THE CITY OF DAWSON

COMMITTEE OF THE WHOLE MEETING #CW20-13

DATE: TUESDAY Aug 4, 2020

TIME: 7:00 PM

LOCATION: City of Dawson Council Chambers – Safe Spacing rules apply

1. CALL TO ORDER

2. ACCEPTANCE OF ADDENDUM & ADOPTION OF AGENDA

a) Committee of Whole Agenda CW20-13

3. DELEGATIONS AND GUESTS

a) Greenwood Engineering & Urban Systems: Water Metering Program Design Presentation

4. MINUTES

a) Committee of Whole Meeting Minutes #CW20-12 of July 7, 2020

5. BUSINESS ARISING FROM MINUTES

a) Committee of Whole Meeting Minutes #CW20-12 of July 7, 2020

6. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS

- a) RFD: Water Metering Program Design & Rate Study
- b) RFD: Fifth Street C1 Zoning
- c) RRD: Draft Engagement Plan, Planning Study for Lots 1 to 20, Block Q, Ladue Estate
- d) 2020 Pool Season Notice for the public
- e) Reconciliation
- f) DC Green Initiative Fund
- g) Playground Mulch
- h) Mammoth Statue
- i) Recycling Depot

7. BYLAWS AND POLICIES

8. CORRESPONDENCE

- a) Sandy Silver, Minister of Finance YG RE: Community Banking
- b) Dany Jette RE: Gold Rush Campground and future recreation
- 9. PUBLIC QUESTIONS

10. IN CAMERA SESSION

a) Land and Legal Related Matters

11. ADJOURNMENT





City of Dawson Water Metering Program Design

Adam Greenwood, P.Eng. Jacob Scissons, P.Eng.

August 4, 2020

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Presentation Overview

- 1. History of Water Metering in Dawson
- 2. Overview of Water System
- 3. Historical Water Use
- 4. Objectives of Water Metering Program
- 5. Water Metering Program Considerations
- 6. Metering Technologies and Reading Approaches
- 7. Overview of Water Meter Rates Review
- 8. Next Steps









History of Water Metering in Dawson

- Water meters were installed in 2002.
 - We understand the meters were not put into service based on public concerns about how meters would be read and how customers would be billed.
 - Some of the meters that were installed remain in place, while others have been removed.
 - All meters were installed, or planned to be installed, downstream of the bleeders.



History of Water Meters in Dawson



Overview of Water System





ENGINEERING

SOLUTIONS

Overview of Water System

SYSTEMS





Winter Water Use = 1.65 times Summer Water Use









Annual Water Use is Increasing by ~3.6% per year

Return (Recirculation) Flows are **Decreasing** by ~5% per year









2016 Water Use in the Territory





- Bleeder flows are currently not measured. Based on available data, it is estimated that bleeder flows (and leaks) could represent approximately 60% of the annual system-wide water use.
 - There are two types of bleeders:
 - Municipal Bleeders: located at watermain dead-ends and at the start of start of sewer mains.
 - Residential Bleeders: located at all services.





Objectives of Water Meter Program

- 1. Reduce residential per capita water use.
- 2. Charge customers based on actual consumption.
- 3. Reduce power and operating costs.
- 4. Understand unaccounted water use (ie. leaks).
- 5. Understand bleeder water use.
- 6. Collect water use data for future infrastructure (water and wastewater).
- 7. Simplify water rates.





Metering Technologies

- Some metering technologies have been around for 100+ years (ie. positive displacement), but recently vendors appear to be moving towards new technologies (ie. ultrasonic).
- Further to familiar brass body meters, some vendors are moving to plastic (polymer composite) materials.
- Meters are now available with enhanced features such as leak, reserve flow, and tamper detection, pressure and temperature monitoring, and similar.
- Consideration of technical and customer support from meter vendors.





Reading Approaches







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- 1. Touch Read
- 2. Automated Meter Reading (AMR)
 - Walk-by or Drive-by Radio Read
- 3. Advanced Metering Infrastructure (AMI)
 - o Fixed Network Radio / Cellular Read



Estimated Costs

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	Estimated Costs ¹	Touch Read	Drive-by / AMR	Fixed Network / AMI ²
	Capital Cost	\$430,000	\$595,000	\$665,000
	Annual Costs	\$3,500	\$7,000	\$25,000

- 1. Based on supply and installation of 618 meters.
- 2. Costs for radio and cellular AMI solutions vary by technology / vendor.





Water Rates Review



- Based on AWWA Best Practices
- Rate Setting Principles and Trade Offs
- Review of Rate Structure Options
- Recommended Approach







Common Rate Setting Principles

Principle	Description
Fairness and Equity	Fair to all types of users.Defendable approach.
Conservation	- Pricing (rate) to encourage water conservation.
Continuity	- With previous approach / philosophy.
Affordability	- Charges are reasonable and not punitive.
Simplicity	 Easy for customers to understand. Efficient to administer.















Fixed Charge Model (most common)



Volume of Water Consumed

- Fixed price for each unit of water.
- Consumer pays starting from first unit.

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- Price to consumer increases uniformly with volume used.
- Easy to understand.
- Promotes conservation.
- Good revenue stability.





Inclining Block Model



Volume of Water Consumed

- Successively higher price through a set of usage "blocks".
- Supports conservation.
- Highest revenue volatility.
- May lead to inequities if applied "across the board" to all customer classes.

SYSTEMS

• Not as easy for consumer to understand.





Minimum Charge Model



Volume of Water Consumed





• Variable rate "kicks in" after allotment is exceeded.







Rate Structure Components



There are typically two components to a metered rate structure:





Fixed Charge



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- For rates to be fair, the fixed charge should be proportionate to the amount of water used.
- AWWA recommends basing the fixed charge on "equivalent connections".
 - For example a 4" connection can pass the equivalent water as twelve (12) - 1" connections.

Connection Size (inches)	Equivalent Connections
1	1
1.5	2
2	3
3	7
4	12
6	25
8	32
10	46
12	60





Example of Potential Costs

Fixed Charge Examples

% Revenue	Monthly	Volumetric	Low Water	Moderate Water	High Water
from Fixed	,	$Data (c/m^3)$	User	User	User
Charge	Fee	Rate (\$/m [*])	(23 m ³ /month)	(35 m³/month)	(46 m ³ /month)
25%	\$24	\$1.76	\$65	\$86	\$105
50%	\$48	\$1.17	\$75	\$89	\$102
75%	\$73	\$0.59	\$86	\$93	\$100

- 1. Low Water User consumes 300 litres of water per person per day.
- 2. Moderate Water User consumes 450 litres of water per person per day.
- 3. High Water User consumes 600 litres of water per person per day.
- 4. Fees are based on 2.5 people/household.
- 5. Assumes 618 services.
- 6. Assumes total annual water sales of 350,000 m³/year.
- 7. Assumes \$820,000 water revenues are required to run the water system.





Example of Potential Costs

SYSTEMS

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Example of Leaky Toilet Cost

	Water Use (L/day)	Cost per Year			
Leaking Toilet		25% Fixed	50% Fixed	75% Fixed	
		Charge	Charge	Charge	
Small Leak	100	\$64	\$43	\$21	
Medium Leak	1,000	\$641	\$428	\$214	
Large Leak	15,000	\$9,620	\$6,414	\$3,207	





GREENWOOD



SYSTEMS





Next Steps

- 1. Confirm metering drivers and program goals / objectives.
- 2. Conduct analysis of meter location, bleeder integration, etc.
- 3. Conduct meter / reading technology review and develop specifications.
- 4. Evaluate procurement options and prepare cost estimates.
- 5. Develop implementation program.
- 6. Review / update water rate structure.
- 7. Initiate public engagement / consultation.
- 8. Select meter manufacturer / installer via RFP, tender, etc.
- 9. Install new meters / reading system.
- 10. Revisit metering program after one year of operation.













MINUTES OF COMMITTEE OF WHOLE MEETING CW20-12 of the council of the City of Dawson called for 7:00 PM on Tuesday, July 14, 2020, City of Dawson Council Chambers

 PRESENT:
 Mayor
 Wayne Potoroka

 Councillor
 Stephen Johnson

 Councillor
 Molly Shore

 Councillor
 Bill Kendrick

 Councillor
 Natasha Ayoub

 REGRETS:
 CAO
 Cory Bellmore

Agenda Item: Call to Order

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

Agenda Item: Agenda

CW20-12-01 Moved by Mayor Potoroka, seconded by Councillor Shore that the agenda for committee of the whole meeting #CW20-12 be accepted presented. Carried 5-0

Agenda Item: Minutes

- a) Committee of Whole Meeting Minutes #CW20-11 of May 26, 2020
- **CW20-12-02** Moved by Mayor Potoroka, seconded by Councillor Kendrick that the minutes of committee of the whole meeting #CW20-11 of May 26, 2020 be accepted as presented. Carried 5-0

Agenda Item: Business Arising from Minutes

Committee of Whole Meeting Minutes #CW20-09 of April 27, 2020

Page 2: Council was looking for an update on the Mammoth Statue and if the Dirt pad across from the RCMP was the intended location

Agenda Item: Special Meeting, Committee, and Departmental Reports

a) KVA – Lease of Arctic Brotherhood Hall

CW20-12-03 Moved by Councillor Kendrick, seconded by Councillor Shore that committee of the whole direct administration to negotiate a new long term lease for the Arctic Brotherhood Hall building and land. Carried 5-0

Agenda Item: Bylaws & Policies

CW20-12-04 Moved by Mayor Potoroka, seconded by Councillor Ayoub that committee of the whole forwards Bylaw 2020-07 being the Tr'ondek Municipal Services Agreement Bylaw to council for 2nd reading. Carried 5-0

Agenda Item: Correspondence

CW20-12-05 Moved by Mayor Potoroka, seconded by Councillor Kendrick That committee of the whole acknowledge receipt of correspondence from

 a)Manon Moreau, President, Yukon Liquor Corp RE: Cannabis Update Summer 2020
 b) Amy Ball RE: Gold Rush Campground
 c) Sharon Edmunds and Boyd Gillis RE: Goldrush RV Park Carried 5-0

Agenda Item: In Camera Session

- **CW20-12-06** Moved by Mayor Potoroka, seconded by Councillor Shore That committee of the whole move into a closed session for the purposes of discussing a land and legal related matter as authorized by section 213 (3) of the *Municipal Act*. Carried 5-0
- **CW20-12-07** Moved by Mayor Potoroka, seconded by Councillor Kendrick That committee of the whole reverts to an open session of committee of the whole and proceeds with the agenda. Carried 5-0

Agenda Item: Adjournment

CW20-12-08 Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole meeting CW20-12 be adjourned at 9:56 p.m. with the next regular meeting of committee of the whole being August 4, 2020. Carried 5-0

THE MINUTES OF COMMITTEE OF WHOLE MEETING CW20-11 WERE APPROVED BY COMMITTEE OF WHOLE RESOLUTION #CW20-___ AT COMMITTEE OF WHOLE MEETING CW20-13 OF Aug 04, 2020.

Wayne Potoroka, Chair

Cory Bellmore, CAO





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Incil Decision X For Council Direction

For Council Information

In Camera

AGENDA ITEM:	Water Metering Program Design update & presentation		
PREPARED BY:	Cory Bellmore	ATTACHMENTS:	
DATE:	July 31, 2020		
RELEVANT BYLAWS / POLICY / LEGISLATION:			

RECOMMENDATION

That council provide feedback on the program Water Metering Design and Rate Review Presentation

ISSUE / PURPOSE

The delivery of safe drinking water in an affordable and cost effect method is a necessary and important service for the City of Dawson. To accomplish this we need to ensure we are utilitzing an efficient and effective delivery method which can produce fair and consistent costs to our customers based on consumption.

BACKGOUND SUMMARY

Water metering has been a council priority and in March 2020, council awarded the Water Metering Program Desing contract to Urban Systems.

The following was the Scope of this project in the Terms of Reference:

The Contractor will develop a water metering system and associated billing procedures for the City of Dawson. As well. The Contractor will determine a procurement strategy for water meters, associated equipment, installation, and training.

The approved Water Metering Program Design will consist of four primary aspects as noted below: 1- On site meeting with Council and Administration to determine system requirements and identify unique circumstances.

2- Draft recommendation report including consideration of overall system design, water meter selection criteria including a discussion of current technologies available for water meters and meter reading, procurement strategies, cost estimates for the installation and operation of the water meter system for budgeting and funding purposes, and a proposed schedule for implementation

3- Teleconference meeting with Council and Administration to review the daft recommendation report.

4- Final recommendation report as amended.

Following the initial discussions with the contractor and Public Works, the CAO determined that the scope and contract did not have enough detail to address the water rate review and recommendations which was also a goal of this project. CAO approved a change order to this contract (increase totaled \$10,000 and was within the procurement authority of the CAO in Procurement Policy #14-02)

The following addition to the scope for the Water Rate structure Review includes:

- 1. Review Water Rates in Territory
- 2. Summarize Water Meter Rate Structure Options
- 3. Review Water Rates for Similar Sized Communities with Water Meters
- 4. Review Potential Water Reduction as a Result of Water Meters
- 5. Review Annual Water and Sewer Operating Costs
- 6. Apply Water Meter Rate Options based on Current and Forecasted Water Use
- 7. Develop Recommendations for Water Meter Rate Structure based on Types of Water Services
- 8. Prepare Memorandum Summarizing Water Rate Options
- 9. Review Meeting Call with City
- 10. Include Water Meter Rates in Water Metering Program Design

ANALYSIS / DISCUSSION

Greenwood Engineering Solutions and Urban Systems has been working with Administration the design of the Water Metering Program and Rate Study and are looking for feedback from council on the history of metering in Dawson City and to ensure the program has the correct inputs for a successful program

APPROVAL			
NAME:	Cory Bellmore, CAO	SIGNATURE: CRBellmore	
DATE:	July 31, 2020	SIGNATURE:	





For Council Information

In Camera

SUBJECT:	Intent of Fifth Street (west side of Block U, Ladue Estate) C1 Zoning		
PREPARED BY:	Stephanie Pawluk, CDO	ATTACHMENTS: None.	
DATE:	July 24, 2020	None.	
RELEVANT BYLAWS / POLICY / LEGISLATION: Municipal Act Official Community Plan Zoning Bylaw			

RECOMMENDATION

It is respectfully requested that Council consider the intent of the C1 zoning of the west side of Block U, Ladue Estate and direct administration to either:

- 1. Uphold the current C1 zoning, as per the Zoning Bylaw; or,
- 2. Rezone Lots 1, 2, 3, 9, and 10 of Block U, Ladue Estate from C1 to R1 via a zoning bylaw amendment.

ISSUE

The west side of Block U, Ladue Estate (outlined in Figure 1) is zoned C1: Core Commercial in the 2018 ZBL. It has come to Administration's attention that the current uses of Lots 1, 2, 3, 9, and 10 of Block U, Ladue Estate (displayed in Figure 2) are R1: Single Detached and Duplex Residential.

This issue raises the following questions about the half-block under consideration:

- Is this half-block zoned C1 for the intent of inciting a slow change to a C1 use over time and phasing out current R1 uses? If so, the property owners of the R1 uses on these lots will not be able to enlarge, add to, or structurally alter their structures, as per s. 301 of the Municipal Act, due to the legally nonconforming status of their structures. This will eventually result in the inability to upkeep the structures, which will force the property owners to transition to a C1 use in the future.
- Is there a desire to allow the current R1 structures to continue to exist in the future? If so, these lots must be rezoned.



Figure 1: The area under consideration, the west side of Block U, Ladue Estate, highlighted in red.



Figure 2: Lots 1, 2, 3, 9, and 10 of Block U, Ladue Estate currently have structures with R1 uses.

BACKGROUND SUMMARY

An applicant submitted a subdivision application for Lots 9 and 10 of Block U, Ladue Estate. There is a Yukon Housing duplex on Lots 9 and 10, which has existed since the 1980's. Through the assessment of the application, it was determined that the Zoning Bylaw does not permit R1: Single/Duplex Residential uses in the lots under consideration. A zoning bylaw amendment is not necessary in order to proceed with a subdivision; however, the property owners of the R1 uses on these lots will not be able to enlarge, add to, or structurally alter their structures, as per s. 302 of the Municipal Act, due to the legal non-conforming status of the structures. Through further examination of this half-block, it was found that R1 uses also exist on Lots 1, 2, and 3 of this block.

Administration is unsure of the intent of the Fifth Street C1 zoning. As such, administration requires direction prior to confronting inevitable future zoning bylaw amendment applications for Lots 1, 2, 3, 9 and 10 of Block U, Ladue Estate, which will be triggered by development permit applications to enlarge, add to, or structurally alter the structures on those lots.

The area under consideration (Figure 1) was zoned in the 1997 and 2009 ZBL as TS1: Downtown Service/ Service Commercial. This zone allowed for a variety of commercial and institutional services, with singledetached dwellings listed as 'discretionary uses.' In the 2012 ZBL, this half-block was zoned as C1: Downtown Core Commercial. Thus, this half-block has been zoned for commercial-based uses as far back as 1997, and possibly longer (it is impossible to tell prior to 1997 as the zoning map is either absent or illegible). Hence, it is clear that this zoning was not a mistake made in the creation of the 2018 ZBL. As far as we know, as of the 1997 ZBL, these lots were zoned 'out of compliance' by changing their zoning to a commercial-based zone. This was likely a strategic decision made to incite a slow change to the new use over time by disallowing new developments that fit the old residential use.

ANALYSIS / DISCUSSION

Official Community Plan

The land use designation for the subject property is Downtown Core, which is intended to support a broad range of uses, including low- density residential. S. 6.2 states that "while the area will predominately consist of commercial and institutional uses, high- and low- density residential uses are also acceptable". This statement lends credibility to allow for the continued existence of R1 residential uses for the purpose of contributing toward a vibrant and diverse commercial core. The Downtown Core area is intentionally broad in the OCP, and these spot rezonings would not contradict the OCP. It is the ZBL tool where more specificity is used to delineate where certain types of uses are either already existing or should be focused.

Zoning Bylaw

The lots under consideration are zoned as C1: Core Commercial in the 2018 ZBL. C1 uses are largely commercial and multi-residential in nature, and these uses are typically focused in the inner areas of the downtown core. Multi-residential is defined by the Zoning Bylaw as "any physical arrangement of three or more permanent dwelling units". As per this definition, the current single detached dwellings and duplexes on the lots under consideration are not compliant with the current C1 zoning. Around the fringes of the downtown core, it becomes appropriate to have more zoning variability as the town transitions to predominately residential neighbourhoods.

Options

Option 1: Uphold the current C1 zoning, as per the Zoning Bylaw

While this block presently has a blended commercial and residential built form, as described above, it may be the desire of Council to uphold the current C1 zoning so as to incite a slow change to a C1 use over time by disallowing new developments that fit the old R1 zone. Considering how long this half-block has been zoned for commercial-based uses (as far back as 1997, and possibly prior to that), it is evident that the C1 zoning in the 2018 Zoning Bylaw was not a mistake.



Figure 4: Current C1 zoning.

Option 2: City rezones Lots 1, 2, 3, 9, and 10 of Block U, Ladue Estate

This option is compliant with the OCP, as identified above. This option is also compatible with the existing function and scale of the neighbourhood. This block exists on the fringe of the downtown core and has a blended commercial and residential built form and neighbourhood character that renders a mix of R1 and C1 uses appropriate. If it is Council's desire to allow the current R1 uses to exist in the future, Administration can pursue a zoning bylaw amendment that rezones Lots 1, 2, 3, 9, and 10 of Block U, Ladue Estate from C1 to R1 (as shown in Figure 3).



Option 3: Pursue zoning bylaw amendments from C1 to R1 as instigated by private property owner applications

This option means that the City does not hold the responsibility to rezone the lots under consideration. It allows the City to address each lot individually and delay this zoning decision until property owners apply for a zoning amendment. This option is not recommended because it allows for ambiguity and will eventually cause more work for the City in the long-term in addressing these issues on a case by case scenario, as the zoning amendment applications are brought forth.

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE:
DATE:	July 31, 2020	KBellmore





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Council Decision X For Council Direction

For Council Information

In Camera

AGENDA ITEM:	Draft Engagement Plan, Planning Study for Lots 1 to 20, Block Q, Ladue		
PREPARED BY:	Cory Bellmore	ATTACHMENTS:	
DATE:	July 31, 2020		
RELEVANT BYLAWS / POLICY / LEGISLATION:			

RECOMMENDATION

That Committee of the Whole provide feedback and forward the Draft Engagement Plan, Planning Study for Lots 1 to 20, Block Q, Ladue, to council for approval.

ISSUE / PURPOSE

Council awarded a contract with Stantec/Vector Research for the purpose of completing a Planning Study. A deliverable of this project is an Engagement Plan which outlines how engagement for this project will be conducted.

BACKGOUND SUMMARY

The objective of the planning study for this area is as follows:

A Planning Study for Lots 1 to 20, Block Q, Ladue Estate, that takes into consideration both economic and social factors, including opportunity costs, that will assist in the determination of the highest and best use for the subject land and make recommendations on how to move forward.

Three development options are currently being considered at this location. The options presently considered are as follows, and in no particular order:

Residential development

□ New recreation centre

□ Campground (status quo)

ANALYSIS / DISCUSSION

This project requires transparent and unbiased engagement of many stakeholders. A focus on local stakeholders for the 3 options has been presented and listed as either a Primary or Secondary stakeholder.

Administration is seeking feedback from council on potential stakeholders and engagement activities not captured in the Engagement Plan to ensure we are providing a transparent and unbiased engagement process for this project.

APPROVAL			
NAME:	Cory Bellmore, CAO	SIGNATURE:	
DATE:	July 31, 2020	(K Bellmore)	

Stantec

To:	Kyle Humphreys	From:	Lesley Cabott Lesley.cabott@stantec.com
	Colliers Project Leaders		Stantec Consulting 867 335 2515
File:	Dawson City Planning Study for Ladue Estate	Date:	July 31, 2020

Reference: DRAFT Engagement Plan

PURPOSE OF ENGAGEMENT

- Educate stakeholders and public about the purpose of the project.
- Gather input (advice not opinion) from a cross-section of the community.
- Identify local priorities as they relate to each of the three uses being considered.

DESIRED OUTCOMES

- Tr'ondëk Hwëch'in, business owners, stakeholders, and the public understand what the purpose of the project is and Council's decision-making process.
- Tr'ondëk Hwëch'in, business owners, stakeholders, and the public have an opportunity to inform the analysis.

ENGAGEMENT PRINCIPLES

This DRAFT Engagement Plan is being guided by the following principles:

Inclusivity	We will encourage participation by those who will be affected by the planning process and those interested in the outcomes. We will engage varied audiences using appropriate tools.
Trust and Respect	We will engage in an open and respectful way that fosters understanding between diverse views and interests.
Transparency and Accountability	We will design open and clear engagement activities. Those participating will understand their role, the level of engagement, how their input will be used, and the overall process.
Open and Timely Communication	We will strive to provide information that is timely, accurate, objective, easily understood, accessible, and balanced.
Equity	The processes will include a range of events and tools to allow all community members a reasonable opportunity to contribute, as well as hear and understand other views.

July 31, 2020 Kyle Humphreys Page 2 of 5

Reference: DRAFT Engagement Plan

KEY MESSAGES

PURPOSE OF THIS PROJECT

Determine the highest and best use for the subject lands by considering both economic and social factors, including opportunity costs (i.e. what existing or potential benefits could be lost when an alternative is chosen).

Three discrete and mutually exclusive uses being considered:

- Existing campground
- New recreation facility
- Residential

WHAT WILL THE STUDY LOOK LIKE?

The study will review each option and provide recommendations.

HOW WILL THE DECISION BE MADE?

Ultimately, Council will decide which use to proceed with, based on the information and recommendations of the study, as well as other factors such as the results of YG's investigation looking at this site and the Dome Road site for the new recreation facility.

PURPOSE OF ENGAGEMENT

We are looking for advice from the local community to inform the analysis.

IDENTIFICATION OF STAKEHOLDERS

GOVERNMENT: TR'ONDËK HWËCH'IN, CITY OF DAWSON DEPARTMENTS

- Dawson Departments: Finance, Planning, Parks and Recreation
- Can be an evolving list
- Letter, phone-call follow-up, one-on-one meeting

STAKEHOLDERS

Use association	Stakeholder	Engagement Level
All uses	Local businessesDawson City Chamber of Commerce	 Secondary (letter, online survey)
1. Existing campground	 Yukon Tourism Yukon First Nation Tourism and Culture Association Yukon Bureau of Stats Tourism Industry Association of Yukon 	 Primary (letter, in-person, telephone)

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Reference: DRAFT Engagement Plan

Use association	Stakeholder	Engagement Level
	 Klondike Visitor Association Existing campgrounds (Gold Rush, Dawson City R.V. Park and Campground, Bonanza Gold RV Park, YG – Yukon River and Klondike River) 	
	Wilderness Tourism Association	Secondary (letter, online survey)
2. New recreation facility	 City of Dawson Recreation Board Dänojà Zho Cultural Centre Dawson City Museum Klondike Institute of Arts and Culture McDonald Lodge Robert Service School Royal Canadian Legion Dawson Hockey Local sport user groups: hockey, curling, soccer Speak with new Rec. Manager about who these contacts are Little Blue Daycare Trinke Zho Daycare Yukon Hockey Association Aboriginal Sport Circle Yukon University Sport Yukon RPAY (Recreation and Parks Association of Yukon) 	 Primary (letter, in-person, telephone) Secondary (letter, online survey)
3. Residential	 YRAC (Yukon Recreation Advisory Committee) Klondike Development Organization Yukon Housing Corporation Dawson City Housing Advisory Committee Greg Hakonson 	• Primary (letter, in-person, telephone)
	 Yukon Public Service Commission Yukon Teachers Association Yukon Order of Pioneers (seniors) Dawson City Hospital (Yukon Hospital Corporation) 	Secondary (letter, online survey)

PUBLIC

• Public notifications (e.g. social media, website, Klondike Sun, local radio), online survey, public information session.

July 31, 2020 Kyle Humphreys Page 4 of 5

Reference: DRAFT Engagement Plan

PROPOSED ENGAGEMENT TOOLS

The following lists each of the proposed engagement tools.

Engagement Activity	Proposed Date	
Public Communications Materials	August 14	
 Project notice posters: project name, website location Local radio announcement Klondike Sun advertisement Website and/ or social media posts 		
Project Notification Letter	August 14	
 Primary Stakeholders: Introduce the project, encourage participation in engagement, suggest scheduling a meeting with Lesley/ Paul (give contact information), or alternatively recommend they complete the online survey Secondary Stakeholders: Introduce the project, encourage participation in engagement, direct reader to the online survey Secondary Stakeholders: Introduce the project, encourage participation in engagement, direct reader to the online survey To be sent by Dawson City Mayor To be mailed to all business license holders and Dawson City property owners To be e-mailed to representatives of the above-listed stakeholder list who are not business license holders or property owners 		
Public Online Video August 14		
 Create a short presentation video (PowerPoint presentation with voice-over) to describe the project, its purpose, each of the proposed uses, and the decision-making process. Include a map of the location List some of the resources that will be used/ referenced in the analysis (e.g. OCP, North End engagement, Slinky Mine Charette, Recreation Plan, 2016 Visitor Survey) Will not focus on any <u>one</u> use Post video on the City of Dawson website and social media pages. Direct viewers of the video to complete the short public survey to provide feedback. 		
Public Online Survey (Hosted through Survey Monkey) August 14 – September		
 Can be used for members of the public and business owners, etc. Respondents will be sorted through the survey to determine their connection to the topic. General questions: What do we need to consider when reviewing each of the proposed options? Existing campground Recreation facility Residential use Do you have any other thoughts that should be considered? Can offer a draw prize for participants 		
Public Information Session Week of August 24 - 28		
 Held in Dawson in City Council Chambers to engage residents who are more comfortable with in-person interactions than online. 		

July 31, 2020

Kyle Humphreys Page 5 of 5

Reference: DRAFT Engagement Plan

Engagement Activity	Proposed Date
 Will include a set time where the introduction video will be shown, followed questions listed above. One aerial photo of the site, laminated, will be provided to aid in discussion To be designed using COVID-19 protocol including restricting room access the use of hand sanitizer upon entry of the room, and regularly sanitizing su Can offer entry into the draw prize for participants. 	purposes. to a limited capacity, requiring
Stakeholder Interviews (In-person or by phone)	August 7 – September 11
 Pre-identified stakeholders will be contacted and asked the same questions General questions: What do we need to consider when reviewing each of the proposed op o Existing campground o Recreation facility o Residential use Do you have any other thoughts that should be considered? 	
STANTEC CONSULTING and VECTOR RESEARCH	

City of Dawson



Update on Swimming Pool

Unfortunately, due to the inability of specialized technicians to travel to Dawson City without self-isolating to conduct work necessary to pass our environmental heath permits we are not going to be open to the public this year.

Environmental Health performed additional overall inspections of Yukon Community Pools in 2019 and subsequently required additional unplanned work needed to issue permit to operate. The report listing the requirements was not provided to us until March of 2020 and we simply were not able to respond quickly enough to satisfy them.

We were hoping to be able share information that we had found a way to open the pool, but, unfortunately, we cannot. This was work was planned for the spring prior to opening, but given that this isn't considered critical work as the facility was not open when public recreation facilities were closed and the borders shut it isn't currently endangering health and safety of residents.

The Recreation Department is working diligently to put together programming and fun days that meet the safe guidelines and we hope to see you there!

We apologize as this was not the outcome we wanted to have either and look forward to completing the work once travel restrictions are eased for seamless spring 2021 opening.

Please practice good hygiene, wash your hands often and stay home if you are not feeling well. Also, check in with friends, families and neighbors in a safe manner.





Office of the Premier P.O. Box 2703, Whitehorse, Yukon Y1A 2C6

July 21, 2020

Mayor Wayne Potoroka City of Dawson Box 308 Dawson City, Yukon Y0B 1G0

Dear Mayor Wayne Potoroka:

This letter is to inform you of upcoming banking changes that will affect your community. Starting in September 2020, the Government of Yukon will be transitioning community banking services from TD Bank to CIBC. Further communication from the TD Bank will be coming to you with the exact dates of this transition.

We know that having banking services in your community is essential. We continue to be committed to improving banking services to your community and ensuring that there will be minimal disruption of service.

What this means for your community:

- Most existing bank accounts do not have to be changed. You can continue to bank with your existing banking service provider in most cases.
- Business and government entities can expect the same level and type of service that currently exists.
- Continuity of front-line service providers is important to us but that may differ from community to community.

I have provided below the relevant contacts for this transition and encourage your community members to reach out to these individuals should they have any questions about how this transition will impact them.

TD	CIBC	Government of Yukon
Matthew Lymburner, District Vice President	Kyle Blahy, Senior Manager, Commercial Banking	Rebecca Edzerza, Director of Investments and Debt
700 West Georgia Street Vancouver BC V7Y 1A2	<u>Kyle.Blahy@cibc.com</u> <u>867-667-2534 x 282</u>	<u>Rebecca.edzerza@gov.yk.ca</u> <u>867-332-2813</u>
Matthew.Lymburner@td.com		

I want to thank you and your community for your understanding and patience during this period as we work to ensure a smooth transition of banking services that we assist in providing for all Yukoners.

Sincerely

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Sandy Silver Minister, Department of Finance

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 know 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 then 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 then 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.