CITY OF DAWSON

AGENDA-COMMITTEE OF THE WHOLE MEETING #CW25-06

DATE: Tuesday June 3, 2025

TIME: 7:00 PM

LOCATION: City of Dawson Council Chambers

Join Zoom Meeting

https://us02web.zoom.us/j/83394195351?pwd=Xpx5iwVb7MZaNvBqgDFZi69cr60JZq.1

Meeting ID: 833 9419 5351

Passcode: 121791

1. **CALL TO ORDER**

2. **ACCEPTANCE OF ADDENDUM & ADOPTION OF AGENDA**
   2.1. Committee of the Whole Meeting CW25-06

3. **DELEGATIONS & GUESTS**
   3.1. Stantec – *Comprehensive Review of the Official Community Plan and Zoning Bylaw project*
      3.1.1. Attachments: Draft Official Community Plan; Draft Zoning Bylaw

4. **SPECIAL MEETING, COMMITTEE, & DEPARTMENT REPORTS**
   4.1. KVA Financial Support
   4.2. Rezoning of North End Lots – Block B, Smith Addition
   4.3. Recreation Department - Lawn Mower Purchase
   4.4. Recreation Department - 15 Passenger Van Purchase

5. **PUBLIC QUESTIONS**

6. **ADJOURNMENT**

Stantec

City of Dawson OCP & ZBL Drafts

Mental Health & Well-being Moment

Acts of Kindness

Here are some ideas to start making kindness part of your daily life:

- Send an uplifting text to a friend or family member
- Include intentional moments of kindness, laughter and delight in your daily routine
- Share a compliment with a co-worker or friend
- Reach out to a family member you haven’t spoken to in awhile
- Treat someone to a cup of coffee

Overview

Review of what we heard

Notable revisions in the drafts

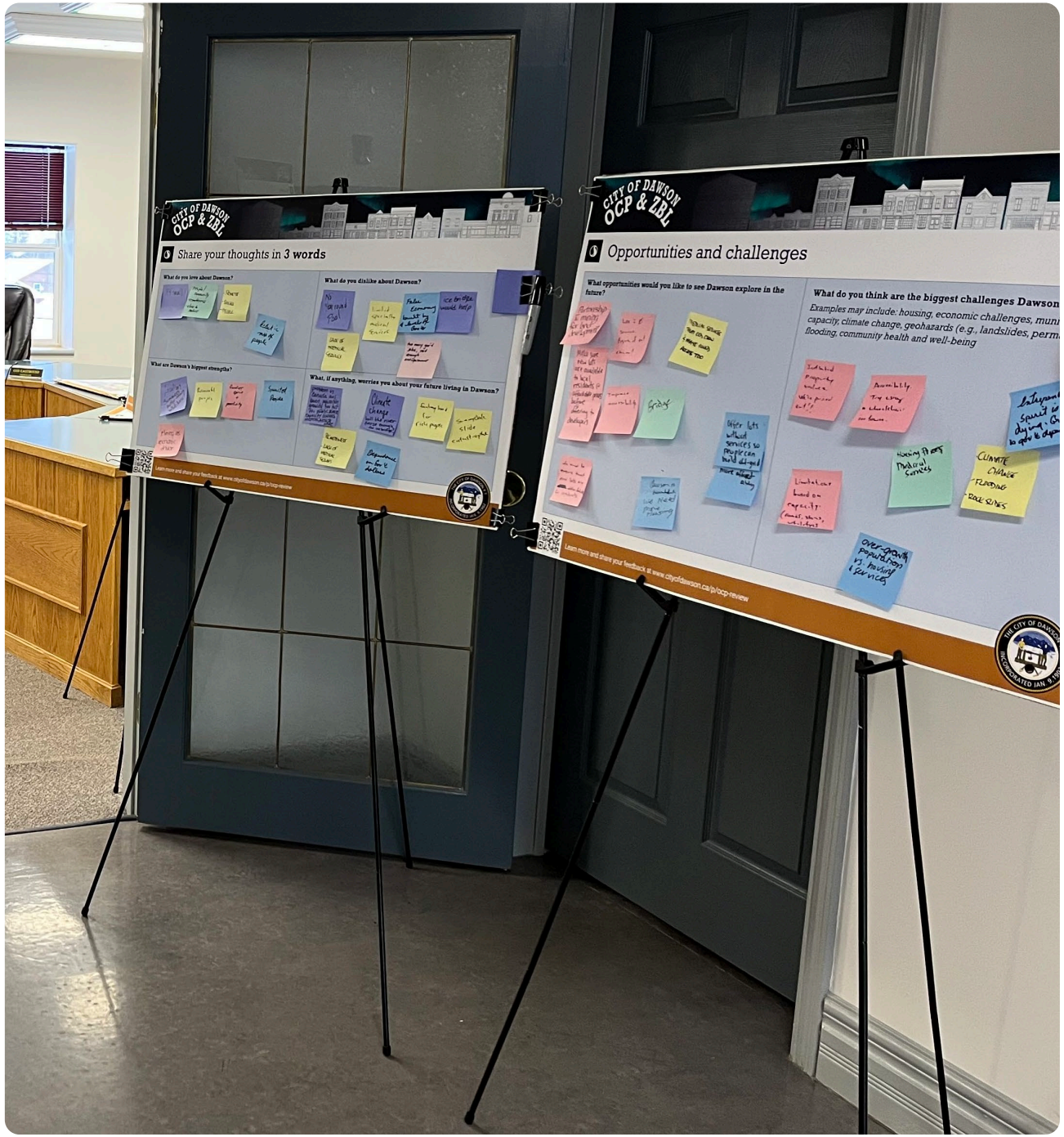
Review of TH Government priorities

- **Overview of Settlement Lands' Land Use Designation**

Next steps

Questions and discussion

What we heard



Reminder of key themes

Love for Dawson

Sense of community

Character

Appearance

Need for housing

More housing of all types

Ability to have unique, or flexible housing options

Limited availability of new lots

Community health and well-being

Limited access to healthcare

Mental health supports

Aging in place options

Accessibility

Support for the local economy

Desire to collaborate with the City and other sectors to succeed

Supportive services

Convenient access to community services

Notable revisions in the drafts

Community Vision

What we heard...

Community

- Supportive
- "In it together"
- Inclusive
- Remote, harsh, "end of the road"

Character

- Small town, authentic
- Quaint, quiet, peaceful
- Connection to nature
- Residents are allowed to be their authentic selves

Appearance

- Eclectic
- Historic boardwalk and buildings

Old vision

"Honouring the Past, Sharing the Present, Embracing the Future"

New, proposed vision

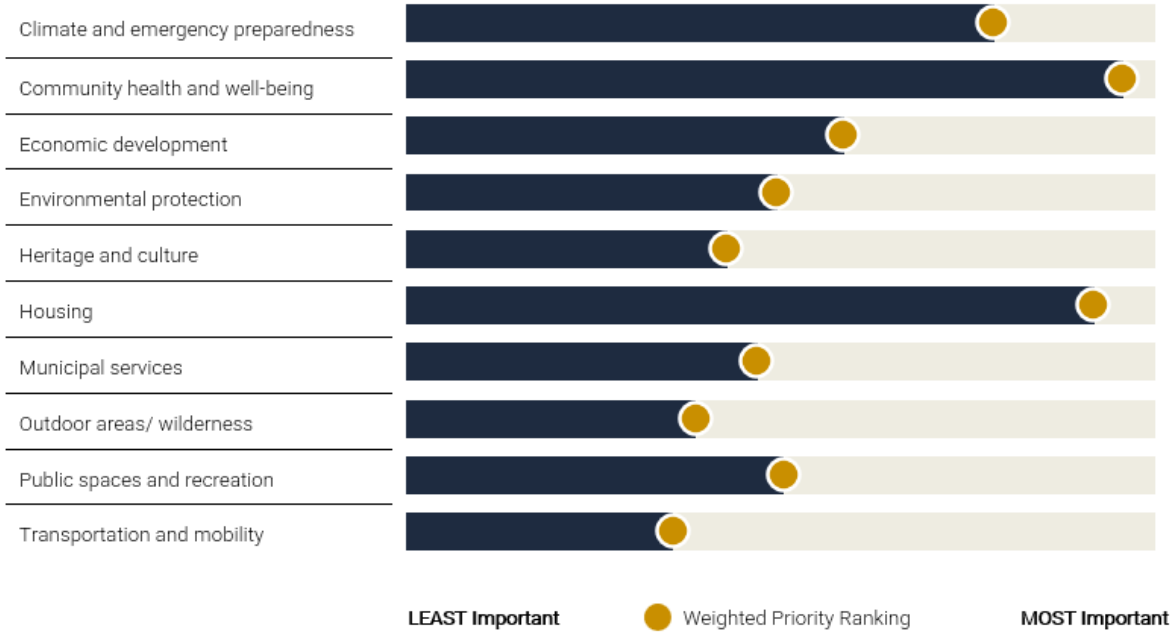
Dawson is an inclusive and supportive community that celebrates Tr'ondëk Hwëch'in culture and Klondike Gold Rush heritage in genuine, balanced, and authentic ways.

It is a quaint, vibrant town that is rich in culture with an eclectic built environment, strong connections to remote wilderness and nature, and a bustling arts and culture scene.

Residents have high-quality, local opportunities to live, learn, play, and work year-round, through all stages of their lives.

Priority topic areas

What we heard...



Previous OCP Sections

- Housing
- Economic Development
- Heritage and Culture
- Environmental Stewardship
- Food Security
- Parks and Recreation
- Transportation
- Municipal Utility Infrastructure
- Municipal Finance

New OCP Sections

- Housing
- Community Character
- Local Economy
- Environmental Matters
- Parks and Recreation
- Mobility and Transportation
- Servicing and Utility Systems
- Emergency Management
- Municipal Finance

Focus Topic Area 1: Housing

What was done…

Transformation of some Future Planning Areas to Residential development areas

Zoning modifications to allow:

- Residential lots previously associated with one dwelling unit, to introduce secondary suites and garden suites
- Garden suites on both residential and non-residential properties

OCP statements that encourage the redevelopment/ adaptation of existing properties for housing

Secondary suites:

- Additional dwelling unit located within the principal residential building

Garden suites:

- Additional dwelling units located in accessory buildings
- Can be located on both residential and non-residential properties

Focus Topic Area 2: Community Character

What was done...

Updating Dawson's heritage narrative

- Previously centered the community's history and heritage around the Klondike Gold Rush
- Now also incorporates Tr'ondëk Hwëch'in (TH) culture and acknowledges the diversity of the community's current population.

Maintain commitments that **preserve the architectural style of designated heritage buildings,** and Dawson's Gold Rush Era aesthetic.

Validate the TH Government's authority to develop TH Settlement Lands in ways that reflect their culture

- Includes exclusion from the requirements of the Heritage Management Plan and Design Guidelines

•Recommendation to:

- Create a **public art policy**, in collaboration with KIAC, TH, and other interested parties.
- Continue **incorporating Hän language and TH interpretive signage** throughout the community.

Zoning modifications that allow increased mixed-use development through the **inclusion of residential uses, as secondary uses, in non-residential areas**.

Focus Topic Area 3: Local Economy

What was done...

Housing modifications, as previously discussed

Zoning modifications that:

- Allow business owners to create garden suites on their non-residential properties.
  - Can be used by owners, operators, staff, or as rentals to other residents.
- Expand home-based business opportunities
- Expand where childcare services can be located

During the development of this project, the CoD **worked closely with many local representatives to strengthen partnerships, identify shared goals, and discuss ways we can work together**.

- For example, a new Memorandum of Understanding (MOU) is being developed between the City of Dawson and Parks Canada which will allow more collaborative effort on projects moving forward.
- The CoD also has a MOU with TH Government.

We met with...

Tr'ondëk Hwëch'in' Council

Working Group

- Government of Yukon
- Tr'ondëk Hwëch'in' Government

Advisory Committee

YG Departments

- Yukon Energy, Mines, and Resources
- Building Safety and Standards

Representatives from

- Chamber of Commerce
- Klondike Active Trails Transport & Trails
- Klondike Development Organization
- Klondike Institute of Arts & Culture
- Klondike Placer Miners Association
- Klondike Visitors Association
- Parks Canada
- Yukon Energy Corporation
- Yukon University

Residents

Business owners

Focus Topic Area 4: Tr'ondëk Hwëch'in Culture and Jurisdiction

What was done...

Land acknowledgement

Updated heritage narrative, previously discussed

- Exclusion of TH Government from Heritage Management Plan and Design Guidelines

Incorporating Hän language and TH interpretive signage, previously discussed

Incorporation of TH values throughout

Introduction of a new OCP Land Designation - TH Settlement Lands

- Acknowledges that TH Settlement Lands will be used to support the TH community and its economic development through one or more use

Commitment to:

- Collaboratively discuss development of surrounding TH Settlement Lands
- Use truth and reconciliation as a method of advancing community health and healing.

Introduction of a new ZBL zones:

- TH Overlay
  - Indicate a future change, following the potential creation of TH's land use bylaws.
  - Means that if/ when TH develops its own land use bylaws, Settlement Lands will no longer follow the CoD's zoning bylaw.
  - In the absence of these Settlement Land bylaws, which have not yet been created by TH, the CoD's bylaws apply.
- H Holding zone
  - Is intended to allow flexibility for TH Settlement Lands that have not yet been planned.
  - This zone is applied only to Settlement Lands where the TH government is not yet ready to select a zone, because planning is incomplete or on-going.
  - Until rezoning occurs, no development will be permitted on these lands.

TH Government Priorities for the OCP and ZBL

Tr'ondëk Hwëch'in Gov't Priorities for OCP and ZBL

Priorities	OCP	ZBL
Council Review		
Incorporate TH values into the plan: Integrity, Respect, Interconnection, and Justice/ Balance	✓	-
TH to determine how they want their Heritage represented	✓	✓
TH to create their own ZBL for determining land use on their Settlement Land	✓	✓
NR Staff Review		
Reference the MOU	✓	-
Reference the TH Self Government Act and Final Agreement	✓	✓
First Nation Zone, recognizing TH's sovereignty over land use decisions on its Settlement Land	✓	✓
Inclusion of subdivision plans for C-3B and C-42B	✓	✓
Future Settlement Land Planning without currently identified uses (H Holding Zone)	✓	✓

Continued on the next slide

Tr'ondëk Hwëch'in Gov't Priorities for OCP and ZBL cont'd

Priorities	OCP	ZBL
NR Staff Review Continued		
Retain existing 100m & 500m buffers for notifications	-	✓
Enforcement mechanisms for land encroachment on Settlement Land	-	X
Enhanced acknowledgment of TH's role in emergency management	✓	-
Include culturally significant and UESCO sites on the priority list for emergency management	✓	-
Increased reference to accessibility, to support Elders through barrier free planning and design	✓	-
Land-based education as a priority	✓	-
Housing as a priority	✓	✓
Exclusion of TH from following the Heritage Management Plan and Gold Rush style architecture	✓	✓

Overview of Settlement Lands' Land Designations

DRAFT 2025 OCP Land Use Designations

OCP Land Use Designations

- Agriculture
- Downtown
- Direct Control District
- Institutional
- Mixed Use
- Residential - Country
- Residential - Urban
- Parks and Natural Space
- Tr'ondëk Hwëch'in Settlement Land
- Municipal Boundary

DRAFT 2025 ZBL Zones

Zoning Bylaw Designations *(Applicable zones only)*

- P1 - Parks and Natural Space
- P2 - Institutional
- R1 - Small Scale Multi-Unit Housing
- R4 - Valley, Confluence, and Bowl Residential
- DCD2 - Klondike River Bench Direct Control District
- TH Overlay (Tr'ondëk Hwëch'in Settlement Land)

VISUALIZATION

OFFICIAL COMMUNITY PLAN

TH Settlement Land

Acknowledges authority and allows for a range of uses that will support citizens

ZONING BYLAW

Overlay Zone

TH Overlay

Acknowledges authority and suggests a future change following TH bylaw creation

↓

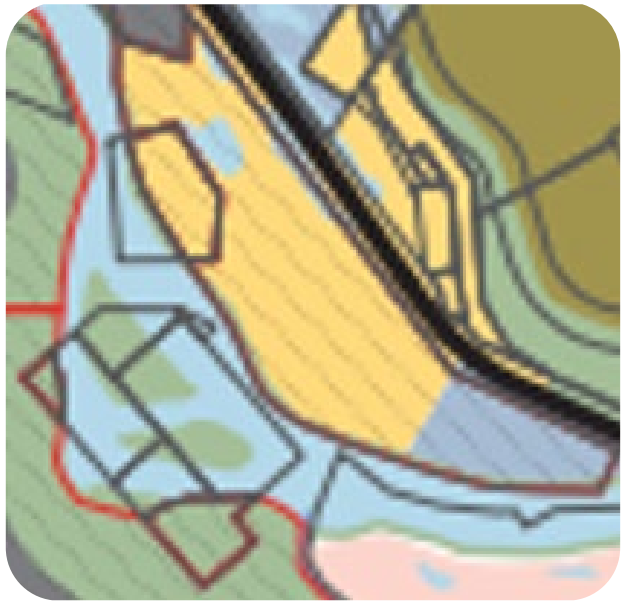
Underlaying Zone

R1

Settlement Lands in the Draft OCP

Example Area

2018 Land Use Designations



OCP Land Use Designations

- CR - Country Residential
- UR - Urban Residential
- MU - Mixed Use
- INT - Institutional
- AG - Agriculture
- P - Parks & Natural Space
- FRP - Future Residential Planning
- FP - Future Planning
- TH - Tr'ondëk Hwëch'in Settlement Lands

DRAFT 2025 Land Use Designations

OCP Land Use Designations

- Agriculture
- Downtown
- Direct Control District
- Institutional
- Mixed Use
- Residential - Country
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- Municipal Boundary

Settlement Lands in the Draft ZBL

Example Area

2018 Zones

Zones

- **R1:** Single-detached/duplex residential
- **R2:** Multi-unit residential
- **R3:** Country residential
- **C2:** Commercial Mixed Use
- **M1:** Industrial
- **A1:** Agriculture
- **P1:** Parks and natural space
- **P2:** Institutional
- **FP:** Future Planning

DRAFT 2025 Zones

Zoning Bylaw Designations *(Applicable zones only)*

- P1 - Parks and Natural Space
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- R4 - Valley, Confluence, and Bowl Residential
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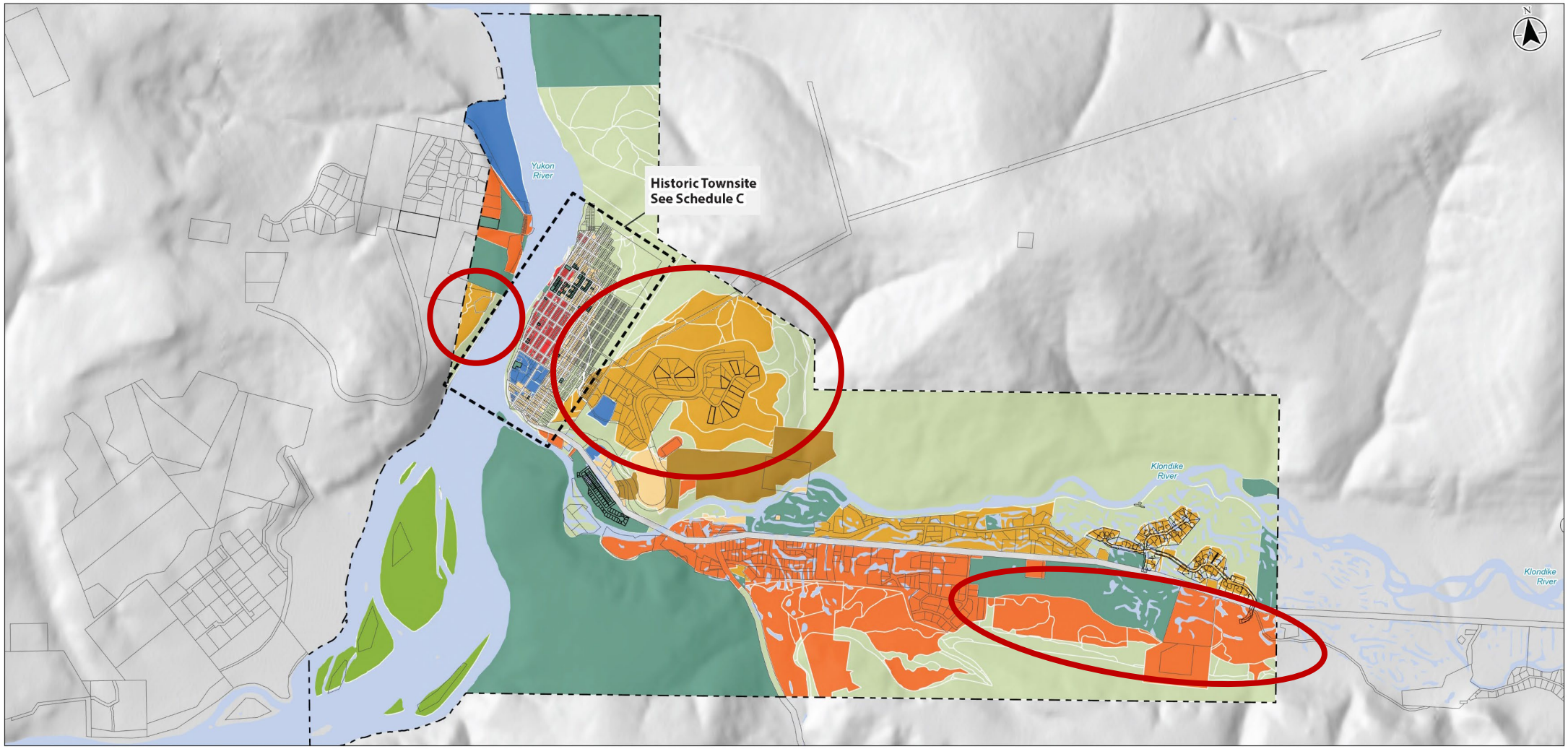
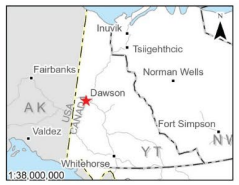
- TH Overlay (Tr'ondëk Hwëch'in Settlement Land)

Stantec

OCP Maps


City of Dawson
Official Community Plan
Bylaw No. 2018-18
Land Use Map (City Wide)
Schedule B: Valley, Confluence and Bowl
0 0.5 1 km
OCP Land Use Designations
CR - Country Residential
UR - Urban Residential
MU - Mixed Use
INT - Institutional
AG - Agriculture
P - Parks & Natural Space
FRP - Future Residential Planning
FP - Future Planning
TH - Tr'ondëk Hwëch'in Settlement Lands
Existing Trails
Schedule B, Bylaw No. 2018-18
As adopted _____
ORIGINAL SIGNED BY:
WAYNE POTOROKA, MAYOR
CORY BELLMORE, CAO
Bylaw No.
Amendments
Date
Data sources:
OCP-City of Dawson;
Lot boundaries-Yukon Land Planning
March 2019
CITY OF DAWSON MUNICIPAL BOUNDARY - OIC 1996/218
SEE SCHEDULE 'C' FOR DETAIL
MOOSEHIDE SLIDE
Yukon River
Klondike River
CALLISON INDUSTRIAL SUBDIVISION
N
S
E
W





Notes
1. Coordinate System:
2. Data Sources: City of Dawson, Government of Yukon, NRCAN, CanVec, Canada Open Data
3. 1:40,000 (at original document size of 11x17)

OCP Land Use Designations

- Agriculture
- Downtown
- Direct Control District
- Institutional
- Mixed Use
- Residential - Country
- Residential - Urban
- Parks and Natural Space
- Tr'ondëk Hwëch'in Settlement Land
- Municipal Boundary

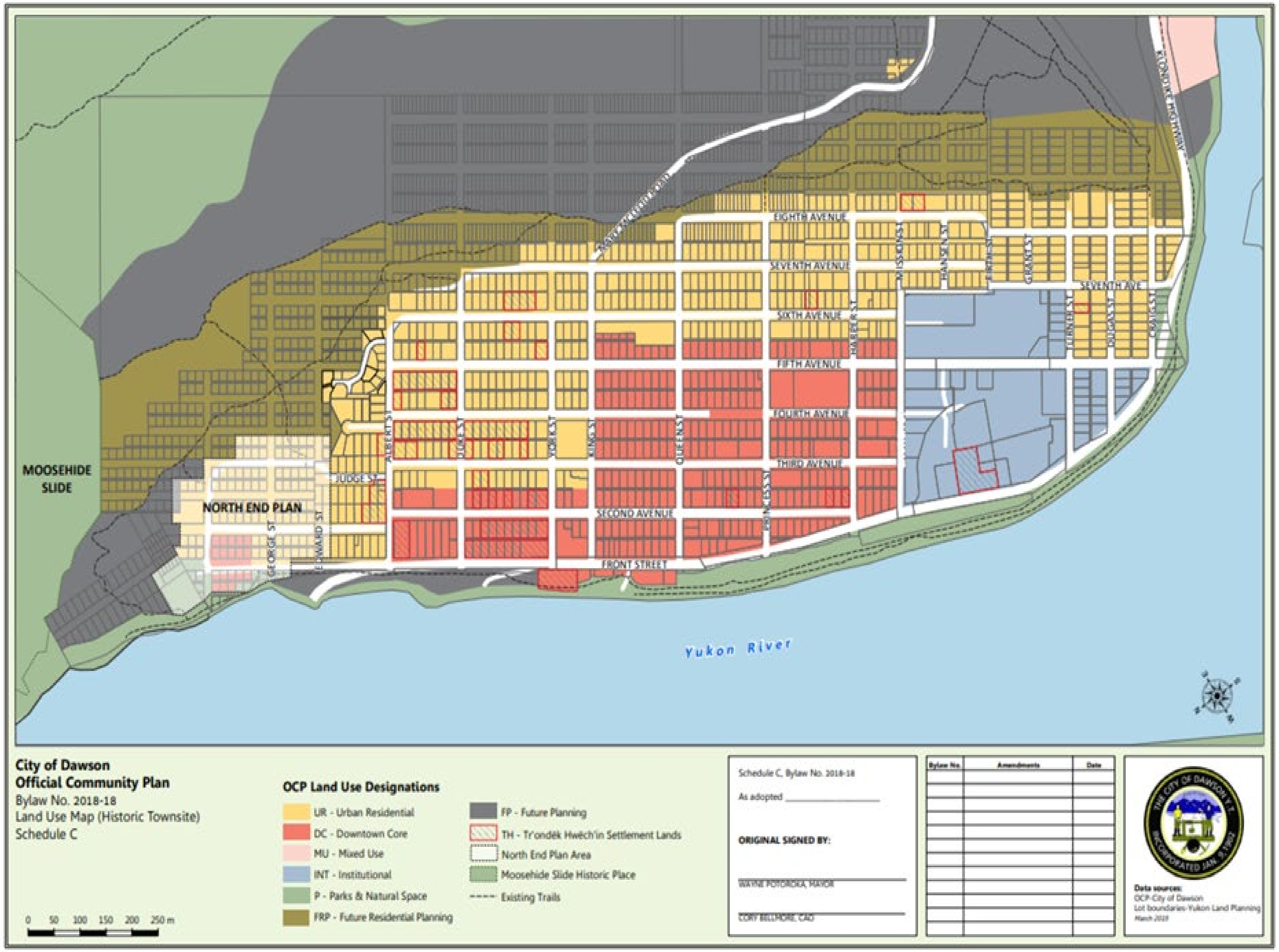
0 0.85 1.7 km

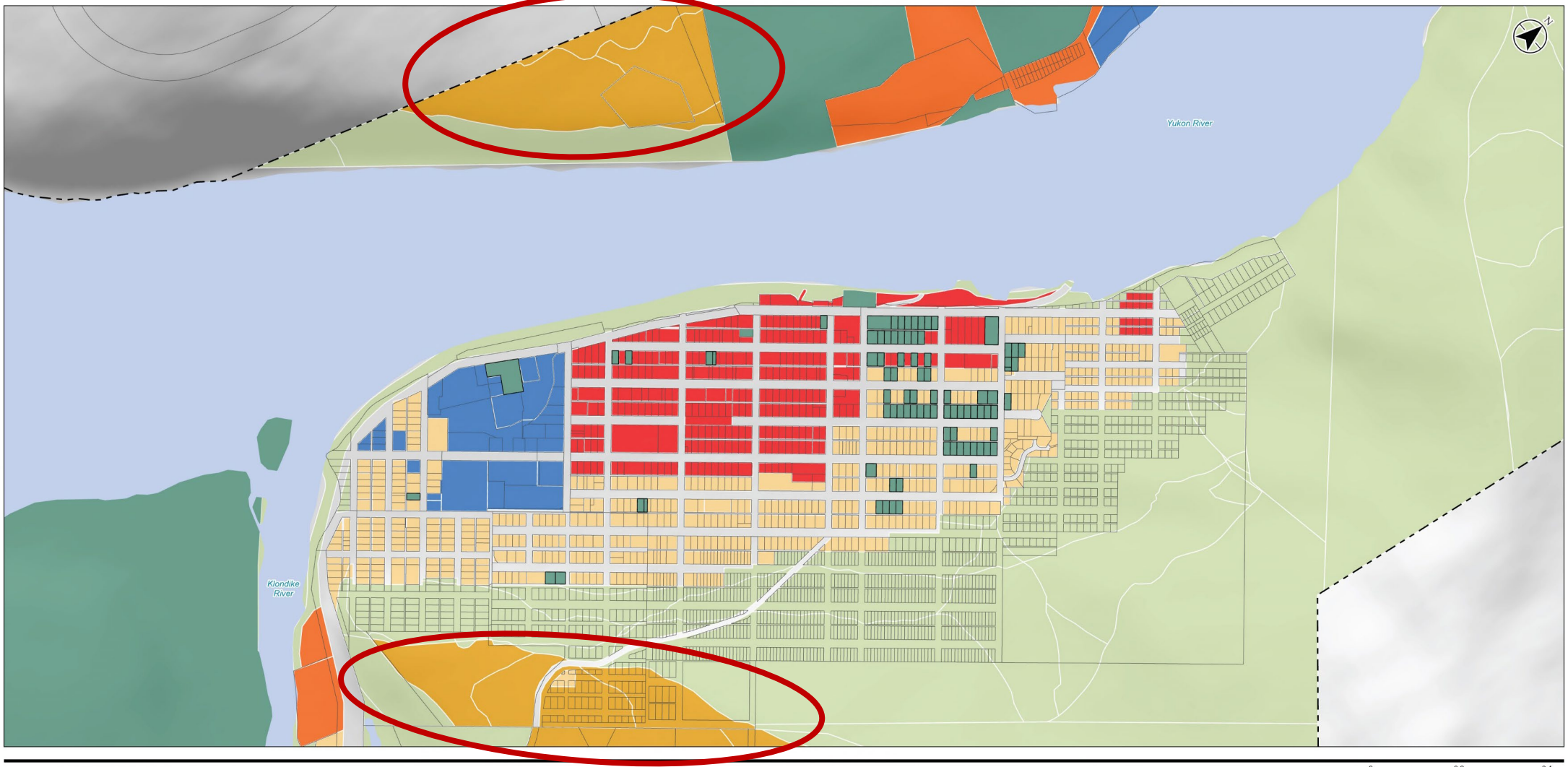
Project Location
City of Dawson,
Yukon, Canada

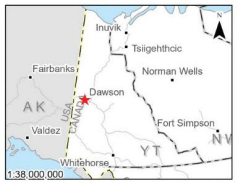
Client/Project/Report
City of Dawson
OCP and Zoning Update

Title
Schedule B Land Use Map
(Valley, Confluence, and Bowl)

DRAFT


MOOSEHIDE SLIDE
NORTH END PLAN
EIGHTH AVENUE
SEVENTH AVENUE
SIXTH AVENUE
FIFTH AVENUE
FOURTH AVENUE
THIRD AVENUE
SECOND AVENUE
FRONT STREET
JUDGE ST
SEVENTH AVE
ALBERT ST
YORK ST
KING ST
QUEEN ST
PRINCESS ST
HARPER ST
MISSION ST
HANSEN ST
GEORGE ST
EDWARD ST
Yukon River
City of Dawson
Official Community Plan
Bylaw No. 2018-18
Land Use Map (Historic Townsite)
Schedule C
OCP Land Use Designations
UR - Urban Residential
DC - Downtown Core
MU - Mixed Use
INT - Institutional
P - Parks & Natural Space
FRP - Future Residential Planning
FP - Future Planning
TH - Tr'ondëk Hwëch'in Settlement Lands
North End Plan Area
Moosehide Slide Historic Place
Existing Trails
0 50 100 150 200 250 m
Schedule C, Bylaw No. 2018-18
As adopted
ORIGINAL SIGNED BY:
WAYNE POTOROKA, MAYOR
CORY BELLMORE, CAO
Bylaw No.
Amendments
Date
Data sources:
OCP-City of Dawson
Lot boundaries-Yukon Land Planning





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OCP Land Use Designations

- Agriculture
- Downtown
- Direct Control District
- Institutional
- Mixed Use
- Residential - Country
- Residential - Urban
- Parks and Natural Space
- Tr'ondëk Hwëch'in Settlement Land
- Municipal Boundary

0 0.2 0.4 km

Project Location
City of Dawson,
Yukon, Canada

Client/Project/Report
City of Dawson
OCP and Zoning Update

Title
Schedule C Land Use Map
(Historic Townsite)

DRAFT

What’s coming up

Coming Up

Phase 4 Reviewing and Finalizing

CoD, TH Government, and YG review of the drafts

Week of Engagement Round 2

- CoD Council Committee of the Whole meeting — June 3, 7pm
- Public engagement session at City Hall — June 4, 6pm
- TH Council luncheon — June 5
- TH Citizen engagement dinner — June 5, 6pm

Reviewing feedback and making revisions

Start of the Council Adoption Process

1st reading — June 17

TH Consultation process

Public Hearing — Requires advertising for 2 consecutive weeks, and then 21 days

CoD Committee of the Whole meeting

2nd Reading

Ministerial review — Can take up to 45 days

3rd Reading

Questions and discussion

OCP Table of Contents

- Community Profile
- Community Vision
- Guiding Principles & Key Directions
- Development Concept
- Land Use Areas
- Housing
- Community Character
- Local Economy
- Environmental Matters
- Parks & Recreation
- Mobility & Transportation Networks
- Servicing & Utility Systems
- Municipal Finance
- Implementation

ZBL Table of Contents

- General Administration
- Definitions
- Duties and Responsibilities
- Development Permits
- Subdivision Process
- Moving of Structures
- General Regulations
- Specific Use Regulations
- Parking & Loading
- Signs
- Zones
  - Residential
  - Commercial
  - Industrial
  - Public & Institutional
  - Other Zones
    - *H Zone (Holding)*
    - *Overlay Zones*
      - *TH Overlay*

City of Dawson
Report to Council

Agenda Item	KVA Financial Support
Prepared By	David Henderson CAO
Meeting Date	June 3, 2025
References (Bylaws, Policy, Leg.)	
Attachments	Structural Survey, Diamond Tooth Gerties Condition Assessment

X	Council Decision
	Council Direction
	Council Information
	Closed Meeting

Recommendation

That the Committee of the Whole recommends that Council approve a Capital budget amendment to provide KVA with $30,000 through the City's CCBF funding for critical structural analysis work for Diamond Tooth Gerties Gambling Hall

Executive Summary

KVA Lease Gerties from the City on a long-term triple net lease. While undertaking repairs to the building related to water damage in 2024, potential structural issues were identified which need to be addressed. KVA is asking the City for financial assistance (splitting the cost) in undertaking the analysis of the structural issues.

Considering that the City retains ownership of the building, the building and KVA are critical economic factors to the City, and KVA is proposing that the structural analysis costs be shared, administration is recommending that council approve the funding request through the City's CCBF funds with the assumption that the project qualifies as municipal infrastructure.

Background

Gerties Lease

The Klondike Visitors Association (KVA) leases Diamond Tooth Gerties Gambling Hall from the City of Dawson for a nominal fee on a long term, triple net commercial lease. A triple net commercial lease means that KVA is responsible for all expenses related to the site.

The term of the lease is 50 years, Sept 21, 2021, to Sept 21, 2070 with an option to renew for an additional 50 years on similar terms.

The lease fee for the 50-year term is $50, paid at the execution (start) of the lease.

Building Upgrades

KVA has received funding from CanNor for roof upgrades and solar array installations and during the preparation work potential concerns with the structural integrity of the building were identified which may require significant remediation in the short term. Structural analysis is required to determine potential deficiencies and necessary upgrades.

The potential deficiencies were not apparent until the preparatory work on the roof upgrades was undertaken and thus have come as a surprise to both KVA and the City.

Discussion / Analysis

The building remains a City of Dawson Asset, and it is critical that it be maintained – Upgrades to the building are a benefit to the city in the long run.

Gerties and the KVA are critical economic development assets to the city and region. The City's partnership with KVA via the long-term lease at a nominal cost is a benefit to both the KVA (via making available the facility without the capital purchase cost) and the City (via KVA providing economic development activities and investments). The Triple net lease identifies that all ongoing costs are the responsibility of KVA, but it is clear that this is an unexpected cost and related to the structural integrity of the building.

Depending on the outcome of the structural analysis and required changes, the City may be required to engage in discussions with KVA about the approval and Funding of necessary structural changes.

Fiscal Impact

CCBF (Gas Tax) Funding is dedicated to the City's infrastructure needs and works through an approval process with the Yukon Government based on established criteria. The City has sufficient funds available for this project and additional funds will be provided to the city through this program annually over the next 10 years.

Alternatives Considered

If council approves this funding request the funding could alternatively be funded from an existing reserve fund. This may be a viable alternative option if the funding did not meet the criteria of the CCBF but staff believes it meets the criteria of the ccbf.

If Council chooses not to approve this funding request City Admin would work with KVA to search for alternative funding sources but it is our understanding that KVA has already reviewed such options.

Next Steps

If Committee of the Whole recommends the funding the recommendation will go to the next council meeting for formal consideration.

If approved at the Council meeting administration will prepare and submit the application to YG for CCBF funding which Admin expects would be approved and made available to KVA based on invoicing.

As noted above, depending on the results of the structural analysis the City may engage in further discussions on Building changes and funding

Approved by	Name	Position	Date
	David Henderson	CAO	May. 30, 2025

Associated Engineering | GLOBAL PERSPECTIVE. LOCAL FOCUS.

REPORT

Klondike Visitors Association

Structural Survey, Diamond Tooth Gerties Condition Assessment

JANUARY 2023

Associated Engineering | GLOBAL PERSPECTIVE. LOCAL FOCUS.

TECHNICAL MEMORANDUM

Issue Date:	September 6, 2023	**File No.:**	2021-2339-25-100
To:	Lorraine Butterworth, Maintenance Manager	**Previous Issue Date:**	
From:	Richard Annett, C.Eng, P.Eng., MIStructE MICE	**Project No.:**	2021-2339-25-100
Client:	Klondike Visitors Association		
Project Name:	Structural Survey, Diamond Tooth Gerties		
Subject:	Condition Assessment		

1 INTRODUCTION

This Technical Memorandum concerns a limited condition assessment of Diamond Tooth Gerties, on the corner of Fourth Avenue and Queen Street. in Dawson, originally built somewhere between 1901 and 1906. From our conversations it was mentioned the building got moved off the original foundations, the ground improved and then the structure was shunted back over onto new cribbing. Given the age of the building at close to 120 years, it is well over the normal 50 years of design life a building is normally expected to last. It is a tribute to the owners who have managed the building in the past that it has lasted so long.

Concerns had been raised by the client after finding broken roof ties linking a side extension to the main part of the building as well as cracks in the cladding associated with the same defect. This promoted the request for the condition assessment.

Previous studies and reports were made available:

- Wood and Associates; July 22, 1999.
- Wood Associates; July 16, 2007.

The Original drawings are not available, but some major alteration works were done in July 1982. The side along Queens Street was upgraded, (40 years back). However, the drawings give a decent overview of the structure.

Prior to 2008, new rafters with hangers were introduced to the south lean-to rebuild.

We understand that relevelling works occurred after the wood reports were issued as noted above. During the 2008 relevelling exercise, it is understood the south side of the stage was lifted relative to the south wall and this was when the defects at the top of the lean-to roof occurred. At this time the cribbing under the building was replaced.

Our investigations took place over the day on June 23, 2023, in pretty much the same time of year as the other reports. So that gives a better comparison of what is going on with the building.

Associated Engineering (B.C.) Ltd. (Associated) included a level survey that tried to cover the whole building. A walk around the perimeter of the building was done to see if there were any obvious issues. A visual inspection within the roof space of the lean-to roof to the south was done. It was not very safe to work up in that roof space. The state of the cribbing foundations was looked at in the crawlspace.

The neighbouring curling ring to the north has also suffered over the years due to settlement. In the earlier 1999 Wood and Associated report, it is noted that a substantial water main leak that led to relevelling had to be done over two years.

An off-the-record discussion with Chad Cowan of Tetratech revealed some interesting facts. This end of town is underlaid by permafrost, with deeper stable permafrost overlaid by shallower 'warm' permafrost. If the building had been moved, the site sub-excavated and backfilled in granular, it may have been the case the sub-excavation did not go deep enough to get through the heave susceptible fines or the sub-excavation was done in summer and the ground below the sub-excavation started to thaw. Chad was not aware of Gerties having been moved and work done on the ground, but he has 30 years of reports on the curling rink next door.

So, if one puts the two snippets of the information above together, there is a possibility the mains water leak melted the permafrost to a much deeper level than normal under the building and this led to the substantial settlement. The short staircase down to the sub-stage basement indicates that the floor has sunk 200 mm, at least, and an extra step has been added at the base. See **Figure 1-1** below. The flooding could have led to fines loss into the granular material as well as compacted it.

Figure 1-1 Under Staircase, Note Extension at Base

If we look on the positive side, the building is on a foundation system that can be relevelled. The next section discusses Associated's observations.

1.1 Overview of Building

The main core of the building is a two-storey high open 'hall' which has a viewing gallery at one end and a stage at the other. The raised stage has a lower floor beneath the set and the crawlspace level. In winter this becomes a cold store. The main roof, not seen, must be constructed from some sort of roof truss which also provides support for the balcony ends via tension rods.

To the south, this section of the building was subject to major renovations in the 1980s. The old single-storey side extension was demolished. A new, extended, single-storey 'lean-to' structure on Queens Street was built. This timber

stick-framed attachment had a roof that leaned onto the old south wall of the building. This roof was upgraded, (as a recommendation in a Wood Associate's Report), to include Laminated veneer lumber, (LVL), and rafters that spanned the whole distance whereas the older roof was a hybrid trusses affair. No documentation was available on this structural improvement. The old roof and some hangers off the new LVLs seem to provide support for the ceiling joists.

When the new south addition was added, several new openings in the south wall of the two-storey building's main "hall" were made. Also built at that time was a new section of the building to the east; it was a single-storey lean-to appended to the east side of the stage. This now houses the boiler room and toilets.

The east side was later extended again to include a workshop and staff recreational area. It appears this was built in the 1990s.

The building is supported by steel beams spanning between large cribs. The crawlspace under the building is a cold space with lots of air permitted to move through via an offset perimeter crawlspace wall. The soil surface under the cribbing appears to be fine-grained silty material. Klondike Visitors Association (KVA) has dug through this and there appears to have been 300 mm/12" of sand laid over the granular material. The bases are sitting on the sandy/silty material.

2 CONDITION REPORT

The investigations for this condition assessment report were only visual in nature (none intrusive).

2.1 Main Floor Level Survey

By using a laser level, it was hoped to reveal the current state of settlement of the building. Three areas were surveyed: the main floor, the stage area, and the crawlspace/storage area under the stage. We did not get into every corner of the building, but the survey gives a good indication of what is going on.

The state of the floor movement is noted in **Appendix A**.

The biggest movement from the survey was 76 mm (3"). It is possible that the ground in July was not completely thawed to depth. There may be more movement under the 'cooler' parts of the crawlspace by the time late summer arrives. Fortunately, the movement is nowhere near as severe as shown in the previous Wood Associates report, (see extract below), where there was over 180 mm (7.2") of movement.

The stage area is sloping quite a bit and has a similar amount of movement as the main floor. This is reflected in the crawlspace under the stage, as one might expect, as it is supported by the steel beams. There is one section of the crawlspace that sits on the ground which has settled 110 mm.

2.2 External Envelope Review

The crawlspace ventilation is provided by an offset wall structure on the north and south sides.

Figure 2-1 Poor Lateral Support at the Base of Fire Escape Columns

Figure 2-2 Offset Crawlspace Wall Permitting Large Amount of Air Movement

On the east side, it appears that for part of the elevation, there is good ventilation, and one can assume this continues under the decking on that same elevation.

Figure 2-3 Northeast Corner Showing Downspout

In places, the damaged mesh does not protect against entry to drifting snow. The resistance to melting snow is also a bit suspect. We saw from inside the crawlspace that small rivulets indicate the presence of quite a bit of water in the melt leading to saturated surfaces around bases.

Figure 2-4 Crawlspace Surface Showing Meltwater Running Towards Northeast

South Elevation

The rebuilt south elevation indicated bowing in plan as seen from the guttering and façade in the photo below. On the inside of the building, this is further highlighted by gaps between the internal wall and the eaves wall. The extent of the bowing on the outside appears to be a lot more than that seen on the inside. This could be due to some racking at the head of the internal walls.

In the roof space where the lean-to attaches itself to the main “hall”, it appeared to have broken many of the connectors along where this bow was happening and elsewhere along the roof line. The connection was never designed to consider a pull or push on the rafters and trusses due to the settlement of the support walls.

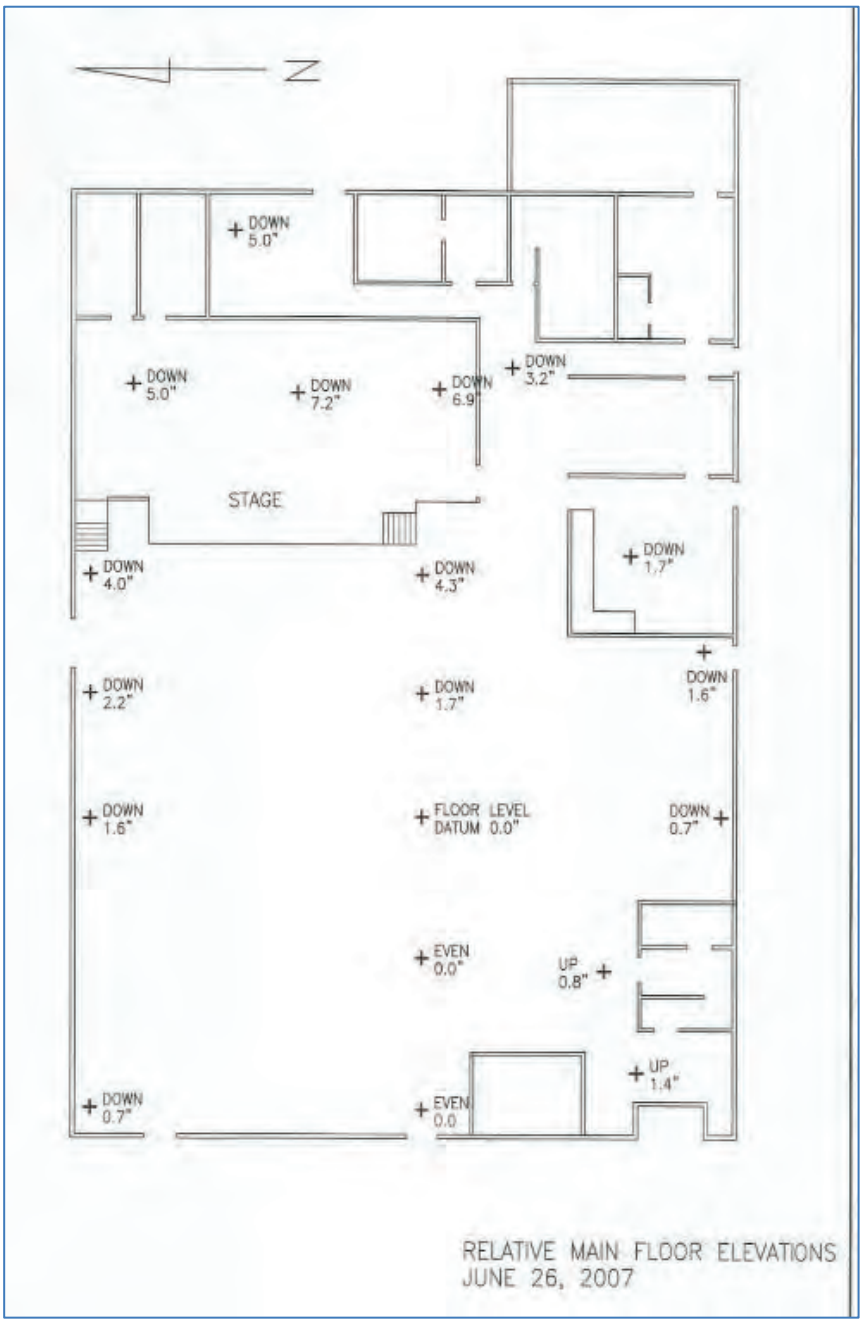
Assuming when the rebuild of the south elevation went ahead, it did so with the main floor level, then from the Wood Associate’s report of 2007, (see extract below), it appears the top of the lean-to roof would have been pushed in and out along the support line due to the settlement they measured.

The current movement indicates settlement which should be pushing the top of the lean-to into the “hall”. This could explain why the south wall has bowed. Interestingly one could not see any movement at the ceiling joist level of the lean-to against the main “hall”. Perhaps that was better tied into the wall.

Figure 2-5 Bow in South Elevation

Figure 2-6 Separation of South Wall

Figure 2-7 2008 Floor Survey



Other than the bowing wall, the rest of the south elevation appears in satisfactory condition.

North Elevation

The north elevation is a two-storey wall and is the eave wall to the main "hall". It has three fire escapes and a crawlspace off-set wall. It is fully guttered. Three downpipes discharge east or west, but one appears to discharge north.

Figure 2-8 North Wall with Three Fire Escapes

There was some remediation done to this wall after discovering some major rot in it. The repairs have left that section of wall not quite lining up with the adjacent walls and are visible when boning along the siding.

The one fire escape has very poor timber supports balanced on top of space blocks. Refer to **Figure 2-1** on page 4.

West Elevation

The gable end of the Main "Hall" appears in reasonable condition. The balcony to the façade is sagging and the roof needed reshingling, but is now complete. The west gable to the southern lean-to part of the building, whilst looking in reasonable condition, appears to show settlement, if you look at how the main doors have moved.

Figure 2-9 West Wall Movement Indicated by Gaps Around Doors

Judging from this movement over a 900 mm width, it would appear the south end of the gable wall has gone down 30 to 40 mm.

East Elevation

The east elevation is a mix between the gable end of the Main "Hall", the back of the stage and the east wall to the lean-to single-storey extension built in the 80s. There is also a deck area as seen in the photo below. Overall, the façade looks in reasonable condition.

At the junction of the southern lean-to gable and the Main "Hall," there is a large vertical separation crack. (top left of the photo above and shown in the photo below). The movement is approximately 25 mm.

The movement of this south extension has been discussed above. It looks like this gable has rotated and the south wall has settled as a result, the roof trusses have rotated and the top chord pulled away from the building at the top. If one looks closely at the crack, someone painted the backing timber green too. No movement has happened since that time. So, this could be a relic of the previous settlement which was stubborn enough not to self-close even if the building had been relevelled. See **Figure 2-11**.

Figure 2-10 East Elevation

The roof covering of the boiler room shows characteristic early-age rusting due to sulphurs in the oil. A couple of roofing patches are readily seen to the left of the flue where revisions in the boiler room have been made in the past that necessitated roof openings being abandoned.

Figure 2-11 Two Photos of Separation between South Lean-to and Main "Hall"

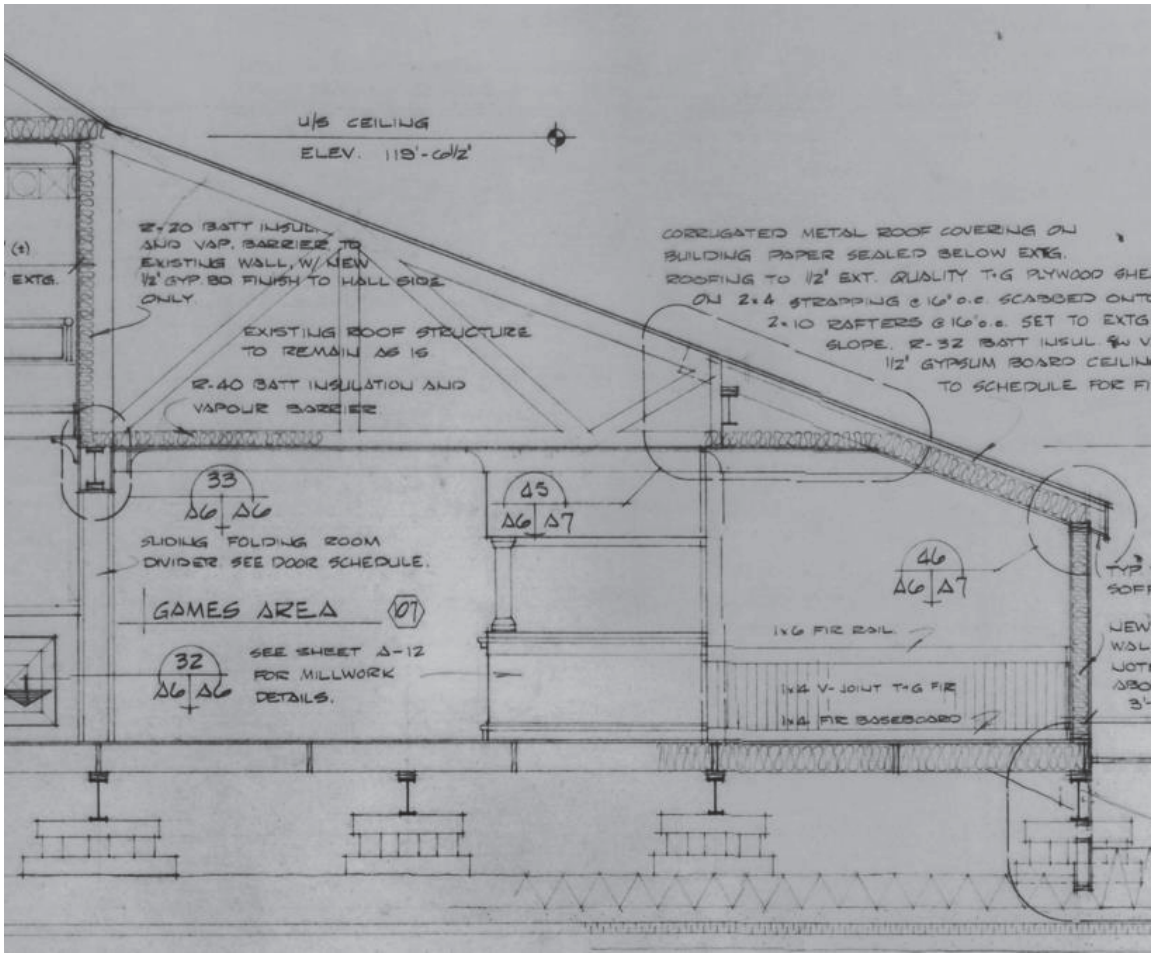
2.3 Roof Space to the South Lean-to

This cold roof void, which is very tight to move around in has sprinkler and air conditioning ductwork. The main air handler is located above the artist's changing room to the south of the stage. The structure shows new LVLs having been inserted in amongst the old rafters along with new sheathing. The old rafters sit below the top of the LVLs and thus should not be supporting snow loads. The old trusses have diagonal bracings, which provide support for the ceiling/bottom chord of the truss. There are also hangers off the LVLs that support the ceiling joists. The ceiling supports and the walls beneath appear to be supporting the ceiling joists satisfactorily with no visible signs of movement from below.

Figure 2-12 Lean-to-Roof Connection with the Main "Hall"

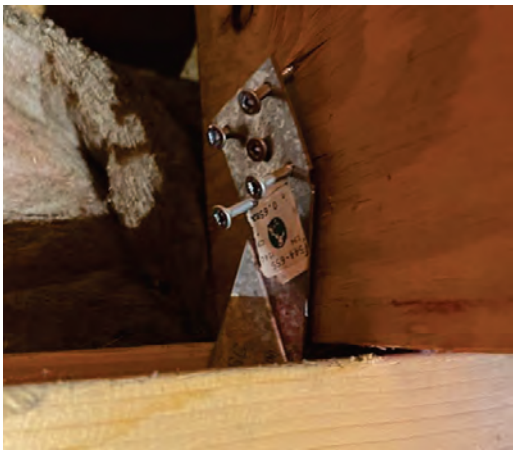
If one looks at the old drawings, one can see that a truss frame was used, (and was meant to be retained), but the left diagonal brace did not appear to be present. The vertical brace at the left support was not present either and the top chord was found bearing on a wall plate supported off the original studs supporting the main roof. In the photo above this wall plate is clearly seen and when the LVLs were installed new bearing plates were added and doubled up to improve on the bearing area. The arrangement does not make for very good bearing and the ability to tie the rafters in laterally is poor given the building's propensity for moving. Hence, it is considered, the detachment seen in the photos below of the hold down twist traps to the LVLs. But also, with snow loads, the rafters would sag some and also put a pull on the upper support. So this might also contribute to the state of the tie downs.

Figure 2-13 Roof Details of Lean-to Roof



Our inspection did not reveal the steel beams shown supporting the lower eaves with the top truss chord extended down to the top of the lower wall with a splice rafter. The roof had quite a bit of insulation over the ceiling joists. We do not know if the LVLs simply sat on the steel beam at the lower eaves level or continued over it and were supported additionally off the south wall.

Figure 2-14 Rafter Cleat Pull Outs



The above does reveal what is likely to be happening to the wall on the right, which is the south wall on Queen Street. If the support on the left drops, due to settlement, it is likely to push out the wall on the right as the length of the top chord of the truss stays the same. This is what is seen to be happening, based on the level survey.

2.4 Beam Supports to the Openings to the South Wall of the Main "Hall"

It was observed that there are sagging beams supporting the south wall of the Main "Hall" and the upper eaves of the southern lean-to. We did not observe loads of cracking in the walls.

Using the laser level the sag of the beams was measured. Given the time of year, the deflections represent purely dead load deflections.

From West to East, we measured the overall slope of the beam and its mid-span deflection.

1. A slope down of around 6 mm to the east. Did not detect any sag.
2. A slope down to the west of 33 mm and a deflection of 22.5 mm.
3. A slope down to the west of 5 mm and a deflection of 31 mm.
4. A slope down to the east of 31 mm and a deflection of 30 mm.

Assuming the columns are sitting directly on the cribbing below, the spans should be 6.1 m, (20').

If the width of the roof supported on the beams is 40' = 12.2m. And
Dead loads = 0.5 kN/m^2
Services 0.2 kN/m^2
Wall loads of 3m x 0.5 kN/m^2 = 1.5 kN/m
Balcony loads; say 1m x 0.8 kN/m^2
Snow loads 2.24 kN/m^2

Wdead = 12.2 m * (0.9 kN/m^2) + 1.5 kN/m + 0.8kN/m = 13.5 kN/m ; SLS
Wsnow = 12.2 m * 2.24 kN/m^2 = 27 kN/m; SLS
M = (1.25*Wdead + 1.5 * 27 kN/m) * 6.1 m ^2 / 8 = 57 kN/m * 6.1 ^2/8 = 266 kNm ULS
V = (1.25*Wdead + 1.5 * 27 kN/m) * 6.1 m / 2 = 57 kN/m * 6.1 /2 = 173 kN ULS

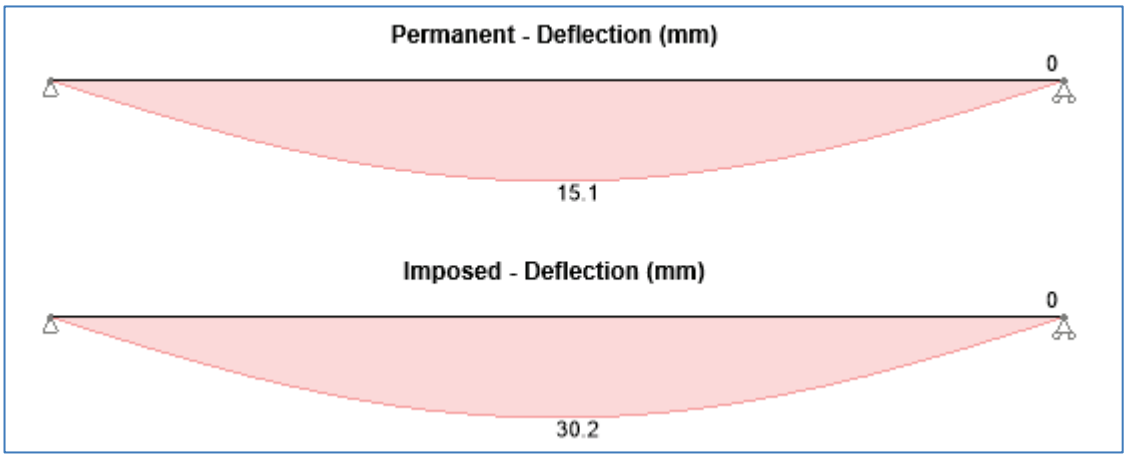
From the drawing we note; W14x22 beams were used; W360x127x 33 kg/m.

Figure 2-15 Beam Retro Design Showing Moment Capacity Exceeded

So from a current code compliance, the beam is over-stressed by 150%

Dead and snow deflections are as follows.

Figure 2-16 Beam Deflections Under Dead and Live Loads



Total deflection; 45 mm at SLS.

The limit for deflection is span/360 for live load deflection; This would be 6,100 mm/360 = 17 mm. From the analysis, the snow load deflection is ~ 2 times the limit.

The limit for total deflection is span/240. This would be 6,100 mm/240 = 25 mm. Total load deflection is analyzed to be 180% above the limit.

Interestingly, the measured deflection of 33 mm in places is over twice that of the dead load calculated above.

One should conclude that those beams are very much under-sized.

Crawlspace

Observations regarding the lower floor under the stage and the crawlspace, are that in general and appear to be in satisfactory condition.

There are signs that melt water or rainwater is getting into the crawlspace and running across the crawlspace floor from southwest to northeast direction. The ground is covered in what appears at the surface to be silt or fine sand and has likely filled the voids of the granular material placed under the building when the ground was improved. (See Wood and Associates reports). The new bases were built off the fine-grained soils as confirmed by the client where a 300 mm thick layer has been observed. However, it is unknown how well the material under the building was compacted and whether the water main flooding caused a loss of fines, (that could cause settlement), which is still being 'felt' by the building. Another possibility is that there was a lens of ice-rich ground beneath and the flood managed to melt it or a former river channel with course material is permitting groundwater to remove fines. For certain, the building is still settling.

The cribbing and bases under the building appear in reasonable condition. Previous floor jacking has left shims of ply and wood that are not treated. Some are not secured. A typical example is shown below.

Figure 2-17 Typical Cribbing Showing Shims Under Steel Beams

None of the steel beams sitting on the cribbing have any compression flange lateral support, as can be seen in the photo below. Thus, if the building got hit by a quake or vehicle from the north-south direction, it may well be possible to push the building over in the north-south direction quite easily. From the height of the beams and the width of the cribbing, this would mean the main floor would end up sitting on the dirt of the crawlspace.

Figure 2-18 Steel Beams without Lateral Support at Support Locations

Also of concern are the props that support the beams to the main stage in the Main “Hall”. The top of the jack is unsecured and the base of the timber posts are in a similar state. So long as the back wall of the stage is a shear wall, which it should be, being the gable end of the original building, then the system should have global stability. But since the room is being occupied for storage, is inconceivable that something could accidentally hit one of these.

Figure 2-19 Props to Back of Stage as Seen from Basement

3 STRUCTURAL DISCUSSIONS

3.1 Main Floor Level Survey

From the survey, a relevelling exercise is recommended. It may be best to take the median level of 37 mm and then adjust the floor up and down relative to that. The ground-supported section of the crawlspace that has dropped 110 mm may not be worth lifting, but as a result of the other relevelling, repairs to the dryroc or gypsum wallboard may be necessary. If there was money available, one would recommend a full rebuild of the floor and walls in this location with R20 insulation under the floor.

3.2 External envelope

The following are recommended:

1. Improve the roof drainage; ensure all gutters discharge well into the road.
2. Repair any mesh to the crawlspace ventilation to prevent drifting snow. Go around the periphery and ensure the mesh is clean and secure even if it is not ripped. (General maintenance).
3. Secure the bases to the escape stair posts to prevent accidental or otherwise displacement.
4. Not immediately needed, but it is recommended that reroofing the area above the mechanical room be done. (The area that has rusted and has been patched). General ongoing maintenance.
5. Replace cover strip to east gable with the split in it in order to avoid rain entry. (A very short overhanging roof offers no protection).

3.3 Roof Space Above South Lean-to

If the building keeps moving, it is difficult to recommend an appropriate cleat to the LVLs in the roof space. Whatever is there will be subject to ongoing pull-push forces that are likely to destroy them. We do not want to suggest such a robust fitting that the rafters pull and push the wall studs around with them as they are supporting the main roof. If we leave the studs alone and the wall plate that supports the rafters, then that is the best route forward.

For now, it is recommended that small truss clips be used to secure the rafters, such as a Mitek RT4. To keep the plate restrained from push/pull forces from the LVLs, it is recommended that a twist strap RT7A is nailed between the studs and the top of the plate. That would mean the existing wall plate fixings can be better relied upon to simply support the LVLs vertically.

Prior to doing this exercise, a safe means of access along the ceiling should be installed. While doing the cleats noted above, the installer is to note if the wall plate and studs are in decent condition, as in ‘attached’, all the way along the roof.

3.4 Beams Supporting the Opening to the South Wall of the Main “Hall”

This is a difficult one to address. Our calculations show the structure to be under-capacity. The sag in the steel beams indicates they are over-capacity. However, they have managed to get through some heavy winters, in terms of snow loading. We can say the beams lack robustness and safety margins.

Perhaps the best route forward is to confirm the beam sized used is the same as that marked on the drawings and plan for a replacement or augmentation, whereby we add a new frame within the existing one and try to increase the robustness. This will narrow and drop the openings by the depth of the new frame. That might be undesirable and would leave one with only a replacement option. It is recommended some further work to be done on upgrading these beams, now that we have shown the beams to be deficient.

3.5 Crawlspace

We recommend the following:

1. Form shallow swales between the bases to ensure any melt water runs between bases and not around/through them; this would hopefully ensure there are no saturated soils supporting the cribbing.
2. As part of the relevelling exercise, ensure all the pack plates and shims are treated and secured with screws or nails, such that in a quake they cannot work loose and allow the building to drop or redistribute loads to other bases or double the span of a beam, which will cause progressive failure/disproportionate collapse.
3. Install “k” bracing between beams at cribbing locations to provide compression flange restraint and torsional restraints to prevent rotation during a quake. This is quite a big job and would take a few months. But our concern is one of robustness in an earthquake. Normally, one would rely on the ground around the building providing overall restraint to lateral movement, but having offset the crawlspace walls, one can no longer rely on this mechanism.
4. Properly restrain the jacks and posts that support the stage beams.
5. Install better/safer worker/employee access across the beams in the store room under the stage.

4 CLOSURE

It is hoped this report is of use in providing a current status on the areas we were asked to review and a list of action items. There are quite a few things to do to the building to help with its maintenance and general stability. It is hoped this report identifies them adequately and explains their needs. Should you require any further assistance, please let us know.

Respectfully submitted,

Associated Engineering (B.C.) Ltd.
Engineers & Geoscientists BC Permit Number 1000163

Prepared by:

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Senior Structural Engineer

Reviewed by:

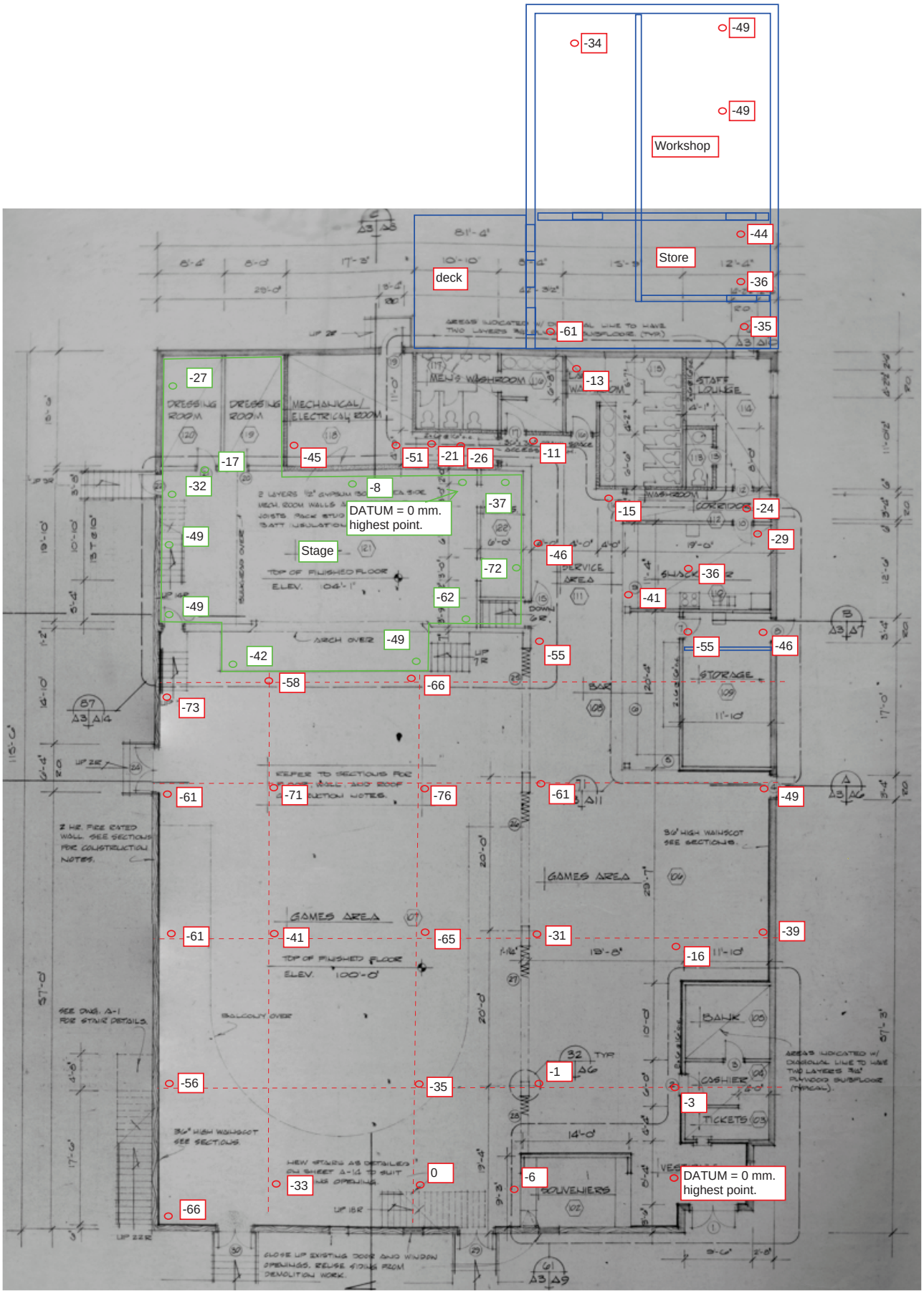
David Woo, C.Eng., P.E., P.Eng., MBA, M.I.Struct.E.
Manager, Buildings Structural

RA/DW/ss

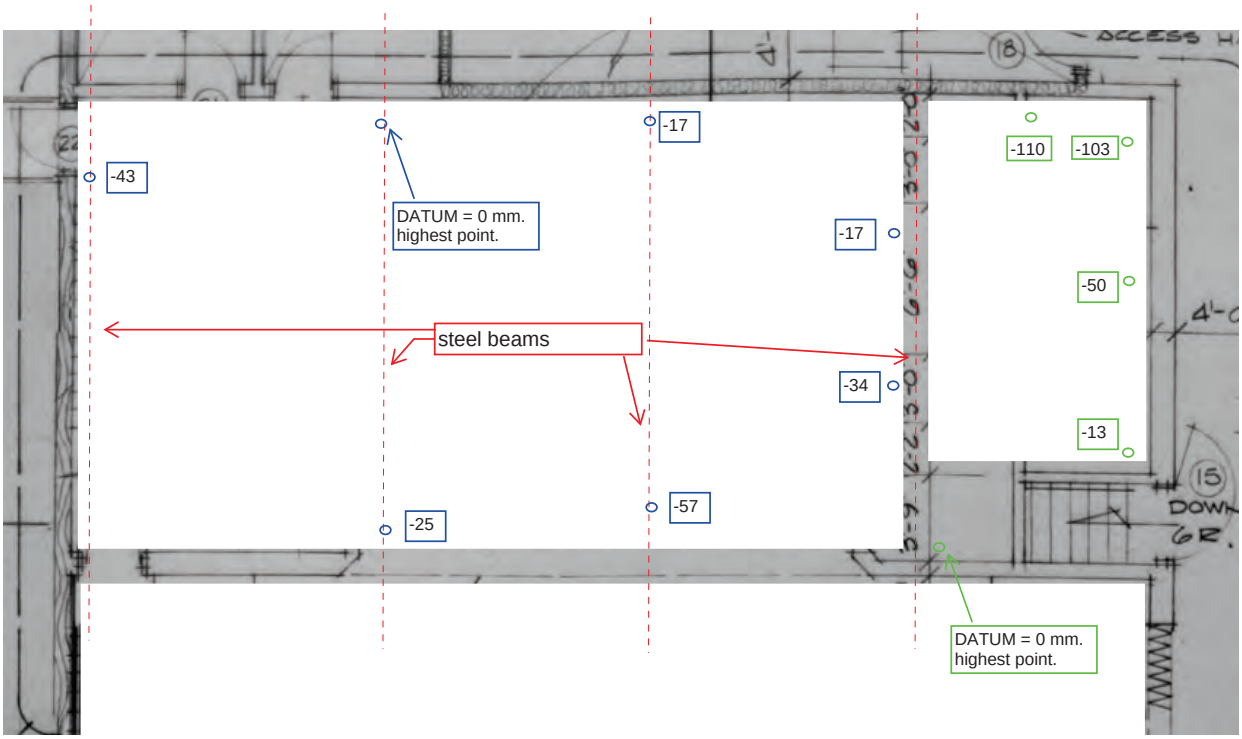
Enclosures:

- Appendix A – Level Survey
- Appendix B – Previous Wood Associate Reports

APPENDIX A – LEVEL SURVEY



Main Floor and stage



Under stage basement/crawlspace

APPENDIX B - PREVIOUS WOOD ASSOCIATE REPORTS

WOOD AND ASSOCIATES

ENGINEERING CONSULTANTS LTD.

Box 4481, Whitehorse, Yukon Territory Y1A 2R8

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Lorraine's copy

KLONDIKE VISITORS ASSOCIATION

Dawson City, Yukon

July 22, 1999

Attention: Mr. Denny Kobayashi

Dear Sir:

RE: DIAMOND TOOTH GERTIES STRUCTURAL EVALUATION

As per your request, we have completed a site inspection (99-07-07) and structural evaluation of the visible elements at the above noted building. During the site inspection phase we observed the following building elements:

1. Foundation pads and wood cribs.
2. Steel beam floor support system.
3. Balcony support system.
4. Main roof - roof truss system.
5. South side roof rafters.
6. Exterior stairs.

BACKGROUND

The last major building upgrade for Diamond Tooth Gerties occurred in the fall of 1982 and was essentially completed by June of 1983. Structural components of this renovation included the following:

- moving the building off of the existing foundation
- removal of the existing foundation system
- subexcavation and construction of a compacted granular subgrade
- construction of a wood crib foundation system
- construction of a steel beam floor support system
- moving the building onto new foundation system
- construction of new floor joist system
- construction of new south side addition to building
- construction of miscellaneous interior framing upgrades
- installation of new main building roof trusses at midspan location of existing trusses

Unfortunately, shortly after the renovation completion, a watermain break caused extensive foundation settlement. As a result, the foundation system was releveled over the

next two years after which time, it is our understanding that, the foundations were stabilized.

There have been no major structural upgrades since the 1982 renovation, however foundation releveling and minor upgrading has taken place since that time. A small, one storey addition has been completed on the east side.

OBSERVATIONS

FOUNDATION SYSTEM

The foundations consist of wood cribs, creating a 3 foot deep crawlspace, supported by pressure treated wood (PWF) pads over a compacted granular subgrade. The majority of the crawlspace floor was found to be lower than the exterior grade at the building perimeter. This has resulted in the untreated wood cribs being buried by the backfill at the perimeter location, as well as allowing a migration of rain and snowmelt into the foundation area.

Untreated wood will rot when in contact with exterior backfill in combination with wet conditions. Also, wet soil conditions tend to decrease the allowable soil bearing pressure dramatically which in turn may cause foundation settlement.
Our foundation inspection detected rotted cribbing and tilting foundation pads throughout the north, west and south sides. The majority of the east side was not possible to investigate due to the mechanical enclosure and heating and ventilation ducting.

The interior foundations and cribbing were found to be in a stable condition.

Minor wall/floor separations were noted in the storage room and mechanical room areas. This is likely due to building shifts over time as a result of heat escape to the underlying permafrost.

During our crawlspace inspection, it was noted that the insulation for the ventilation ducting has become ripped and separated from the ducting. This was especially apparent on the north side.

FLOOR SUPPORT SYSTEM

The floor support system comprising continuous steel beams is essentially as it was at the completion of the 1982/83 renovation. Minor upgrades, completed by Han Construction, include additional blocking at the interior column locations, steel bearing plates at locations where shims have been compressed due to excess loading, and additional screw jacks with posts in the storage area in order to facilitate leveling of the stage.

A level survey conducted over the most of the floor area found the majority to be

+/- 1/4 inch, with the maximum deviation in the order of 1/2 inch. This is very acceptable for a foundation/ floor system of this type.

BALCONY

The balcony is a wood frame structure whose perimeter is supported by the north and west exterior walls as well as the casino area south side interior wall. The interior side of the balcony is supported through steel rods hung off of the roof trusses.

A level survey was completed on the balcony floor area as well as the ceiling adjacent to the steel rod support locations.
The level survey of the balcony floor indicates that the north and south wings are relatively level, however the west side of the balcony floor drops up to 2.5 inches from the exterior wall to the railing. This drop corresponds to the sag in the roof trusses in this area.

MAIN ROOF- ROOF TRUSS SYSTEM

At the time of the 1982/83 renovation, it was found that the existing trusses were deficient and as such were supplemented by new wood trusses which were placed between the existing trusses. An inspection of these trusses indicates that they are performing as required.

ROOF RAFTERS - SOUTH SIDE

At the time of the 1982/83 renovation this portion of the roof truss system was found to be minimally acceptable. It was not replaced at that time due to budget constraints.

At this time, our inspection indicates that the majority of rafters are in a deficient condition. Deficiencies include cracked rafters, rotted wood and split rafters at splice points. The relative condition of this portion of the roof system is visually apparent from the exterior as evidenced by the sag.

EXTERIOR STAIRS

Our inspection indicates that most of the stairs are in good condition. However minor repairs are required at certain locations. These are as follows:

- Stairs on north wall (west side) to second storey requires split board on landing to be replaced as well as the 8th stair tread.
- Stairs on north wall (to back of stage) requires replacement of 1st stair tread, releveling of wood foundation at foot of stairs, and an upgrade to connection to wall due to pulling away.
- Stairs on east wall is missing the handrail on 2 sides and requires an upgrade to the connection to the wall.

DISCUSSION

FOUNDATION SYSTEM

It is apparent that the bottom 2 rows of wood cribbing require replacing at the perimeter foundation locations due to the wood rot. As previously noted, this rot is due to the presence of soil backfilled against the untreated wood.

Two solutions are available to remedy this condition. The first is to replace the timber cribs in contact with soil with pressure treated timber (PWF) and backfill these new timbers as is presently. This is the quick fix solution, but will not alleviate any future effect from the drainage of water into the foundation area.
The second solution would be to remove the existing skirting and excavate out from the existing crawlspace in order that the exterior grade is not in contact with any timber cribs. This second method would still require the use of new cribs, but these would not need to be treated (PWF). However it would require the construction of new skirting. This second solution has the advantage of providing increased working area for future floor releveling, will likely decrease the amount and the effect of drainage into the foundation area, but is more costly than the quick fix solution.

The duct insulation is required in order to minimize the amount of heat transfer to the permafrost which exists below the granular pad. It is expected that the majority of the insulation can be replaced using the existing, with very little new insulation required.

FLOOR SUPPORT SYSTEM

It is not anticipated that any upgrade is required for this item at this time.

BALCONY

The floor and ceiling survey levels indicate that the west portion of the balcony has settled due to the sagging of the support trusses above. Although this sagging is minimal at present, it will, in all likelihood, increase with time. As such, additional balcony support is required for the near future. In our opinion, it would not be cost effective to attempt a roof truss upgrade to provide this support. An alternate solution would be the addition of two posts to provide alternate support for the balcony to the foundation system below.

MAIN ROOF - ROOF TRUSS SYSTEM

It is not anticipated that any upgrade is required for this item at this time.

ROOF RAFTERS - SOUTH SIDE

Due to the deficient and failed condition of the majority of the rafters in this section of roof, it is apparent that additional rafters are required. These additional rafters would be a

2 ply 1 3/4" x 9 1/2" parallam manufactured wood section which would be installed at the midspan of the existing rafters from the top side after the removal of the existing roofing. It may be necessary to replace some of the existing galvanized metal roofing, depending on the condition.

EXTERIOR STAIRS

As previously noted there are minor upgrades required to the stairs on the north and east sides of the building.

TIMING AND PRIORITIES

Our site inspection has confirmed that the south side rafters are structurally inadequate to support the intended loads and as such require immediate replacement. This item should be placed at the top of the priority list and we recommend that they be replaced prior to the winter (1999).

Additional balcony support is an item to be considered prior to the 2000 season. We feel that an adequate factor of safety is no longer available in the original trusses which form part of balcony support system.

The repair of the exterior stairs should be completed prior to the 2000 season. This is viewed as a minor maintenance issue but is important in terms of public and staff safety.

The repair of the ventilation duct insulation should be completed prior to the winter (1999).

The foundation crib replacement and foundation pad releveling is not an immediate priority but should be completed as part of the next building foundation releveling. At the time of our inspection, as noted previously, our survey results indicate a very acceptable degree of floor level. As such, we suggest that the time frame for this work should be within the next two seasons.

PRELIMINARY COSTS

1. FOUNDATION REPAIR (PWF cribs).....$21,000

2. FOUNDATION REPAIR (includes additional excavation and new skirting).....$36,600

3. DUCT INSULATION REPLACEMENT.....$ 1,500

4. BALCONY (Additional support).....$ 5,300

5. ROOF RAFTER REPLACEMENT (south side).....$28,000

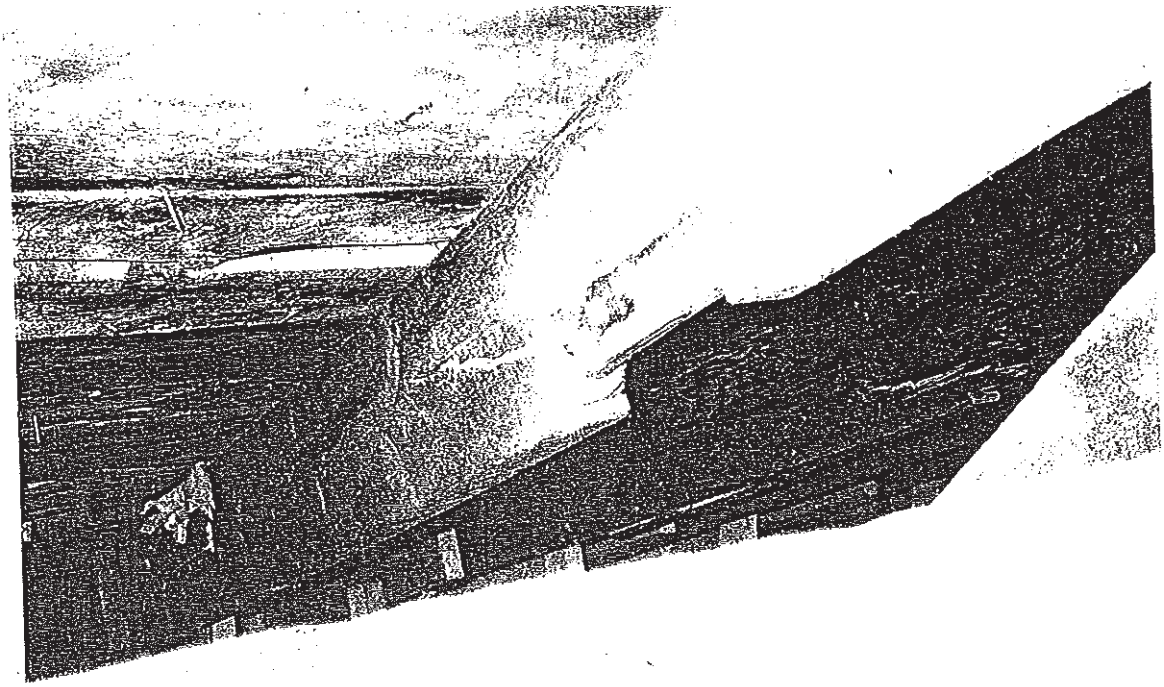
6. EXTERIOR STAIRS.....$ 1,500

We trust this will meet your requirements at this time. If you require further information or clarification of the above, please do not hesitate to call.

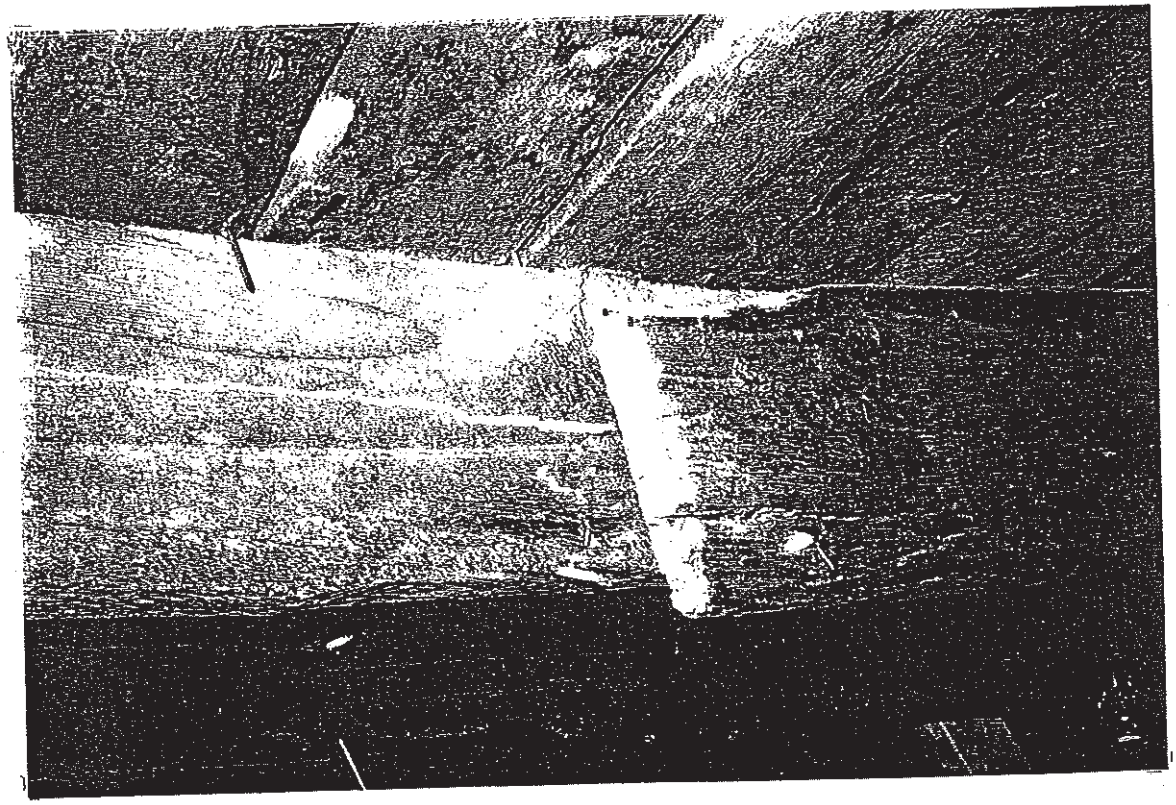
Yours truly,
Wood and Associates Engineering

Gordon Wood, P.Eng.

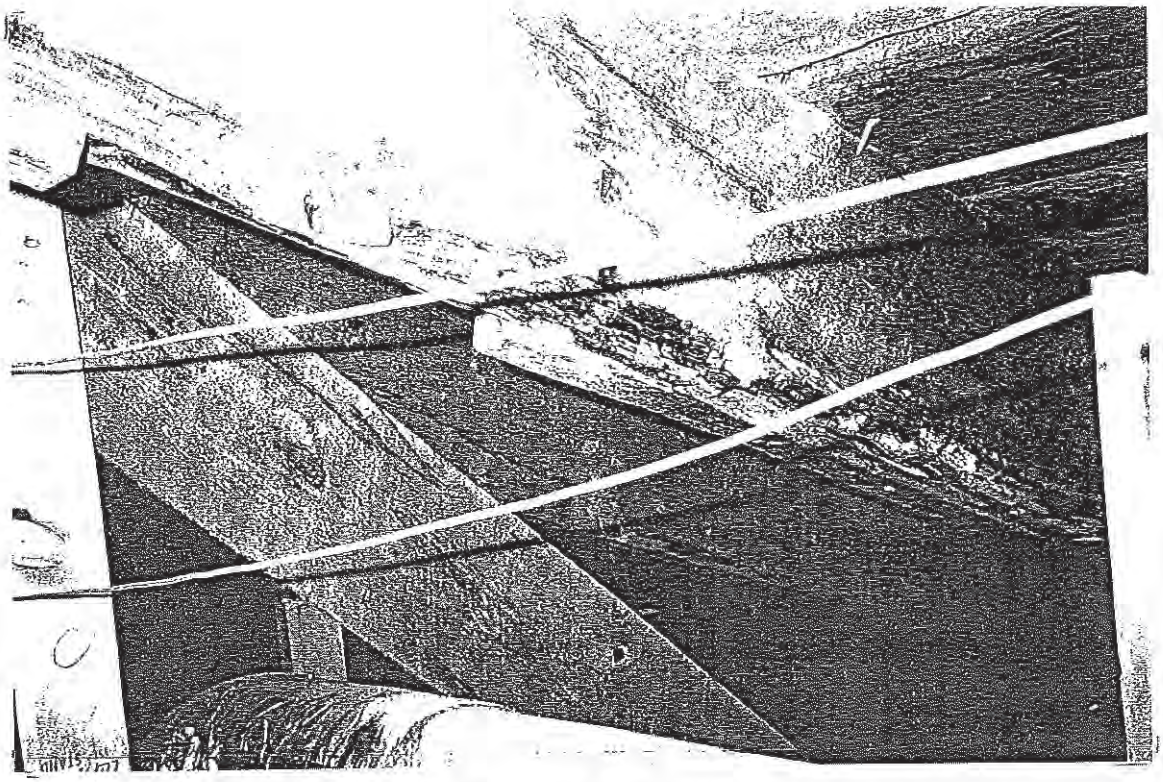
attachments - pictures



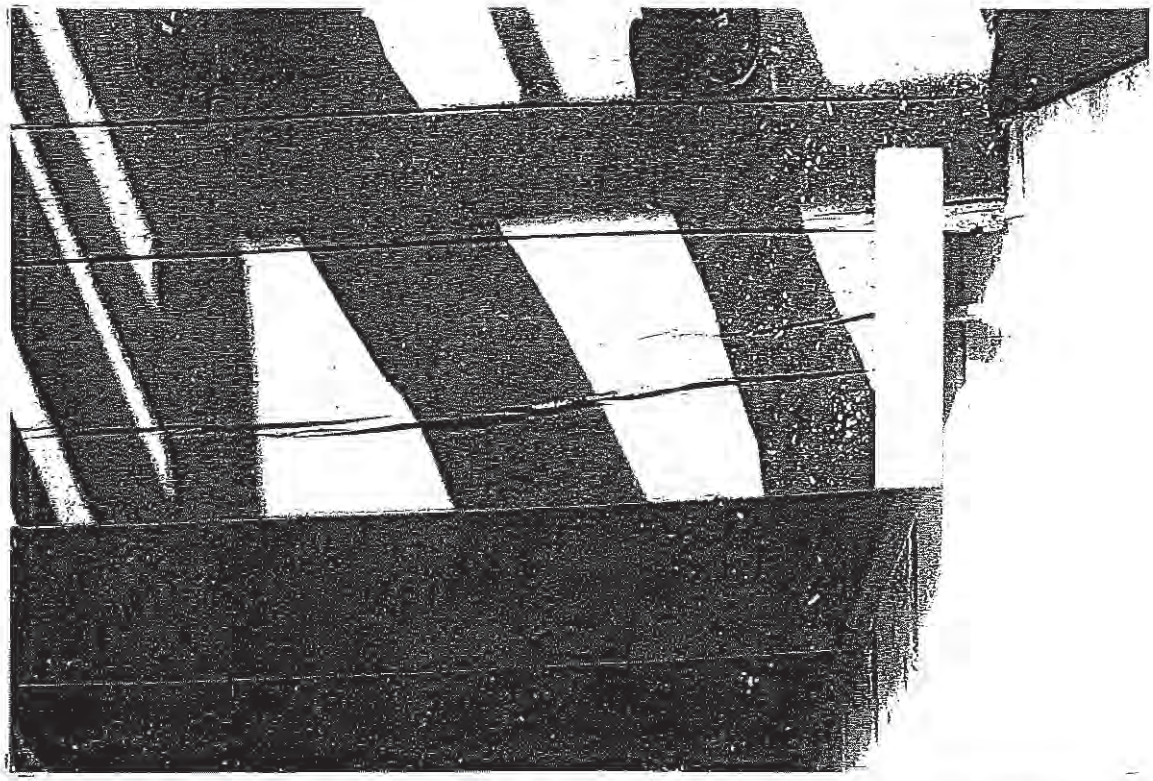
CRACKED RAFTER (SOUTH SIDE)



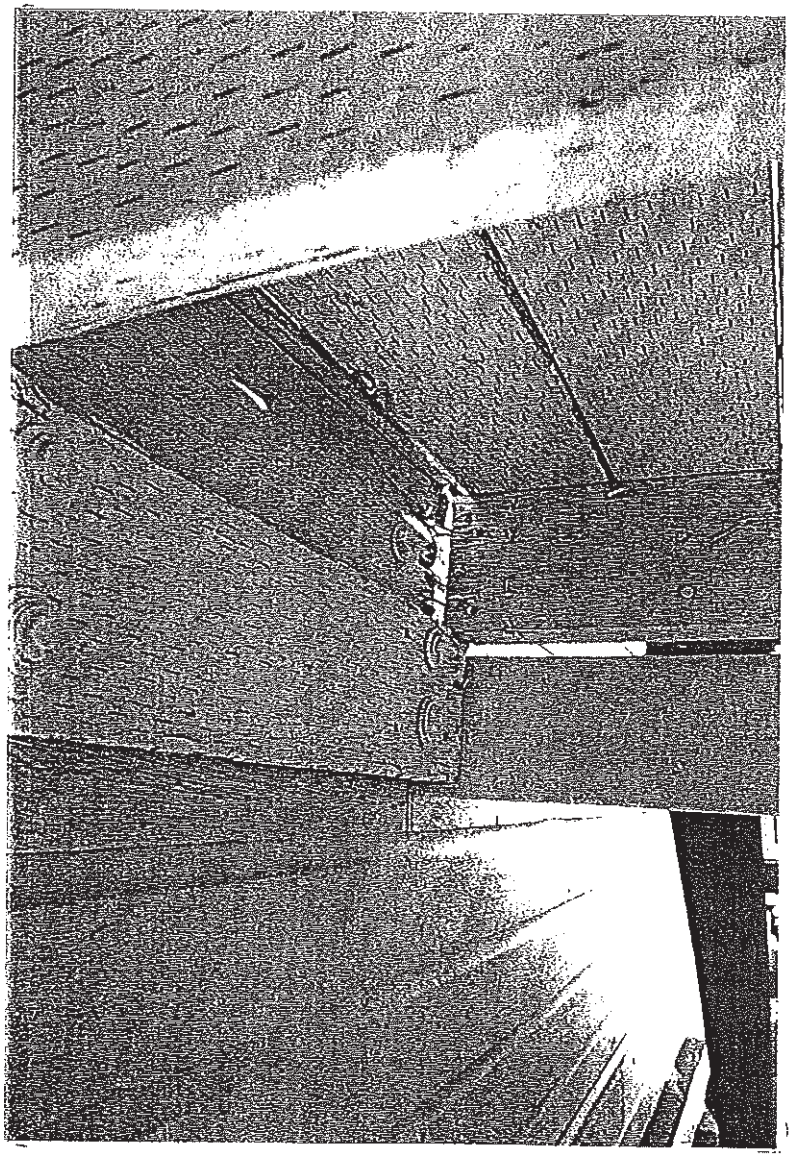
CRACKED RAFTER AT SPLICE (SOUTH SIDE)



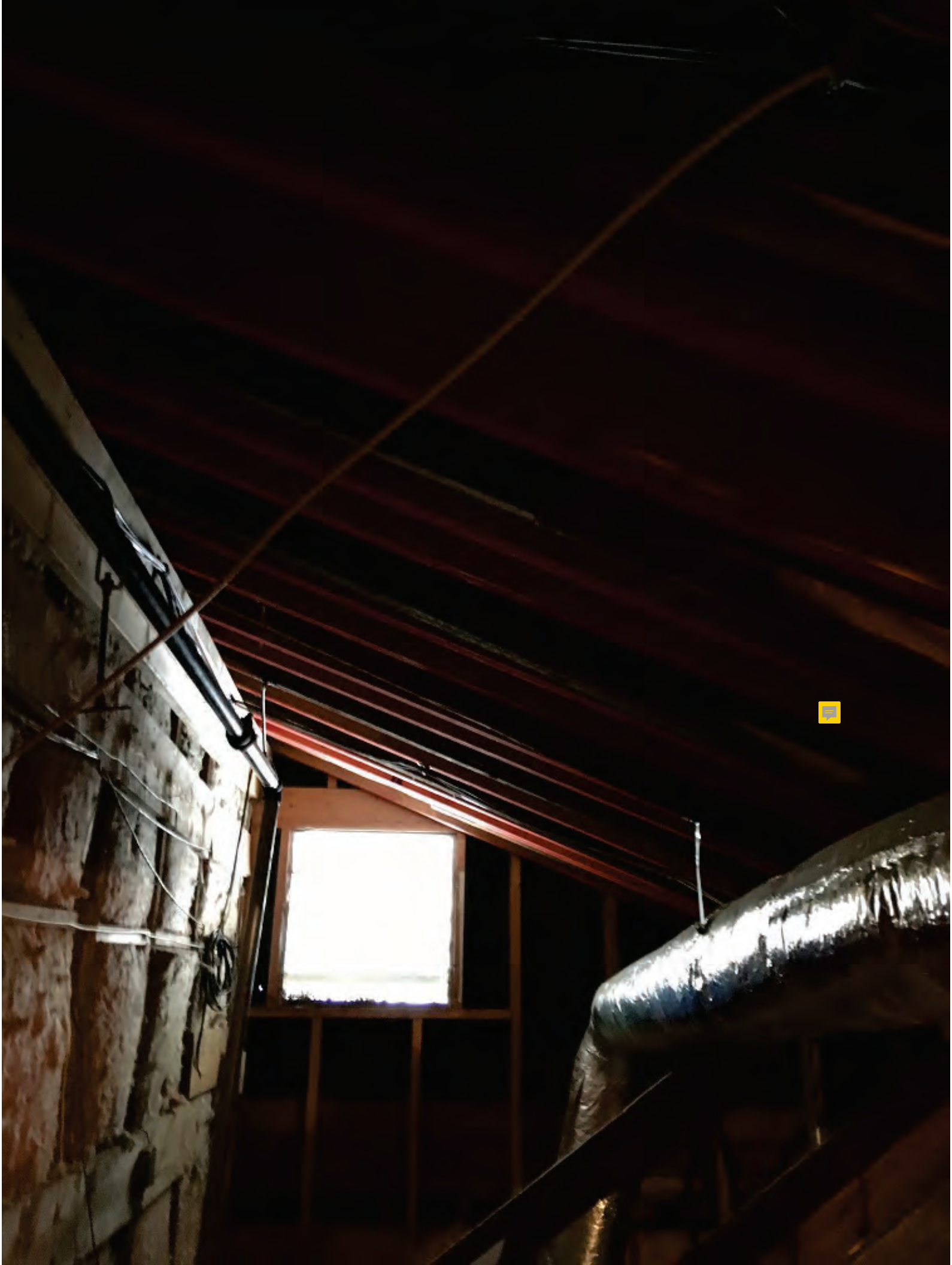
ROTTED RAFTER (SOUTH SIDE)



CRACKED STAIR TREAD (northwest building corner)



STAIR LANDING (north side)

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RECEIVED
AUG 0 6 2007

KLONDIKE VISITORS ASSOCIATION
Dawson City, Yukon July 16, 2007

Attention: Ms. Lorraine Butterworth
Maintenance Manager, Diamond Tooth Gerties Casino

Dear Lorraine:

RE: DIAMOND TOOTH GERTIES
STRUCTURAL EVALUATION

As per your request, we have completed a site inspection (June 26th to 28th, 2007) and structural evaluation of the visible elements of this historic building. Our site inspection phase included the following building elements:

Foundation system.
Floor support system.
Balcony support system.
Main roof - truss system.
South side roof rafters.
Exterior stairs.
North wall framing.
West wall balcony.

ONSITE OBSERVATIONS

FOUNDATION SYSTEM

The building's foundation is located in a 3 foot deep crawlspace under most of the building area with the exception of the present storage room. The storage room, located beneath the main stage area, is constructed at the same level as the main crawlspace, but with a 6 foot 9 inch head room. The storage room utilizes a plywood floor, in contrast to the remainder of the crawlspace area which is gravel.

Access to the crawlspace area was gained thru the access panels located in the storage room interior walls and in the exterior foundation skirting on the east side of the building. For the most part, inspection of the foundations is facilitated by the unencumbered nature of the crawlspace area. However, this is not the case where foundations are located adjacent to the storage room, especially on the east side in the area between the storage room wall and the heated plumbing utilidor. These areas are very congested, resulting in limited access to the foundations for re-leveling.

As noted in our 1999 report, the majority of the crawlspace floor is at a lower level compared to the exterior grade on the outside of the building perimeter. The grade difference approaches a value of 1 foot at many locations. This differential results in the runoff, from both the spring snowmelt and spring/summer/fall rains, draining into the foundation area.
At the time of our inspection, only the center portion of the crawlspace was found to be in a dry condition. A majority of the remaining perimeter area was saturated to the point where the soil bearing capacity had been diminished, resulting in foundation settlements along the north, east and south-east sides.

All foundations under the main portion of the building were found to be in a stable condition.

It was noted that 2 of the crib foundations (outside row - northeast comer) for the staff lounge addition on the east side were not shimmed to the underside of the floor support beams. Temporary shims were scavenged from the crawlspace area and installed but are not in a "tight" condition.

A plumbing leak was apparent in the drain line from the ice making machine at the time of our crawlspace inspection. Although this had caused additional saturation of the foundation soils at this location, it is not thought to have contributed significantly to any foundation settlements in the area. It was repaired soon after discovery.

It was noted that the insulation for the ventilation ducting has become ripped and separated from the ducting. This is most apparent in the northeast comer of the building.

FLOOR SUPPORT SYSTEM

A level survey conducted over the main floor and stage areas found the degree of level to have significantly deteriorated since our previous inspection in 1999. The 1999 survey indicated that the majority of the floor was within +/- 14 inch or an overall deviation of 14 inch throughout.

The results of our latest floor survey may be viewed in Figure 1 of the Appendix. These results indicate that a significant subsidence, in the order of 5 to 7 inches, now exists at northeast comer of the building. The degree of level of the remainder of the floor area appears improve towards the southwest comer where it is within a deviation of 1 14 inches.

At the time of our inspection we did not detect any structural damage to the floor support system resulting from the foundation settlements.

BALCONY SUPPORT SYSTEM

The second floor balcony is a wood frame structure whose perimeter is supported on the outside by the north, west and south exterior walls and on the interior by steel rods hung off of the roof trusses as well as two foundation supported, wood columns. These columns were installed subsequent to our 1999 inspection which recommended additional balcony support.

A level survey was completed on the balcony floor area. The results indicate a subsidence at the outside rail locations of the same magnitude (maximum = 2.5 inches) that was previously experienced in our 1999 inspection.

MAIN ROOF - TRUSS SYSTEM

An inspection of the roof truss system verified that this element is performing as intended.

SOUTH SIDE ROOF RAFTERS

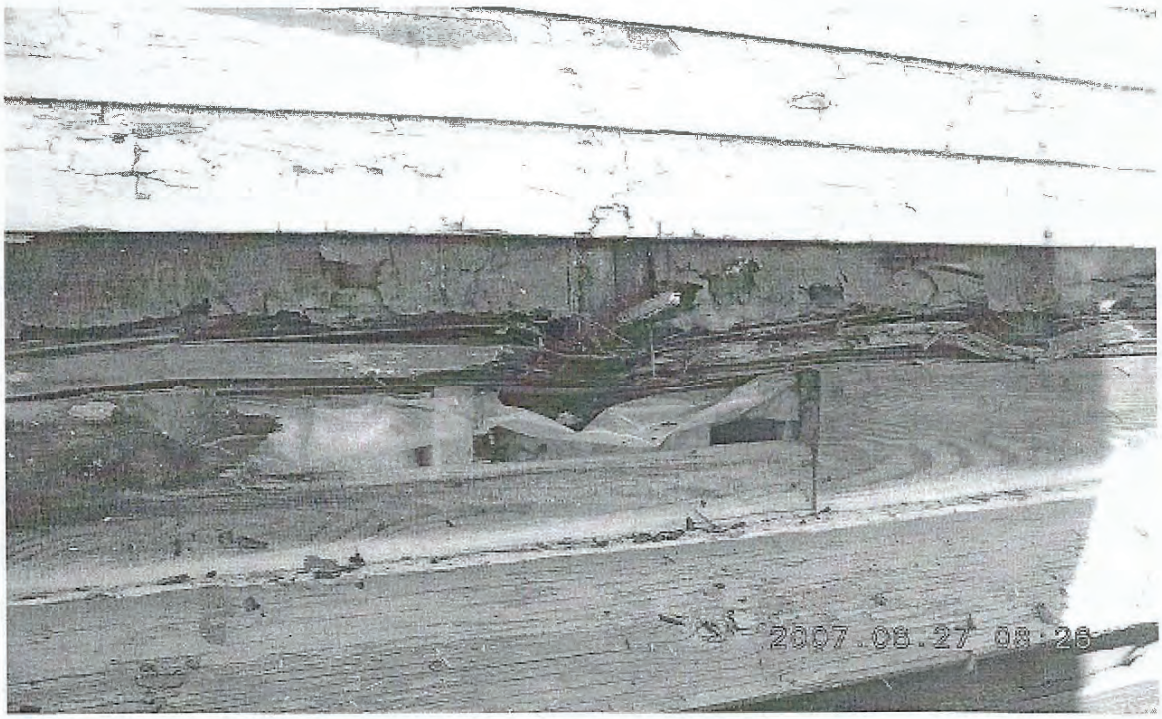
As a result of our 1999 inspection it was recommended that this portion of the roof be upgraded due to the deterioration and resulting sag of the existing rafters. This upgrade work was completed and our visual inspection of the roof line verifies that this element is performing as intended.

EXTERIOR STAIRS

Our 1999 inspection itemized several minimal upgrades that were required at that time. These were completed and at this time, there are no deficiencies noted at any of the exterior stair locations.

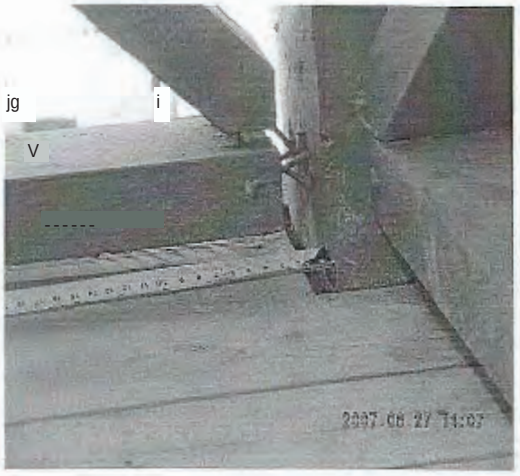
NORTH WALL FRAMING

The exterior siding was removed at the bottom of the wall in order to facilitate an inspection at this location. Extensive rot was found to exist at the bottom plate and lower stud area at several locations. This rot was likely due to moisture accessing the stud cavity at the top of the wall and saturating the bottom plate/ lower wall stud over a number of years.



WEST WALL BALCONY

This balcony has not been accessible since the 1982 renovation and possibly prior to that. However, it is evident that this element has sagged over time as evidenced by the separation shown at the bottom of the guardrail location on the following photos.



The existing floor framing provides the primary support for the structure. This support is provided through cantilevered floor joists from the interior balcony framing.

DISCUSSION

FOUNDATION SYSTEM

It is readily apparent that the foundations supporting the northeast area of the building are not performing as intended or as well as the remainder of the building.

In our opinion, the main factors affecting this floor settlement are:

- The saturation of the foundation soils resulting from snowmelt and rain draining into the crawlspace area causing a decrease in soil bearing capacity.
- Lack of access to the foundation areas adjacent to the present storage area under the main floor Stage.

The present deviations in the main floor level must be readjusted to an acceptable degree of level (+/- *Vi* inch) in order to avoid affecting the structural integrity of the building. However, in order to maintain an acceptable degree of floor level without continuous foundation readjustment, there is a requirement to rectify the conditions which are contributing to the settlements.

As such, it will be necessary to maintain a dry crawlspace on a continuous basis. Since the level of crawlspace floor is below that of the exterior backfill at the perimeter skirting, we believe it will be necessary to provide a waterproof membrane all around the perimeter of the building.
A preliminary sketch showing the proposed reconstruction of the perimeter skirting with waterproof membrane is appended to this report as Figure 2. This sketch is provided as a concept drawing only with the intent that the detailed requirements for specific building locations be left to the final design stage.
In conjunction with the new skirting/waterproof membrane construction, we advise that consideration be given to improving the methods of managing roof drainage at the building line. A minor improvement would be to reverse the slope on the garbage container lid so that it directs the rain water away from and not towards the building foundation. A major improvement would be to install continuous eaves trough along with downspouts in order to minimize the areas affected by roof drainage.

The foundations in the vicinity of the present Storage Room, which is located beneath the main floor Stage, have proven difficult to adjust since the 1982 reconstruction due to the difficulty in access.
Previously, new screw jacks were installed at each end of the storage room on the two beam lines crossing this area in order to facilitate foundation adjustment in this area. However, although this has provided some additional benefit, it falls short of a long term, effective solution.
It is our opinion that the storage room floor and walls will require permanent demolition in order to provide the access required, over the long term, to maintain the necessary foundation adjustment. Further to this, we would advise the installation of new foundations at the mid storage room location in order to provide additional foundation capacity and adjustment for this area of the building.

It may be beneficial to provide a stiffener beam under the joints of the existing steel, floor support beams at this location. This "continuous beam effect" would aid in transferring the building loads to adjacent foundation locations across this area. Additional assessment of the benefit of this upgrade is required and would be completed after the area has been opened up.

Insulation repair of the ventilation ducting will be made easier once the storage room walls have been demolished.

FLOOR SUPPORT SYSTEM

The main floor of the building requires vertical adjustment to a maximum deviation of +/- *Vi* inch in order to preserve the structural integrity of the building. This adjustment should be completed prior to the 2008 summer operation.

BALCONY SUPPORT SYSTEM

The balcony support system is performing as intended.

We have evaluated the loading capacity of the present support system and record that the area should be limited to a maximum of 70 persons. This occupant load should be distributed evenly over the balcony area. We note that the table layout at the time of our inspection provides an acceptable template for even load distribution.

NORTH WALL FRAMING

The rotted 2x6 bottom plate requires replacing along with the rotted portion of the 2x6 wall studs.

Figure 3, which is appended to this report, illustrates the recommended upgrade. This reconstruction is to be completed by cutting off the rotted studs at 4 !4 inches above the bottom of wall; removal of this segment of the framing; and replacement with the pressure treated wood framing shown.

Tn addition, we recommend that the existing wood siding be replaced with metal siding along with an adequate closure at the top of wall location in order to prevent any future leakage.

WEST WALL BALCONY

It is our opinion that this building element is not in danger of collapse over the short term. However, additional floor joists need to be installed and laminated to the existing balcony floor joists in order to ensure the medium and long term stability of this balcony.

Closure to the public should be continued.

SUMMARYAND PRELIMINARY COSTS

Our site inspection and structural evaluation has confirmed that the following items require upgrading. If possible, this work should be completed prior to the 2008 summer operation in order to minimize additional floor settlements.

- Demolition of Storage Room walls and floor. Installation of two new foundations. ($3500)
- Re-level Main floor. ($13,500)
- Ventilation duct insulation replacement. ($1500)
- Installation of new perimeter foundation skirting with waterproof membrane. ($42,000)
- Replacement of rotted wood in north wall framing. ($2000)
- New metal siding at north wall. ($18,000)
- Re-shim foundations (2 locations) for Lounge addition on east side, (completed by maintenance)

In addition, the following items have been identified by our structural evaluation as requiring upgrade over the medium term or as optional upgrades which will benefit the long term structural integrity of the building.

- Additional support at west wall balcony. ($1500)
- Stiffener beam for floor support beams at Storage Room location. ($2500)
- Roof eaves trough. ($17,500)

As requested, we have completed a cost estimate for installing a new foundation system on an adjacent site. Our cost estimate includes all labour, equipment and materials to excavate the site to a depth of 16 feet (estimated depth to frozen gravel layer), construct a compacted gravel pad to a level of 18 inches above existing grade and provision of new pressure treated wood foundations to meet the existing building requirements.
Our estimate for tins foundation work is $265,000.

We trust this will meet your requirements at this time. If you require further information or clarification of the above, please do not hesitate to call.

Yours truly,
Wood and Associates Engineering

GWood

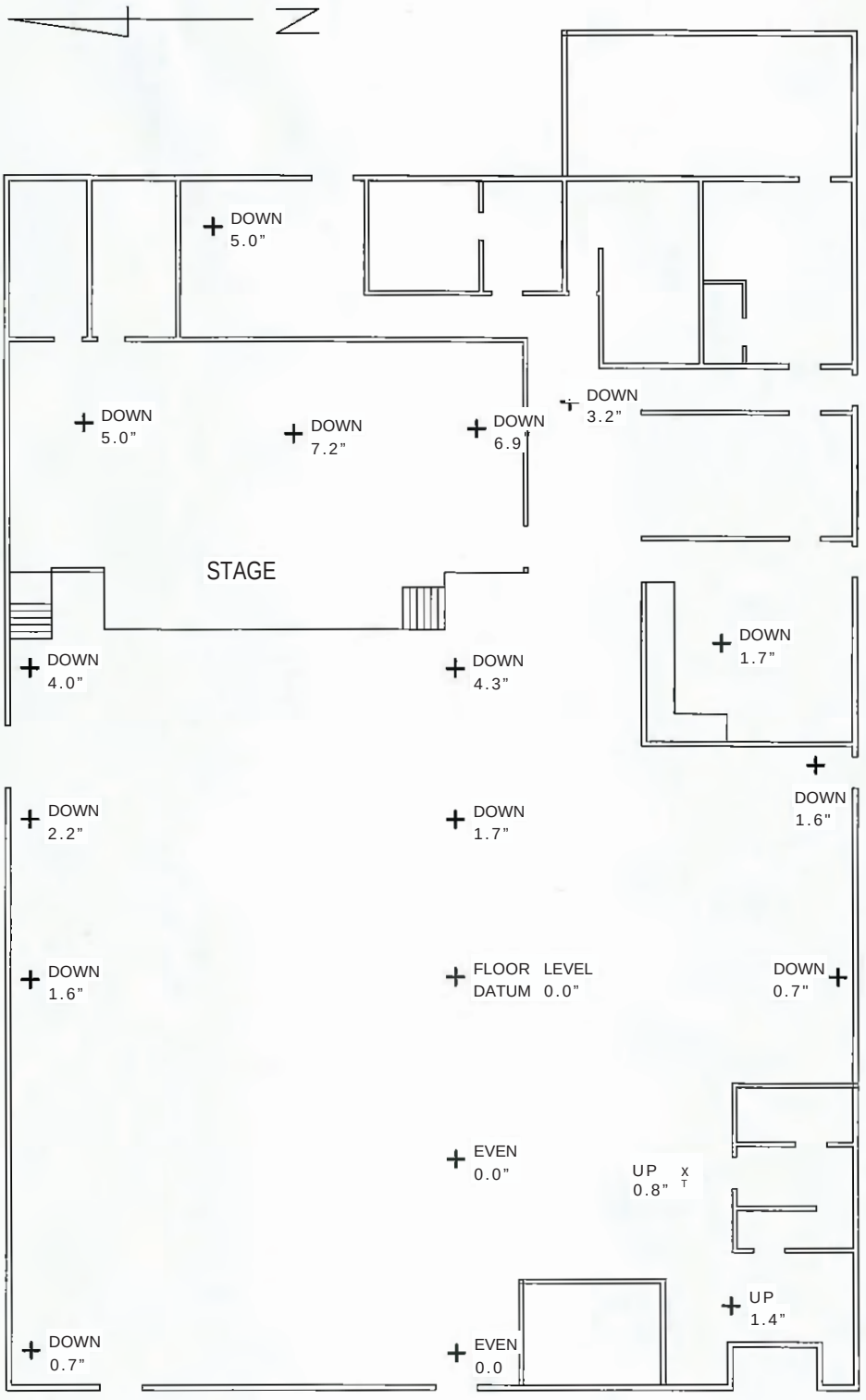
Gordon Wood, P.Eng.

Appendix - 3 pages

PROFESSIONAL ENGINEER
YyKQN
G. L. WOOD
V TERRITORY A
01-08-07

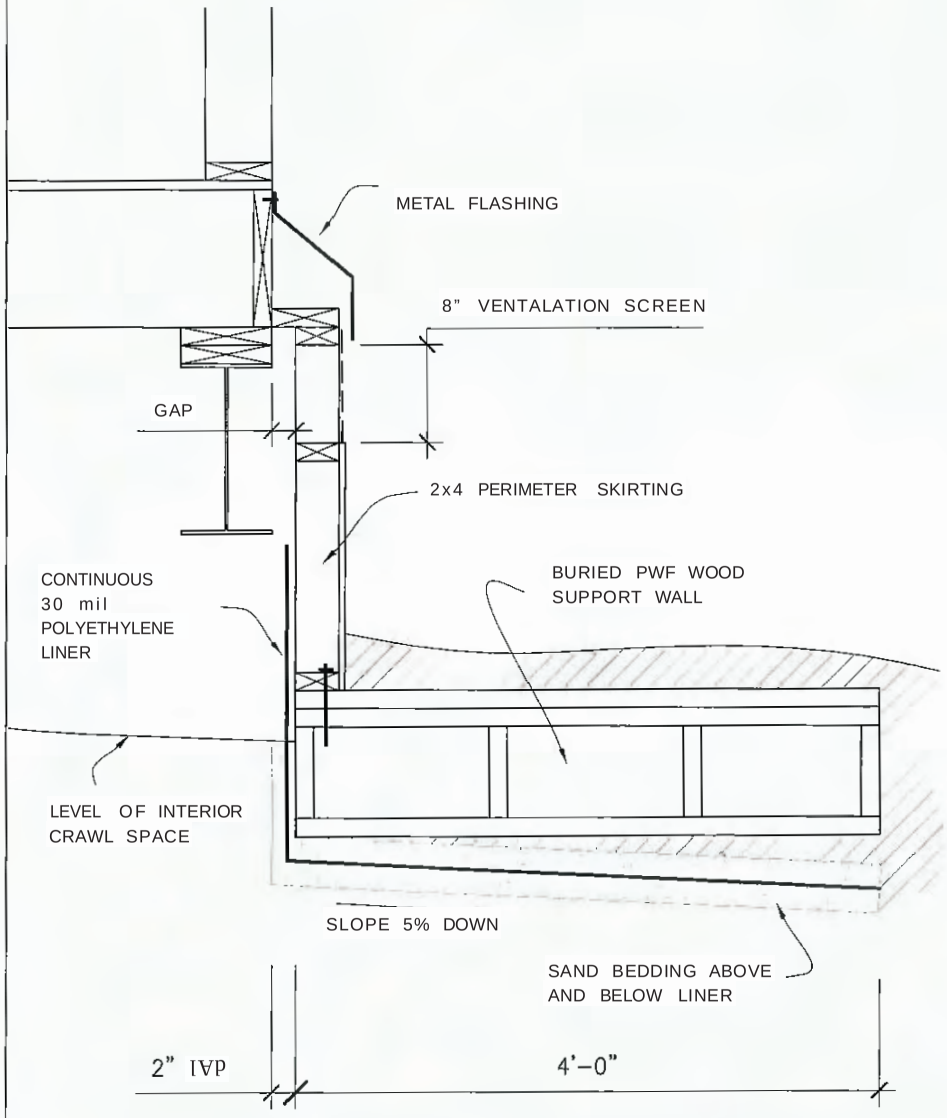
PERMIT TO PRACTICE
Signature GWood
Date Aug 1, 2007
PERMIT NULIoER: PPC07
Association of Professional Engineers of Yukon

APPENDIX

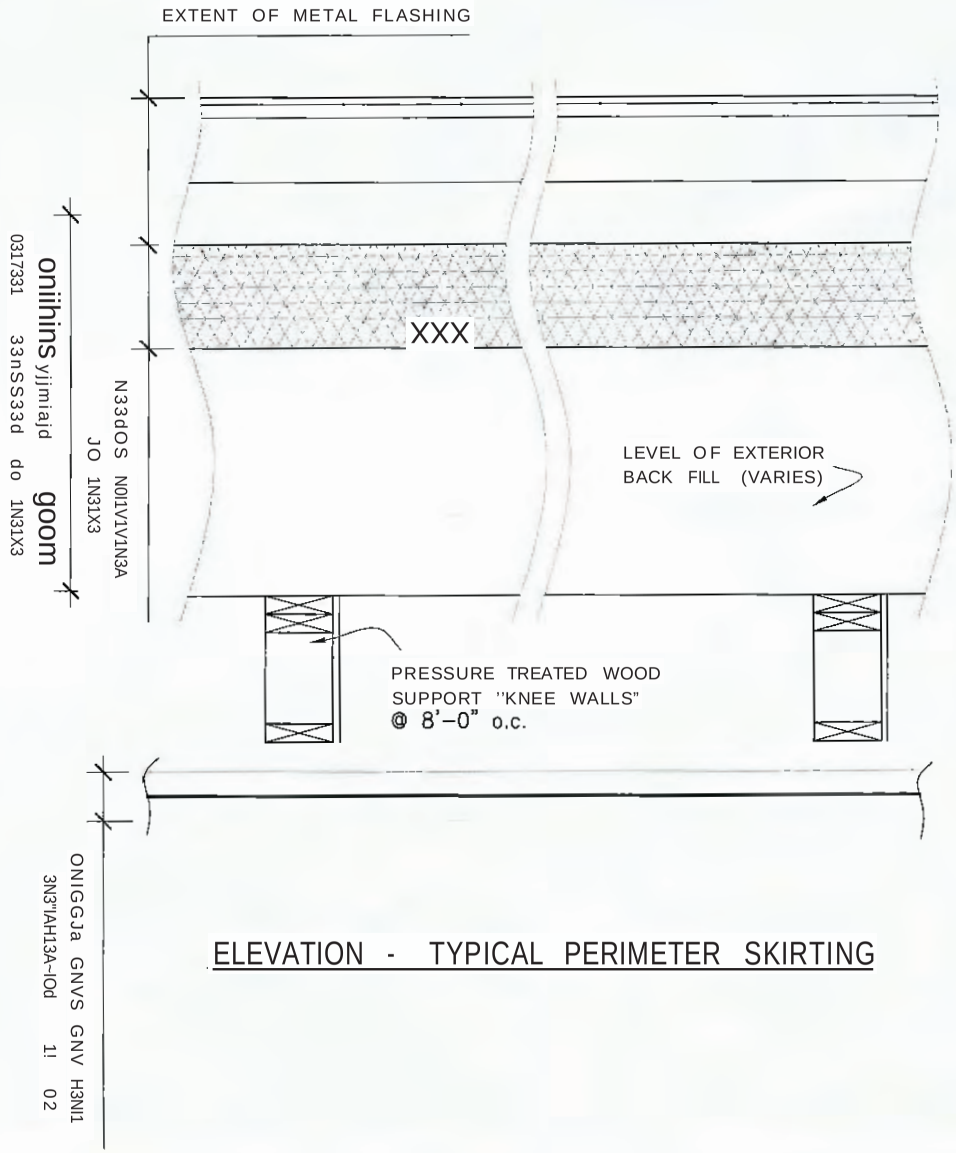


RELATIVE MAIN ELOOR ELEVATIONS
JUNE 26, 2007

FIGURE 1

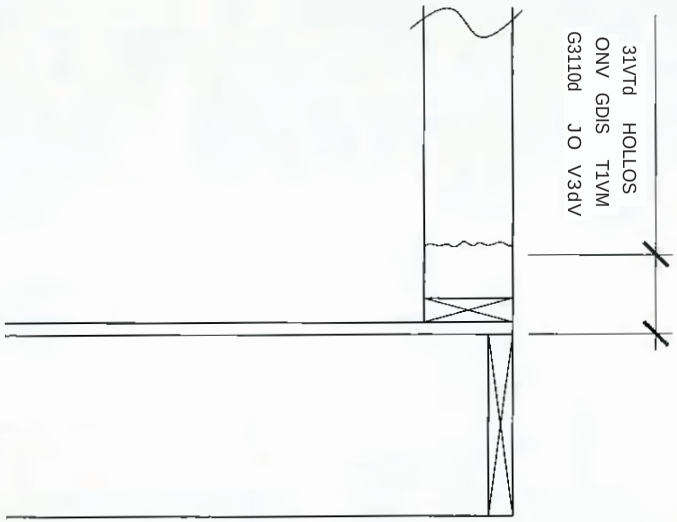


SECTION - TYPICAL PERIMETER SKIRTING

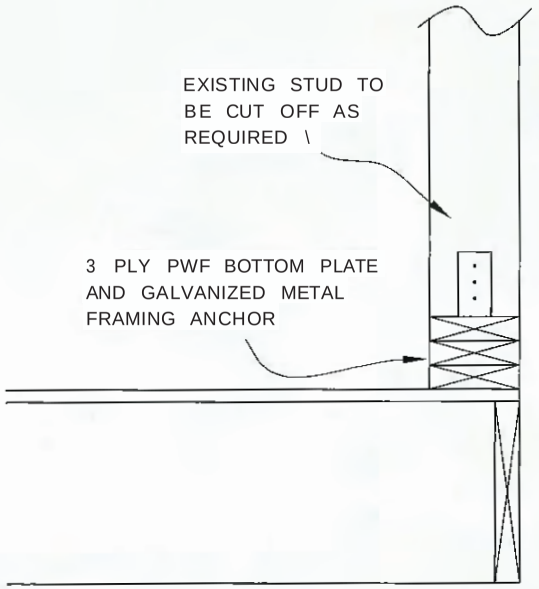


ELEVATION - TYPICAL PERIMETER SKIRTING

FIGURE 2



NORTH WALL FRAMING - EXISTING



NORTH WALL FRAMING - PROPOSED

FIGURE 3

City of Dawson
Report to Council

Agenda Item	Rezoning of North End Lots – Block B, Smith Addition
Prepared By	Planning and Development
Meeting Date	June 3, 2025
References (Bylaws, Policy, Leg.)	Official Community Plan, Zoning Bylaw, North End Project Report, Housing Needs Assessment
Attachments	

	Council Decision
x	Council Direction
	Council Information
	Closed Meeting

Recommendation

That Committee of the Whole direct Administration to rezone the three middle lots within Block B, Smith Addition, from R1 (Single Detached and Duplex Residential) to R2 (Multi-Unit Residential) in the upcoming draft of the Zoning Bylaw; and further, due to the scope and potential impact of the proposed development, direct Administration to notify all property owners within 100 metres and invite them to participate in the public hearing to be held as part of the Comprehensive Review of the Official Community Plan (OCP) and Zoning Bylaw (ZBL).

Executive Summary

This report recommends rezoning selected lots in Block B of the North End Development (Smith Addition Subdivision) from R1 to R2 to facilitate the development of multi-unit housing and help address Dawson City's significant housing shortage. The 2024 Housing Needs Assessment identifies high rates of Core Housing Need* among low-income and single-person households, many of whom require smaller, more affordable units – needs better served by multi-unit development.

Two rezoning options are considered:

1. Rezone only the two corner lots; or
2. Rezone the three middle lots (recommended).

Figure 1: The layout of five lots upon registration of the subdivision plan for Block B, Smith Addition.

** Core Housing Need (CHN): Defined by the Canada Mortgage and Housing Corp. (CMHC) as: "Core housing need is a 2-stage indicator. It helps to identify households living in dwellings considered unsuitable, inadequate, or unaffordable. It also considers if income levels are such that they could not afford alternative suitable and adequate housing in their community.*

Background

The North End Project was transferred from the Government of Yukon to the City of Dawson in 2023. Originally envisioned to support 20-30 new housing units, the project has since been scaled down to five lots. At turnover, the estimate had decreased to 5-7 new units, with the City assuming responsibility for any additional costs.

Public and stakeholder feedback gathered since 2018 identified a community preference for a mix of single detached and small-scale housing types. The remaining developable area (Block B) is geotechnically suited for multi-unit construction and represents a critical opportunity to introduce greater housing diversity.

A rezoning proposal for the block brought to Council in 2023 and received First Reading, followed by a public hearing. The process stalled due to servicing uncertainty. With a servicing contract now in place and infrastructure anticipated by 2026, the City is in a good position to move forward.

In response to a 2023 Request for Expression of Interest (attached), the City received four submissions, demonstrating development interest. This report proposes a balanced approach, recommending rezoning of the three middle lots to R2, while leaving the two corner lots available for lower-density housing to maintain character and scale.

Discussion / Analysis

1. Housing Need and Demographic Realities

Dawson City continues to face a housing shortage. The 2024 Housing Needs Report identifies that:

- 24% of households are in Core Housing Need – up from 19% in 2016.
- Single-person households account for 45% of all households, with 35% in Core Housing Need, the highest of any household type.
- 70% of homes are low-density single detached, which does not align with the increasing need for smaller, affordable units for young adults and single people.
- The number of low-income households (earning <50% of median income) has increased by 50% between 2016 and 2021.

The lots in question offer an opportunity to address these identified gaps by enabling higher-density development with smaller, more affordable units suited to Dawson's evolving demographics.

2. Urban Planning Best Practices

Rezoning the subject lots to R2 aligns with key planning principles:

- Densification and compact urban form: R2 zoning supports townhouses and apartments, allowing more efficient land use.
- Walkability and sustainability: Located within the historic townsite, these lots support active transportation and reduce car dependency.
- Efficient service delivery: Higher density enables lower per-unit cost for municipal servicing and infrastructure maintenance.

Geotechnical studies also confirm these are the only lots in the North End suitable for slab-on-grade construction, making them ideal for multi-unit buildings.

3. Compatibility and Character

- The North End Development area is surrounded by C1 (Core Commercial), P2 (Institutional), and R1 zones; R2 is compatible with this mixed-use environment.
- The area’s heritage character includes a variety of building types.
- OCP policies encourage housing diversity and infill development to preserve the community’s compact footprint and historic form.

4. Options for Rezoning

Option 1: Rezone only the two corner lots

- Pros: Maintains some lots for single or duplex housing; reduces perceived impact.
- Cons: Limits overall housing yield; does not fully capitalize on land potential.

Option 2: Rezone the three middle lots

- Pros: Enables centralized multi-unit development while maintaining traditional form at block ends.
- Cons: Less opportunity for architectural variety at corners; requires clear guidance to maintain character.

In both options, rezoning would enable construction of housing types including apartments, townhomes, and multi-unit buildings, as defined under the City’s R2 Zone.

5. Conclusion

Given Dawson's housing needs and the suitability of these City-owned parcels, it is both fiscally responsible and strategically sound to proceed with targeted rezoning. Doing so supports Council priorities on housing, reflects community needs, and implements the OCP vision for a compact, livable, and diverse Dawson.

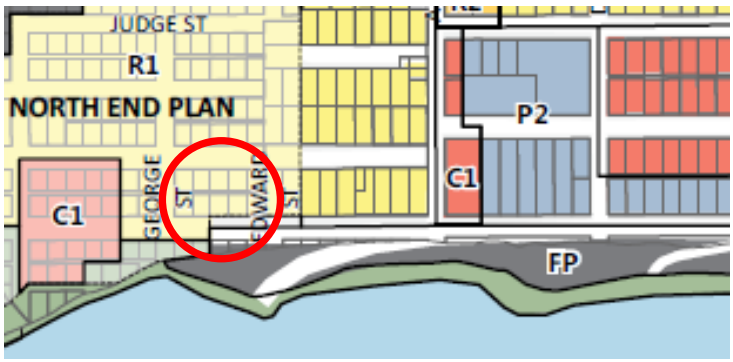


Figure 2: Zoning designations of the surrounding area near Block B, Smith Addition

Fiscal Impact

1. Rezoning does not materially affect the cost of servicing.
2. Multi residential units will result in greater annual taxation and Utility payments to the municipality.
3. Intensification results in higher efficiency in providing municipal services – ie service to a greater number of units and people for a lower cost per unit or person allowing cost containment.
4. Greater number of people living in the downtown core within walking distance of services and employment reducing reliance on cars, parking spaces and related municipal services.

Alternatives Considered

Discussed above.

Next Steps

If Council directs Administration to proceed:

- Include the amendment in the draft ZBL for First Reading.
- Circulate notification letters to all property owners within 100m of the subject lots.
- Include the proposed rezoning in the public hearing for the OCP and ZBL review to ensure transparency and enable community input.

Approved by	Name	Position	Date
Paul Robitaille	Paul Robitaille	A/CAO	May 30, 2025

Request for Expression of Interest (REOI)

The City of Dawson invites interested individuals, organizations, corporations, and government bodies to submit Expressions of Interest (EOI) regarding the provision of multi-unit residential dwellings in Dawson City, as outlined below.

Description	The City of Dawson seeks individuals, organizations, businesses, and corporations interested in constructing multi-unit residential dwellings on five lots located in Block B, Smith Addition, Dawson.  As shown in the above image, a survey is currently being conducted to create five lots on Block B, Smith Addition. Each proposed parcel will be about 6,500 square feet in size. Currently, parcels are zoned R1 (Single Detached and Duplex Residential). The purpose of this REOI is to provide Mayor and Council with information to make a go-forward decision with rezoning parcels to R2 (Multi-Unit Residential). Proposals may include up to five parcels.
Deadline for the submission of EOI	October 31, 2023
The status of the parcels	Ownership: these parcels are owned by the City, with the intention of releasing them to the public. Water and sewer: the City is currently in the process of servicing these lots from Second Ave, and it is anticipated that they will be connected to the City's water and sewer system between the fall of 2024 and the summer of 2025. Surface condition: There are trees on these parcels, and they also require levelling. The parcels will be sold as-is.
Permitted uses for EOI	The permitted uses are those of the R2 Zone. They include: • Apartment • Multi-unit residential • Townhouse • Accessory building or structure The definition of each use can be found in S.2.2 of the City of Dawson Zoning Bylaw.
Zone-specific regulations	They can be found in S.11.2 of the City of Dawson Zoning Bylaw.

Content of EOI	The EOI should include the following information (maximum of three pages): • Brief presentation of the proponent • Project description (type of use, number of proposed units, parcel coverage, building square footage, number of floors, etc.) • The number of parcels required (if more than one, it must be determined whether they will be consolidated) • Description of the exterior design (in reference to the Design Guideline for Historic Dawson) • Approximate project's start and completion dates • Prospective tenants or purchasers
Correspondence and submissions	Planning and Development Manager PlanningManager@cityofdawson.ca
REOI Conditions	The submission of Expression of Interest does not guarantee the sale of the parcels to the proponents, the approval of the proposed projects, or the rezoning of the parcels.

City of Dawson
Report to Council

Agenda Item	Recreation Department – Lawn Mower
Prepared By	Paul Robitaille, Parks and Recreation Manager
Meeting Date	June 3, 2025
References (Bylaws, Policy, Leg.)	
Attachments	-

X	Council Decision
	Council Direction
	Council Information
	Closed Meeting

Recommendation

That the Committee of the Whole forward this item to the June 17th Council Meeting with a recommendation that Council approve a Capital Budget amendment to purchase a lawn mower for $21,799, with funding from the Equipment Reserve Fund.

Executive Summary

A lawn mower was approved in the 2024 Capital Budget for $16,000 for use by the Recreation Department. After repeated delays in delivery, the item was removed from the proposed 2025 Capital Budget. However, the mower was delivered in April 2025, with an additional tariff surcharge applied.

Given that the equipment is still required and alternative procurement options would likely present further cost and delivery delays, it is recommended that Council authorize the purchase through a Capital Budget amendment. The source of funding would remain the Equipment Reserve Fund, as originally intended.

Background

The 2024 Capital Budget included a lawn mower purchase of $16,000 for the Recreation Department. As our Procurement Policy directs, an informal quotation process was undertaken with multiple vendors. All bids came in over budget, but a preferred supplier and make/model were selected. Unfortunately, delivery was repeatedly delayed throughout 2024.

As a result of the delays and anticipating the item would be delivered within the 2024 expenditure window, the mower was not carried forward into the 2025 Capital Budget. Despite this, the unit was delivered in April 2025, with additional costs due to tariffs and surcharges.

The mower is still needed for maintenance of Dawson's green spaces.

Discussion / Analysis

Recreation staff repeatedly followed up with the supplier on delivery in 2024. When the 2025 capital budget was developed this piece of equipment was not carried forward as delivery was expected within the time frame of our 2024 expenses cutoff.

This item is required for the extensive amount of grass sections we mow. We are currently limited to one riding mower, which hinders our ability to effectively mow our greenspaces quickly, especially during high grass-growth season, which coincides with our busiest use of our greenspaces.

Our options are to refuse the mower or receive it.

Option 1: Receive the mower. This would require a capital budget amendment of $21,799, with funding coming from our equipment reserve, as was originally planned in the 2024 Capital Budget.

Option 2: Refuse the item. This would result in incurred shipping costs to return and further costs on an eventual replacement and shipping for the City which could take months to occur. This would likely cost $3000-4000 for shipping costs alone.

Our recommendation would be that the city receive the mower, adopt a capital budget amendment, and fund the piece of equipment through the Equipment reserve fund which is targeted at this type of purchase

Fiscal Impact

The Equipment Reserve is set up to fund purchases of this nature and has available funds.

Alternatives Considered

- Purchasing an alternative piece of equipment
- Continuing to operate with existing equipment
- Contracting out mowing services (which would increase long-term operational costs and reduce flexibility)

Next Steps

- Forward this recommendation to Council for approval.
- Upon approval, staff will finalize payment and update capital budget records accordingly.

Approved by	Name	Position	Date
Paul Robitaille	Paul Robitaille	A/CAO	May 30, 2025

City of Dawson
Report to Council

Agenda Item	Request to Purchase 15-Passenger Van and Capital Budget Amendment
Prepared By	Paul Robitaille, Parks and Recreation Manager
Meeting Date	June 3, 2025
References (Bylaws, Policy, Leg.)	- 2021-03 Procurement Policy, 2025 Capital budget
Attachments	- Finning Quote, Backhoe Repair Costs

	Council Decision
x	Council Direction
	Council Information
	Closed Meeting

Recommendation

That Committee of the Whole forward this to Council with the recommendation to approve the purchase of a 2025 Ford Transit 15-passenger van in the amount of $80,540 (plus GST) and approve a Capital Budget amendment of $5,540 to accommodate the purchase. The additional cost will be covered by $35,000 in insurance proceeds received for the previous van.

Executive Summary

The City of Dawson issued a tender process for the purchase of a 15-passenger van to replace a previous unit lost to fire. Two bids were received and reviewed based on price, specifications, and long-term suitability for municipal operations.

While one bid came in under budget, the 2025 Ford Transit is recommended due to its enhanced safety, comfort, and long-term functionality. The Department is requesting approval of the purchase and a minor capital amendment.

Background

In January 2025, the City of Dawson's 2019 GMC Savana 15-passenger van was destroyed in a vehicle fire. The incident was reported, and a claim was processed through the City's insurance provider. As a result, the City received approximately $35,000 in compensation for the loss of the vehicle.

The 2025 Capital Budget allocated $75,000 toward the purchase of a replacement van. A request for bids was issued, and two qualified submissions were received in accordance with the City's procurement policy. An evaluation was conducted using the City's standard Vehicle Purchase Evaluation Template.

Discussion / Analysis

The successful bid exceeds the allocated capital budget by $5,540, but is strongly preferred based on functional benefits and alignment with departmental needs:

- High Roof: allows for standing headroom and easier movement inside the vehicle
- V6 Engine: more efficient and environmentally responsible than V8
- Vinyl Flooring: easier to clean and maintain with heavy seasonal use
- Rear Climate Control: critical for full-passenger comfort in northern conditions
- Rear Park Assist and enhanced safety features (curtain airbags throughout)
- Fully winterized with a block heater, battery blanket, and remote starter

In comparison, the other bid lacked several of these key features and is built with a standard roof, carpet interior, and no rear climate control.

Though both vehicles are classified as heavy-duty (limiting fuel and emissions data), a Net Present Value (NPV) analysis over an 8-year lifespan supports the long-term value of the Ford Transit, especially given its broader utility for recreation programming, group transport, and multi-department support.

The $35,000 insurance reimbursement covers most of the cost and makes it possible for the City to proceed with this purchase through a small budget amendment while maintaining compliance with our Procurement Policy.

Alternatives Considered

1. Approve the purchase and the associated budget amendment.
2. Select the other bidder to remain under budget but accept a lower standard of functionality.
3. Re-tender the purchase.

Next Steps

Present at Council at June 17th Meeting. Proceed with decision.

Approved by	Name	Position	Date
Paul Robitaille	Paul Robitaille	A/CAO	May 30, 2025