28 PM
106	Absolutely no shared bathrooms and showers in arena dressing rooms. They are problematic and inconvenient at best as well as unsecure areas at times. I have been in arenas with this setup elsewhere and no one likes them. Absolutely no!	3/9/2021 2:16 PM
107	Since its construction, the current pool has had ongoing maintenance and mechanical problems, which have been patch-worked to a barely functional level. The hot tub is rarely operational. The facility is expensive to operate for a brief and unpredictable season. A new facility without the incorporation of a year-round predictably available pool would be a mistake. On a further note, a high quality canteen would promote the usage of the new rec facility, encouraging it as a meeting place and community hub. Lastly, there has been a shift towards	3/9/2021 10:55 AM

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family tourism in Dawson with notable use of the bike trails by visiting families. A fully enhanced and functional facility, clearly visible at the entrance to town, would facilitate this shift towards healthy living.

108	Unless this fitness center has a year round pool, what's the point? Also, your survey was not very clear.	3/9/2021 8:41 AM
109	Dome road location will provide more room for the amenity as well as parking. The fields, baseball and soccer will be close by so those will be accessible a lot easier having all of our recreation in one easy location! That's just how see it as a family and community member!	3/9/2021 12:37 AM
110	There is a growing need for dance spaces in Dawson. I'm wondering if this is something the City of Dawson is aware. As SOVA and KIAC and the Rec center are having a hard time meeting all the needs of the dance and performance programming.	3/9/2021 12:14 AM
111	I would like to strongly encourage and support the inclusion of the full aquatics areas and amenities. I have heard many residents speak to how much they wished we had a year round pool. Furthermore, it would provide significant resources for those requiring physical therapy. Thank you	3/8/2021 11:27 PM
112	We don't need to build this facility in town. The area you have selected in town will just be as bad for ground movement as what we have now. We also don't want to take away the RV Park because this brings tourist dollars into our community and and sustains the economy. Yes building out of town may make people walk a little further for those who do walk. But being at the arena everyday during the season most people drive to drop their children off and themselves to use the facility. One thing to keep in mind is a place for kids to play mini sticks. Pre covid times the hall way at the arena are filled with kids play mini sticks. Great to see but does interfere with other users getting to the dressing rooms. Having all of our recreational structures under one roof will see more usage, especially the pool. When parents drop their kids off for activities the parents can now stay for that hour and use facilities, not just drop the kids off and go else where.	3/8/2021 10:51 PM
113	partner with Husky Bus to offer shuttle services to the dome road option	3/8/2021 10:25 PM
114	Put the facility on the dome road where slinky mines was	3/8/2021 10:13 PM
115	No need to take out the gold rush campground if you can build below the dome	3/8/2021 9:43 PM
116	Dawson is in desperate need for year round aquatic facilities - ie. pool, showers, sauna, steam room, hot tub. Must also note that for the significant population of Dawsonites that live off-grid/without running water, access to public showers/bathing is a MUCH needed necessity. Especially during a global pandemic like COVID-19, where cleanliness is highly recommended/mandatory, we need proper access. It's been over a year now that the gym showers and arena showers have been closed, and I'm experiencing unrest, discomfort and annoyance about the lack of bathing facilities in town within my peer network.	3/8/2021 9:36 PM
117	I believe the dome location is certainly the best option. Close to soccer field and baseball. More inclusive for out of town dwellers. Leaves possibility for every lark to stay open, which is extremely important for tourism!	3/8/2021 9:13 PM
118	The Dome Road site will anchor the town in a way gold rush can't.	3/8/2021 9:00 PM
119	Year round potential for recreation activities such as swimming pool, sauna , gym , rock climbing , racing track , space for classes of all sort and really all the option possible would benefit our community on a year round base but specially in the deep of winter. All Individual / family will profit from such a construction in a very positive way . The outcomes could change many life and keep our community active year round and save many people from seasonal depression and lac of physical activities !! As a young adult that recently bought property here in Dawson I could see myself and family needing such beneficial center . This would be an asset to this beautiful community	3/8/2021 8:32 PM
120	The lap pool seems extremely short. It would be preferable to have a longer pool to accommodate adult lap swims and teen swim club, not just kids swimming lessons.	3/8/2021 7:21 PM
121	Please just have it a functional year round building.	3/8/2021 7:11 PM
122	THE GOLD RUSH CAMP GROUND PLAN IS A DISASTER WAITING TO HAPPEN THE MAIN REASONS BEING THE LOCATION,ITS NOT BIG ENOUGH FOR FUTURE	3/8/2021 6:31 PM

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EXPANSION AND ALSO THE GROUND IS JUST NOT SUITABLE ASK ANY OF THE CONTRACTORS

123	An indoor walking track and a useable swimming pool for adults would provide a huge increase in my quality of life as a person with multiple chronic illnesses. Somewhere inside, with even ground, to walk in the winter and somewhere year round to swim and float is a literal dream come true. The idea of a patio to lounge on is also lovely. It would be so neat to have a public patio to hang on that isn't attached to a bar!	3/8/2021 5:18 PM
124	Why the need to put them all together? Why is the Aquatics so small? Short, too few of lanes. WHY when Whitehorse got...ya, I know, flipping spoiled!!! Too big of a splash pool with no surrounding deck for the kiddy pool. GET it away from the Hot Tub. In fact, get rid of the Hot Tub...bacteria stew!! EWWWWW!!! Canteen is too small. Look at the current and it is considered too small!!! Go to NAIT main Campus for a good example of change/shower rooms. PLEASE!!!!	3/8/2021 5:01 PM
125	We need @ least 3 curling ends to be able to hold bigger competitions. The Watson lake facility is similar to what we need.	3/8/2021 4:35 PM
126	A commercial grade dish sanitizer for the canteen!	3/8/2021 2:30 PM
127	Please make the new arena look like it fits into the town, so it's not just a giant warehouse . Accessible walking paths from town are important. Properly developed plans so we can actually use the space all year, unlike our current pool. A much larger fitness center would be great.	3/8/2021 1:29 PM
128	None of those facility plans are very good. There seems to be a lack of regard for spectating, specifically with curling and hockey. Having a nice warm space to observe is just as important for mental health as actually playing. This has the potential to be a safe place for people to go hang out. We need to make it more accommodating for that part. Curling rink and hockey side by side, with a heated, vestibule/hallway between them (for example) with windows on both sides so you can sit and watch either activity. Anyways, I'd get some more blueprint options if I were you.	3/8/2021 12:39 PM
129	A space for dance classes would be great, a large, mirrored, space with suitable flooring.	3/8/2021 11:49 AM
130	Given the current conditions of the 20 year old pool, rec center, and waterfront building, it is imperative to have qualified staff to maintain this new facility. Maintenance schedules needs to be strictly followed to ensure fire alarm/sprinkler systems are tested and operating correctly, filters routinely cleaned and replaced in air handling units to provide clean air, door closures to be reset during seasonal temperature differences so someone doesn't lose an arm, chemical usage and storage so that the pool can be operational and not rust out structural components. Gym equipment maintenance according to manufacture's specs to achieve maximum life span, etc, etc etc,,, It is very obvious that the city lacks in caring and maintaining equipment and components in every building they own, thus paying for huge, avoidable emergency expenses. Do not build it unless you have the assets to maintain it.	3/8/2021 11:44 AM
131	I believe that not only is it important to have a "Rink" but additional gym space for organized sports is lacking in Dawson. We were unable to use the only other gym at the school due to covid and all sports other then hockey have been axed. No soccer, basketball or volleyball. I know Hockey and skating are Canadian past times but we need to have options other then those two very specific things. Also I believe as this community expands the Dome options are better for future development closer for the expanding dome and C4 subdivisions. Option 2 at either location would be the best in my mind. An aquatic space would be great but i dont believe Dawson at this time as the population to make it work at the costs. I really hope that the typical lowest cost option as we see so much in Dawson is used.	3/8/2021 11:42 AM
132	Indoor play area for daycares is essential. ALSO, thought should be given to including a spot for a daycare -- there is currently a massive shortage in daycare spots and a new facility is needed. A daycare could be a reliable tenant -- and meet massive community need -- for an upstairs space.	3/8/2021 11:35 AM
133	Sauna/steam room is a breeding ground for germs if not cleaned frequently and correctly. Also limited number of people able to access at one time. A hot shower in the locker rooms should be adequate enough. Is the pool strictly a lap pool? It needs to be deep enough to dive in from the deck so certification can be done...minimum 2.75m depth for at least 6m length or whatever the current requirement is. Gold rush site has no parking and street parking would take up current residential street parking, increased light and noise pollution and air pollution in	3/8/2021 11:27 AM

Dawson City Recreation Centre

winter with vehicles constantly idling. Few would park at the potential parking lot where current rec centre is. Would wifi be available for no fee public use. Dome option needs to address possible traffic issue with downhill curve coming down Dome road as people tend to speed around that corner

134	Please do not back out of any plan including a dedicated space for indoor playground. This desperately needed along with year round pool.	3/8/2021 11:08 AM
135	Build for the future growth of population. Within the next 50 years the growth of the City will be out on the Dome location area.	3/8/2021 11:05 AM
136	The Goldrush property clearly has limitations in terms of space available for future growth, and the ground characteristics are duplicates of those where the present rec centre is located. It is folly to think that moving the rec complex a block north of its present location will result in better ground conditions, and the result will be another complex that is plagued with stability problems. Additionally, there is a public petition demanding that the city choose a better location for a potential rec complex and/or housing on the property.	3/8/2021 10:44 AM

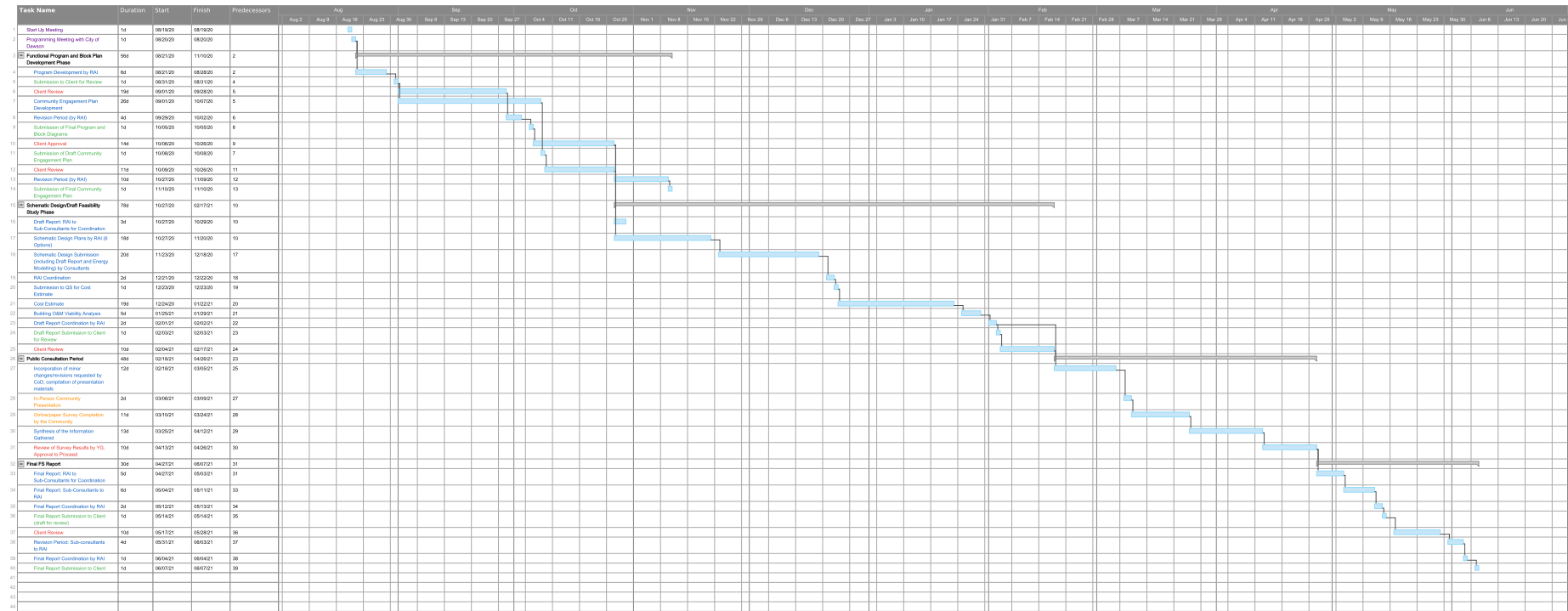
Appendix F

Project Schedule

499 YG CoD Rec Centre - Internal Schedule



499 YG City of Dawson Recreational Centre FP & FS - Detailed Schedule (Revised 2021 03 31)



4.0 ALTERNATIVE C: RECREATION CENTRE

The third development alternative to be considered for the Block Q site as part of this planning study is a new recreation centre. Dawson City's current recreation facility, the Art and Margaret Fry Recreation Centre, consists of an ice hockey rink, two sheets of curling ice, a concession stand with seating area, main floor office spaces (used for storage) and an unfinished second floor. The curling rink has a heated lounge and bar. The current configuration of the Art and Margaret Fry Recreation Centre is approximately 20 years old and has experienced significant shifting and settling. While some special events are hosted in the facility in the off-season, such as the Dawson City International Gold Show in May, the building is largely unused in the summer season.

As the facility remains unfinished and does not perform to the expectations and promises made to the community when designed, interest in constructing a fully-functional recreation centre endures in Dawson City. The city-block sized footprint of a recreation centre, however, may restrict the options for locating a similar facility within the historic Dawson townsite. At the same time, the idea of locating another structure with such a massive footprint so close to a known permafrost occurrence has certainly given many engagement participants pause for thought.

Given the social infrastructure nature of the recreation centre, any assessment of the Block Q site for use as a recreation centre will necessarily involve trade-offs described in terms more qualitative than quantitative. The trade-offs identified in the course of community engagement are discussed below.

In terms of location, the possibility of building a new recreation centre at the bottom of the Dome Road (next to the Crocus Bluff Ball Fields), approximately 1,800 meters from the existing Art and Margaret Fry Recreation Centre, has already been the subject of significant discussion within the community. Thus, much of the engagement feedback received on the recreation centre option involved not just two locations but three: the existing Art and Margaret Fry Recreation Centre, the Block Q site and at the bottom the Dome Road.

With regard to the location at the bottom the Dome Road, engagement respondents were generally of the view that a recreation centre located slightly outside of the historic Dawson townsite would have little impact on the current users of the recreation centre. Respondents suggested that facility users would be inclined to drive "with their hockey gear" to the recreation facility, wherever it is ultimately located.

For some Dawson residents, locating the recreation facility outside of the downtown area would help alleviate the effects of pollution from idling cars outside the current location or the potential Block Q site. While residents of the historic Dawson townsite may be made better off, residents proximate to the new location would be worse off in terms of pollution from car idling.

Given its latitude, Dawson City currently has a surprisingly very low volume of public warm spaces, areas where schools, daycares and families can send or take children to play indoors during Dawson's subarctic winters at little or no cost. Public warm spaces are most



CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

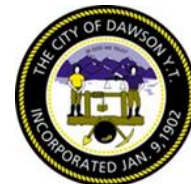
accessible when located within users' walking distance. As such, locating a new recreation centre at the bottom of the Dome Road and further away from Dawson's two daycares and the Robert Service School will reduce accessibility. Completion of Dawson's new youth centre will increase the volume of public warm spaces within the historic Dawson townsite.

Construction of a new recreation centre on the Block Q site would require a zoning change. The recreation centre's current location is zoned as Core Commercial, intended for commercial, recreational, and multi-unit residential uses. The Block Q site is currently zoned for single detached and duplex residential dwellings, as is the area surrounding the Block Q site. As a result, placing an institutional structure of similar size and parking capacity on the Block Q site may not mesh well with the existing aesthetic features of the area.

Several engagement respondents noted that public facilities like recreation centres are essential to community health and well-being. Community well-being is bolstered by the ability to socialize. Thus, the distinction between a 'recreation centre' and 'community centre' is important here. If the Dawson community intends to build a new recreation centre, then the location of the recreation centre would seem to be less important. If, however, the intent is to build a community centre accessible by as many people as possible, then a more central location in the historic Dawson townsite may be preferred.



Report to Council



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

☐ In Camera

AGENDA ITEM:	Block Q	
PREPARED BY:	Cory Bellmore, CAO	ATTACHMENTS: <ol style="list-style-type: none">1. <i>Block Q Ladue Estate Planning Study – Stantec Consulting and Vector Research</i>2. <i>Block Q Ladue Estate Planning Study Overview – Engagement Summary</i>3. <i>City of Dawson – Letter to Gold Rush Campground Re: Notice of termination of lease agreement.</i>4. <i>Correspondence Received regarding the Gold Rush Campground</i>5. <i>Petition to Preserve the Gold Rush Campground</i>
DATE:	May 21, 2021	
RELEVANT BYLAWS / POLICY / LEGISLATION:		

RECOMMENDATION

That Committee of the whole consider the information and reports as presented and provide direction to administration on the future of Lots 1-20 Block Q Ladue.

ISSUE / PURPOSE

A decision is required on the future use of lots 1-20 Block Q Ladue Estate (currently the site of the Gold Rush Campground)

BACKGROUND SUMMARY

The City of Dawson gave notice to terminate the current lease with Gold Rush Campground Ltd of lots 1- 20 Block Q Ladue Estate via council resolution:

C20-07-16 Moved by Mayor Potoroka, seconded by Councillor Shore that Council give Goldrush Campground Ltd. two-years' notice of termination of our lease agreement.
Motion Carried 4-1
Called for a recorded vote:
For: Mayor Potoroka, Councillor Shore, Councillor Ayoub and Councillor Kendrick
Against: Councillor Johnson

Directly following this lease termination, in 2019 council requested the completion of a land planning study for Lots 1 to 20, Block Q, Ladue Estate to consider both economic and social factors, including opportunity costs to assist in the determination of the highest and best use for this block of City owned property.

Over the last several years, planning studies commissioned by the City of Dawson have cited the importance of understanding the potential development options and highest and best use of Lots 1-20 Block Q Ladue Estate. Most recently the North End Planning exercise, Recreation Master Plan and Recreation Pre-design report as well as community feedback have indicated three potential options for this parcel of land. Council directed administration to move forward with a RFQ to complete the planning study to include

both an economic and social analysis of these 3 options including Recreation Centre location, Residential Building lots and a location for a new Recreation Centre.

In July of 2020 a contract was awarded to Stantec and Vector Research for the Lots 1-20 Block Q Land Planning Study.


Stantec and Vector Research presented to Council the Planning Study and Engagement summary reports on March 10, 2021. A copy of the final report and engagement summary is attached.

The recommendation provided by the consultants is that residential use be considered the most suitable use for the Block Q site.

ANALYSIS / DISCUSSION

The use of this site has generated a lot of community discussion and a lot of feedback has been received. Although all the attached documents have already been received by council in various committee and council meetings, it is all included again in this package including both the Stantec Final Report and Engagement Summary as well as additional correspondence received by the public.

Council has now received the reports and feedback as requested and a decision is required to move forward.

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE: 
DATE:	May 21, 2021	



Block Q Ladue Estate Planning Study

FINAL

FEBRUARY 9, 2021

CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

This document entitled City of Dawson Block Q Ladue Estate Planning Study was prepared by Stantec Consulting Ltd. ("Stantec") and Vector Research for the account of City of Dawson (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by _____
(signature)

Paul Kishchuk

Prepared by _____
(signature)

Amanda Haeusler

Reviewed by _____
(signature)

Lesley Cabott



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1.0 INTRODUCTION

The City of Dawson, like all local governments, constantly endeavors to deliver an optimal mix of municipal and planning services to its residents with a finite amount of resources. Not only must the City of Dawson deliver water, sewer, solid waste and recreational services on a day-to-day basis, the City must also prudently manage its assets and plan for future growth for the benefit of all Dawson community members.

Key among the City of Dawson's assets is a complete 'city block' of undeveloped land located within the Historic Townsite Boundary and outside of the Downtown Core, as defined in the City of Dawson's 2018 Official Community Plan. Block Q of the Ladue Estate is comprised of 20 lots and is bounded by Duke Street to the north, York Street to the south, Fifth Avenue to the east and Fourth Avenue to the west. The area of Dawson City surrounding Block Q can generally be described as residential. The residences surrounding Block Q are serviced with in-ground water and sewer infrastructure. As such, existing water and sewer services are proximate to the 20 Block Q lots.

Use of the Block Q site is currently granted exclusively to Gold Rush Campground Ltd., an entity incorporated under Yukon's Business Corporations Act, under the terms of a lease with the City of Dawson. The first 10-year campground lease was established in 1984. The term of the current lease is 1 October 2017 to 30 September 2027. The City of Dawson invoked paragraph 6.02 (e) of the lease in June 2020: Either party may terminate this lease agreement by providing two (2) years notice of termination in writing.

The City of Dawson has hit pause on the campground lease as part of its efforts to prudently manage its assets and plan for future growth for the benefit of all Dawson community members. This report presents the planning study team's assessment of the economic and social factors to be considered in the determination of the highest and best use of the Block Q site by the City of Dawson's elected officials. The three development alternatives currently being considered for the Block Q location include (in no particular order):

- Recreational Vehicle-style campground (status quo)
- Residential development
- New recreation centre

We note that in its narrowest meaning, highest and best use analysis involves calculating a single number embodying the net positive fiscal effect for each alternative. A comparison is then made among each of the resulting numbers with the alternative scoring highest chosen as the best alternative. As recognized by Dawson City Council, the Block Q use issue is complex and cannot reasonably be reduced to the comparison of single numbers. As directed, the study team has taken a broader view in the assessment of the economic and social factors to be considered. Thus, the analysis which follows involves a mix of quantitative and qualitative factors.



CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

Identification of the relevant economic and social factors to be considered in the analysis was informed by extensive community engagement which sought to learn directly from Dawson City residents the social and economic factors to be considered in the analysis. Engagement channels included an on-line survey, interviews with representatives of Yukon businesses, governments and organizations and a series of five open houses hosted in-person at City of Dawson Council Chambers. The engagement period ran from mid - September to 11 November. The results of the engagement are presented under separate cover in the *What We Heard Report*.

Our consideration of the three different uses for the Block Q site recognizes that some uses are more in the nature of 'economic infrastructure' rather than 'social infrastructure' and vice versa. For example, a community facility such as the recreation centre is more in the nature of social infrastructure rather than economic infrastructure. In contrast, an RV-style campground is more in the nature of economic infrastructure than social infrastructure. Residential development of the Block Q site is an example of both social infrastructure and economic infrastructure.

Note that environmental factors, specifically the suitability of the Block Q site with regard to permafrost, is not within the scope of the planning study. For purposes of the study, it was assumed that the Block Q site is potentially suitable for use by all three alternatives (RV-style campground, residential development and a recreation centre).

2.0 ALTERNATIVE A: RV-STYLE CAMPGROUND

2.1 ECONOMIC EFFECTS

Much of the community discussion in Dawson City about terminating the current lease has centered on the economic contribution of the Gold Rush Campground to the Dawson City economy. It is widely perceived by Dawson residents that the use of Block Q for a purpose other than an RV-style campground will cause not only the loss of a well-established Dawson City business, but also a significant loss of revenues for other businesses where Gold Rush Campground guests also make purchases. Dawson businesses that sell food, beverages, souvenirs and entertainment are all expected to be affected by a closure of the Gold Rush Campground.

According to the Tourism Industry Association of Yukon, "the Gold Rush Campground...has been responsible for accommodating 15,000 to 16,000 visitors in Dawson City annually and bringing \$2.3 million to Dawson each year." The table on the following page presents the results of reverse engineering the Tourism Industry Association of Yukon's number of 16,000 visitors across the five-month summer season.



CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

The posted capacity of the Gold Rush Campground is 83 RV-style sites. Multiplying the total number of sites available (83) by the number of days in each of the months between May and September yields monthly available site nights ranging between 2,490 and 2,573 per month. Summing the monthly totals results in 12,699 site nights over the full summer season.

Gold Rush Campground – Estimated Visitation

	May	Jun	Jul	Aug	Sep	Totals
Available site nights	2,573	2,490	2,573	2,573	2,490	12,699
Proxied occupancy rate	18%	77%	100%	83%	28%	
Occupied site nights	462	1,907	2,444	2,129	703	7,646
Average group size	2.0	2.0	2.0	2.0	2.0	
No. of Gold Rush Campground visitors	925	3,814	5,146	4,259	1,407	15,550

Note: The distribution of occupancy rates over the five-month summer season was proxied using Dawson City Visitor Information Centre attendance estimates, averaged over the three-year period 2017 to 2019.

The number of occupied site nights was calculated by multiplying the number of available site nights by the proxied monthly occupancy rates. The 2017/18 Yukon Visitor Exit Survey estimated that a total of 265,200 travelling parties visited Yukon from all origins in the reference year with an average of 1.9 people per travelling party. The same survey estimated that a total of 156,100 travelling parties visited Yukon from the United States in the reference year, with an average of 2.0 people per travelling party. As much of the rubber tire traffic arriving in Dawson City is likely on its way to, or from, Alaska, the higher figure of 2.0 for average group size was used in the calculations.

Multiplying the number of occupied site nights by the average group size provides an estimate of the number of Gold Rush Campground visitors per month. Summing across the five-month summer tourism season in Dawson results in a season-total number of Gold Rush Campground visitors of 15,550, a level consistent with the range provided by the Tourism Industry Association of Yukon (15,000 to 16,000).

An assessment of the accuracy of the Tourism Industry Association of Yukon's claim that the Gold Rush Campground "bring[s] \$2.3 million to Dawson each year" was completed by building on the analysis of estimated visitation at the Gold Rush Campground. A custom tabulation of data from the Yukon Bureau of Statistics' 2017/18 Visitor Exit Survey indicates that visitors to Yukon who entered Yukon in an RV, camper-truck or with a trailer, and who spent at least one night in the Klondike Region in an RV park, spent on average \$217 per party, per night.



CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

Spending Attributable to Gold Rush Campground Guests

		May	Jun	Jul	Aug	Sep	Total
Gold Rush Campground: occupied site nights		462	1,907	2,573	2,129	703	7,775
Average spend per party per night*	\$217	217	217	217	217	217	
Gold Rush Campground: total guest spend		100,312	413,783	558,341	462,079	152,635	1,687,150
Total Guest Spend by Category*							
Transportation	44%	43,937	181,237	244,553	202,391	66,854	738,972
Accommodations	20%	19,661	81,101	109,435	90,567	29,916	330,681
Food and beverage	22%	22,169	91,446	123,393	102,119	33,732	372,860
Clothing and gifts	6%	5,918	24,413	32,942	27,263	9,005	99,542
Recreation and entertainment	6%	5,617	23,172	31,267	25,876	8,548	94,480
Other activities	3%	2,909	12,000	16,192	13,400	4,426	48,927
Gold Rush Campground: total guest spend	100%	100,212	413,369	557,783	461,617	152,482	1,685,463

* Source: 2017/18 Yukon Visitor Exit Survey custom tabulation (average spend in Yukon, by visitors to Yukon who entered Yukon in an RV, camper-truck or with a trailer, who spent at least one night in the Klondike Region in an RV park, per party, per night).

Note: The Klondike Region includes Carmacks, Pelly Crossing, Dawson City and Tombstone Territorial Park.

Note: differences in 'Gold Rush Campground: total guest spend' are due to rounding.

Multiplying the average spend per party per night by the number of occupied site nights for each opening month produces the total monthly spend by Goldrush Campground guests. As can be seen from the table, the estimated total monthly guest spend ranged from a low of \$100,312 in May to a high of \$558,341 in July. Total spend by Goldrush Campground guests over the five-month summer season was estimated to be \$1,685,463, an amount \$600,000 less than the \$2.3 million figure supplied by the Tourism Industry Association of Yukon (an over-estimate of 27%).

The Yukon Bureau of Statistics' 2017/18 Visitor Exit Survey also provides an indication of the distribution of visitor spending for visitors to Yukon who entered Yukon in an RV, camper-truck or with a trailer, and who spent at least one night in the Klondike Region in an RV park, by type of spending. The categories of spending included transportation, accommodations, food and beverage, clothing and gifts, recreation and entertainment and other activities. As can be seen from the table above, spending on transportation accounted for 44% of visitor expenditures, with accommodations and food and beverage accounting for 20% and 22% of expenditures, respectively. Expenditures on clothing and gifts, recreation and entertainment and other activities accounted for the remaining 15% of visitor spending.



2.2 RV-STYLE CAMPGROUND CAPACITY

Many engagement respondents, including the Tourism Industry Association of Yukon, have suggested that closure of the Gold Rush Campground will result in the loss of *all* expenditures to the Dawson economy originating with Gold Rush Campground guests. As noted above, the value of the loss is estimated to be \$1.7 million per season. Such reasoning hinges on two suppositions, *first* that visitors travelling to Dawson City in a recreational vehicle will have nowhere else to stay in Dawson City and *second*, that the proximity of the Gold Rush Campground to other businesses somehow induces Gold Rush Campground guests to spend more in Dawson City than if they were to stay in a less proximate campground. Each assumption is addressed in turn below.

With regard to the *first* assumption, there are a total of four campgrounds, including the Gold Rush Campground, located within 3.5 km of the centre of Dawson City. For purposes of the study, Diamond Tooth Gerties is assumed to approximate the centre of Dawson City. In addition to the Gold Rush Campground, two other campgrounds are privately-owned, the Bonanza Gold Motel and RV Park and the Dawson City RV Park and Campground. Both the Bonanza Gold Motel and RV Park and the Dawson City RV Park and Campground can be considered perfect substitutes in supply, in terms of the amenities offered.

On the basis of information posted on the Yukon.ca website, all three private campgrounds offer: electricity (min. 30 amp), full hook-ups (water and sewer), wireless internet, pull through sites, sani-dump, showers, a store and laundry. Thus, the only material difference among the three private campgrounds is location. The Gold Rush Campground is located 350 metres from the centre of Dawson City, the Bonanza Gold Motel and RV Park 3,400 metres (3.4 kilometres) and the Dawson City R.V. Park and Campground 3,200 metres (3.2 kilometres). It is also worth noting that the Bonanza Gold Motel and RV Park and the Dawson City R.V. Park and Campground are connected to the near-centre of Dawson City by a walking / cycling path along the Yukon River Dike that is completely removed from road traffic.

The fourth campground located within 3.5 km of the centre of Dawson City is the Yukon River Campground. The Yukon River Campground is owned and operated by the Yukon Government and is accessible by a free 24-hour ferry across the Yukon River. The ferry is also operated by the Yukon Government. As it is non-serviced, the Yukon River Campground is not a perfect substitute in supply in terms of amenities. The Yukon River Campground does not offer any of the following amenities: electrical hookups, sewer hook-ups, wireless Internet, a sani-dump, showers, store or laundry facilities.

The Yukon River Campground does offer pull-through sites and well water. With that distinction drawn however, it is worth remembering that recreational vehicles, camper trucks and camping trailers are designed to be self-contained. Thus, to the extent that visitors are willing to forgo full hook-ups and other amenities while in Dawson City, the Yukon River Campground is a closer substitute for an RV-style campground than might be thought at first glance. Even more so given the availability of laundry, sani-dump, showers, stores and wireless internet service access at various locations throughout Dawson City. In addition, the Yukon River Campground is located a relatively short

CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

distance from the centre of Dawson City, 2,000 metres (2 kilometres), as measured from the centre of the campground (given the elongated nature of the Yukon River Campground).

Proximate RV-style Campground Site Availability in Dawson City

		Number of Sites	Distance to Diamond Tooth Gerties (metres)	Ownership Type
Comparator:	Gold Rush Campground	83	350	Private
Perfect Substitutes in Amenities	Bonanza Gold Motel and RV Park	100	3,400	Private
	Dawson City RV Park and Campground	60	3,200	Private
Imperfect Substitute in Amenities	Yukon River Campground	102	2,000	Public
Total		345		

As a community, Dawson City currently offers a total of 243 RV-style campground sites with a full complement of amenities. Closure of the Gold Rush campground would see a reduction of 83 RV-style campground sites, representing a reduction of approximately one third (34%) of privately-supplied RV-style campground site capacity. Interviews with the other private campground owners in Dawson City indicated, however, that currently unused capacity could readily be brought into service if needed. As shown in the table below, capacity could be increased at the Bonanza Gold Motel and RV Park by an estimated 50 sites and at the Dawson City RV Park and Campground by an estimated 25 sites. Thus, the resulting net reduction in the number of RV-style campground sites available within 3.5 km of the centre of Dawson City is estimated to be eight.

Privately Supply of RV-style Campground Site Capacity in Dawson City

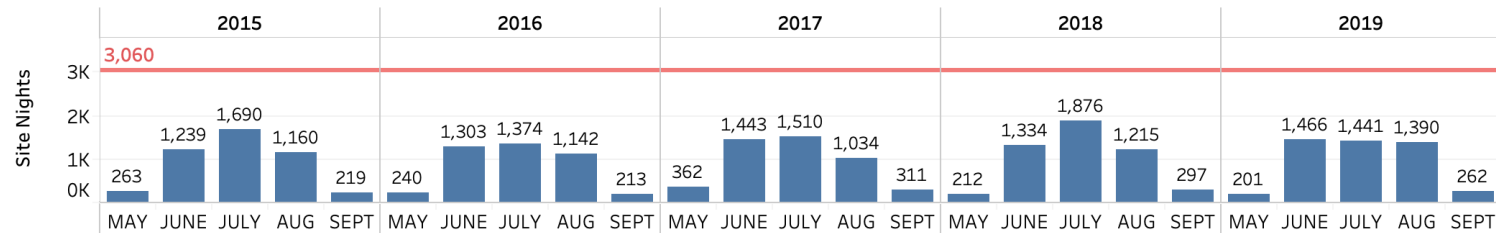
	Current site capacity	Estimated change in site capacity	Net site capacity
Gold Rush Campground	83	-83	0
Bonanza Gold Motel and RV Park	100	+50	150
Dawson City RV Park and Campground	60	+25	85
Total	243	-8	235



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The chart below presents site occupancy by month at the Yukon River Campground located across the Yukon River and accessible by a free 24-hour ferry. As can be seen from the chart, significant unused non-serviced RV-style campground capacity is consistently available at the Yukon River Campground, even in the peak month of July. For example, in July 2018, when the highest monthly occupancy was recorded over the five-year 2015 to 2019 period, capacity exceeded occupancy by 1,184 site nights, or in percentage terms 39%.

Yukon River Campground - Occupancy by Month
Site Nights (Capacity = 3,060)



Source: Yukon Environment.

As noted earlier, sites at the Yukon River Campground are not perfect substitutes in supply for sites at the Gold Rush Campground in terms of amenities. However, given the self-contained nature of recreational vehicles, camper trucks and camping trailers, and the close proximity of the Yukon River Campground to the centre of Dawson City, it is not unreasonable to expect that the net reduction of eight RV-style campground sites resulting from the closure of the Gold Rush Campground could reasonably, and handily, be offset by existing capacity at the Yukon River Campground.

In summary, the closure of the Gold Rush Campground is not expected to result in a net loss of RV-style campground capacity in Dawson City. Visitors travelling to Dawson City in a recreational vehicle, camper truck or camping trailer can be accommodated within existing capacity *and* within 3.5 kilometres of the centre of Dawson City.

Several engagement respondents noted that a change in use of the Block Q site to something other than an RV-style campground would result in the unauthorized parking of RV units throughout the historic Dawson townsite. On the basis of the analysis above, which finds that the closure of the Gold Rush Campground will not result in a net loss of RV-style campground capacity, a change in use of the Block Q site is not expected to worsen any unauthorized RV parking issues currently being experienced in the historic Dawson townsite.



2.3 LOCATION-INDUCED VISTOR SPENDING

The *second* assumption, that the close proximity of the Gold Rush Campground to other businesses induces Gold Rush Campground guests to spend more money in Dawson City is considered next by returning to the spending figures presented in the table on page six of this report (reproduced in part in the table below).

Induced Spending by Category and Degree of Spending Influence

Total Guest Spend by Category*	Share	Sunk Spending (\$)	Discretionary Spending (\$)	Induced Spending (10%)	Induced Spending (20%)	Induced Spending (30%)
Transportation	44%	738,972	--	--	--	--
Accommodations	20%	330,681	--	--	--	--
Food and beverage	22%	--	372,860	37,286	74,572	111,858
Clothing and gifts	6%	--	99,542	9,954	19,908	29,863
Recreation and entertainment	6%	--	94,480	9,448	18,896	28,344
Other activities	3%	--	48,927	4,893	9,785	14,678
Total	100%	1,069,653	615,809	61,581	123,162	184,743

To recap, it was estimated that guests of the Gold Rush Campground spend at total of \$1.7 million over the May to September summer season. Almost two-thirds (64%) of that spending, totaling \$1.1 million, is for transportation and accommodations and is considered to be 'sunk' spending. The spending is considered to be sunk as all visitors to Dawson City would make the same expenditures, regardless of which RV-style campground facility they may choose to stay at. The other four spending categories (food and beverage, clothing and gifts, recreation and entertainment and other activities) are considered to be discretionary in nature and influenced to a degree by the convenience of being able to stay close to Dawson's restaurants, bars, shops and entertainment venues.

The exact degree to which visitor spending behavior is influenced by the distance between the location of visitor accommodation and tourism businesses is not known. To illustrate some possibilities, however, the table above presents a range induced spending for three degrees of influence. If the degree of influence is assumed to be 10%, the total value of induced spending is \$61,581. If the degree of influence is assumed to be 20%, the total value of induced spending is \$123,162. If the degree of influence is assumed to be 30%, the total value of induced spending is \$184,743. The range of 10% to 30% is thought to be reasonable given there are three other campgrounds located within 3.5 kilometres of the centre of Dawson City.



CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

Some engagement respondents indicated that in their experience, visitors to Dawson City who stay at RV-style campgrounds located outside of the historic townsite actually spend more than visitors who stay at RV-style campgrounds located within the historic townsite. Visitors staying outside the historic townsite are observed to “go to town for the full day” and not return to eat meals at RV units located within short walking distance of restaurants and bars. It was also pointed out that many RV travelers tow smaller vehicles and/or bring bicycles with them, as they have no expectation of being able to park and set up camp in the centre of the many communities along the Alaska Highway. Such travelers have figured out how to keep their shopping and entertainment options open and convenient long before arriving in Dawson City. For the reasons above, it is suggested that a reasonable upper limit for an estimate of induced spending resulting from close RV site / shopping proximity corresponds to a degree of influence of 20%, or \$123,162.

2.4 THE BLOCK Q LEASE

Engagement participants were generally supportive of the current use of the Block Q site as an RV-style campground. To phrase it another way, most respondents do not generally feel that an RV-style campground is an inappropriate use of the Block Q site. Several engagement participants did question the fairness of the lease arrangement, in terms of the process used by the City of Dawson to grant the lease, the amount of rent specified in the lease and the jurisdiction to which tax revenues accrue. Several engagement participants expressed concern about the fairness of the lease selection process, noting that an open and transparent procurement process did not appear to have been used for either the 10-year lease that ran from 2006 to 2016 or the current lease that expires in September 2027.

With regard to the amount of rent specified in the lease, the lease requires five payments per year of \$6,000, with each payment due on the last day of May, June, July, August and September. Thus, an aggregate payment of \$30,000 per year effectively grants the Gold Rush Campground Ltd. exclusive use of the Block Q site for 10 years. Under the terms of the lease, the Gold Rush Campground Ltd. is responsible for payment of property taxes and utilities (water, sewage and garbage). As the lease makes no provision for rent escalation over the 10-year term, the monthly rent is fixed at \$30,000 per year until the end of the lease term in 2027.

Several engagement participants questioned whether an annual lease payment of \$30,000 accurately reflects the market value of the Block Q site. Specifically, some engagement participants wondered if the annual lease payment is below market value, with the inadvertent result that the City of Dawson is operating a business subsidy program for which only one Dawson City business is eligible to participate. *Pro forma* analysis provided by the City of Dawson’s Chief Financial Officer suggests that market value of the annual lease payment is north of \$115,000. So, even if rent were charged on the full 12 months of the year for which exclusive use of the Block Q site has been granted (instead of just five months of the year for which rent is currently collected), the annualized lease rate of \$72,000 would still be below market value. The analysis suggests that at the current lease rate, a business subsidy of at least \$85,000 per year is effectively being provided by the City of Dawson to the Gold Rush Campground Ltd.



2.5 TAXES AND UTILITY CHARGES

The table below presents an extract from the property assessment roll prepared by the Yukon Government's Property Assessment and Taxation Branch for the City of Dawson, from the most recently completed assessment in 2019. As shown in the table, the total assessed value for the 20 Block Q lots is \$637,790, comprised of an assessed value of \$471,000 for land and \$166,790 for improvements (i.e., buildings). As specified in the City of Dawson's 2020 Tax Levy Bylaw, the non-residential property tax rate applicable to the Block Q site is 1.85%. Applying the tax rate of 1.85% to the total assessed value of \$637,790 yields a property tax liability of \$11,799.

Gold Rush Campground - Property Tax Assessment 2019

Use	Neighborhood	Block	LOT	Description	Name	Land	Improvement	Total	Tax
Commercial	Ladue Estate	Q	11	LADUE	CITY OF DAWSON	28,750	0	28,750	532
			12	LADUE	CITY OF DAWSON	28,750	0	28,750	532
			SEE DESC LADUE ESTATE: 1-10 13-20 LANE		CITY OF DAWSON	413,500	166,790	580,290	10,735
Total						471,000	166,790	637,790	11,799

According to data supplied by the City of Dawson, current utility charges for water, sewer and garbage services for the Gold Rush Campground are \$22,479 per year. Total annual property taxes and utility charges for the Gold Rush Campground are \$34,269.

As confirmed through the Yukon Government's online corporate registry system, the Gold Rush Campground Ltd. is incorporated under the Yukon *Business Corporations Act* and is in good standing with the Yukon's Corporate Registrar. As the Gold Rush Campground facility meets the definition of a permanent establishment, any corporate taxes due on revenues earned through operation of the Gold Rush Campground are payable to the Yukon Government.

Personal income taxes, including taxes on dividends issued to the owners of the corporation, are payable to the provincial or territorial jurisdiction where the owners of the corporation are normally resident on 31 December of the year. Thus, corporate income taxes payable on net business income would accrue to the Yukon Government and personal income taxes payable on corporate earnings issued to the owners would accrue to the jurisdiction where the owners of the corporation reside.



2.6 ADDITIONAL ALTERNATIVE A CONSIDERATIONS

Additional issues identified through the public engagement with Dawson City residents regarding the continued use of the Block Q site as an RV-style campground are outlined below.

Support for Tourism and Local Business

Several engagement respondents expressed a desire to support tourism and local businesses in Dawson City even if they felt a campground was not the most suitable use for the Block Q site. In addition, many respondents noted that with the decimation of the tourism industry as a result of the global COVID-19 pandemic, perhaps now is not the best time to cause the closure of a long-standing Dawson City tourism business.

Seasonality of Use

Many engagement respondents noted that year-round use of the Block Q site could potentially bring benefits to the Dawson community on a year-round basis.

Loss of Public Amenities

The existing campground currently offers laundry and shower facilities to both campground clients and the public (pay-for-use). Many engagement participants noted that closure of the campground would also result in a loss of laundry and shower facilities for use by the broader Dawson community. While not available in the same location, there are two other campgrounds within 3.5km which offer these same amenities to the public: Bonanza Gold Motel and RV Park and the Dawson City RV Park and Campground.



3.0 ALTERNATIVE B: RESIDENTIAL DEVELOPMENT

The second development alternative to be considered for the Block Q site as part of this planning study is residential development. The existing survey for the Block Q site outlines a total of 20 lots, with 18 lots of size similar to single-detached housing in the surrounding area and two lots of slightly larger size. The two larger lots are located on the south (York Street) side of the site. According to City of Dawson Zoning Bylaw No. 2018-19, all 20 lots on the Block Q site are zoned for residential use (both single detached and duplex units). For the purpose of the analysis which follows, the 20-lot quantum and current zoning has been taken at face value. Condominium-style, townhouse or apartment-type developments have not been considered as part of the analysis.

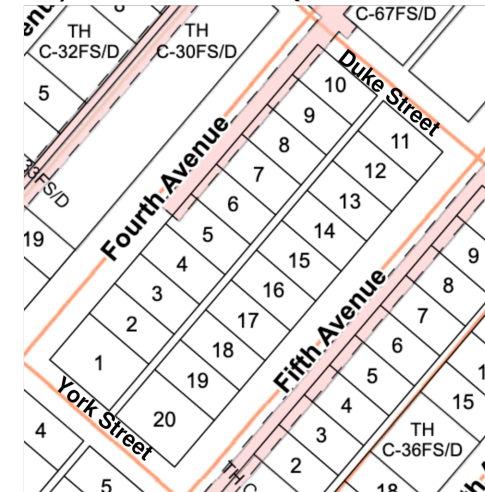
3.1 PROPERTY TAX ANALYSIS

The table on the following page outlines a *pro forma* analysis for expected property tax revenues and utility charges for 22 residential units on the Block Q site. For purposes of the analysis, it is assumed that 18 single-detached homes will be built on each of the 18 smaller lots and that duplexes will be built on each of the two larger lots.

In Yukon, land is assessed by the Yukon Government's Property Assessment and Taxation Branch at 'fair' or 'market' value. The fair or market value of a property is the price a lot could be expected to fetch if sold by a willing seller to a willing buyer on the date of assessment. In contrast, improvements (building, structures and fixtures), are assessed at replacement cost, rather than market value. Because improvement assessments consider the type of construction, materials used, the quality of construction and the age and condition of the improvement, improvements are effectively assessed in Yukon at 'depreciated replacement cost'.

The consequence of assessing land at market value and improvements at depreciated replacement cost is that property taxes on older homes can be significantly lower than property taxes on newer homes, as improvement values for newly constructed buildings are not yet depreciated. For this reason, the assessed improvement values used in the *pro forma* analysis are higher than for houses in the immediately surrounding area. The analysis is based on an assessed land value of \$30,000 and an assessed improvement value of \$175,000 for the single detached homes and an assessed land value of \$40,000 and an assessed improvement value of \$145,000 each for the duplex homes. The assessed land and improvement values used in the analysis are thought to be conservative relative to residential properties in the area immediately surrounding the Block Q site. The annual utility charges are actual values for similar residential properties and were supplied by the City of Dawson.

City of Dawson Block Q Lots 1 - 20



CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

Pro Forma Property Tax and Utilities Analysis of 22 Residential Properties – Block Q

Home type	Assessed value of land	Assessed value of improvements	Total assessed value	Property taxes (1.56%)	Annual utility charges
Lot 1a - duplex	20,000	125,000	145,000	2,262	1,312
Lot 1b - duplex	20,000	125,000	145,000	2,262	1,312
Lot 2 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 3 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 4 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 5 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 6 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 7 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 8 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 9 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 10 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 11 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 12 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 13 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 14 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 15 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 16 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 17 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 18 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 19 - single detached	30,000	175,000	205,000	3,198	1,312
Lot 20a - duplex	20,000	125,000	145,000	2,262	1,312
Lot 20b - duplex	20,000	125,000	145,000	2,262	1,312
Total	620,000	3,650,000	4,270,000	66,612	28,874

The total assessed value of a property is the sum of the assessed value of land and the assessed value of improvements. The property tax liability is calculated by multiplying the total assessed value by the residential property tax rate (1.56%).

For the 20 lots (22 homes) the total assessed value (land and improvements) is estimated to be \$4.3 million with an accompanying tax liability of \$66,612. Total annual utility charges are estimated to be \$28,874. On the basis of the *pro forma* analysis, the City of Dawson could expect to collect property tax and utility charge revenues totaling \$95,486 per year.

Note that the Yukon Home Owner's Grant does not figure into the analysis here. The Home Owner's Grant is a bill subsidy program operated and funded by the Yukon Government which reduces property tax bills for Yukon property owner's resident in a home for 183 or more days in a calendar year. The City of Dawson would receive the full amount of property taxes shown in the table.



3.2 RESIDENTIAL HOUSING DEMAND

As it would make no sense to convert the Block Q site to residential use without sufficient demand for single detached and duplex building lots in Dawson City, an assessment of current housing demand was undertaken as part of this planning study. The overall demand for single detached and duplex housing in Dawson City emanates from two distinct types of demand, pent-up demand and population growth-induced demand. Evidence of pent-up demand for single detached housing can be found in a survey conducted by the Klondike Development Organization, developers of two apartment-style housing initiatives in Dawson City in recent years. As noted in the 2017 *Housing and Land Need* study prepared by the Klondike Development Organization:

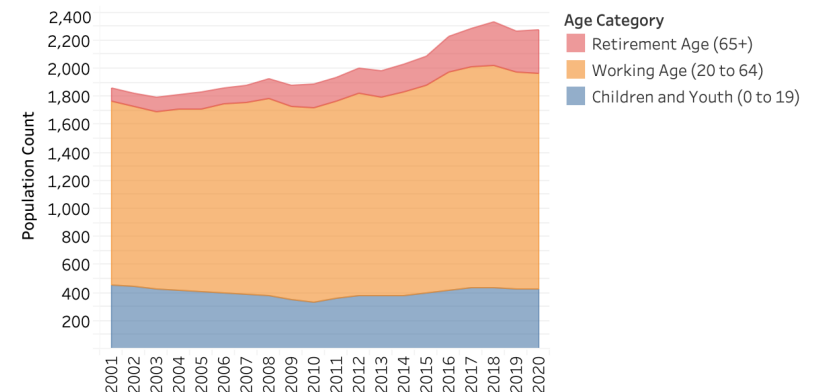
“The acute shortage of appropriate housing has been repeatedly raised in community economic and needs surveys since 2011. Both the 2017 Household Survey (133 responses) and the 2017 Business Retention and Expansion Survey (33 interviews) again confirmed housing as the top priority for improving Dawson and strengthening the economy, ahead of recreation, transportation, infrastructure or other investments.”

When asked “what kind of home are you looking to buy or build”, 77% of respondents to the Klondike Development Organization’s 2017 *Housing Rental & Ownership Demand Survey* indicated they were looking to buy or build a single detached home. When the same question was asked on the 2020 version of the same survey, 79% of respondents indicated they were looking to buy or build a single detached home. According to the same survey, 43% of renters in 2017 were planning to buy or build their own home in the next 5 years. By 2020, 56% of survey respondents were planning to buy or build their own home in the next 5 years. Clearly, the Dawson City housing market features significant pent-up demand for owner-occupied housing.

In terms of growth-induced demand, the Klondike Development Organization study also included a 2018 to 2030 Housing Unit Needs Forecast for Dawson City. The forecast indicates home ownership demand over 13 years at the level of 125 homes (or, 9.6 homes per year) comprised of 30 one-bedroom homes, 65 two-bedroom homes and 30 three-bedroom homes.

As shown in the chart to the right, the population of Dawson has been steadily increasing over the last 20 years. Between 2001 and 2020 Dawson City’s population increased by 420 residents, equivalent to 21 new residents per year. Over the most recent 10-year period, 2011 to 2020, Dawson City’s population increased by 343 residents, equivalent to 34 residents per year.

Dawson City Population by Age Cohort
2001 to 2020



Source: Yukon Bureau of Statistics.

Note: Count at December of the year except for 2020 (July).

CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

Data from Statistics Canada 2016 Census indicates that average household size in Dawson City is 2.0. Thus, annual growth-induced demand on the basis of population growth over the last 10 years is 17 housing units per year. Most of the growth-induced housing demand of 17 units per year will likely be for rental units. If it is assumed that the demand of 17 new housing units per year is split 10 for rental and seven for owner-occupied, a total of 70 building lots for owner occupied housing will be needed over the next ten years, *exclusive of existing pent-up demand*.

On the social side of the ledger, it should be noted that at a time of 50-year lows in home mortgage rates, the acute shortage of building lots in Dawson City is resulting in an entire generation of young Dawson residents being shut out of home ownership opportunities. A permanent expansion of Dawson City's housing stock would also likely improve social cohesion in the community as more individuals and families would be able to establish stable and year-round 'roots'.

It is acknowledged that other land development and planning projects already underway in Dawson City could potentially absorb some of the current and expected demand for residential building lots. Two projects are of note. *First*, Yukon Community Services is currently undertaking an infill development in the North End of Dawson City that will supply approximately 15 new single-family building lots.

Second, outside of the historic Dawson townsite, planning work is underway to determine the feasibility of supplying new residential lots in the Crocus Bluff / Dome Road area, also on a cost recovery basis. It is not yet known however, if the economics of building lots such a distance from existing municipal water and sewer services will allow for the supply of higher-density municipally serviced lots or lower-density owner-serviced country-residential style building lots. The Yukon Government's cost recovery approach to land development may mean the Crocus Bluff / Dome Road building lots are economic for only a very few. In summary, current and future demand for building lots in Dawson City over the next ten years is expected to exceed supply even if all options currently under development or being planned come to fruition.

3.3 NEW RESIDENT SPENDING

As described above, on the basis of recent population trends, the demand for building lots for owner-occupied housing, exclusive of existing pent-up demand, is estimated at 70 building lots over the next ten years, or 35 lots over the next five years. Under a scenario of 15 new building lots under development in the North End and 20 potential building lots at the Block Q site, population growth-induced demand would be equal to the supply of building lots. Thus, it can reasonably be concluded that the North End and Block Q sites would be populated by new Dawson City residents, or by people whose current housing would become occupied by new Dawson City residents. The distinction between existing residents and new residents is important because of the implications for the effects of consumer spending on the Dawson City economy.



CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

Information about consumer spending in the Yukon can be found in Statistics Canada's Survey of Household Spending. While results of the Survey of Household Spending are not available for Dawson City, results are available for the three territorial capitals (Whitehorse, Yellowknife and Iqaluit). Data from the Survey of Household Spending for Whitehorse are most recently available for 2017. The Yukon Bureau of Statistics calculates spatial price indices for Yukon communities which measure the differences in prices for consumer goods and services in Yukon communities relative to prices for the same goods and services in Whitehorse.

In the table below, data from the Survey of Household Spending for Whitehorse for the top ten consumption expenditure categories have been adjusted using the January 2020 spatial price index for Dawson City. We note that not all of the additional consumer spending will be captured by Dawson business as some items are not available for sale in Dawson City. Also, some families may choose to make expenditures outside the Dawson economy, for example from Whitehorse businesses or from on-line retailers outside the Yukon. The data is presented on a monthly basis to highlight that the benefits that will potentially accrue to Dawson City businesses from additional families living in Dawson City will occur through all 12 months of the year and not just the five-month tourism season. As shown in the table, average monthly household expenditures for goods and services in the top 10 expenditure categories were estimated at \$6,524 per month or \$78,291 per year.

Average Household Expenditures for One Dawson City Household by Month, Top 10 Expenditure Categories (\$)

Expenditure Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Shelter	2,006	2,006	2,006	2,006	2,006	2,006	2,006	2,006	2,006	2,006	2,006	2,006	24,068
Transportation	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	15,396
Food	945	945	945	945	945	945	945	945	945	945	945	945	11,339
Household operations	625	625	625	625	625	625	625	625	625	625	625	625	7,495
Recreation	427	427	427	427	427	427	427	427	427	427	427	427	5,125
Clothing and accessories	353	353	353	353	353	353	353	353	353	353	353	353	4,232
Furnishings and equipment	266	266	266	266	266	266	266	266	266	266	266	266	3,189
Health care	252	252	252	252	252	252	252	252	252	252	252	252	3,027
Tobacco and alcohol	192	192	192	192	192	192	192	192	192	192	192	192	2,306
Miscellaneous expenditures	176	176	176	176	176	176	176	176	176	176	176	176	2,114
Total	6,524	6,524	6,524	6,524	6,524	6,524	6,524	6,524	6,524	6,524	6,524	6,524	78,291

Source: Statistics Canada, *Survey of Household Spending (2017)* and Yukon Bureau of Statistics, *Community Spatial Price Index* for Dawson City.

Note: Survey of Household Spending amounts for Whitehorse were adjusted with the January 2020 spatial price index for Dawson City (SPI = 1.204)



CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

The table below illustrates the estimated household expenditures for the Block Q residential scenario on an annual basis and in aggregate for all 22 potential households (18 single detached and four duplex households). Estimated expenditures were calculated by multiplying the number of single detached and duplex households by annual expenditures for one household estimated in the table above. As can be seen from the table below, total expenditures for 22 potential households on the Block Q site have been estimated at \$1.7 million per year.

Estimated Annual Household Expenditures for Block Q Residential Scenario (\$)
Top 10 Survey of Household Spending Expenditure Categories

	Single detached	Duplex	Total
Number of Households	18	4	22
Shelter	433,223	96,272	529,495
Transportation	277,120	61,582	338,702
Food	204,107	45,357	249,464
Household Operations	134,908	29,980	164,888
Recreation	92,258	20,502	112,759
Clothing and accessories	76,177	16,928	93,105
Household furnishings and equipment	57,409	12,758	70,167
Health care	54,483	12,107	66,591
Tobacco products and alcoholic beverages	41,502	9,223	50,725
Miscellaneous expenditures	38,056	8,457	46,513
Total	1,409,243	313,165	1,722,409

While the analysis above has taken the 20-lot quantum and current zoning at face value and considered only single detached and duplex dwellings, a more innovative design for the Block Q site could improve the mix housing offerings in Dawson City. As shown in the population chart on page 13, the retirement age cohort (65+) in Dawson City is quickly expanding, almost doubling from 168 in 2011 to 314 in 2020, an increase of 94%. Innovative housing options for people of retirement age, and others, who may now be considered 'overhoused' (i.e., living in dwellings with square footages beyond functional need) could bring family-suitable housing to the Dawson City market and reduce pressure on demand for single detached and duplex building lots.



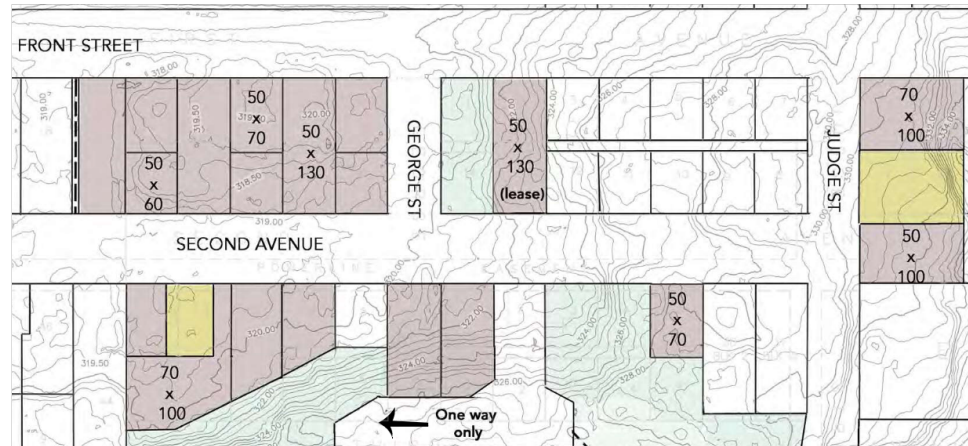
3.4 MUNICIPAL INFRASTRUCTURE COSTS

A key feature of the Block Q site is the potential to build on 20 contiguous and level lots proximate to existing underground water and sewer infrastructure and the associated cost implications. The installation of water and sewer services in a compact and efficient manner on the Block Q site can be expected to minimize infrastructure costs and building lot prices which, if in line with current practice, will be supplied to the market on a cost-recovery basis.

The North End infill development project, located just blocks away from the Block Q site, provides a contrasting example. As illustrated by the pink shaded parcels in the picture above, the presence of permafrost, soil contamination, steep gradients and

heritage values has resulted in a discontinuous assortment of potential building lots in Dawson City's North End. Within the last year, the Yukon Government collected costing data for the installation of water main, sanitary sewer, service connections, drainage improvement and reconstruction of roadways for 15 new lots in the North End. Analysis of the data confirms that factors such as of permafrost, soil contamination, steep gradients and heritage values all contribute to higher development costs than for the development of contiguous and level lots proximate to existing underground water and sewer infrastructure.

City of Dawson North End Plan - Final Development Concept

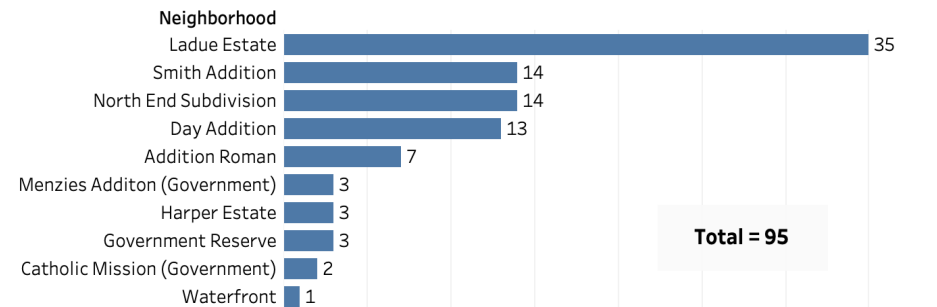


3.5 'VACANT' RESIDENTIAL LOT ANALYSIS

Several engagement respondents suggested that the solution to the shortage of residential building lots is to make use of some of the 'vacant' lots in the historic Dawson townsite. Indeed, several respondents noted that the historic Dawson townsite contains a total 77 vacant lots suitable for residential construction.

Our analysis of the 2019 property assessment roll prepared by the Yukon Government's Property Assessment and Taxation Branch indicates that Dawson's historic townsite contains 95 lots which might be considered 'vacant'. The chart to the right shows the number of lots in each of the neighborhoods which comprise Dawson's historic townsite, flagged as residential use on the assessment roll, that have an assessed land value of more than \$10,000 and an assessed improvement value of less than \$10,000.

Number of "Vacant" Residential Lots in Historic Dawson Townsite
Assessed Land Value > \$10,000
Assessed Improvement Value < \$10,000



Are there really 95 (or even 77) vacant building lots in Dawson's historic townsite? The short answer is no. A 'vacant lot' and a 'development-ready building lot' are quite two different things. Dawson's historic townsite, which includes the Block Q site, is best thought of as a brownfield, rather than a greenfield, development site. As illustrated by the North End infill development project, altered permafrost, soil contamination and undocumented heritage values are all potential cost escalators on a given historic townsite lot.

Existing structures also bring potential for above-ground contamination requiring remediation before residential construction can begin. For example, consider a 'vacant lot' that has soil contaminated with heavy metals and an unoccupied building insulated with asbestos. The cost to bring such a lot to the development-ready stage is not just the asking price, it's also the cost of cleaning up and disposing of the heavy metal and asbestos contamination, as well as the site preparation work required in the event permafrost is found in the ground.

And getting to the starting line on a project to remediate and convert a vacant lot into a development-ready building lot first requires finding a ready and willing seller of a vacant lot. On the basis of several interview responses, it would appear there are very few or none such ready and willing sellers in Dawson City. Even the \$800 minimum tax imposed by the City of Dawson on residential properties in the historic Dawson townsite under the current *Tax Levy Bylaw*, well above the average property tax bill of \$409 in 2020 for the 95 'vacant' lots, does not appear to be much of a deterrent for property owners to hold properties over the long term. In addition, it is worth noting that it is not just private land owners who have a role to play in addressing the shortage of building lots in Dawson City. The Yukon Government and the Yukon Housing Corporation also own lots designated for residential use within the historic Dawson townsite.

4.0 ALTERNATIVE C: RECREATION CENTRE

The third development alternative to be considered for the Block Q site as part of this planning study is a new recreation centre. Dawson City's current recreation facility, the Art and Margaret Fry Recreation Centre, consists of an ice hockey rink, two sheets of curling ice, a concession stand with seating area, main floor office spaces (used for storage) and an unfinished second floor. The curling rink has a heated lounge and bar. The current configuration of the Art and Margaret Fry Recreation Centre is approximately 20 years old and has experienced significant shifting and settling. While some special events are hosted in the facility in the off-season, such as the Dawson City International Gold Show in May, the building is largely unused in the summer season.

As the facility remains unfinished and does not perform to the expectations and promises made to the community when designed, interest in constructing a fully-functional recreation centre endures in Dawson City. The city-block sized footprint of a recreation centre, however, may restrict the options for locating a similar facility within the historic Dawson townsite. At the same time, the idea of locating another structure with such a massive footprint so close to a known permafrost occurrence has certainly given many engagement participants pause for thought.

Given the social infrastructure nature of the recreation centre, any assessment of the Block Q site for use as a recreation centre will necessarily involve trade-offs described in terms more qualitative than quantitative. The trade-offs identified in the course of community engagement are discussed below.

In terms of location, the possibility of building a new recreation centre at the bottom of the Dome Road (next to the Crocus Bluff Ball Fields), approximately 1,800 meters from the existing Art and Margaret Fry Recreation Centre, has already been the subject of significant discussion within the community. Thus, much of the engagement feedback received on the recreation centre option involved not just two locations but three: the existing Art and Margaret Fry Recreation Centre, the Block Q site and at the bottom the Dome Road.

With regard to the location at the bottom the Dome Road, engagement respondents were generally of the view that a recreation centre located slightly outside of the historic Dawson townsite would have little impact on the current users of the recreation centre. Respondents suggested that facility users would be inclined to drive "with their hockey gear" to the recreation facility, wherever it is ultimately located.

For some Dawson residents, locating the recreation facility outside of the downtown area would help alleviate the effects of pollution from idling cars outside the current location or the potential Block Q site. While residents of the historic Dawson townsite may be made better off, residents proximate to the new location would be worse off in terms of pollution from car idling.

Given its latitude, Dawson City currently has a surprisingly very low volume of public warm spaces, areas where schools, daycares and families can send or take children to play indoors during Dawson's subarctic winters at little or no cost. Public warm spaces are most



CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

accessible when located within users' walking distance. As such, locating a new recreation centre at the bottom of the Dome Road and further away from Dawson's two daycares and the Robert Service School will reduce accessibility. Completion of Dawson's new youth centre will increase the volume of public warm spaces within the historic Dawson townsite.

Construction of a new recreation centre on the Block Q site would require a zoning change. The recreation centre's current location is zoned as Core Commercial, intended for commercial, recreational, and multi-unit residential uses. The Block Q site is currently zoned for single detached and duplex residential dwellings, as is the area surrounding the Block Q site. As a result, placing an institutional structure of similar size and parking capacity on the Block Q site may not mesh well with the existing aesthetic features of the area.

Several engagement respondents noted that public facilities like recreation centres are essential to community health and well-being. Community well-being is bolstered by the ability to socialize. Thus, the distinction between a 'recreation centre' and 'community centre' is important here. If the Dawson community intends to build a new recreation centre, then the location of the recreation centre would seem to be less important. If, however, the intent is to build a community centre accessible by as many people as possible, then a more central location in the historic Dawson townsite may be preferred.



5.0 CONCLUSION

Under the Yukon's *Municipal Act*, the City of Dawson is obligated to prudently manage its assets and plan for future growth for the benefit of all Dawson community members. Key among the City of Dawson's assets is a complete 'city block' of undeveloped land, comprised of 20 lots located within the Historic Townsite Boundary on Block Q of the Ladue Estate. This report has presented the planning study team's assessment of the economic and social factors to be considered in the determination of the highest and best use of the Block Q site. The three development alternatives currently being considered for the Block Q location include: recreational vehicle-style campground (status quo), residential development and a new recreation centre.

As recognized by Dawson City Council, the Block Q site use issue is complex and cannot reasonably be reduced to the comparison of single numbers. As directed, the study team took a broad view in the assessment of the economic and social factors to be considered, informed by an extensive public engagement process. The analysis presented in the report includes both quantitative and qualitative factors. Environmental factors, specifically the suitability of the Block Q site with regard to permafrost, was not within the scope of the planning study. For planning purposes, it was assumed that the Block Q site is potentially suitable for use by all three alternatives.

Applying a broad community perspective, it is the conclusion of the study team that development of residential housing represents the highest and best use of the Block Q site. The supply of building lots in Dawson City has been restricted for so long that the supply of 20 new residential building lots will be nowhere near sufficient to offset pent-up and future demand, even when the approximately 15 building lots currently under development in the North End are taken into consideration. At a time when mortgage borrowing rates are at 50-year lows, the acute shortage of building lots in Dawson City is resulting in an entire generation of young Dawson residents being shut out of home ownership opportunities.

Given the current and longstanding imbalance on the supply side of Dawson housing market, the study team found that residential development of the Block Q site would potentially result in 22 additional families being able to live in Dawson City on a year-round basis. And because the 20 lots are located together in a single block proximate to existing in-ground municipal infrastructure, the per-lot cost to develop the Block Q site could reasonably be expected to be more affordable than other options under development (e.g., North End) or consideration (e.g., Crocus Bluff). Development of the Block Q site could also potentially help improve the mix of housing types in Dawson City for the benefit of the community's aging population.



CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

The household spending and economic benefits attributable to welcoming 22 additional families to live in Dawson City on a year-round basis will far outweigh any potential economic losses attributable to the seasonal loss of 83 RV-style campground spots in the historic Dawson townsite. The likely improvement in Dawson's social cohesion resulting from more individuals and families being able to establish stable and year-round 'roots' in the community is another 'plus' for developing the Block Q site for residential use. Residential development of the Block Q site will build both the economic infrastructure and the social infrastructure of Dawson City.

The study team certainly appreciates how dearly many engagement participants cherish the existing Gold Rush Campground. We note, however, the highly seasonal flow of economic benefits associated with a facility that operates for only five months of the year while occupying the entire Block Q site for 12 months of the year. The yearly visitor counts associated with the Gold Rush Campground, as provided by the Tourism Industry Association of Yukon, were found to be reasonable by the study team. Visitor spending levels attributable to Gold Rush Campground guests, however, were found to be significantly lower than the estimates provided by the Tourism Industry Association of Yukon. The Tourism Industry Association of Yukon estimates would appear to be based on an assumption that people travel to the Klondike Region to visit the Gold Rush Campground as opposed to travelling to the Klondike Region to visit Dawson City and area attractions.

The Gold Rush Campground is one of four RV-style campground facilities located within 3.5 kilometres of the centre of Dawson City. The analysis found that a reduction in the number of RV-style campground sites resulting from a possible closure of the Gold Rush Campground could readily be offset by potential and existing capacity at the other three campground facilities located within 3.5 kilometres of the centre of Dawson City, and almost entirely at the two private campgrounds that feature the same list of amenities. The possible closure of the Gold Rush Campground is not expected to worsen any current unauthorized RV parking issues.

The large physical footprint needed for a new recreation centre very much limits the options for constructing a new facility within the historic Dawson townsite. Site size alone, however, would not seem to be sufficient reason to use the Block Q site for a recreation facility as engagement respondents were generally of the view that a recreation centre located slightly outside of the historic Dawson townsite would have little impact on the current users of the recreation centre. That said, the limited amount of public warm spaces in Dawson should be considered when deciding where to locate a new recreation centre.

RECOMMENDATION

In accordance with the conclusion of the Block Q Ladue Estate Planning Study as outlined above, it is recommended that a residential use be considered the most suitable use for the Block Q site.





Block Q Ladue Estate Planning Study Overview

Engagement Summary

Prepared for City of Dawson
Prepared by Stantec

February 2021



#202 107 Main Street Whitehorse YT Y1A 2A7

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BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

Background Information

1.0 BACKGROUND INFORMATION

The City of Dawson has hired Stantec Consulting and Vector Research to complete a Planning Study for Lots 1-20, Block Q, Ladue Estate. The site is currently used for the Goldrush Campground; however, it is identified in the City of Dawson Official Community Plan and Zoning Bylaw for residential use.

1.1 PURPOSE OF THIS PROJECT

- Determine the highest and best use for the subject area, known as “Lots 1-20 Block Q, Ladue Estate”
- Make recommendations on how to move forward

1.1.1 What uses are being considered?

There are 3 uses being considered for Block Q, Ladue Estate, listed in no particular order:

- Use A: Campground
- Use B: Recreation facility
- Use C: Residential use

1.1.2 What will the Planning Study look like?

The Block Q, Ladue Planning Study will review each proposed use by including a description of applicable economic and social considerations which must be considered.

This analysis will also include considering opportunity costs, meaning what potential gains could be lost when one of the uses is chosen over another. Public and stakeholder engagement will be used to inform the considerations included in the analysis. Based on this analysis, the Study will provide recommendations about which use can be considered the "highest and best use".

Location of Lots 1-20, Block Q, Ladue Estate



Block Q, Ladue Estate



BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

Background Information

1.2 PURPOSE OF ENGAGEMENT

The purpose of this engagement process was twofold: share information and gather feedback. Prior to this engagement process, there was a lot of misinformation regarding the project being shared throughout the community; as such, it was a priority for this engagement process to share information about the purpose of the project and how the decision would be made. Secondly, the engagement process was used to gather information that would help identify relevant economic and social factors to be considered in the Planning Study and generate an understanding of local priorities for each of the uses being considered.

1.3 HOW WILL THE DECISION BE MADE?

After reviewing all the information provided through the Block Q, Ladue Estate Planning Study, other studies, and many other considerations; Council will ultimately decide which use to proceed with. It must be understood that the decision made by Council may not be in alignment with the recommendations of the Planning Study because this project will be only one of the many factors considered by Council (e.g. findings of geotechnical studies, results of the recreation centre planning project).



2.0 COMMUNICATION METHODS

2.1 NOTIFICATIONS

2.1.1 Letter

A letter regarding this project was sent from the City of Dawson by mail to all property owners; a copy of this letter has been included in **Appendix A Communication Materials**.

2.1.2 Poster

A poster was hung at several locations around town to notify the community of this project; a copy of this poster has been included in **Appendix A Communication Materials**.

2.1.3 Stakeholder Emails

Stakeholders were notified about this project by way of the City letter described above, and/ or through a personal email sent by Stantec; a copy of which has been included in **Appendix A Communication Materials**.

2.2 PROJECT WEBSITE

A project website was hosted on the City's webpage [<https://www.cityofdawson.ca/p/block-q-ladue-estate-planning-study>] to introduce the project, host the introduction video, and direct users to the online survey.

2.3 INTRODUCTION VIDEO

A video was created of the presentation to be shown during the Public Information Session, this video was embedded into the online survey. A copy of the presentation used to create the video has been included in **Appendix A Communication Materials**.

2.4 PROJECT EMAIL

A project-specific email was created to gather questions and feedback about the project:
ladueestateplanning@stantec.com



3.0 ENGAGEMENT ACTIVITIES

Engagement activities available during the project were designed to support both in-person and distance interactions, in accordance with COVID-19 regulations. These activities included the following:

3.1 IN-PERSON PUBLIC INFORMATION SESSIONS

The City of Dawson hosted five in-person public information sessions on October 20, 2020 at City Hall. These sessions were led by Stantec with attendance by municipal staff and members of the public. The format of the meetings was consistent throughout: an introduction presentation given by Stantec followed by a question and answer period.

To accommodate COVID-19 safety protocols, capacity of the events was limited to 12 attendees per session; as such, attendees were required to register their attendance in advance of the meetings, provide contact tracing information, use hand sanitizer, remain 6 feet (2 m) apart, and sit with their immediate household only.

All feedback received during the public information sessions is described in more detail in **Section 4.2 Public Information Sessions**.

3.2 DISTANCED: BROADCASTED PUBLIC INFORMATION SESSION

The final in-person public information session on October 20, 2020 (7pm) was broadcast using Microsoft Teams. Prior to this event, this broadcast was advertised on the notification poster and a link to the meeting was shared on the City's project website and on the Town Crier Facebook page.

In total, 15 persons joined the meeting online and were able to participate in real time asking questions in the chat or verbally during the Q&A portion of the meeting.

3.2.1 Posted Recording

A video of the broadcast public information session was created by recording the meeting; the video was then posted to the City's project website for viewing by those who were not able to attend.

3.3 SURVEY

A public survey was used to share information about the project and gather feedback from the community. All information provided in Section 1 Background Information of this report was included in the survey, before the questions. A copy of the survey has been included in **Appendix A Communication Materials**.



BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

Engagement Activities

This survey was available for online completion through a link on the City's website, and paper copies were also available at City Hall. The survey was open for responses from October 5 to October 31, 2020.

All feedback received through the survey is described in more detail in **Section 4.1 Survey**.

3.4 STAKEHOLDER INTERVIEWS

Several local businesses and community organizations were identified as potentially having specific information to be included in the Planning Study. These stakeholders were engaged primarily over the phone and were asked to share any information they had which they felt should be considered in the study, following the same format as the survey (e.g. "What do you think we need to consider when reviewing Use A: Campground?").

All feedback received from stakeholders was captured through interview notes which, to protect the privacy of respondents, have not been provided in this summary.

3.5 GOVERNMENT MEETINGS

A meeting with Tr'ondëk Hwëch'in was held in-person on October 20, 2020.

Meetings with various Yukon government departments were conducted over the phone throughout October and November.

All feedback received from governments was captured through interview notes which, to protect the privacy of respondents, have not been provided in this summary.



BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

What We Heard

4.0 WHAT WE HEARD

4.1 SURVEY

In total, 214 unique surveys were completed submitted both online and on paper.

4.1.1 Approach to Analysis

As described below, many of the questions in the survey included opportunities for respondents to provide open-ended comments. These comments were reviewed for their content and tagged with one or more “themes to consider”, which were then graphed for easy reference and inclusion in this summary.

For example:

Question	Open-Ended Response	Themes Used for Graphing
What do you think we need to consider when reviewing Use A: Campground?	SAMPLE RESPONSE: If this site isn't available, campers will no longer be able to walk from their site to other businesses which will suffer as a result. If this site is needed or if there are enough available spaces elsewhere If the lease rate and taxes paid by the campground is enough/ fair	<ul style="list-style-type: none">• Impact of walkability to tourist amenities• Impact to other businesses• Demand for campground• Availability of alternative locations• Policy: Ensuring appropriate lease rates• Possible tax revenues

The full set of comments received has been provided to the City of Dawson for their review and reference. These comments were presented in a similar manner to the table shown above, identifying the themes used for graphing beside each comment.

4.1.2 Summary of Responses

To maintain the privacy of respondents, only the graphical summary of each questions' responses has been included in this report; no open-ended comments have been provided.

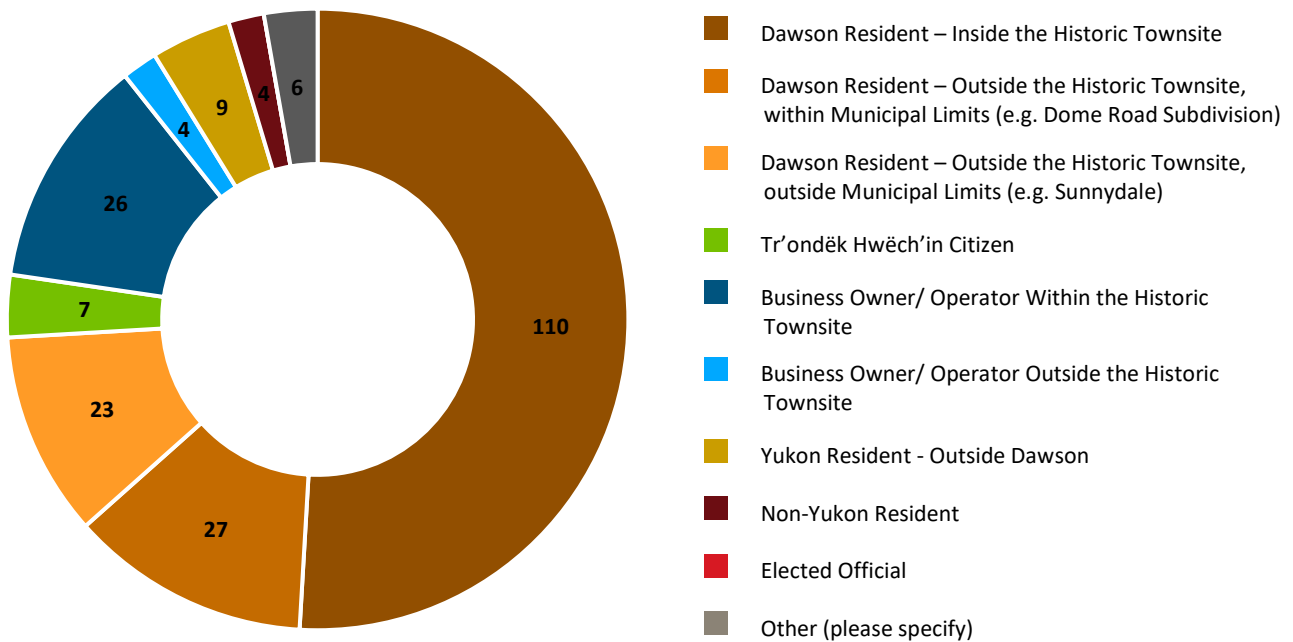


BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

What We Heard

4.1.2.1 Summary by Question

Q1 We know that Dawsonites may have multiple interests in this project: they are residents, entrepreneurs, property owners, and have ties to many different industries. Please select the statement(s) that best describe you and your responses to this survey.



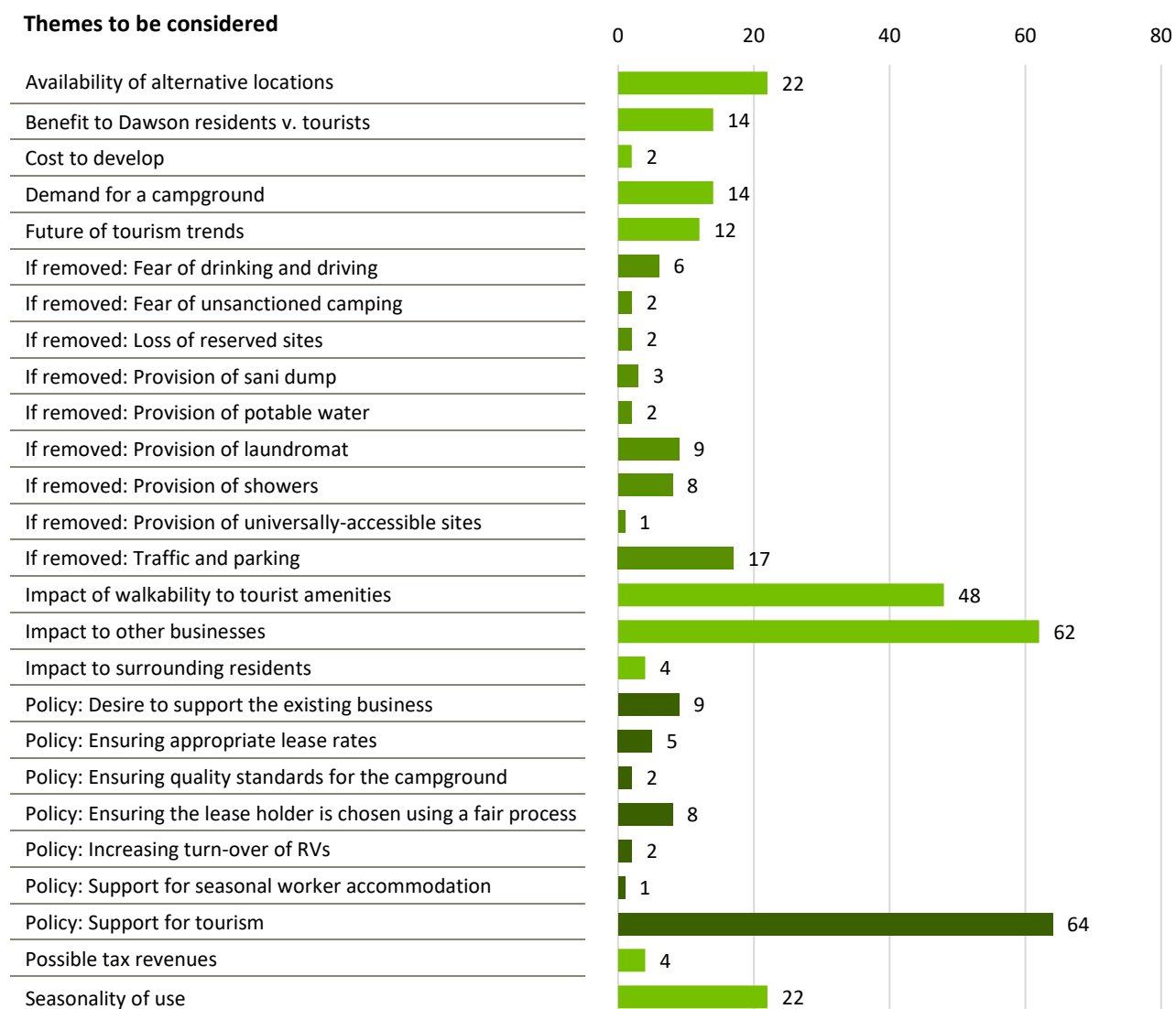
Note: Open-ended responses have not been included in this summary to remain privacy for respondents.



BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

What We Heard

Q2 What do you think we need to consider when reviewing Use A: Campground?



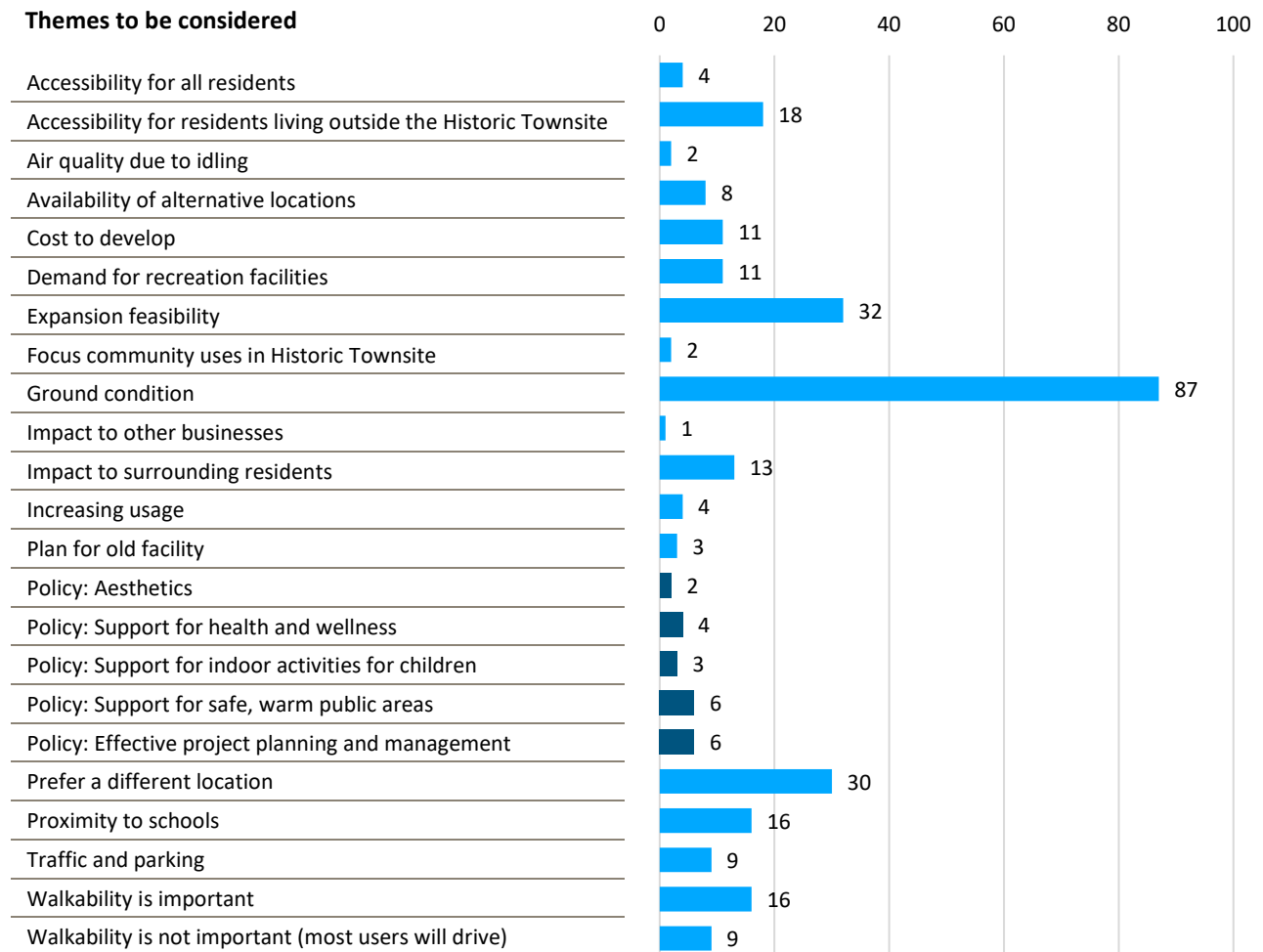
Note: Open-ended responses have not been included in this summary to remain privacy for respondents.



BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

What We Heard

Q3 *What do you think we need to consider when reviewing Use B: Recreation Facility?*



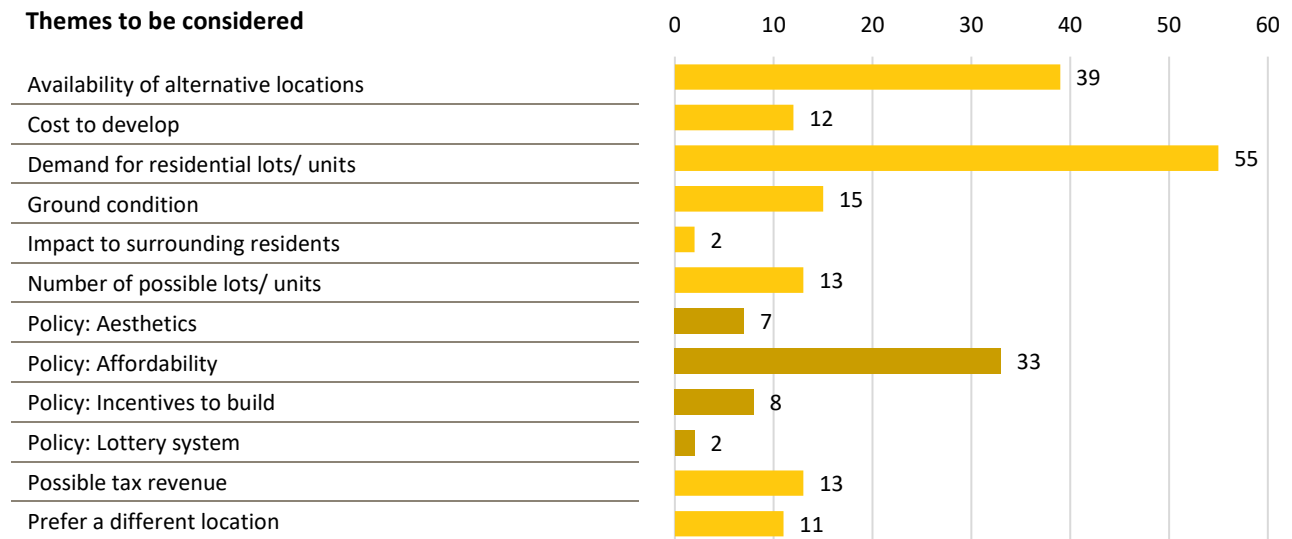
Note: Open-ended responses have not been included in this summary to remain privacy for respondents.



BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

What We Heard

Q4 *What do you think we need to consider when reviewing Use C: Residential?*



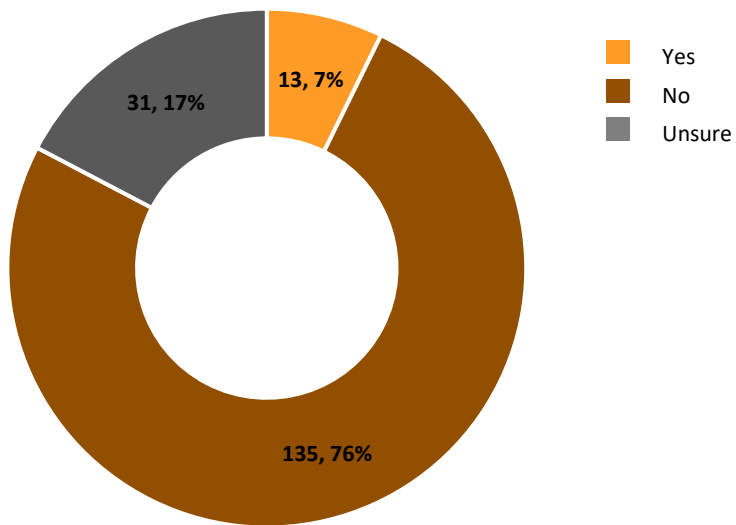
Note: Open-ended responses have not been included in this summary to remain privacy for respondents.



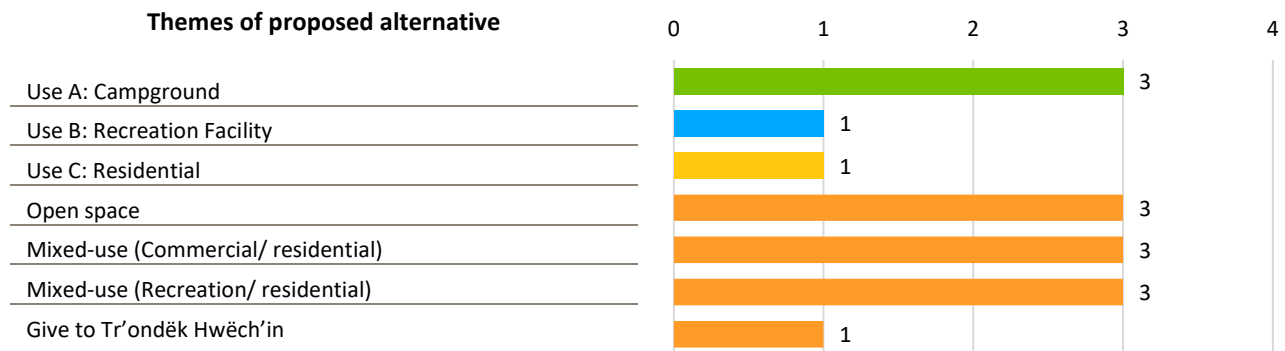
BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

What We Heard

Q5 Do you think Council needs to consider a different use for Block Q, Ladue Estate; other than those listed above?



Proposed alternative uses to be considered:



Note: Open-ended responses have not been included in this summary to remain privacy for respondents.



BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

What We Heard

Q6 Please share any other thoughts that should be considered.

Note: Open-ended responses have not been included in this summary to remain privacy for respondents; however, a review of the comments received identified the following themes:

Themes to be Considered Regarding Use A Campground, Use B Recreation, Use C Residential:

Use-specific themes to be considered are in alignment with those identified throughout each of the previous questions.

General Themes to be Considered:

- Prioritizing the needs of year-round residents.
- Supporting local businesses, including tourism in general.
- Ensuring the ground condition and any other technical factors are confirmed prior to any work being done. There is a high level of caution and fear from respondents about having another major project fail.
- Increasing the efficiency and usability of the land and the existing servicing around the site.
- Using informed decision-making to identify viable options and then select the highest and best use rather than having public opinion decide.
- Understanding that each use is important, various negative impacts can be anticipated should each of the proposed use not be selected for the site. To reduce the impact of having each use not selected, impact mitigation strategies should be considered such as identifying potential alternative locations.

4.2 PUBLIC INFORMATION SESSIONS

Below is a summary of comments received during all five of the public information sessions, grouped by the use it was referring to, and by theme.

4.2.1 General

- This plan should consider heritage
- Happy with this engagement process
- How much revenue does the City get when YG builds out?

Theme Availability of Alternative Locations

- What is the status of the Dome Road feasibility study?

Theme Cost to Develop

- Concern about the cost for new infrastructure
 - What is the cost of extending water and sewer to the 20 lots?



BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

What We Heard

Theme Ground Condition

- Concern over the ground condition of this site
 - Is it stable for new development?
 - Gravel is dumped there every year

Theme Impact to Surrounding Residents

- Concerned about whatever use is selected and what its impact to surrounding residents will be
 - Views
 - Traffic
 - Loitering

Theme Timeline

- How long is the survey accessible online?
- A decision needs to be made soon as these places are booking up 1 and 2 years in advance.
- What is the construction timeline?

4.2.2 Use A: Campground

Theme Availability of Alternative Locations

- There is a lack of capacity elsewhere: GuggieVille was bought by Bonanza Gold and then closed.
- What is the capacity of the other campgrounds?

Theme Policy: Desire to Support the Existing Business

- Would like to see the City support existing businesses
- People are sentimental about the Gold Rush campground

Theme Demand for Campground

- Feel that RVers want the full-service experience which is offered at the Goldrush Campground
- Feel the Goldrush Campground is the campground that always fills up first
- YG is looking at developing more campgrounds, so if the priority is to expand camping why should this one be closed?

Theme Future of Tourism Trends

- Traveler demographics are changing: they are increasingly single travelers rather than groups
- Consider the future age of visitors and their mobility



BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

What We Heard

Theme If Removed: Provision of Laundromat, Showers, etc

- Don't want to see a loss of tourism infrastructure, the campground has existing infrastructure that will be difficult to replace such as showers and laundry
 - These facilities are used by both visitors and locals in the summer

Theme If removed: Traffic and Parking

- If the Goldrush is closed and visitors are having to stay...
 - at the YG campground across the river, there will be increased ferry traffic
 - at sites outside of the historic townsite, RV traffic will still drive into town but there will be nowhere for them to park
- What will happen if people come and try to stay overnight in their RVs anyway, even though the Goldrush is closed? What are the bylaws that regulate overnight camping/ parking?

Theme Impact of Walkability to Tourist Amenities

- The Goldrush is walkable to so many amenities, like Gerties or shops, which is highly valued by its users

Theme Impact to Other Businesses

- Having the campground in town makes money for other businesses

Theme Impact to Surrounding Residents

- The existing campground is a good and respectful neighbour

Theme Seasonality of Use

- Is there an opportunity to increase the amount of use the sites gets to make it usable year-round?
 - Like a year-round laundromat?

Theme Policy: Support for Tourism

- The economy in Dawson is reliant on tourism and placer mining
- "People and visitors save Dawson"
- Would like to retain tourists in town

4.2.3 Use B: Recreation Facility

- Consider the other recreational facilities as well, not just the new recreation centre



BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

What We Heard

Theme Ground Condition

- Is the soil stable enough to support a new recreation facility?

Theme Impact to Surrounding Residents

- A recreation facility in this area would increase traffic and loitering

Theme Prefer a Different Site

- Consider where will be a 'central location' once Dawson continues to grow, prefer Dome Road
- Prefer the wastewater site as it's near the recreation park and pool

4.2.4 Use C: Residential

Theme Availability of Alternative Locations

- Would like more information about where all the new residential lots are supposed to be going
 - If other residential lots were confirmed to be opening up soon (eg the Dome), that would affect how many see the potential use for these lots

Theme Demand for Residential Lots/ Units

- Big demand for small affordable lots
- Is there really a demand for these lots for residential if North end and Dome Road is being developed

Theme Ground Condition

- Unstable for houses just like unstable for recreation centre

Theme Policy: Incentives to Build

- Recognize there are a lot, 77, undeveloped or derelict buildings in the Historic Townsite which should be redeveloped for residential
 - Parks Canada own vacant lots in the downtown
 - Yukon Housing has land available
- Would like to see more focus put on infill/ redevelopment
 - Are there incentives/ disincentives in place regarding vacant lots in the town site?

Theme Prefer a Different Site

- Would prefer the existing recreation centre site be used for residential use



BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

What We Heard

4.3 PETITION

Outside of the Ladue Estate Planning Study public engagement process, a formal petition was prepared by community members to demonstrate opposition to the potential closure of the Gold Rush Campground. The stated goal of the petition was as follows,

“This petition has for goal to preserve the Gold Rush Campground in Dawson City. We think that this business is very important to our town's economy and the City of Dawson should renew the lease to ensure the campground remains a service offered in our town. The campground is the only in town public laundry/shower facilities that many residents and summer workers use. The convenient location for people to stay in town brings a lot of revenues to local businesses. On a regular summer, that campground is practically full at capacity almost every night for 3 months in a row. If this campground is removed, we believe the RVers will still be coming our way and they won't have places to park so they will end up parking all around town, most likely leaving garbage behind.

We believe the reasons behind the possibility of not renewing the lease are not reasonable. Regarding the housing situation, there are plenty of empty lots in town that are not being used that could be open for future housing. Plus, the recent construction of multi-housing units in town helped the housing situation and there is even a new subdivision being planned for around town and the lot where the current Rec centre is could most likely be used for residential lots. So, that issue is already being worked on which means there is no need to remove the campground to create more residential lots.

In regards to the future of our Rec Centre, we believe that the campground's location is not the right one for a future Rec centre. The ground is just as unstable, if not more then where our Rec Centre is right now. We do not need to repeat the same mistake that was done with the current Rec Centre. We recognize that there is a need for a new Rec Centre and that there are other more viable ground options for building such a structure; for example the Crocus Bluff site, beside the Dome Road entrance, which is close enough to town and easy access for people from other subdivisions.”

The petition contained 252 signatures gathered between July 25, 2020 and October 10, 2020 and was submitted to the City of Dawson for consideration by Council. Because this petition contained a collection of public comments, it was shared with Stantec for reference purposes.

Upon reviewing the comments, themes which were heard included:

- Demand for a campground: comments suggesting this campground is needed in the community.
- Ground condition: comments warning that the ground is not suitable for any alternative uses.
- Concerns around loss of valued amenities if the campground was closed, such as the provision of a laundromat and showers.



BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

What We Heard

- Comments about how the walkability from this site to surrounding tourism amenities and businesses is a positive addition to the community and should the campground be closed, that benefit would be lost.
- An underlying desire to support the existing business and the tourism industry in general.

To protect the intent of the petition which was submitted to Council outside of this process, and the privacy of its participants, a copy of the petition has not been provided in this summary.



APPENDIX A

Communication Materials

THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0
PH: 867-993-7400 FAX: 867-993-7434
www.cityofdawson.ca
October 5, 2020



Block Q, Ladue Estate Planning Study

The City of Dawson has hired Stantec Consulting and Vector Research to complete a Planning Study for Lots 1-20, Block Q, Ladue Estate, as shown in the figure below. The purpose of the study is to determine the highest and best use for the lots in our Historic Townsite. Further described in more detail below, the information provided in the Planning Study will then be reviewed by Council, along with many considerations, to determine the most suitable use for the site. As you know, the site is currently used for the Goldrush Campground; however, it is identified in the City of Dawson Official Community Plan and Zoning Bylaw for residential use. This project has come out of years of contemplation over what use would be best for our community and the future for this community asset.

To inform this important decision, we are undertaking a Planning Study to review 3 proposed uses and the economic and social considerations associated with each. The proposed uses being considered are; in no particular order:

- Use A:** Campground
- Use B:** Recreation facility
- Use C:** Residential use

The City of Dawson is reaching out to residents, business owners, stakeholders, and other governments to inform the economic and social considerations that will be reviewed in the Planning Study. During this process, we are striving to capture feedback from a wide cross-section of the community; as such, we hope you will participate in the various engagement activities available to you and encourage others to do so as well.

ENGAGEMENT ACTIVITIES

Engagement activities available during this process have been designed to support both in-person and distance interactions, in accordance with COVID-19 regulations. These activities include the following:

Physically-Distanced Engagement

Physically-distanced engagement activities are intended to connect primarily with those who feel comfortable using online engagement tools but will also assist in reaching those who are limiting their in-person activities, those whose schedules do not permit them to attend the in-person public information sessions, or those who may be experiencing symptoms of COVID-19.

- **Project overview video**

This video uses the same presentation that will be given during the public information sessions and describes the project in detail with voice narration. To view the video, please visit the City's website beginning October 5th.

- **Online survey**

The online survey will be used to gather feedback about the project and will be launched from the City's website on October 5th. Paper copies will also be available at the City Hall front office.

- **Online public information session**

The in-person public information session held on October 20th at 7pm will be broadcast live using Microsoft Teams to allow persons at home to attend online and ask questions in real-time. Please visit the City's website for sign-up and log-in information.

Location of Lots 1-20, Block Q, Ladue Estate



Block Q, Ladue Estate

In-person Engagement

In-person activities are intended to connect with those with limited internet access or those that do not feel comfortable with online engagement. All in-person activities will be subject to applicable COVID-19 health and safety regulations at the time of their scheduled dates; as such, they are subject to change based on updates to local or territorial best practices.

- Five in-person **public information sessions** held in the City of Dawson Council Chambers on Tuesday October 20th at 3pm, 4pm, 5pm, 6pm, and 7pm. Due to COVID-19 regulations:
 - Capacity at each public information session will be limited to 15 in-person attendees total
 - All attendees are required to sit with those in their social bubble, and to stay seated during the event
 - All sessions will begin promptly at the time scheduled and run a maximum of 45min to allow for proper cleaning between sessions
 - All sessions will require a specific room set-up based on the number of persons in attendance; as such, advanced registration is mandatory
 - Please sign up for one of the sessions by visiting the City Hall front office or contacting:
Charlotte Luscombe
planningassist@cityofdawson.ca
(867) 993-7400 ext 438
 - At the time of sign-up, you will be asked how many persons within your social bubble will be attending with you.

Engagement with Stakeholders and Governments

- **Project overview video and online survey**
All local businesses and community organizations are encouraged to view the online video and complete the online survey to provide feedback on this project.
- **Telephone and in-person interviews**
Several local businesses and community organizations have been identified as potentially having specific information to be included in the Planning Study. These stakeholders will be contacted by the project team beginning in mid-October; questions asked will follow the same format of the online survey with additional opportunities to share any past reports or studies.
- **Meetings with the Tr'ondëk Hwëch'in and Yukon governments** will be held online or in-person beginning mid-October.

NEXT STEPS

Following the preparation of the Planning Study, Council will review all the information provided in the Block Q Ladue Estate Planning Study, other studies such as geotechnical information and projects looking at suitable locations for the recreation centre, as well as any other relevant factors. After considering all the different factors before them, Council will be responsible for ultimately deciding on which use is the most appropriate to pursue.

As noted above the City has hired Stantec Consulting Ltd. and Vector Research to complete this analysis and lead the engagement activities. Please contact Lesley Cabott at ladueestateplanning@stantec.com (867) 335-2515, if you have any questions about the project or the engagement opportunities available to you.

Sincerely,



On behalf of
City of Dawson Mayor and Council



LADUE ESTATE PLANNING STUDY

Lots 1-20, Block Q



“What needs to be considered?”

PHYSICALLY-DISTANCED ENGAGEMENT
October 5 - October 31

Visit the www.cityofdawson.ca for more information.

IN-PERSON INFORMATION SESSIONS
October 20 in Council Chambers
3pm, 4pm, 5pm, 6pm, and 7pm [with online broadcast]

Due to COVID-19 regulations, capacity for each information session will be limited. Please register your attendance for one of the sessions in advance visiting the City Hall or contacting:

Charlotte Luscombe
planningassist@cityofdawson.ca
(867) 933-7400 ext 438

From: [Haeusler, Amanda](#)
Bcc: [REDACTED]
Subject: Block Q Ladue Estate Planning Study Engagement
Date: Tuesday, October 13, 2020 12:03:00 PM
Attachments: [Final Letter BlockQ Engagement.pdf](#)

Good morning,

The City of Dawson has hired Stantec Consulting and Vector Research to complete a Planning Study for Lots 1-20, Block Q, Ladue Estate (i.e. Gold Rush Campground). The purpose of the study is to determine the highest and best use for the lots in Dawson's Historic Townsite. The information provided in the Planning Study will then be reviewed by Council, along with many considerations, to determine the most suitable use for the site.

This project has come out of years of contemplation over what use would be best for the community. To inform this important decision, we are preparing a Planning Study to review 3 proposed uses and the economic and social considerations associated with each. The proposed uses being considered are listed below in no particular order:

- Use A: Campground
- Use B: Recreation facility
- Use C: Residential use

As described on the project website [<https://www.cityofdawson.ca/p/block-q-ladue-estate-planning-study>], the City of Dawson is working with Stantec to reach out to residents, business owners, stakeholders, and other governments to inform the economic and social considerations that will be reviewed in the Planning Study. During these engagements, we want to know: **“what needs to be considered?”**

As a valued stakeholder, I am e-mailing you today on behalf of the City of Dawson to encourage your participation in the various engagement activities available to you and your organization. We want to hear your thoughts and ensure your questions are answered.

Engagement activities available during this process have been designed to support both in-person and distance interactions, in accordance with COVID-19 regulations. These activities include the following:

- Physically-distanced engagement activities
 - [Project website](#)
 - Project overview video
 - Online survey
 - Online public information session (link on website)
- In-person engagement
 - Five in-person public information sessions
 - Held in the City of Dawson Council Chambers on Tuesday October 20th at 3pm, 4pm, 5pm, 6pm, and 7pm.
 - **Due to COVID-19 regulations, in-person engagement attendance is limited**

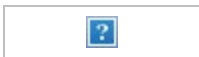
and requires registration in advance (please visit project website for more information).

Thank you so much for your interest and participation in this project.

Amanda Haeusler RPP, MCIP
Consultant

amanda.haeusler@stantec.com or
ladueestateplanning@stantec.com

Stantec



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1

Location of Block Q, Ladue Estate Subject Area

Purpose of this project

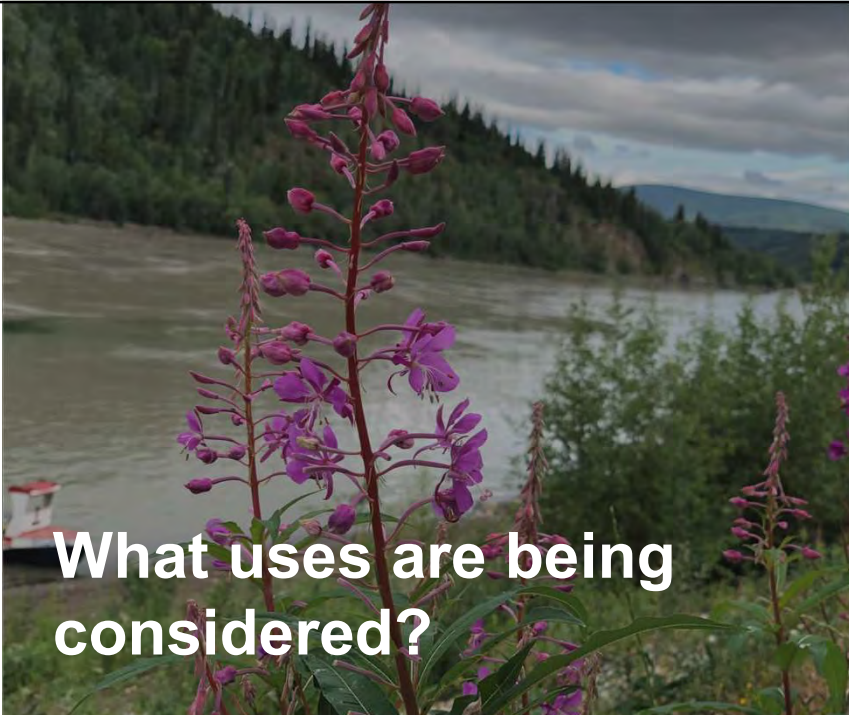
- Determine the highest and best use for the subject area, known as “Block Q, Ladue Estate” – shown in the figure to the left
- Make recommendations on how to move forward

2

BLOCK Q, LADUE ESTATE PLANNING STUDY OVERVIEW

3



What uses are being considered?

Use A


Campground

Use B



Recreation facility

Use C

Residential use



3





BLOCK Q, LADUE ESTATE PLANNING STUDY OVERVIEW



4

What type of information will be reviewed outside of the engagement process?

- Historic use and role
- Existing planning documents
- Municipal priorities and overall direction
- Compatibility with surrounding uses and transportation patterns
- Past engagement feedback
- Housing and land need summaries
- Recreation user information
- Tourism trends
- Visitor exit surveys
- Spending habits of residents and visitors
- Impact of discontinuing the existing use
- Ability of existing campgrounds to absorb additional business
- Property tax assessment information
- Municipal revenue associated with each proposed use
- Stakeholder and community feedback
- Other documents/ studies/ reports as needed



4

BLOCK Q, LADUE ESTATE PLANNING STUDY OVERVIEW



5

Purpose of engagement



- Share information about the purpose of the project.
- Gather input [advice and opinions] from a cross-section of the community.
- Identify local priorities as they relate to each of the three uses being considered.

We want to know:

What should be considered when reviewing each of the proposed options?

5


BLOCK Q, LADUE ESTATE PLANNING STUDY OVERVIEW

6


What will the Planning Study look like?

- Review each proposed use
 - Include a description of the economic and social considerations for each use
 - Will consider opportunity costs –what potential gain could be lost when one of the uses is chosen over another
- Provide recommendations

Public and stakeholder engagement will be used to inform these considerations

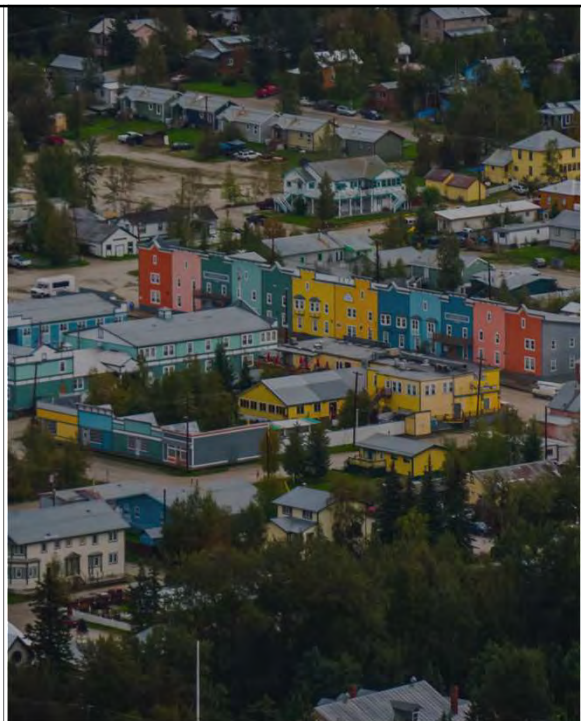


6

BLOCK Q, LADUE ESTATE PLANNING STUDY OVERVIEW

7





How will the decision be made?

- Council will review all the information in the Planning Study, other studies, and any other relevant factors prior to deciding which use to proceed with
- Because this is only one of many factors considered, the final decision may not be in alignments with the recommendations of the Planning Study




7





BLOCK Q, LADUE ESTATE PLANNING STUDY OVERVIEW

8



Thank you!

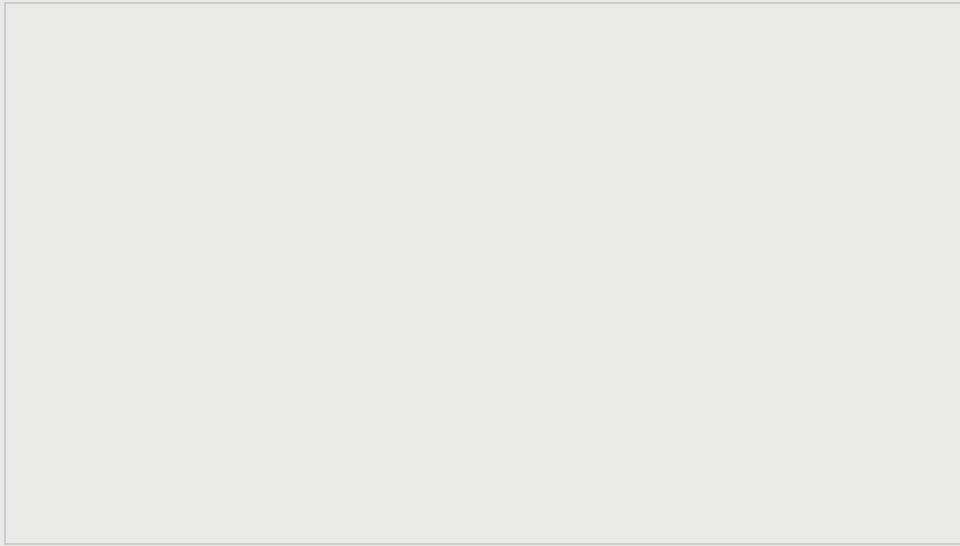


8



City of Dawson Planning Study for Block Q, Ladue Estate Introduction

Please watch the following introduction video prior to completing the survey.



If you are unable to watch the video, a text-overview is also available.

*** 1. Would like to view the text-based project introduction page prior to completing the survey?**

- ☐ Yes, view the text-based project introduction page now
- ☐ No, continue to the survey



City of Dawson Planning Study for Block Q, Ladue Estate Introduction

Purpose of this project

- Determine the highest and best use for the subject area, known as “Lots 1-20 Block Q, Ladue Estate” – shown in the figure below
- Make recommendations on how to move forward

As further described below, this information will be provided to Council for their review with many other studies and considerations, for Council to decide the most suitable use for the subject area.



What uses are being considered?

There are 3 uses being considered for Block Q, Ladue Estate, listed in no particular order:

- Use A: Campground
- Use B: Recreation facility
- Use C: Residential use

What type of information will be reviewed outside of the engagement process?

- Historic use and role
- Existing planning documents
- Municipal priorities and overall direction
- Compatibility with surrounding uses and transportation patterns
- Past engagement feedback
- Housing and land need summaries
- Recreation user information
- Tourism trends

- Visitor exit surveys
- Spending habits of residents and visitors
- Impact of discontinuing the existing use
- Ability of existing campgrounds to absorb additional business
- Property tax assessment information
- Municipal revenue associated with each proposed use
- Stakeholder and community feedback
- Many other items as needed

Purpose of engagement

- Share information about the purpose of the project.
- Gather input [advice and opinions] from a cross-section of the community.
- Identify local priorities as they relate to each of the three uses being considered.

We want to know: *What should be considered when reviewing each of the proposed options?*

What will the Planning Study look like?

The Block Q, Ladue Planning Study will review each proposed use by including a description of applicable economic and social considerations which must be considered.

This analysis will also include considering opportunity costs, meaning what potential gains could be lost when one of the uses is chosen over another. Public and stakeholder engagement will be used to inform the considerations included in the analysis.

Based on this analysis, the Study will provide recommendations about which use can be considered the "highest and best use".

How will the decision be made?

After reviewing all the information provided through the Block Q, Ladue Estate Planning Study, other studies, and many other considerations; Council will ultimately decide which use to proceed with. It must be understood that the decision made by Council may not be in alignment with the recommendations of the Planning Study because this project will be only one of the many factors considered by Council.



City of Dawson Planning Study for Block Q, Ladue Estate Getting started

*** 2. We know that Dawsonites may have multiple interests in this project: they are residents, entrepreneurs, property owners, and have ties to many different industries.**

Please select the statement(s) that best describe you and your responses to this survey.

- ☐ Dawson Resident - Inside the Historic Townsite
- ☐ Dawson Resident - Outside the Historic Townsite, within Municipal Limits (e.g. Dome Road Subdivision)
- ☐ Dawson Resident - Outside the Historic Townsite, outside Municipal Limits (e.g. Sunnydale)
- ☐ Tr'ondëk Hwëch'in Citizen
- ☐ Business Owner/ Operator - Within the Historic Townsite
- ☐ Business Owner/ Operator - Outside the Historic Townsite
- ☐ Yukon Resident - Outside Dawson
- ☐ Non-Yukon Resident
- ☐ Elected Official
- ☐ Other (please specify)



City of Dawson Planning Study for Block Q, Ladue Estate Gathering Advice

The Planning Study for Block Q, Ladue Estates is reviewing 3 potential uses for the site:

- Use A: Campground
- Use B: Recreation facility
- Use C: Residential use

During this engagement process, we are gathering information to inform the analysis of each option. All information gathered will be reviewed; this is not a vote to see which option is most preferred.

3. What do you think we need to consider when reviewing Use A: Campground?

4. What do you think we need to consider when reviewing Use B: Recreation Facility?

5. What do you think we need to consider when reviewing Use C: Residential Use?

*** 6. Do you think Council needs to consider a different use for Block Q, Ladue Estate; other than those listed above?**

☐ Yes (Will require you to specify a use)

☐ No

☐ Unsure



City of Dawson Planning Study for Block Q, Ladue Estate Alternative Use(s)

*** 7. Please describe the alternative use(s) you would like to see Council consider for Block Q, Ladue Estate.**



City of Dawson Planning Study for Block Q, Ladue Estate Final Thoughts

8. Please share any other thoughts that should be considered.



City of Dawson Planning Study for Block Q, Ladue Estate Thank you!

Thank you for taking time to share your thoughts about Block Q, Ladue Estate!

9. If you are a resident of the Dawson area, and would like to be entered into a draw for a prize, please enter your contact information below.

Name

Address

Email Address

Phone Number

THE CITY OF DAWSON



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

Goldrush Campground Ltd.
PO Box 198
Dawson City, YT Y0B 1G0

Dear Pat and Dianne,

On May 12, 2020, Dawson Council voted to provide Goldrush Campground Ltd. with two-year's notice of termination of our lease agreement. Please consider this letter as our written notice of same.

Providing notice of termination ensures the site remains one of two viable options for the town's new recreation centre and the timelines laid out by our project manager. Without this measure, the town is left with only one other viable site option, at the bottom of the Dome Road, which would be problematic if that site proved unsuitable for construction.

On May 12, 2020, Council also gave direction, by resolution, to conduct a planning study for lots 1–20, Block Q, Ladue Estate. Once the report is complete and the town has a better understanding of geotechnical conditions at both sites, the town will be revisiting the decision to terminate the lease.

I would like to thank you for you taking the time to discuss this matter with me several weeks ago and appreciate your understanding as the town moves to replace our current recreation centre. A new facility is critical to our community's well-being, especially since the current building has significant, persistent deficiencies.

I would also like to thank you for your willingness to allow consultants and staff to access the site to conduct, among other things, geotechnical assessments of the site. That will greatly assist us in expediting planning work for that site.

If you would like to discuss this matter further, please do not hesitate to contact me at 993-3056.

Best Regards,

Wayne Potoroka
Mayor, Dawson City

CAO Dawson

From: Heather Favron
Sent: Tuesday, May 12, 2020 2:27 PM
To: CAO Dawson
Subject: FW: Re; Cancellation of Goldrush Campground Lease - Council Meeting May 12, 2020

Hi Cory,

I have been buried in my bylaw project and missed this email. When I looked earlier I had thought you were on the email as well.

Unfortunately, it is past the deadline to be included as part of the public record for this meeting. Should I do anything with the email?

Thanks
Heather

From: pat brooks [mailto:goldrushcampground@shaw.ca]
Sent: May-11-20 7:53 PM
To: Heather Favron <HFavron@cityofdawson.ca>
Subject: Re; Cancellation of Goldrush Campground Lease - Council Meeting May 12, 2020

Office of the CAO, Mayor and Council of The City of Dawson

We respectfully request that this email become part of the public record in reference to discussions pertaining to the cancellation of the lease with Goldrush Campground.

Given the current situation with the COVID-19 virus already causing widespread disruption to the business community in Dawson, many of whom may not survive to remain viable. but many will look to the future in the hopes that circumstances will improve.

Any of these businesses that cannot survive the additional stress of a closure of the campground of choice in the city centre will be forced to terminate their employees, cease doing business, and those people will have no option but to leave Dawson and seek employment elsewhere. You will lose additional revenue when those people are not in Dawson to spend their money, pay their taxes, and otherwise contribute on a regular basis.

Mayor and Council's decision to close one of the most popular and important outlets for accommodation in Dawson City will certainly be the final nail in the coffin for an overwhelming number of businesses. Many have looked to Goldrush Campground guests during the summer months as a substantial portion of their revenue.

We have taken the liberty of providing figures for you, using actual totals for the last three years. You will note that the following five years do not change as we are running close to capacity each year, so we have used the 2019 figures as a fair representation of dollar values and guests.

Spend figures are calculated at \$150.00 per person per day, which is I believe conservative and would include daily necessities, fuel, groceries, meals, entertainment, Diamond Tooth Gerties, tourist items, etc

Actual figures could exceed those below, but we wish to use a reasonable conservative amount.

2017	7446 units	15,502 people	\$2,325,300.00 spent in Dawson	72 %
occupancy				
2018	7468 units	15,636 people	\$2,345,400.00 spent in Dawson	73 %
occupancy				
2019	7419 units	15,381 people	\$2,307,150.00 spent in Dawson	72 %
occupancy				
2020	unknown COVID-19			
2021	7419 units	15,381 people	\$2,307,150.00 spent in Dawson	72%
occupancy				
2022	7419 units	15,381 people	\$2,307,150.00 spent in Dawson	72 %
occupancy				
2023	7419 units	15,381 people	\$2,307,150.00 spent in Dawson	72 %
occupancy				
2024	7419 units	15,381 people	\$2,307,150.00 spent in Dawson	72 %
occupancy				
2025	7419 units	15,381 people	\$2,307,150.00 spent in Dawson	72 %
occupancy				
2026	7419 units	15,381 people	\$2,307,150.00 spent in Dawson	72 %
occupancy				
2019	7419 units	15,381 people	\$2,307,150.00 spent in Dawson	72 %
occupancy				

It is fair to state that these figures generate more dollars spent weeks or months downstream, and are a large component of the Dawson economy.

We are told on a regular basis each year that merchants going to their stores will check the campground each day and gauge their potential for business income based on the number of recreational vehicles in our campground.

They know that our guests will leave their units and will head into town over a one or two or three days visit, and almost everyone will return to their vehicles carrying bags with items purchased in Dawson. Some will be groceries, some will be tourist items, books, jewelry, etc., but all of it will have left money with the merchants in Dawson. If the campground closes, those dollars will no longer be part of the Dawson City economy.

This is, and has been, the campground of choice for guests in Dawson for many years, and their narrative that they wish to be in the centre of the city and as close to as many amenities as possible. They do not wish to attend Diamond Tooth Gerties to take in the entertainment, possibly stake their luck at the tables, and have a few drinks, then get in their vehicles to drive back to their RV's. They, and the RCMP are more than happy that walking is a safe option for them.

Most importantly, a decision by Mayor and Council to cancel the lease with Goldrush will remove approximately 15,000 to 16,000 people from the revenue stream annually, and we expect that the business community will have a great deal to say to Council in that regard

It is our sincere wish that Mayor and Council reconsider the negative potential if Goldrush Campground ceases to be a critical part of the economy of the City of Dawson.

We believe it is critical that you must seek public input to this plan, and you must give sufficient weight to the long term downsides of losing one of the most important financial drivers in the City of Dawson.

Pat & Dianne Brooks
Goldrush Campground
Box 198, Dawson City, Yukon Y0B 1G0
Summer Telephone May 15 to Sept 15
(P)867-993-5247 (Fax)867-993-6047
Toll Free (Can only) 1-866-330-5006
Winter Telephone Sept 30 to April 15
(P) 604-467-8858 (Fax) 604-467-1225
E-Mail Goldrushcampground@Shaw.ca
Web Site www.goldrushcampground.com

Open letter to
Mayor and Council, City of Dawson
And residential building lots

Regarding the Dawson City Recreation Center
The Gold Rush Campground

It is my understanding that the Gold Rush Campground has been given notice that their lease will not be renewed and that their site is planned to be used for either a new recreation center or new residential lots.

If indeed this is the case I would have to say that not enough thought has gone into this decision and if followed through will have a serious and long term negative economic impact to Dawson's tourism economy and as such, at the very least, Dawsonites should be afforded an opportunity to vote on it so their voices can be heard.

As an experienced designer and builder of residential and commercial buildings and subdivisions in and around Dawson I am knowledgeable on ground conditions, building lots, areas for potential subdivisions etc, etc. This experience and knowledge informs my thoughts around what is/could be possible with regards to building a new recreation center and for development of more residential lots.

With regards to economic impacts to Dawson's tourism economy, Shelley and I have done a lot of traveling in our RV and so are very familiar with what works and doesn't and what's convenient and what isn't with regards to layout and location of RV campgrounds and that experience informs my thoughts in that regard.

The following are my thoughts and suggestions:

Regarding the need for new residential lots

At present YG is in the process of re-developing the north west corner of Dawson and I believe will bring 14 lots online. Developed lots are much needed so this development will ease the lot shortage temporarily but will also drive up lot prices by about 50% so comes with some bad side effects which should have/could have been avoided had proper consultation been done or if the efforts had been directed at making existing lots available.

I researched underdeveloped lots i.e. existing vacant lots, in Dawson in 2019 and found approximately 75 (I have attached the list here). That is not to say the lots are "available" as some owners don't want their adjoining lot(s) developed, some simply won't sell etc, etc, but there are currently at least 75 lots that could be infilled if the correct incentives (negative incentives?) were put in place so the owners were "nudged" towards developing or selling.

Some of these lots are owned by government, Parks Canada primarily who has recently been incentivized to sell their empty lots off so that process so some additional lots will be coming available through that process although it may take some time yet before they actually have the lots for sale.

The bulk of underdeveloped lots are privately owned, some having derelict buildings on them, some full of junk, some simply overgrown. Some of these lots are "for sale" at ridiculous prices but the majority are not for sale. I think the City should focus some attention on this group of lots in an effort to convince the owners to either sell or develop them.

So, with a town that is literally full of underdeveloped lots does it make sense to eliminate an RV campground that contributes immensely in the economic welfare of tourism economy (+\$2m?) to create more lots or would it not make more sense to try to utilize all the empty spaces we currently have first?

Regarding the recreation center

A year ago I was involved in fixing the Zamboni room area in the arena as the building was not going to be allowed to open. During that job I had the opportunity to do a bit of investigation of the various structures and to talk to some of the users and would like to note and propose the following for discussion:

Observations:

1. The concession/changing room portion of the rec-center appears to be relatively stable as I did not note any major cracks in the walls or sticking doors etc
2. The structural portion of the ice arena appears sound but the ground beneath it is sinking at an alarming rate putting that portion at risk.
3. I did not inspect the curling rink but have been told that the roof structure is twisting.

Suggestion: Rebuild the rec-center in a stepwise manner

Year 1.

Excavate and fill the parking space on the north end of the property and design and build a new ice arena on the newly prepared lot that ties back into the concession/changing rooms.

Year 2. Dismantle the ice arena structure and sell it off or re-assemble it in another location for another use. Excavate and fill the ice arena area properly. Build a new curling rink attached to the south side of the concession/changing room building

Year 3. Dismantle the curling rink and sell off or re-assemble in another location for another use. Excavate and fill the curling rink lot for parking or future ?????

Use local expertise and experience on all aspects of the designs to;

1. Ensure ground preparation and foundations are done properly
2. Ensure the buildings are designed properly for their intended use by doing simple things like designing proper seating & viewing areas
3. Ensure the exterior façade of the combined structure resembles/mimics/is true to the historic Arctic Brotherhood building.

In closing I would like to make the following comments:

1. The RV campground of choice for the traveling tourists is the Gold Rush Campground simply because by camping there they are within walking distance of virtually everything to be seen and to do in Dawson. For the travelling tourist that parks outside Dawson, there is little incentive to try to get back in to visit as they have to drive back and forth, can't have "one drink too many" in a bar or Gerties or a restaurant. If the City closes the Gold Rush Campground all local food, beverage and entertainment businesses in Dawson will suffer greatly.
2. Dawson's tourism economy is centered around it's gold rush history and we have heritage bylaws to support that. We are not doing a great job of achieving the heritage goals we set but it behooves the City to try to do as much as they can to achieve these goals by "walking the walk"; Dawson's recreation center was historically located where it still is today and it should remain there for heritage reasons. We all know the ground there is not good, but the ground is not good anywhere in Dawson.
3. Dawson was built on a swamp and we all know, or we all should know, that there are solutions to the problem the bad ground conditions if the right corrective actions are taken. Instead of hiring architects and engineers from the south with zero knowledge or experience with regards to designing and building in a permafrost swamp why do we continue to employee them to design our buildings? Dawson has all the skills and experience here to design and build any building Dawson needs so why not help Dawson and it's economy by keeping it local.

Thanks

Greg Hakonson

Yukon



-  Surveyed Land Parcels (<80K)
- Settlement Lands (Surveyed)**
 -  A: Surface and Subsurface Rights
 -  B: Surface Rights
 -  FS: Fee Simple
 -  4.1.1 Retained Reserve
- Settlement Lands (Unsurveyed)**
 -  A: Surface and Subsurface Rights
 -  B: Surface Rights
 -  FS: Fee Simple
- Interim Protected Lands (Unsurveyed)**
 -  NTS Trails and Outlines (50K)
 -  — Cudline
 -  --- Limited-use road
 -  ... Trail
 -  Spot Height (50K)
 -  Contours - Whitehorse (10K)
 -  Contours (50K)

1: 10,000

This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Date Printed: 31-Mar-2019

0.5 Kilometers

0.25

0.5

Yukon Albers
Produced from: Yukon Lands Viewer

Vacant or unused Dawson Lots March 2019

Lot number

Lot 1, Block 2 Day's Addition
Lots 3,4,5, Block 1, Days Addition
Lot 7, Block 4, Day's AdditionL
Lot 2, Block 5, Day's Addition
Lot 7, Block 5, Day's Addition
Lot7, Block 8, Day's Addition
Lot 1, Block 10, Day's Addition
Lot 2, Block L, Stewart Menzies Addition
Lot 12, Block E, Stewart Menzies Addition
Lot 4, Block L, Stewart Menzies Addition
Lot 5, Block E, Stewart Menzies Addition
Lot 7, Block F, Stewart Menzies Addition
Lots 4&5, Block F, Stewart Menzies Addition
Lot 9, Block G, Stewart Menzies Addition
Lots 2&3, Block I, Stewart Menzies Addition
Lot 10, Block H, Stewart Menzies Addition
Lot 3, Block H, Stewart Menzies Addition
Lots 16-19, Block LH, Ladue Estate
Lot 9, Block LH, Ladue Estate
Lot 12, Block LD, Ladue Estate
Lot 2, Block LI, Ladue Estate
Lot 4, Block LI, Ladue Estate
Lot 6, Block LI, Ladue Estate
Lot 8-10, Block LI, Ladue Estate
Lot 7&8, Block LB, Ladue Estate
Lot 11-17, Block LA, Ladue Estate
Lot 9, Block LA, Ladue Estate
Lot 7, Block P, Ladue Estate
Lot 5, Block P, Ladue Estate
Lot 17, Block P, Ladue Estate
Lot 14, Block X, Ladue Estate
Lot 3&4, Block X, Ladue Estate
Lot 19, Block X, Ladue Estate
Lot 3-8, Block R, Ladue Estate
Block 20, Government Reserve
Lot 12, Block 12, Government Reserve
Lot 5, Block 15, Government Reserve
Lot 14, Block HA, Ladue Estate
Lot 8-10 Block HC, Harper
Lot 2, Block HB, Harper
Lot 16-18, Block A, Ladue Estate
Lot 13, Block A, Ladue Estate
Lot 3, Block H, Ladue Estate



Dawson City Council
1336 Front Street
PO Box 308
Dawson City, YT
Y0B 1G0

May 12, 2020

RE: Support for Goldrush Campground

Dear Mayor Potoroka and City Councillors,

Since being purchased by Pat and Dianne Brooks in 2002, Goldrush Campground has worked exceptionally hard to offer clean, attractive sites to guests, has been responsible for accommodating approximately 15,000-16,000 visitors in Dawson City annually, and bringing over \$2.3 million to Dawson each year.

Goldrush Campground is a natural ambassador and promotor of Dawson City: the love that the owners have for the geography, the history, and the people of Dawson City shines through in their business model, and greatly enhances the visitor experience. The campground makes a point of encouraging guests to explore the downtown area which has contributed significantly to the revenue generated by other businesses in Dawson City.

Tourism is a vital part of Dawson City's economy and Goldrush Campground continues to play a crucial role in the local tourism sector.

TIA Yukon commends Goldrush Campground for its ongoing commitment to Dawson City and to the Yukon's tourism industry. We support Goldrush Campground as it prepares to endure a season of unprecedented hardships due to the pandemic's impacts on the world tourism industry. Given what Goldrush Campground has contributed to Dawson City to date and the future contributions it will be able to make once the current State of Emergency has ended, TIA Yukon hopes that the Dawson City Council will also support the continued success of Goldrush Campground.

Sincerely,

A handwritten signature in dark ink, appearing to read "Blake Rogers", is written over a light blue horizontal line.

Blake Rogers
Executive Director, TIA Yukon

CC:

Brian Stethem, Chair, Klondike Visitors Association
Mark Mather, President, Dawson City Chamber of Commerce



Dawson City Chamber of Commerce

Dawson City Council
1336 Front Street
PO Box 308
Dawson City, YT Y0B 1G0

May 12, 2020

Re: Lease Termination for the Gold Rush Campground

Dear Mayor Potoroka and Dawson City Councillors,

The Dawson City Chamber of Commerce (DCCC) is writing today to respectfully request that the Mayor and Dawson City Council postpone the vote to terminate the lease for the Gold Rush Campground, to the very least until the City Council have had a public meeting on the matter. The DCCC believes this is imperative so that you may be fully informed to make a decision that will directly affect our tourism industry, the city's economy and business community for years to come.

Gold Rush Campground has contributed to this community by accommodating approximately 15,000 visitors per year since 2002, when Pat and Dianne Brooks purchased it. These visitors, whom we can conservatively presume spend about \$150 per day in our community, have brought in over \$2 million into Dawson each year, for a total of approximately \$38 million over the past 19 years. This income has contributed to making Dawson City what it is today and our seasonal business community would undoubtedly see a drop in revenue if the Gold Rush Campground were forced to close, which they may not be able to handle once these challenging times have passed.

Tourism is vital to the success of our community and will play a crucial role in the ability of our economy to return to normal once the current global crisis has ended. For this reason, the DCCC believes it is of utmost importance to support our local businesses and take every step necessary to ensure we are able to encourage tourists to return to Dawson City when it is safe.

At this time Dawson City does not have an additional campground to accommodate 15,000 seasonal visitors within the downtown core. Without the Gold Rush Campground open to welcome them, Dawson City would lose many of these visitors at a time when our community will be heavily relying on the revenue they would generate.

The DCCC supports the Gold Rush Campground and respectfully requests that the Mayor and Dawson City Council postpone the vote for lease termination, or at the very least give the public and business community an opportunity to voice their concerns so that they may make a decision while fully understanding the impact that the closure of the Gold Rush Campground would have on our community.

Most sincerely,

Mark Mather
President, Dawson City Chamber of Commerce

CAO Dawson

From: Finance Administration
Sent: May-28-20 11:29 AM
To: Wayne Potoroka; CAO Dawson
Subject: FW: Goldrush Campground Stability Issues

Kind Regards

Lee Kirby

Finance Administrative Assistant
City of Dawson
PO Box 308
Dawson City, YT
Y0B 1G0
867-993-7400 Extension 401

From: pat brooks <goldrushcampground@shaw.ca>
Sent: Thursday, May 28, 2020 11:27 AM
To: info <info@cityofdawson.ca>
Subject: Goldrush Campground Stability Issues

Mayor Wayne Potoroka & Members of Council

During discussions at a recent Council Meeting, amongst the issues reviewed was the stability of the Goldrush Campground property in reference to the construction of a new Recreation Centre.

The Mayor suggested that this was one of several potential properties where the large complex could be sited, however, it appears that there has never been a comprehensive review of the stability of the ground below the surface

A number of years ago we installed water and sewer lines on the property, and at that time found widespread perma-frost throughout the areas of where we laid service lines, and to this day we continue to add gravel and white channel to the surface in an attempt to level ground that continues to subside in different areas each winter season.

Further, we noted the construction of a new house on 4th Avenue across from the campground, and during the construction of the base for the home there was an inordinate amount of material removed from the property in an attempt to stabilize the ground below the structure. We noted also that the excavation contractor had to return to remove more material when the engineer determined that the ground was still unstable and more depth was required. Given the proximity to the Goldrush property it seems a very strong likelihood that this same type of material is the base here as well.

In speaking with the original contractor who had worked on the Goldrush property at the beginning of the life of the campground, he advised that he had supplied truckloads of gravel in the hundreds in an attempt to stabilize the property, not for construction purposes but simply to provide a stable base for recreational vehicles. In his words, the property is "built on a swamp", and any attempt to place a large structure would be foolhardy at best.

We believe that both parties would benefit from a comprehensive core testing program of the sub-surface of this property as we believe that the site does not lend itself to major construction, and once that determination is made the City could more properly seek a site that will provide the stability that is required.

We are happy to provide our approval to have the City hire a contractor to carry out testing on the property during this slow period caused by the COVID-19 virus, and will work with that party to point out areas to avoid, such as those that might contain water, sewer, or electrical lines. Some of the electrical work predates our purchase of the property but we will provide what information we have available to us.

I look forward to speaking with the Mayor to arrange a mutually satisfactory time to complete this testing.

Pat & Dianne Brooks
Goldrush Campground
Box 198, Dawson City, Yukon Y0B 1G0
Summer Telephone May 15 to Sept 15
(P)867-993-5247 (Fax)867-993-6047
Toll Free (Can only) 1-866-330-5006
Winter Telephone Sept 30 to April 15
(P) 604-467-8858 (Fax) 604-467-1225
E-Mail Goldrushcampground@Shaw.ca
Web Site www.goldrushcampground.com

June 7th 2020.

LOUISE THACHE
BOX 1283
DAWSON CITY
Yukon
Y0B1G0

Dear Sir

I am writing with regards to the decision by the City of Dawson to give two years notice to terminate the lease at the Gold Rush Campground in town.

I would like to say that I disagree with this for the following reasons: Having an RV/ campground in the center, whilst not unique, is very unusual and an absolute bonus to people visiting the town. It allows them to enjoy the town at leisure, without having to shuttle back and forth, find parking, worry about having a beer with their meal and it can make them feel part of the town and not just like they are passing through.

When friends and family have stayed here, they have eaten out at restaurants every night, wandered round the shops and sights and basically spent a lot more money here than

PTO

if they had stayed on the outskirts - in which case, they would have eaten in their RV and spent a lot less time (and money) in town.

Thousands of people use this site each year and in doing so, bring in a major amount of money, supporting local businesses and the economy and as tourism is vital for Dawson, I would have thought it paramount that the RV Park remains.

Many residents also benefit, myself included, from the laundry and shower facilities on site.

I would have thought there were other suitable sites for a rec. centre and hope that the RV park can continue as normal.

Yours Sincerely Louise Tucker

Fortymile Gold Workshop/Studio

Box 460 Dawson City, Yukon, Y0B 1G0 ph/fax 867.993.5690 leslie@fortymilegoldworkshop.ca



June 7, 2020

Mayor of City of Dawson

C.C: Premier of the Yukon, Klondike Visitors Association, Dawson City Chamber of Commerce,
The Gold Rush Campground

Dear Mayor Pototoka,

I am writing to express my dismay at the suggestion that the land leased by the Gold Rush Campground might be withdrawn from their use.

I own and operate Fortymile Gold Workshop, a seasonal goldsmithing studio and art gallery on the corner of 3rd Ave. and York St., approximately 1 block from the Gold Rush Campground. As you know, this is the edge of the historic core of Dawson, and there are not many businesses located in this area. Having another active business in this area is a benefit to my business. The Gold Rush Campground represents an important source of clients for me because many of them reach me walking from the campground towards downtown. If the campground is not allowed to continue operating, it would have a definite and negative impact on my business.

I know from talking to many visitors over the 20+ years I have been operating, that the convenience of staying in downtown Dawson, within walking distance of the interesting attractions of the historic core, influences many visitors to stay longer in Dawson than they had originally planned. Longer stays by visitors has an obvious positive impact on our economy.

I urge you to reconsider the decision to withdraw the lease on the property used by the Gold Rush campground.

Sincerely,

Leslie Chapman

Fortymile Gold Workshop

June 8, 2020

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,

I'm writing to express my concern regarding the Gold Rush Campground, and the conversation of potential other uses of the City-owned land (Lots 1-20, Block Q, Ladue Estate). I have come to understand that it's possible the status quo will continue, and this lease will be renewed to its current tenants for another ten years at an incredibly reduced rate. Though I do understand how tight our community's economic well being is tied to the tourism industry, I do not see how following through with a status quo lease from ten years ago is in any way reflective of a world, a country, a territory and a town that have certainly changed in the last ten years. It's fundamentally very flawed to renew such a lease without seriously considering all the other possibilities. Mayor and council, I urge you to consider, on a need basis, what twenty city lots could actually represent for this community; and if a seasonal RV Park, rented at an extremely reduced rate, is truly the priority of the council, I will be one very concerned community member.

Two very prominent issues in our community, which need to be prioritized and require active consideration from the Mayor and Council as alternative uses for Lots 1-20, Block Q, Ladue Estate:

1. As someone with strong roots in this community, who would like to invest here long term, I see prioritizing the aforementioned seasonal RV park, over the dire need for affordable property/ housing in this town, as a slap in the face. Ignoring the much spoken about, and ever growing, need for housing and affordable housing, is irresponsible to a growing population who want to make Dawson their home but are completely priced out of the market. How feasible will a tourism industry be when no one can afford to live here to work in it?

2. The other very real need is for a new year round recreation facility. It is of course no secret the current recreation centre will not last much longer, and finding a location to build a new and improved one should be an extremely high priority for the council. I do not have to go on listing the benefits and importance of a year round recreation facility to a northern community, I am sure the council is well aware of this. However, actions do speak louder than words, and should this lease be renewed, without very careful consideration of Lots 1-20 of the Ladue Estate as a potential site for a new recreation centre, it will be as if council's vote is for tourism over the physical and mental well being of the community it represents.

Thank you for taking the time to consider my appeal, I trust this issue will be given the time and consideration it deserves. I truly hope the outcome is one which benefits our community in a forward thinking direction and not a way that upholds an unsustainable past.

Sincerely,



- Amy Ball

June 11, 2020

Dear Mayor and Council:

RE: Goldrush Campground

As a local resident of Dawson during the past several decades, who is very familiar with the visitors who come to our town, I must respond to the current suggestions to cease offering these good folks a campground in the current location.

Since the 70s we have watched tourism grow exponentially in our community, now making it a vital contributor to our local economy. Of course, in order for this to happen, we have taken steps to ensure that visitors are accommodated in our community. The demand for hotel rooms and campsites continues to grow.

The Goldrush Campground welcomes increasingly more visitors each year and is often full to capacity. This is not surprising given its central location. Tourists are able to check in and walk everywhere in town. Many restaurants and famous tourist attractions such as Diamond Tooth Gerties and the Cultural Centre are within easy reach, even for the aging population of RV owners. If these people would now be asked to stay outside of town, they would be less likely to explore the town in the evening, especially if it meant maneuvering their rig one more time. In addition, many visitors enjoy a cocktail or two in the evening, which may not be an option if they need to drive back to their campsite. There is a direct correlation between having a campsite/RV park right in town and the money visitors spend in our town.

Relevant statistics, as those found in the most recent Alaska Visitor Statistics Program 7, indicate that 45% of road/ferry travellers to the North American northwest stay in RV parks/campgrounds while 31% of those travellers stay in hotel/motels. That's a significant number of visitors to whom we want to continue to cater. Over half of those RV travellers are over 65, and we in Dawson City would benefit to make our town as convenient as possible for this significant group of visitors.

Lastly, we live in an uncertain time as COVID 19 engulfs our world. We might ask ourselves, "Are people more likely to want a hotel room, or the seemingly safer environment of their own RV?" Let's recognize these trends before we make decisions that could hurt the growing tourism in our community.

Respectfully,

Peggy Amendola
Peggy Amendola
Box 506
Dawson

June 22, 2020



Mayor and Council

Box 308

Dawson City, YT Y0B 1G0

Dear Wayne and members of City Council,

I feel that I need to record my support for the Gold Rush Campground to remain open in it's present location.

This area is unlikely to be any more suitable for a new Rink than the present location. Our permafrost is melting and there will probably be more problems in the future for many of the structures in "downtown" Dawson City. However, it's present use as an RV Park will likely to be able to be sustained in the future since a stable foundation is not required.

Gold Rush Campground is unique because of it's central location in a tourist destination. Many of our visitors are amazed and pleased with this accommodation. Their preference is to park and walk. This is a definite advantage to any businesses who are open even for a few hours in the evening.

Having owned a campground (GuggieVille) for 21 years, it was very obvious that those campers who stayed in town were more likely to support businesses that were open in the evening. Diamond Tooth Gertie's clients are predominantly those who were either staying in hotels or the Gold Rush Campground. Campers in the RV parks out of town are more likely to be in their RV in the evening and not shopping, eating or gambling in town. It is just too difficult for many to leave their site, drive into town then return to park and hook-up again.

The tourist industry has benefitted from there being a central RV Park in Dawson City. Gold Rush Campground has been well maintained and a credit to this community and tourism in general. I fear that after this summer, we are going to lose some of our summer businesses and services due to Covid-19. Adding Gold Rush Campground to that list because they are being forced to close just in case there is a need for something else on this site would be disastrous to tourism in Dawson City.

If Gold Rush Campground is forced to close in two years, it is unlikely that Dawson will ever again have RV camping within town limits. I feel that you are being very short-sighted in not recognizing the importance of having an RV Park within walking distances of most attractions and services.

Sincerely,

Brenda Paley

Box 253,
Dawson City,
Yukon Y0B 1G0

June 25, 2020.

To: Mayor and Dawson City Council
Re: Gold Rush Campground

I have pondered on the situation that has arisen concerning this campground and its present short future.

~~This campground has brought thousands of tourist dollars to this 'City'~~ over the years it has been operational. Both Diane and Pat have been outstanding summer members of our community volunteering and supporting small businesses and spending their money here. Since the CoVit-19 Virus has become part of our lives, we need to look to the future in order to gain back what has been lost and in this case, it seems it could be this campground and park.

Let's just look at this facility as set up:

- *campsites within walking distance of pretty well all the tourist attractions that bring our guests here including a favourite spot, Diamond Tooth Gerties.

- *the guests using this service are usually retired and appreciate the convenience of their site to the attractions and the fact that they don't have to move their 'rig' in order to cover distances

- *this facility services not only the campers with a laundry mat but other visitors lacking laundry facilities. One such organization that benefits is the Yukon River Quest that also adds dollars to the economy.

- *although there are other campsites (Territorial) and two privately owned ones, they are out of town and require one to walk or take the ferry. The fear here is that once settled for the night would they spend as much time here knowing that walking could easily pose a deterrent for staying that extra night?

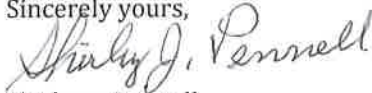
- *the hospital is a real asset to our visiting seniors as it is very convenient if they should need quick attention.

When I sat on City Council 'years' ago and we were planning the present rec centre, a place to build it was a major concern. The citizens who had lived here some time were concerned with the stability of the ground. I seem to remember Harry Campbell (at that time hauler and trucker) pointing out the number of old vehicles and even trucks that had been dumped into the swamp-like parcel of land that was being considered. Stability was a big issue and it's ugly head has risen to do our rec centre in. Hearing and reading that Council is considering this block (I am aware it's owned by the City) for a possible new rec centre concerns me that this ground, without proper professional assurance, would place us in the same situation as we are in now.

I trust that your attention will seriously be given to this most important matter as it effects all Dawsonites, particularly our tourists and their enjoyment of our town.

In appreciation,

Sincerely yours,


Shirley J. Pennell

CC Klondike Visitors Association
Chamber of Commerce



TO: Dawson City Council and Chamber of Commerce

cc KVA

Re: Campground in Dawson City Downtown core

As we know Dawson City is definitely a tourist town. We get many, many, many large motor homes coming through Dawson. A good portion of these motor homes are owned by retired seniors traveling to Alaska. As a senior myself I feel I understand what these people appreciate. They like to have a site within walking distance of restaurants, town activities, etc so they don't have to worry about parking a large motor home in town. This parking is not really available in Dawson at this time anyway. They can't or wouldn't walk to the ferry and come into town if they use the government campground so they look for a campground right in town to accommodate their needs therefore they book their space early. I feel that if the campground is moved out of town many of these tourists will stop for the day, but that would be all. They will not spend any length of time in Dawson even if there are a lot of activities and sites to see.

Is the city willing to set up a shuttle bus to campgrounds outside of the downtown core and operate it throughout the day and evening to accommodate Diamond Tooth Gerties, the restaurants, Parks Canada sites, etc for the people who need a short walk to these activities? This seems to me to be far more costly than having a campground available to accommodate the walkers.

We have lots of camp sites available for the young and those with small vehicles. Surely Dawson can have one campground that meets the needs of people who have to be in the downtown core?

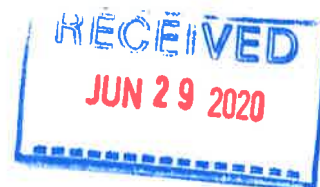
Also the Yukon River Quest likes having the campground in town since many of the competitors use the shower facilities if they are camping at the government campground. Believe me it is greatly appreciated!

I hope you will leave the one campground in the downtown core as it serves a need and definitely benefits our city and our businesses.

Thank you.

Kathy Webster

Kathy Webster



CAO Dawson

From: Sharon Edmunds <bs@northwestel.net>
Sent: July-10-20 9:25 AM
To: info
Cc: sandy.silver@gov.yk.ca
Subject: note to Mayor Wayne Potoroka

Hello Mayor Potoroka,

We understand the City of Dawson wishes to end the lease for the Goldrush RV Park in town ...

This is one of the 'nuggets' about Dawson....that visitors in campers can 'camp' within town and walk everywhere... YTG Dept. of Tourism does spend thousands on enticing people to visit Dawson City... this RV Park definitely adds to the appeal/draw.

We hear from locals that the popular idea is to leave the RV park where it is, (because it 'works' so don't break it!) build your new Rec Centre where the failed sewage building is... there's lots of room, it is near the pool, the ball diamonds.. the Museum... it's a win-win.

yes, we have moved from Dawson, but it is still in our hearts...

we hope you and your council will move forward with this project with the good of all people in mind.

thanks for your time,
most sincerely,
Sharon Edmunds and Boyd Gillis

July 24th 2020

Dear Dawson City Mayor and Council,

I am writing to you regarding the subject of the Gold Rush Campground and our future Recreation Centre. I heard a few weeks ago about the eviction notice given to the business known as the Gold Rush Campground in Dawson. I wanted to share with you my concerns regarding that subject.

I understand the problems that the City brought up as reasons for the eviction notice to be sent, like more housing being needed and about the need for a new Recreation Centre because of the structural problems happening with the current one. I recognize and agree with the need for a new Recreation Centre and more housing in town, although, I do not believe that the block where the Gold Rush Campground is located is the ideal solution for any of those problems.

First, that block is located 2 blocks up from the current Arena and is next to half a vacant block that has been for sale for years and no one seems to want to buy it apparently because of the poor ground quality. I have talked with some people that were involved in the filling of the ground under the campground years ago and they said it was literally a swamp that was full of garbage and was then filled up with gravel. I understand that some tests can be made to prove this, but I wonder if it is worth paying for this (which probably involves bringing 'experts' from out of territory, which would be quite expensive) when we have some of that knowledge already. The Recreation Centre is a big building and we have proof with the current Arena that the ground in that area of town is too unstable for such a building.

The ground by Crocus Bluff seems to be way more stable and well drained and I believe it would be quite a convenient location for the Rec Centre. Also, it would still be within walking distance of the City. Plus, we have to admit that when it comes to hockey time and carrying the gear, the parking lot of the current Rec Centre is always over full capacity and I know that most of the arena users who drive there are people who live within walking distance of the Centre, so I don't think they would mind driving to Crocus Bluff either! It would even allow some people of the Tr'ondëk Hwëch'in subdivision to be able to walk there and make it somewhat closer for the growing number of people from other subdivisions outside of Dawson.

On another note, I am happy to say that since I moved to Dawson 10 years ago, I have seen a great development for new housing units and housing projects being worked on. I have complained a lot about it myself as this was one of the main issues from my perspective. In just the last few years, new lots have been developed and quite a few multi housing units have been built which has helped a lot the housing crisis. Also, I am glad that the city is planning the development of a new subdivision on the Dome. But I think there is still plenty of other vacant lots (or lots with non-historic buildings that could be removed) in this town that should and could be worked on way before taking over the land where the Gold Rush Campground is. Also, when the new Recreation Centre is built, it sure means the old one will most likely be demolished? Maybe that lot could be turned into residential lots that can accommodate small houses better than a big arena?

Now, if I may, I would like to weigh in some good reasons to justify the need to preserve the Gold Rush Campground in Dawson.

I have worked in tourism for the last 10 years in Dawson. Through my work, I have seen the way people are traveling and what they need. Over the last few years, I have seen the three commercial RV parks and the 2 closest to town Territorial Campgrounds full more often than not during the 5 months tourism season. People are traveling with their RVs more and more. On multiple occasions, we have seen that people had to park their RVs somewhere around town, on the street, because there was no more space in the RV parks and campgrounds. With the current COVID situation, I believe there will be an even bigger increase in people travelling with their RVs, more than people travelling in hotels. It would be important to keep offering those services to those travellers.

Now, my questions are: What do you think will happen when you remove a full 82 sites campground in the heart of Dawson City? Where do you think those RVers will park? Where do you think they will put their garbage, dump their black/grey water?

The answer is: They will end up parking alongside the highways, or in the streets of Dawson, maybe even in front of your houses. The people traveling in RVs that use the Gold Rush campground use it because they want to be in town. They want to be able to go and spend their money to the local businesses without having to drive around. Dawson is a great destination for them because you can walk everywhere in town and our town is part of the Great Northern Roadtrip dream.

I assure you that if you remove this campground, many other businesses and restaurants in town will lose a huge amount of their revenues. It will be harsh to those small businesses that already rely on tourism. You are probably aware that because of the current pandemic, we don't even know when/if the Westmark and Holland America will re-open and come back to Dawson anytime soon, so these businesses will depend of RV travellers and their ability to legally camp in town.

Another point is, the Gold Rush Campground is currently the only in town location for public showers and laundry facilities. Many people in and around Dawson rely on this kind of service, mostly during the summer season. The laundromats outside of town are quite often very busy as well. An idea even, would be to suggest making this a year round facility, if possible.

Mining and tourism are the two main economies of the Yukon. As a community, all the residents who were either born and raised in Dawson or chose to move here must live with this reality. Even with our own needs for recreation and housing, to be able to appreciate living here even more, we must do our best to accommodate the mining and tourism industries. Let's face it, without those, there probably wouldn't be a Dawson. If we are to tell tourists that they are not welcomed here anymore, then there won't be as many jobs, less people will be able to live here and then you will end up having a lot of housing and a big Recreation Centre and yet, no one to use it.

On this note, I hope you will consider all and every aspects of that decision before going on with the eviction of the Gold Rush Campground.

Sincerely,

Dany Jette

Dawson City resident and recreation facilities user.

PETITION TO PRESERVE THE GOLD RUSH CAMPGROUND

Petition summary and goal:	<p>This petition has for goal to preserve the Gold Rush Campground in Dawson City. We think that this business is very important to our town's economy and the City of Dawson should renew the lease to ensure the campground remains a service offered in our town. The campground is the only in town public laundry/shower facilities that many residents and summer workers use. The convenient location for people to stay in town brings a lot of revenues to local businesses. On a regular summer, that campground is practically full at capacity almost every night for 3 months in a row. If this campground is removed, we believe the RVers will still be coming our way and they won't have places to park so they will end up parking all around town, most likely leaving garbage behind.</p> <p>We believe the reasons behind the possibility of not renewing the lease are not reasonable. Regarding the housing situation, there are plenty of empty lots in town that are not being used that could be open for future housing. Plus, the recent construction of multi-housing units in town helped the housing situation and there is even a new subdivision being planned for around town and the lot where the current Rec centre is could most likely be used for residential lots. So, that issue is already being worked on which means there is no need to remove the campground to create more residential lots.</p> <p>In regards to the future of our Rec Centre, we believe that the campground's location is not the right one for a future Rec centre. The ground is just as unstable, if not more then where our Rec Centre is right now. We do not need to repeat the same mistake that was done with the current Rec Centre. We recognize that there is a need for a new Rec Centre and that there are other more viable ground options for building such a structure; for example the Crocus Bluff site, beside the Dome Road entrance, which is close enough to town and easy access for people from other subdivisions.</p>
Action petitioned for:	<p>We, the undersigned, are concerned citizens who urge our town Mayor and Council to take the proper actions and decisions regarding the future of the Gold Rush campground and for our future Rec Centre.</p>

AIR.














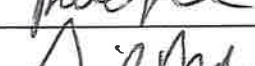

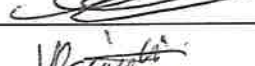


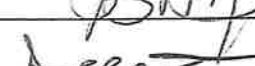

PETITION TO PRESERVE THE GOLD RUSH CAMPGROUND

①

Printed Name	Signature	Address	Comments	Date
Nicolas Wettstein	N. Wettstein	Dick North Rd. #1	Keep it	7/25/2020
Dany Jette	Dany Jette	Box 225, Dawson, YT	Build the Rec centre on solid ground!	7/25/2020
Heinz Naef	Heinz Naef	Box 583 Dawson	Build on solid Ground	7/25/2020
Dawn Russell	Dawn Russell	Box 378 Dawson	KEEP IT	7/25/2020
Mike Stevenson	Mike Stevenson	Box 2503 Lavoie St	KEEP IT !!!	07/25/20
Steve Richards	Steve Richards	26 Francis Ave Dawson YT	Keep the money flowing man	07/25/20
Dale Kulych	Dale Kulych	3-15th AVE W WISE	DON'T GIVE AWAY SOMETHING YOU'LL NEVER GET BACK	07/27/20
DON REID	DON REID	113 ROCK CR	KEEP IT	07/27/20
Mike Steadman	Mike Steadman	Box 937 Dawson City	Keep it	
Evan Cail	Evan Cail	6th Ave	Keep er goin	07/27/20
WES PETERSON	WES PETERSON	1254 3rd AVE	NEED CAMP SPACE	07/27/20
Jared Klok	Jared Klok	20 Prospector		07/27/20
Mike Perry	Mike Perry	Box 816 Dawson City	Needed	07/27/20
Jonathan Poudel	Jonathan Poudel	Box 1398 Dawson City	Build it right, on good ground	07/27/20
David King	David King	Box 1497 Dawson	Keep it	07/27/20
Rick Kierner	Rick Kierner	Box 88 Dawson		07/27/20
Kim Bernadine	Kim Bernadine	Box 1505 Dawson	Keep it for sure!!!	07/27/20
JEFFREY KALL	JEFFREY KALL	Box 1647		07/27/20
DICK VAN NISTEN	DICK VAN NISTEN	Box 690	Stay same	07/27/20
TAO Henderson	TAO Henderson	Box 1594	Keep it!	07/27/20

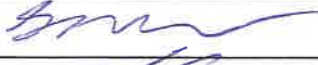



















AIR.

PETITION TO PRESERVE THE GOLD RUSH CAMPGROUND

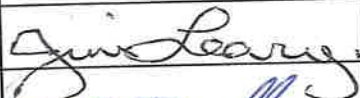












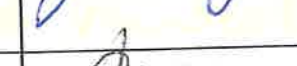






Printed Name	Signature	Address	Comments	Date
Jack Vogt		Box 156	Keep it open	July 28, 2020
FERRY STANGE		Box 262	NEED IT	July 28 2020
Greg Brunner		Box 798		July 28/20
Robert Faur.		Box 992	Good for the community	July 29/20
C. Schytrumpf		Box 1155		Jul. 29.20.
GREG HURLES		Box 1086		07/30/20
Crystal Chobot		Box 1246.		July 30/20
Miriam Havemann		Box 1606		July 30, 2020
Vladan Sadek		Box 1122		July 30 2020
Jaimee Gilson		Box 1122	Money into the community	July 31st 2020
Max Mikhailovitch		Box 1665		Aug 1st
Gr Fraser		Box 597		Aug 1st.
Beta Warren		Box 1651		
PAUL ADAMS		Box 1558	Good for BUSINESS	Aug 1st.
Daniel Nuef		Box 583		Aug 1
Gertl Huetke		Box 103		Aug 1
JASON BIFSETTI		Box 1648		Thurs. 3/20/20
KARL MacDONALD		Box 1374		AUG 3/20
SALLY DERRY		Box 5020		
André Peduault		Box 1176		Aug 3/20

AIR.

PETITION TO PRESERVE THE GOLD RUSH CAMPGROUND

Printed Name	Signature	Address	Comments	Date
Sam Hur		34 Viokepelle		July 27, 2020
Chas Johnson				
Will Fellers		Samuel &	are you kidding!	July 27/2020
JAN ZADRAZI		212 DAWSON CITY		27.7.20
				July 27 2020
Don Dowhal		BOX 1302 Dawson.		26 July 2020
Laurie Berglund		Box 1393 Dawson		27/July 2020
Daniel Green				
Martin Gehrig		Box 1576 Dawson		July 27/2020
Lisa Bigras		Box 601 Dawson		
Iva Vilness		Box 374 Dawson		July 27/2020
Shawn White		14 bonanza Creek Rd		27 08 2020
Claudia Naef		Box 583 Dawson City		28.07.2020
BLANCHARD		Box 145 Dawson		28/07/20
U. KUNZI		Box 1587 Dawson		28/07/20
J.H. Flynn		1085		28/07/20
W. Fraser		P.O. Box 611		28/07/20
Simon Vincent				
Chris Mayer		Box 536		29/07/20
Devin Forester		Box 1185		29/07/20

PETITION TO PRESERVE THE GOLD RUSH CAMPGROUND

Printed Name	Signature	Address	Comments	Date
Jim Leary		Box 776 Dawson	stupid idea! I repeat -> stupid idea!	
Tim Decker		1005A WESTMONT DR	STRAITSMORE, NB	Aug 14/2020
Monna Sprockhoff		Box 393 Dawson	474-2160	Aug 15/20
Greg Hakinson		Box 395 Dawson	Dawson Businesses would lose too much money	19 Aug 2020
Mika Juhli		Box 725 Dawson		Aug 20/2020
Monica Best		Box 311 Dawson	I don't like change.	Aug 20 2020
Rod Dewell		Box 711 Dawson	Dumb	Aug 22
Frank Herbrig		Box 141, Dawson	Does not make sense!	Aug. 22
Edgar Heffle		Box 196 Dawson		Aug 22.
Marty Krebbel		Box 643 Dawson	Rec by Dome/Housing, in empty lots.	Aug 22
John Wierda		Box 557 Dawson	Must have in town RV park	Aug 27
Ryan Peterson		Box 1551 Dawson	No need to displace	Aug 27
Jas Van		Box 756 Dawson	not fair	Sept 1.
Iain W.		1536 Dawson	stop the Greed!	Sep 3
Carrie Mierau		Box 121 Dawson	not everyone can walk to arena anyway	Sept 4/20
Brian Noel		Box 444 / Dawson	we need this in town to support our local businesses!	Sept 5/2020
Brittany Burkley		Box 444 / Dawson	Needed service.	Sept 5/2020
Justa Van Fier		Box 947 " "	Needed service	Sept 8/2020
Patricie Winkler		Box 1449 " "	" "	Sep 8 2020
Linda Christiansen		Box 15, "	Need this service to support ALL of local businesses	Sep 11/20

PETITION TO PRESERVE THE GOLD RUSH CAMPGROUND

Printed Name	Signature	Address	Comments	Date
Paul F. Lane	[Signature]	[Address]	[Comments]	[Date]
Mabel Henry	[Signature]	Dawson Bx 266		Aug. 5 th
Ludwig H. Hone	[Signature]			Aug 5th
Melissa Atkinson	M. Atkins -	Box 1535		Aug 5
Michael Zaroway	Michael Zaroway	Box 1685		Aug 6
Annie Procee	Annie P	Box 915		Aug 6
Henry Reimink	[Signature]	Box 207	use laundry service	Aug 7
DAVID MILLER	[Signature]	Box 738		Aug 7
JAY FARR	[Signature]			
Nijen	[Signature]	Box 1251		
Tosh	Jah Neis	Box 777		Aug 8
Selina Procee	Selina Procee	1643		Aug 8
Paul Marts	Paul Marts	P.O. Box 1213	need it.	Aug 10
Dave Robinson	[Signature]	Box 358		Aug 10
DOUG HUNTER	[Signature]	Box 420.		Aug. 12
Lisa Faxon	[Signature]	Box 845		Aug. 12
Paul Philiz	[Signature]	Box 874		Aug
[Signature]	[Signature]	11 891	Helps our business	Aug 13
Janet Leary	J Leary	Box 776	1 st place I ever lived!	Aug 13

H.C.

PETITION TO PRESERVE THE GOLD RUSH CAMPGROUND

Printed Name	Signature	Address	Comments	Date
Sandi Hyde	[Signature]	701 Church St	Please Keep	Aug. 6
Judy MacIntyre	[Signature]	513 E. 1st St.	We need to keep for town	Aug 2020
Bill Harris	[Signature]	Box 31347 Whse Y/ASPT	Keep it - we need it	Aug 12/20
Sarah Taylor	[Signature]	736 7th Ave		Aug 18/20
Ron McElroy	[Signature]	1230 - 5th Ave	Please keep this ^{NEED} service	Aug 21/20
Stella Burkhardt	[Signature]	514 6th Ave	The town needs this	Aug 26/20
J. Clancy	[Signature]	92 Eureka Dr	choose good ground	Aug 27/20
Y. DEKOR	[Signature]	813 4th Ave	Such an Asset into town	Aug 28
Hilly Culp	[Signature]	424 YOB16C	Stay Gold, pony boy	Sept 2/20
Riley Brennan	[Signature]	Box 1723 Dawson	Town needs this campground	Sept 4/20
Doune McElroy	[Signature]	✓	✓	Sept 4/20
JAMES TITUS	[Signature]			Sept 9/20
H. OPPEN	[Signature]	Dumpster Hwy		Sept 9/20
Fred Taylor	[Signature]	P.O. Box 332	Travel demographics are changing	Sept 14/20
L. Maxwell	[Signature]	Box 931, Dawson	Rethink long term please	Sept 15/20
John Overell	[Signature]	Box 280 Dawson	towns all tell me they love it	

Place

PETITION TO PRESERVE THE GOLD RUSH CAMPGROUND

Printed Name	Signature	Address	Comments	Date
Rosalie Robitaille	Rosalie Robitaille	Box 1469	KEEP IT!	AUG 6/20
Karen Murray	[Signature]	Box 1299	No need to move it. necessary for Dawson!	AUG 6/20
Andy Cunningham	[Signature]	Box 828		AUG 6/20
Lois Flynn	Lois Flynn	Box 856	MUCH NEEDED!	AUG 6/20
Juli Hnetka	Juli Hnetka	Box 103	much needed	AUG 6/20
Kat Derusha	[Signature]	Box 1187		AUG. 6 2020
Noemy Arseneau	[Signature]	PO BOX 122	VERY IMPORTANT	AUG. 6 2020
Gerry Langford	[Signature]	Box 796	Very Important	AUG 6 2020
DIANA MCCREARY	[Signature]	Box 719	MUCH NEEDED BUSINESSES	AUG 11 2020
Christina Woodfine	[Signature]	Box 1371		AUG 12, 2020
Julia Staudt	[Signature]	Box 595	stop fucking over tourism in Dawson!	AUG 18, 2020
Brenda Caley	[Signature]	Box 1281	Much needed for Tourism	AUG 18/20
Judith Baptiste	Judith BAPTISTE	Box 405	they deserve this	AUG 21/20
Joyce Caley	[Signature]			
Joanne Price	[Signature]	Box 584	needed	Sept 4/20
Allison Neill	Allison Neill	Box 6	should stay	Sept 22/20

R.M.

PETITION TO PRESERVE THE GOLD RUSH CAMPGROUND

NAME	ADDRESS	PHONE	Comments	DATE
Rebekah Miller	674 Kotopelle rd	778 886 4733		Aug 7/2020
Sarah (Yolani)	Box 1524 DC	403-558-1696	you're crazy	7/09/2020
LILIANNE BESSETTE	501 DUGAN DC	438 404 3769		Aug 7/2020
Janya Johnson	N/A	250 777 382 2419		Aug 8 2020
Lian Norwood	No Fixed Address	704 640 1744		Aug 8 2020
Alex Seely	Whitehorse	867-333-0581	Max Seely	Aug 8 2020
Monique Fiquard	Whitehorse	867-334-4455	Monique	Aug 8 2020
Robin Miller	W. Dawson	867 689 5368	BO	10 August '20
Flo Rublee	5692 Carmel Pl. Secheet B.C.	604-740-8292		Aug. 10/20
Denise Tarlier	5020 Scotty Creek Rd. Kelowna, BC	250-870-2345	Dedini	Aug 10/20
Dietet Reinmuth	Box 32	993 6823	Bud Idca	Aug 10.20
Trudy A. Lindgren	Box 1113, Dawson Y.T.	993-3854	people that walk. We need the campgrounds for 5	Times Aug 11/20
Grace Barcland	Box 956 Dawson Y.T.	993-3422	Don't mess another one	Aug 11 2020
Susu Rubin	Box 872, Dawson Y.T.	(907) 458 0985	—	Aug 12 th 2020
Chris Bell	Dawson Y.T.	521 0290	—	Aug 12 2020
Angela Van Nostrand	Box 1035	867 993-2980	At At	Aug 14 2020
Anthony D'ARCAVALIA	Box 1677 Dawson Y.T.	867-988-0198		Aug 14 2020
TOMMY LANDRY	Box 225, Dawson, Y.T.	867-689-7198	Tommy	Aug 14 2020
Michael Ellis	Box 364, Dawson	867 684 8306	Willis	"
Hélène Bazin	1119 Doran Rd North Vancouver	604 220 2970		Aug 15 2020

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PETITION TO PRESERVE THE GOLD RUSH CAMPGROUND

Printed Name	Signature	Address	Comments	Date
LOUISE THACKER	<i>Louise Thacker</i>	Island ^{Box 1283} DC	This Place is needed!!	Aug 13/20
Shirley J. Pennell	<i>Shirley J. Pennell</i>	Box 253, Dawson City	This campground is a must.	Aug. 14/20
Gail Kabana	<i>Gail Kabana</i>	1305 Fir St. Whse	totally Yukon needed badly	Aug 14/20
Walter Prother	<i>Walter Prother</i>	Whitehorse Y.F.	been commishere 30 years	Aug 14/20
Gisli Balzer	<i>Gisli Balzer</i>	Whitehorse Yukon	Keep this place open	Aug 14/20
Madonna Jones	<i>Madonna Jones</i>	Whitehorse Yukon	Jay Stay	Aug 14/20
Jamie Williams	<i>Jamie Williams</i>	Whitehorse	lovely place	Aug 14/20
Fanny Santiago	<i>Fanny Santiago</i>	Whitehorse	let them stay!!!	Aug 14/20
Tracy Hu	<i>Tracy Hu</i>	Maple Ridge BC	Very Important Necessity!	Aug 17/20
SYLVIA MORRIS	<i>Sylvia Morris</i>	Dawson City	This will negatively impact Tourism in Dawson	Aug 17/20
Maneephan Stange	<i>Maneephan Stange</i>	Box 262 Dawson City		Aug 17/20
Gordon Peter	<i>Gordon Peter</i>	8486 81st Ave	we need this	Aug 17/20
Tracey Peter	<i>Tracey Peter</i>	Black Creek B.C.	let this site stay	Aug 18/20
Matthew Johnson	<i>Matthew Johnson</i>	123 Falaise R.D.	Required accommodations.	Aug 19/20
Yvonne L. Lavoie	<i>Yvonne L. Lavoie</i>	Box 506 Dawson		Aug 20/20
Donna Milne	<i>Donna Milne</i>	344 Klukshu Ave Whse		Aug 22/20
Stacie Woytowich	<i>Stacie Woytowich</i>	#3 1791 101st St ^{Salmon Arm} SW	Excellent stay! ☺	Aug 27/20
Colin Milne	<i>Colin Milne</i>	6991 Adair Street	Always a wonderful stay!	Aug 23/20
Kathleen Webster	<i>Kathleen Webster</i>	526 8 th Ave	We need this facility	Aug 26/20
MIKE MASSOREY	<i>Mike Massorey</i>	1335 SEVENTH AVE	Dawson is a walking	Aug 26/20
Betty Davidson	<i>Betty Davidson</i>	936-7 th Ave, Dawson	Keeping the community. is a must for our economic	Aug 26/20

PETITION TO PRESERVE THE GOLD RUSH CAMPGROUND

Printed Name	Signature	Address	Comments	Date
HELEN BOWIE		BOX 307 DAWSON		07/26/20
Kim Fredericks		1210 V. St Whitehorse		07/27/20
Taylor L. Limerick		Box 21332 White		July 29, 2020
Walter Wignmore		Box 976 Vanderhoof BC.		July 29, 2020
Ross Johnston		P5AK3 Elliot Lake, ON		July 29, 2020
Jenny Hostetler		Maple Ridge BC		July 29, 2020
Troy Anne Gault		3 Naramo BC	I like camping in town!	July 29
Randy Marchand		1470 STEINWAY Cobbie Hill	this Place is irreplaceable.	July 29
JORDAN BROWN		3550 WELBYN ST VANCOUVER, BC	NICHE OFFERING FOR FOLKS WORKING IN VARIOUS INDUSTRIES	JULY 31
KEN HIRTIS		30 HUSBAND PL. COLDSTREAM B.C.	KEEP THIS PLACE	AUG 1/2021
Kevin Smit		Mallard Way, Whitehorse	"	Aug 1, 2020
Simon Crelli		P.O. Box 1388		Aug 1200
Kirsten McFarlane		462 W. 23rd Ave BC	So great to be walking distance to everything	Aug 1/20
Charles Sheppard		PO BOX 1634		Aug 1
T. PAYNE		BURNSLK BC		Aug 1
Deanne Berlinguet		Port Coquitlam BC	Very welcoming & efficient	Aug 03
Luc Proulx		"	Need more like people like this!	
Adrienne March		123 Ednaise Whitehorse		Aug 4/20
Christophe Bannock		Prince George, BC		Aug 3/20
Johanna Kley		Prince George, BC		Aug 3/20

PETITION TO PRESERVE THE GOLD RUSH CAMPGROUND



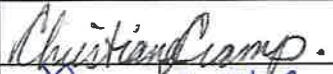
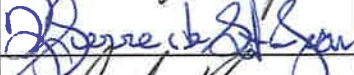







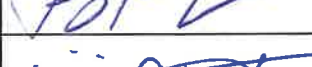

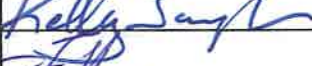



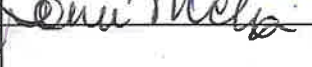
Printed Name	Signature	Address	Comments	Date
Kathleen Burke	K Burke	60 Klwane Cres. Whitehorse	we love staying in town - are you nuts! I love staying here!	Aug 3/2020
Ed Rosgen	Ed Rosgen	557 Grove Whitehorse	- BEST spot.	Aug 3/20
Paul Hearn	Paul Hearn	80 Klwane Cres	Yukoners need this place!	Aug 3/20
Randy Schwenker	Randy Schwenker	Tumble Ridge BC	NICE CAMP.	Aug 4/20
Ken Simms	Ken Simms	5487 50 AVE Delta BC	NEED IN TOWN	Aug 4/20
CHRIS PARKS	Chris Parks	944 MADISON ST VICTORIA	NEEDED! GREAT BUSINESS	Aug 4/20
Lisa Purcell	Lisa Purcell	1392 Kloppenburg	Kelowna ☺ essential	Aug 4/20
Colin Purcell	Colin Purcell	"	"	"
Mary Lumbers	MARY LUMBERS	517 GROVE ST YT	Very nice & clean	Aug 5/20
PATR MORENO	P. Moreno	Box 627 Dawson.	a needed resource!!	Aug 5/20
HOWARD FICK	Howard Fick	35-202 CENTENNIAL ST WHITEHORSE	VALUABLE TOURIST STOP.	Aug. 7/2020
BROOKE RUDOLPH	Brooke Rudolph	3 Gibbons Pl. Whitehorse	We need this establishment!	Aug. 7/20
JANET REBEL	Janet Rebel	7457 118th ST DELTA BC	THIS IS WHERE WE STOP!	AUG 8/20
Elfie Lenzini	Elfie Lenzini	Wochen Lake, Y.T.	this is were I do my laundry	Aug 8/20
Shelley Gunn	Shelley Gunn	Fort St John, B.C.	Love Staying in Town	Aug 8/20
JOHN LARK	John Lark	NORTH VAN, BC	Great	Aug 9/20
Eileen Gunn	Eileen Gunn	FORT ST JOHN BC	Perfect for walking, showers and laundry	Aug 9/20
Erin Dixon	Erin Dixon	Whitehorse, YT	a Yukon Institution	Aug 12/20

PETITION TO PRESERVE THE GOLD RUSH CAMPGROUND

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PETITION TO PRESERVE THE GOLD RUSH CAMPGROUND

(14)

Printed Name	Signature	Address	Comments	Date
Caroline Power		PO BOX 1168.	Camp on! ☺	Sept. 16
Eric Macdonell		" "	" "	Sept 16/2020
CHRISTIANE CRAMP		PO Box 986 Dawson	The \$ they bring in can't be lost	2020-09-21
Kate Serre		PO 35 DC		200925
DAN REYNOLDS		BAG 108, Dawson		20-09-28
Sylvain Fleurant		B 404 DAWSON CITY		2-10-2020
Gemma Lilace McIntyre-Gould		Dawson. City		3/10/2020
RICKY MAWUNGANIDZE		Box 296 Dawson		3/10/20
Alexa Mitchell		Box 1314 Dawson		3/10/20
LAURA BIGLANCE		Box 475 Dawson	We need the camp ground	3/10/20
Chantal Gregoire		Box 1078, Dawson	Tourism suffers enough already	3/10/20.
Blake Rogers		304A Hudsons St. Whitehorse YT VIA 1X6	we need the RV Caravans in town	Oct-3/20
Mimi Elliott		Box 254, Dawson	Tourism needs RV Park	Oct 3/20
Kelly Taylor		Box 622, Dawson	In town RV Park essential	Oct 3/20
FRANK HAWKER		Box 966, Dawson.		6/oct/20
Brian Stetson		Box 625 Dawson	the town camp ground is important to town	8/oct/20
Cathy Sage		Box 1067		9/10/20
Donna Michor		Box 1282		14/10/20

PETITION TO PRESERVE THE GOLD RUSH CAMPGROUND

[illegible]

From: [Wayne Potoroka](#)
To: [Executive Assistant](#); [CAO Dawson](#)
Subject: FW: Gold Rush Campground
Date: April 20, 2021 11:32:41 AM

Here's another for our correspondence file.

From: Buddy Herring <bherring4@yahoo.com>
Sent: April 16, 2021 10:15 AM
To: wayne.potoroka@cityofdawson.ca
Subject: Gold Rush Campground

If this campground is forced to close, I will not be coming back to Dawson Creek. If you have to rely on walking to see your town there are no other options. There must be plenty of places to relocate your recreation center. Hope you can work out a solution that works for the town and the visitors.

Buddy Herring

From: [Finance Administration](#)
To: [Executive Assistant](#)
Cc: [Wayne Potoroka](#)
Subject: FW: Closing of downtown camp ground
Date: March 26, 2021 4:45:08 PM

Hi guys,

Just passing this email regarding the campground along.

Capri

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

From: Rob Cope <robud102@gmail.com>
Sent: Friday, March 26, 2021 4:23 PM
To: info <info@cityofdawson.ca>
Subject: Closing of downtown camp ground

I have visited Dawson City twice now and just want to have my say regarding the removal of the downtown camp site.

Your downtown merchants, restaurants and many interesting attractions are going to find their business goes very flat when these changes come in effect.

Many tourists are now in motor homes and set themselves up in a camp site upon arrival. These people will no longer be able to simply walk to your city's attractions as it will now be too far and perhaps not worth the effort to reset up in a site.

I fear it will be the end of your great historical town. Restaurants could fail, your citizens will have less good job opportunities and I hope you have good support for welfare recipients as many could lose good paying jobs.

I know I'm late to the table but I feel this is a backwards step.

Yours Truly
Roberta Cope
Vernon BC

Sent from my iPad