

THE CITY OF DAWSON

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NOTICE OF SPECIAL COMMITTEE OF THE WHOLE MEETING #CW22-10

This is to inform you a special meeting of City Council will be held as follows:

DATE OF MEETING: WEDNESDAY, July 27, 2022
PLACE OF MEETING: COUNCIL CHAMBERS, CITY OFFICE

JOIN ZOOM MEETING:
<https://us02web.zoom.us/j/86261290728?pwd=aHV0bDh4eWNnbnM1OGxoQXZiS1NJQT09>

MEETING ID: 862 6129 0728
PASSCODE: 289528

TIME OF MEETING: 7:00 PM

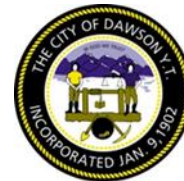
PURPOSE OF MEETING:

- 1) Taxation of Vacant Residential Lands Policy
- 2) North End Project update
- 3) Request for Decision: Demolition Permit #22-052

DATE MEETING REQUESTED: July 21, 2022
MEETING REQUESTED BY: WILLIAM KENDRICK, MAYOR

Original signed by: July 21, 2022
Cory Bellmore, CAO Date

Report to Council



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

☐ In Camera

AGENDA ITEM:	Vacant Land Tax Policy	
PREPARED BY:	Kim McMynn	ATTACHMENTS: <ul style="list-style-type: none">Taxation of Vacant Residential Lands Policy draft2023 Tax Levy Bylaw (draft)
DATE:	July 4, 2022	
RELEVANT BYLAWS / POLICY / LEGISLATION: <ul style="list-style-type: none">Tax Levy Bylaw		

RECOMMENDATION

ISSUE / PURPOSE

Administration has prepared the two following documents for council consideration and feedback:

Draft Tax Levy Bylaw to include a Vacant Lands Tax for future years – Sec 6.0

Draft Taxation of Vacant Residential Lands Policy

BACKGROUND SUMMARY

Council has indicated that they would like to encourage development of vacant lots. Although the City of Dawson initiated the Development Incentive Program, further steps are needed to encourage development of vacant lots. One of the methods implemented successfully in other Canadian municipalities is the adoption of a Taxation of Vacant Lands Policy, along with a Tax Levy Bylaw amendment. Drafts of the policy is provided.

ANALYSIS / DISCUSSION

The Taxation of Vacant Lands policy provides Administration guidance on determining the definition of Vacant Land for the purposes of levying on taxable real property in the City of Dawson pursuant to sections 6.01 and 6.02 of the 2023 Tax Levy Bylaw.

RECOMMENDATION

Council provides feedback on the the proposed Taxation of Vacant Residential Land Policy with any suggested amendments.

APPROVAL

NAME:	Cory Bellmore, CAO	SIGNATURE:
DATE:		

City of Dawson

Taxation of Vacant Residential Lands Policy

2022-XX

POLICY STATEMENT

The City of Dawson encourages development of vacant residential lands through the use of a higher rate of municipal property taxation on those lands which have remained vacant for a defined duration of time.

1.00 Purpose

- 1.01 The purpose of this policy is to establish policy for the taxation of vacant residential lands which have remain undeveloped for a defined period of time.

2.00 Definitions

- 2.01 The following terms are used within this policy and are defined as follows:

- a) "Planning Manager" - means the Development and Planning Manager or their delegate as appointed by the Chief Administrative Officer (CAO).
- b) "Assessment Class" - refers to a property's classification for tax assessment purposes, as determined in the annual Tax Assessment Roll and confirmed by the Planning Manager.
- c) "Council" - means the Council of the City of Dawson
- e) "Physical Condition Date" - the statutory date prescribed within the Assessment and Taxation Act of the Yukon for use by the Planning Manager in determining what buildings and/or improvements existed on a property as of July 31st of the year immediately before the taxation year.
- f) "Vacant" - the term "vacant" for the purposes of this policy shall refer to any property which the Planning Manager has deemed to be undeveloped and not having any habitable physical construction on site, as of a given statutory date.
- g) "Vacant Lands Tax Rate" - this shall be the reference given to the higher rate of taxation given to those properties which are deemed affected by this policy.
- h) "Year of Subdivision" - the year in which a property was subdivided and registered at Yukon Land Titles Office.

3.00 Responsibilities

- 3.01 Council is responsible for:
- a) the annual approval of the "Vacant Lands Tax Rate" which will appear within the annual Tax Levy Bylaw.

- b) Council is responsible for the approval of the bylaw as required under the Municipal Act for the creation of a residential assessment sub-class, which facilitates the taxation of that sub-class at a higher rate of taxation.

3.02 The Planning Manager is responsible for:

- a) the annual determination of which vacant residential properties will be subject to the “Vacant Lands Tax Rate”. Discretion resides with the Planning Manager to review, inspect, and determine which vacant residential lands meet the criteria as outlined in this policy, and to assess and tax those properties accordingly.

4.00 Vacant Land Taxation Standards - General

- 4.01 Residential lands which have physically existed, as defined by their “Year of Subdivision”, for less than seven years, and have remained vacant during that time period, are subject to the regular residential municipal tax rate, and are unaffected by this policy.
- 4.02 Residential lands which have physically existed, as defined by their “Year of Subdivision”, for seven years or longer, and have remained vacant during that time period are subject to the “Vacant Lands Tax Rate”.

5.00 Applicable Properties

5.01 Only those properties which meet each of the following three (3) criteria will be subject to the “Vacant Lands Tax Rate”:

- a) Properties having one of the following land use zoning classifications:

- RS1 Zone (Single Detached and Duplex Residential)
- RS2 Zone (Multi-Unit Residential)
- RSC Zone (Country Residential)
- RSM (Mobile Home)
- RMH (Residential Mini-home)

- (b) Properties described by either of the following circumstances:

- (i) Properties which have remained vacant for a period of seven (7) years or greater since their time of final subdivision. The following schedule will apply:

Tax Year	Physical Condition Date	Year of Subdivision for use of Vacant Lands Tax Rate
2023	December 31, 2022	2015 or earlier
2024	December 31, 2023	2016 or earlier
2025	December 31, 2024	2017 or earlier
2026	December 31, 2025	2018 or earlier

Tax Year	Physical Condition Date	Year of Subdivision for use of Vacant Lands Tax Rate
2027	December 31, 2026	2019 or earlier

Example 1: A vacant R1-zoned lot remains vacant as of Dec 31, 2022 as confirmed by the Planning Manager. If its year of subdivision is 2015 or earlier, then it has chronologically remained vacant for seven or more years. Therefore it is subject to the “Vacant Lands Tax Rate” for the 2023 tax year and all subsequent tax years until such time as the lot is developed.

Example 2: A vacant R1-zoned lot remains vacant as of Dec 31, 2022 as confirmed by the Planning Manager. Its year of subdivision is 2016. It has chronologically remained vacant for six years. Therefore it is not subject to the “Vacant Lands Tax Rate” until the 2024 tax year.

- (ii) Properties which were formerly improved, but have had the improvements demolished and have remained vacant for a period of seven (7) years or greater since their time of demolition. In cases where properties become vacant as a result of demolition, the start date for counting years of vacant status will commence at December 31st of the year of demolition.

Example: A property has physically existed since 1962. The residential dwelling on site was built in 1963 and demolished in 2014. 2014 becomes the start date of the vacant status period, not the year of subdivision; 1962.

- c) Properties which are considered to be fully serviced and developable. Examples of property that may not be developable may include, but not limited to, those properties with impediments to development such as access, topography, geotechnical or encroachments. In situations where servicing and/or developability are in question, discretion is given to the Planning Manager as to which residential “Assessment Class” the property will fall into, and if the “Vacant Lands Tax Rate” should apply.

6.00 Excluded Properties

- 6.01 The following properties exhibiting any of the criteria below are intended to be excluded from this policy:
 - a) R1, R2 or R3 zoned properties larger than 1.62 hectares (4 acres) in area that are deemed by the Planning Manager to not yet be in their final and subdivided end use.
 - b) R1, R2 or R3 zoned properties, whereby the property owner holds title to an adjacent improved property, and whereby the vacant lot in question has been integrated into the yard space enjoyed by the primary improved property. Typically these properties are landscaped, treed, and fenced and are contiguous with the adjacent lot where the primary residence is located.

- c) R1, R2 or R3 zoned properties that have structures on them that are Historic Resources that are listed in the Yukon Historic Sites Inventory or have been designated as Municipal Historic Sites.
- d) For clarity, properties that have the following land use zoning are not subject to this policy:
 - CG
 - CMC
 - CML
 - CMS
 - INS
 - MHI
 - MSI
 - NOZ
 - OSP
 - PI
 - PLM
 - PRC
 - QRY
 - REC
 - RMH

7.00 Applicable Municipal Tax

- 7.01 The tax rate for general municipal purposes shall be set by Council in the Tax Levy Bylaw.

8.00 Determination of Vacant Status

- 8.01 For the purposes of this policy, the following criteria will be used by the Planning Manager to determine the “Assessment Classification” for the application of this policy:
 - a) The legislated “Fair Value Date” of July 31st, shall be used as the date by which the Assessor annually determines the property’s status for assessment and tax purposes.
 - b) Property Owners will receive a Notice of Vacant Land Status mailed on or before December 31st prior to the year of taxation to the address as per the Taxation and Assessment Roll.
 - c) In any instance where a property owner disputes their vacant status (their assessment classification) the remedy will be for the property owner to contact the Planning Manager on or before February 28th, and if the dispute is not resolved, the recourse available to the property owner is through appeal to Council.

9.00 Reversion to Regular Residential Tax Rate

- 9.01 A property which is taxed at the “Vacant Lands Tax Rate” will revert back to the regular residential municipal tax rate under the following scenarios:

- a) Physical housing construction has commenced on or before December 31st of the tax year in question. Discretion remains with the Planning Manager as to the confirmation of construction activity. The tax rate reversion will be enacted during the current tax year, by way of an assessment correction, and the Development Approval Authority will prorate the tax calculation to the nearest 1st of the month when construction was visibly evident.

9.02 A property which is taxed at the “Vacant Lands Tax Rate” will not revert back to the regular residential municipal tax rate under the following scenarios:

- a) The property owner has been issued a *development permit* by the City of Dawson in respect of the property on or before December 31st of the assessment year in question.
- b) The property is sold and title is transferred to a new owner. Change in ownership does not affect the vacant status provisions referred to in section 5.00 above.
- c) The property is subdivided, consolidated, amended or legally altered in a manner that at the discretion of the Planning Manager, has not materially changed the nature of the property, nor the vacant status of the lot.

Example 1: A property owner adds five feet of width to their vacant lot via lot consolidation, and the amended lot is registered at Land Titles and given a new legal description with a new plan number. For the purposes of this policy, the vacant status does not “reset” because of the lot consolidation and new Year of Subdivision.

Example 2: An existing R2 lot has remained vacant for ten years. The property owner then subdivides and changes the zoning for the existing 464 m² (5,000 ft²) R2 lot into two 232.3 m² (2,500 ft²) R1 lots. For the purposes of this policy, the vacant status does not “reset” because of the lot subdivision or change in land use zoning.



THE CITY OF DAWSON

XXX Tax Levy Bylaw

Bylaw No. 2023-xx

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

WHEREAS section 55(2) of the *Assessment and Taxation Act* requires that each municipality shall levy taxes upon all taxable real property within its jurisdiction; and

WHEREAS section 55(3) of the *Assessment and Taxation Act* provides for the establishment of different classes of real property, and varied tax rates according to the class of real property to be taxed; now

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

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the **XX Tax Levy Bylaw**.

2.00 Purpose

The purpose of this bylaw is to levy taxes for the year XX.

3.00 Definitions

3.01 In this Bylaw:

- (a) Unless expressly provided for elsewhere within this bylaw the provisions of the Interpretations Act (RSY 2002, c. 125) shall apply;
- (b) “city” means the City of Dawson;
- (c) “council” means the council of the City of Dawson;
- (d) “residential” means all property used primarily for residential purposes and designated one of the following assessment codes on the “City of Dawson Assessment Roll”: REC, RMH, RS1, RS2, RSC, or RSM.
- (e) “non-residential” means all property used primarily for commercial, industrial and public purposes and designated one of the following assessment codes on the “City of Dawson Assessment Roll”: CG, CMC, CMH, CML, CMS, INS, MHI, MSI, NOZ, OSP, PI, PLM, PRC, or QRY.



THE CITY OF DAWSON

XXX Tax Levy Bylaw

Bylaw No. 2023-xx

- (f) “vacant” means all property classified as vacant as per the Taxation of Lands Policy (2022-xx)

PART II – APPLICATION

4.00 Tax Rates Established

- 4.01 A general tax for the year 2022 shall be levied upon all taxable real property in the City of Dawson classified “non-residential” at the rate of 1.85 percent.
- 4.02 A general tax for the year 2022 shall be levied upon all taxable real property in the City of Dawson classified “residential” at the rate of 1.56 percent.

5.00 Minimum Tax

- 5.01 The minimum tax for the year 2022 on any real property classified “residential” shall be eight hundred dollars (\$800.00) except for real property with a legal address in West Dawson where the minimum tax shall be three hundred and fifty dollars (\$350.00).

The minimum tax for the year 2022 on any real property in the City of Dawson classified “non-residential” shall be eleven hundred dollars (\$1,100.00).

6.00 Vacant Lands Tax Rate

- 6.01 A vacant land tax for the year 2023 shall be levied upon all taxable real property in the City of Dawson classified as vacant as per the Taxation of Vacant Lands Policy (2022-xx) at a rate of the general tax x 1.5.
- 6.02 For properties subject to minimum tax, under section 5.01, a vacant land tax for the year 2023 shall be levied upon all taxable real property in the City of Dawson classified as vacant as per the Taxation of Vacant Lands Policy (2022-xx) at a rate of the minimum tax x 1.5.

PART III – FORCE AND EFFECT



THE CITY OF DAWSON

XXX Tax Levy Bylaw

Bylaw No. 2023-xx

7.00 Severability

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

8.00 Bylaw Repealed

- 8.01 Bylaw 2022-02, and amendments thereto, are hereby repealed.
- 8.02 All previous year's tax levies as presented in property tax notices from the City of Dawson shall continue to apply.

9.00 Enactment

- 9.01 This bylaw shall be deemed to have been in full force and effect on January 1, 2023.

10.00 Bylaw Readings

Readings	Date of Reading
FIRST	
SECOND	
THIRD and FINAL	

William Kendrick, Mayor
Presiding Officer

Cory Bellmore, CAO
Chief Administrative Officer

Vacant Lots in City of Dawson

Encouraging Development



Researching The Potential of Tax Policy

First Draft Report

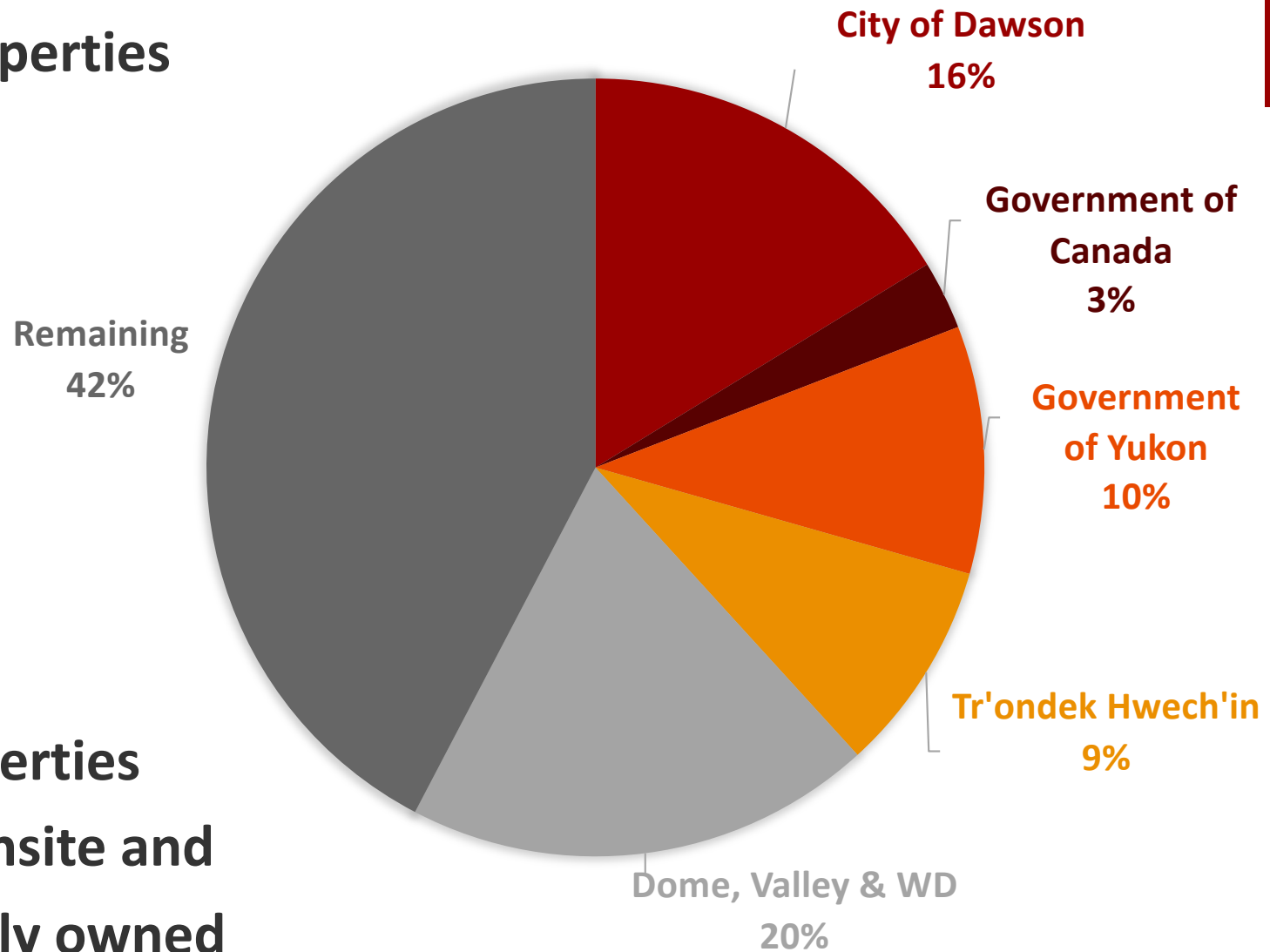
Tax Roll 2021 – Location and Ownership

■ 1224 properties

■ 518 properties

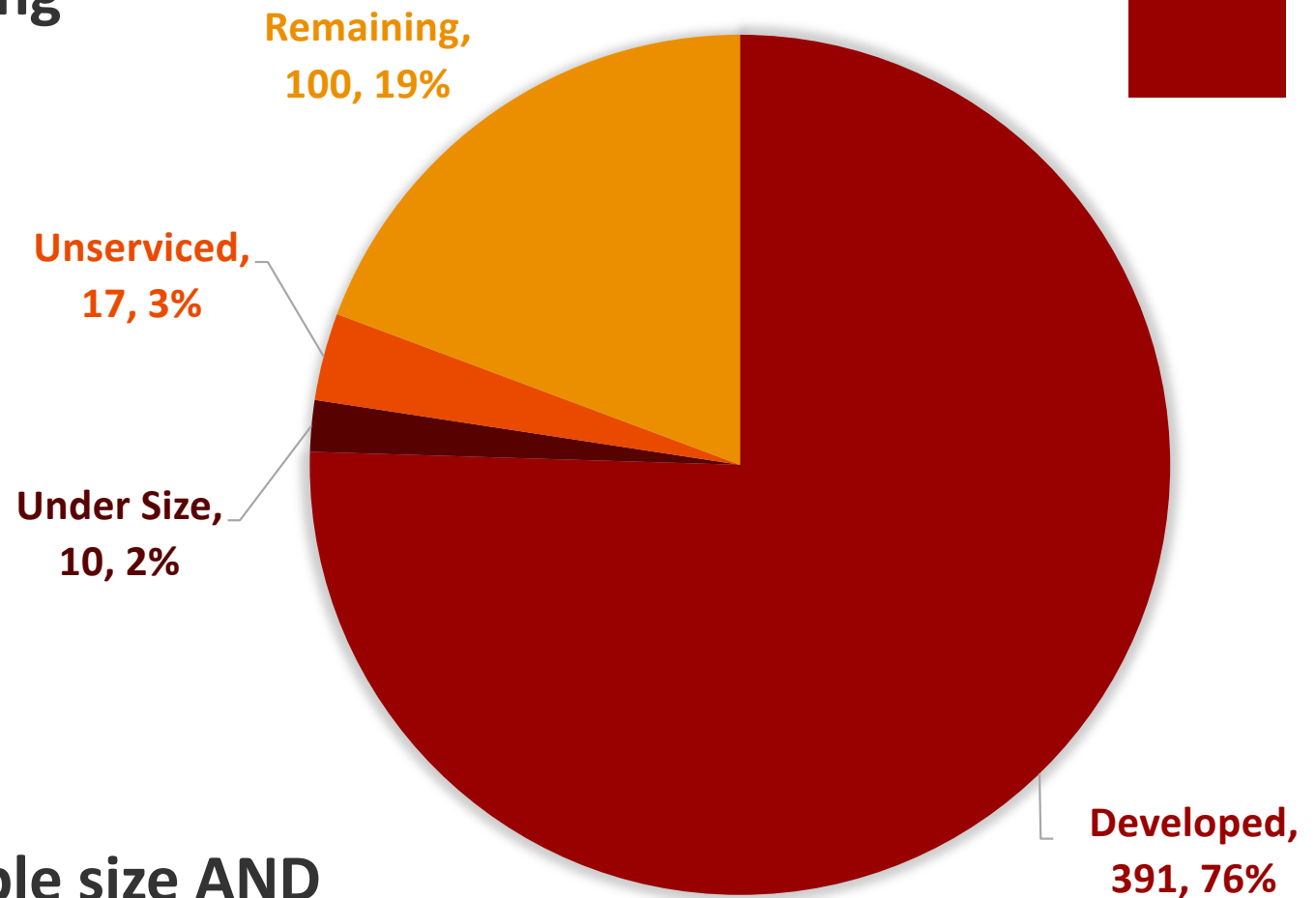
■ In Townsite and

■ privately owned



Tax Roll 2021 – Buildings, Services & Size

- Of the 518 remaining properties

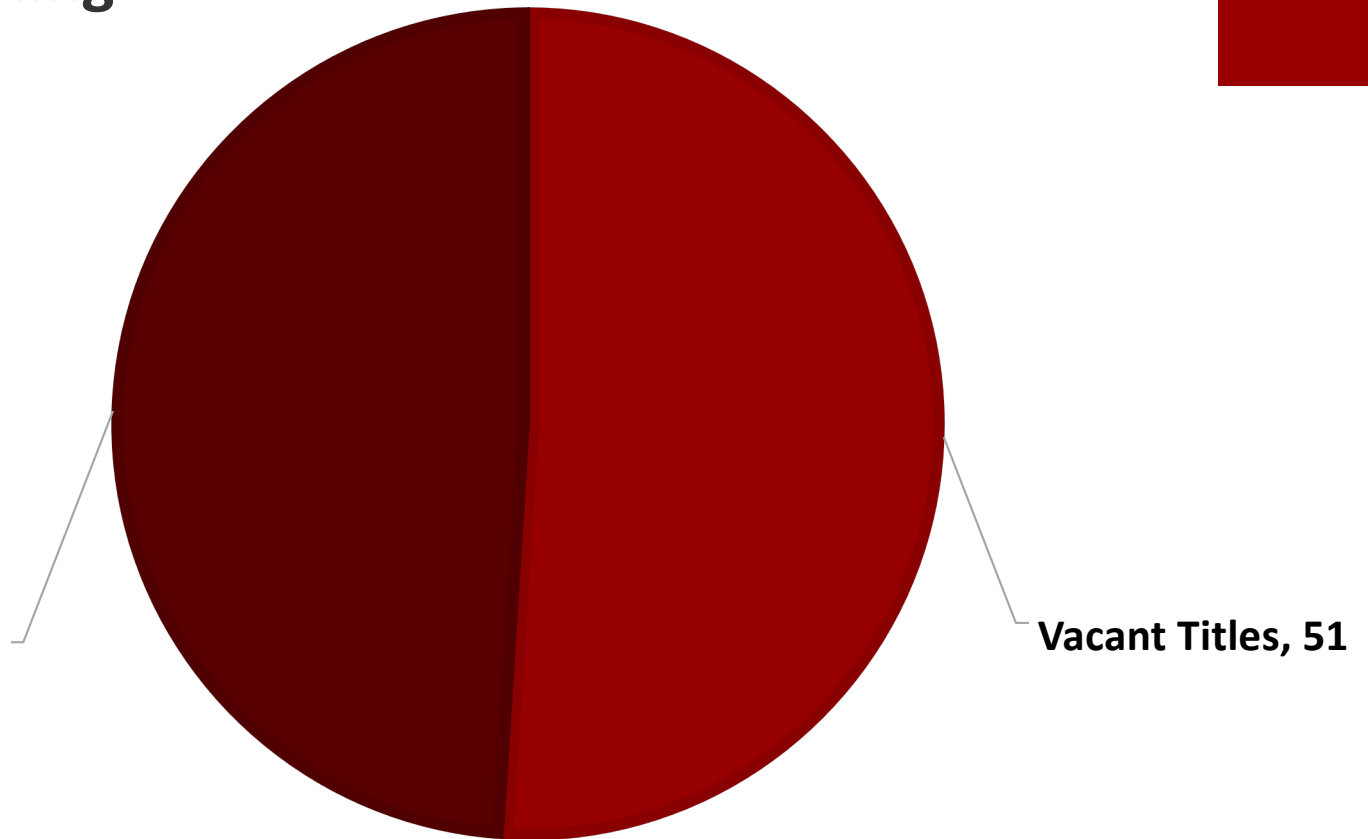


- 100 properties
 - Serviced and viable size AND
 - Vacant lot or
 - Consolidated property including a vacant lot

Tax Consolidations

- Of the 100 remaining properties

Consolidated
Vacancies, 49

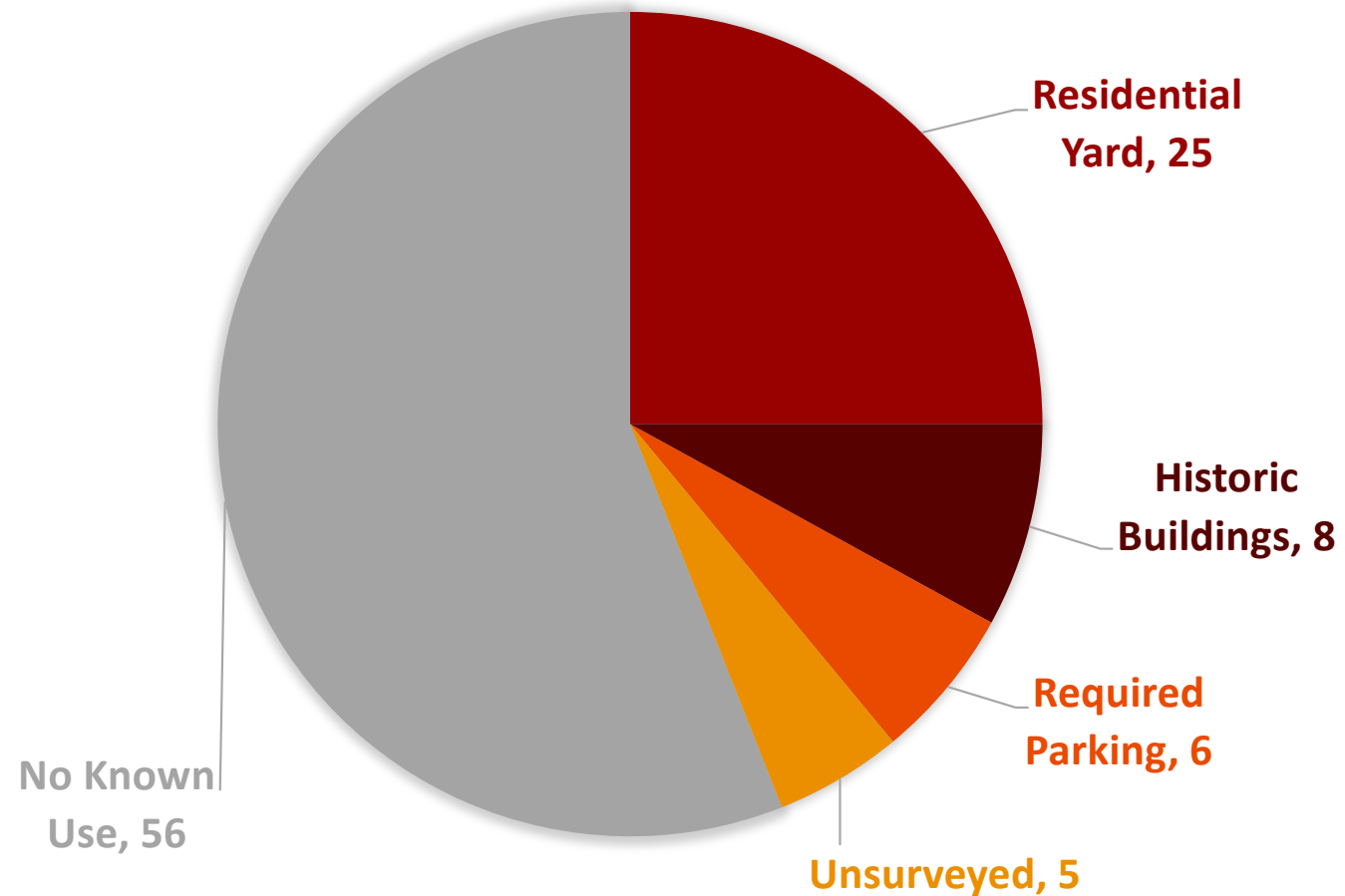


Vacant Titles, 51

- 51 clear vacant titles
- 49 vacant lots are part of tax consolidations

Use

- Of the 100 remaining properties

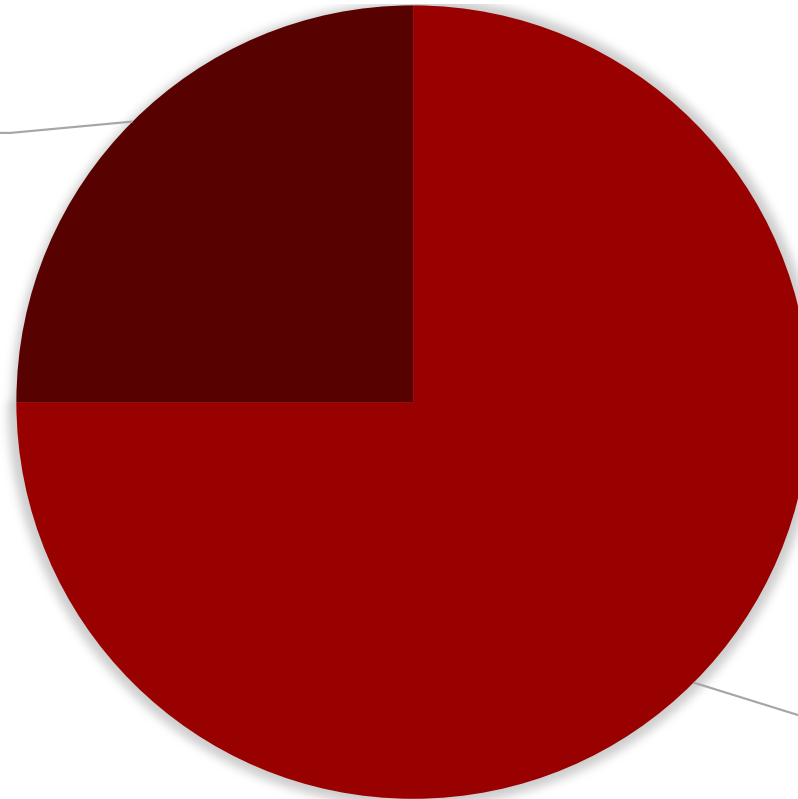


- 44 are in active use without a taxable improvement or unsurveyed

Tax Consolidations

- Of the 56 remaining properties

Consolidated
Vacancies, 14

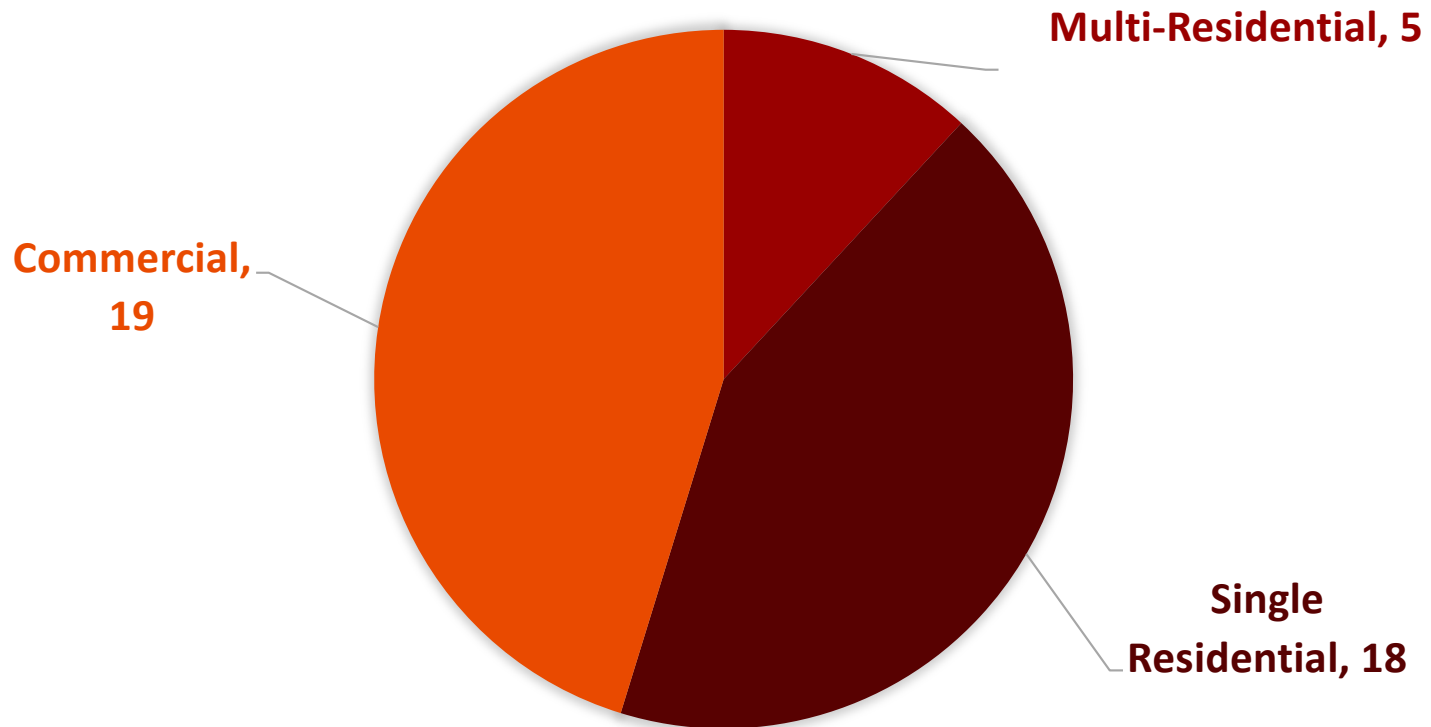


Vacant Titles,
42

- 42 clear vacant titles
- 14 vacant lots are part of tax consolidations

Zoning

■ Of the 42 clear vacant titles

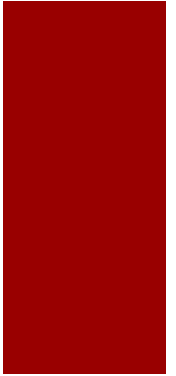


■ Multi-Residential includes:

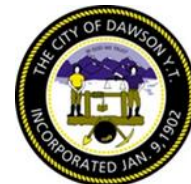
- 3 lots at 5th & King (development plan in progress)
- 1 lot at 6th & Princess (former Korbo site – Yukon Housing)

Next Steps

- Research owner development plans/permits in-progress
- Investigate if the 14 vacant lots are legitimately consolidated for tax purposes under Yukon laws
 - Would not be impacted by any rise in minimum tax
 - 7 are residential and 7 are commercial
- Field inspections of vacant lots to further consider
 - Structures not visible from imagery
 - Other encroachments
 - Any other impediments to development such as access, topography, geotechnical etc.



Report to Council



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

☐ In Camera

AGENDA ITEM:	North End Project	
PREPARED BY:	Planning & Development	Attachments: - Attested ICIP Application for North End Development
DATE:	May 18, 2022	
RELEVANT BYLAWS / POLICY / LEGISLATION:	Municipal Act Official Community Plan Zoning Bylaw North End Plan Subdivision Bylaw	

RECOMMENDATION

That Committee of the whole receive this update and provide direction to administration to continue to move this project forward with:

Option A – Lots 1-7 and civil infrastructure to existing homes

Option B – Lots 1-5 and civil infrastructure to existing homes

ISSUE / PURPOSE

The completion of the North End project, land development and services, has been an ongoing priority for the City of Dawson for many years. The purpose is to move forward with this project to bring lots to market and service lots that are currently not serviced by municipal water and sewer and ensure value for residents for their investments in the community.

BACKGROUND

North End planning has had several iterations over the decades. In 2018, Council approved the work to go forward with North end planning again via adoption of the North End Plan and approval of the North End Concept Plan (below).

Figure 1: Final Development Concept



The Concept plan moving to final lot design was dependent on lot development suitability for geotechnical, environmental, and heritage assessment outcomes of the area, as well as minor lot adjustments to resolve encroachments where feasible. The North End plan was broken into 2 phases in an effort to expedite lots to market.

It was determined that the project was to be undertaken by the Yukon Government (Land Development Branch) with assistance and cooperation with the City of Dawson. As such, YG development protocols and processes were followed. Planning, engineering, and feasibility studies in Phase I commenced in 2019 – 2020. Geotechnical and environmental feasibility studies yielded results that have caused project delays. This includes environmental remediation requirements and the consideration of geotechnical results associated with the Moosehide Slide (previously reported to Council). These many studies in turn created barriers to quick success with this project creating the need for environmental permits, limiting potential permanent buildable areas near the toe of the slide as well as the installation of a monitoring system for the Moosehide Slide (this work is ongoing and a presentation is expected to council from the Yukon Geological Society in August, 2022).

As provided in the previous update, YG made the decision to hand the project over to the City of Dawson. Following receipt of this letter, Administration has been working with YG to obtain updates and details on the project financials, work done to date, and required next steps so that the project scope and feasibility can be evaluated prior to the City of Dawson rendering a decision on taking over the project. It should be noted that no decision has been finalized at this time requiring direction from council.

Documents

The City received the updated document titled 'Information Package for Project Handover to City of Dawson' that was prepared by YG LDB for the purpose of handing over the North End Development project to the City on May 10, 2022. (Reported to council May 18, 2022) The information is structured by discipline/area, and aims to provide the most pertinent information in each area that the City will need to move this project forward. The information included the project financials and recoveries.

Following this, the 'Potential Scope Reductions' document prepared by YG LDB reviews potential scope reductions for the Dawson North End project, as requested by City Administration as a way to explore improving the financial feasibility of this project following the initial full project projected deficit.

Further work and documents that are attached to this report were received on July 16, 2022 as we continued to discuss how to take this information and create a successful project (discussed below for the options with reduced scope).

ANALYSIS / DISCUSSION

City Management of the Project

As a high level (and not all encompassing) overview, the following is involved in completing the project:

- Hiring project manager – to assist inhouse completion
- Encroachment resolution – time sensitive for selected lot development and civil works areas
- Managing development constraints (geotechnical constraints)
- Local improvement charge bylaw
- Road closure bylaw
- Subdivision approval
- Land sale bylaw & agreements
- Completion of civil design
- Tendering
- Environmental permitting
- Arsenic hotspot removal

- Identifying location for stockpiling waste material
- Contaminated Soil Management Plan
- Water licensing
- Finalizing Utilities (Power/Tel/Data) with Yukon Energy & NWTel
- Public communications
- Legal survey
- Lottery preparation (lot appraisal, document prep, municipal addressing, sales agreements)

Some pros/cons associated with the City taking on the project that were provided in the earlier update include:

Pros	Cons
The project gets done (existing properties are serviced, lots developed, potential for encroachments addressed now or in the future).	Financial deficit (current \$1.4m deficit) & taking on financial risk.
	Geotechnical liability risk associated with the Moosehide (YG has agreed to install a monitoring system and program to reduce this risk as previously reported at council)
	Requirement to use YG procurement methods.
	The water license for dewatering trench groundwater is currently under YG. If City takes the project over this license will have to be assigned to the City and may increase time.
	Scope of project requires significant Administrative resources and therefore reduces possibility of other priorities.

Administration has continued to work with Yukon Government to analyze the previous package provided in the project handover and to find solutions to some of the Cons listed above. Following is the update to these issues:

Financial deficit – 2 options have been analyzed (A & B below) with reduced scopes that will bring the most success to completion of the main goals of this project.

ICIP Funding – we required determination that if we needed to reduce the scope of this project (reduction of lots but maintain full civil infrastructure build) that we would not see a reduction in funding approved under the ICIP application. It has now been confirmed that we will not lose funding based on reduced lots as a main purpose of ICIP was the civil infrastructure.

Water License – we were informed that if we agreed to take on this project that we would need to have the dewatering license that is currently under the main Yukon Government IDB civil infrastructure assigned to the City of Dawson water license. We have confirmed that there could be 2 options as a solution

1. Amendment of the current City of Dawson license to include this potential de-watering work
2. Use the authorization under the water license held by IDB – this would include a requirement written into the Transfer payment agreement that we would provide the needed reports to satisfy this license for the Water board

Preference for this item is #2.

Procurement Requirements – we were initially informed that we would need to follow the YG procurement rules even if we were running the project under the City of Dawson administration. We have confirmed that this is

not a requirement, we can use the City of Dawson procurement policy to guide these contracts as long as they meet the requirements of fairness and transparency of the ICIP program.

Additional work taken on by Land Development Branch – at this time LDB has completed the arsenic hot spot removal within the lots 1-7 block. This block is now free of any environmental concerns.

Two options that have been further explored in the scope and budget are outlined below.

Option #1: Infrastructure Servicing + Development of 7 Lots by City

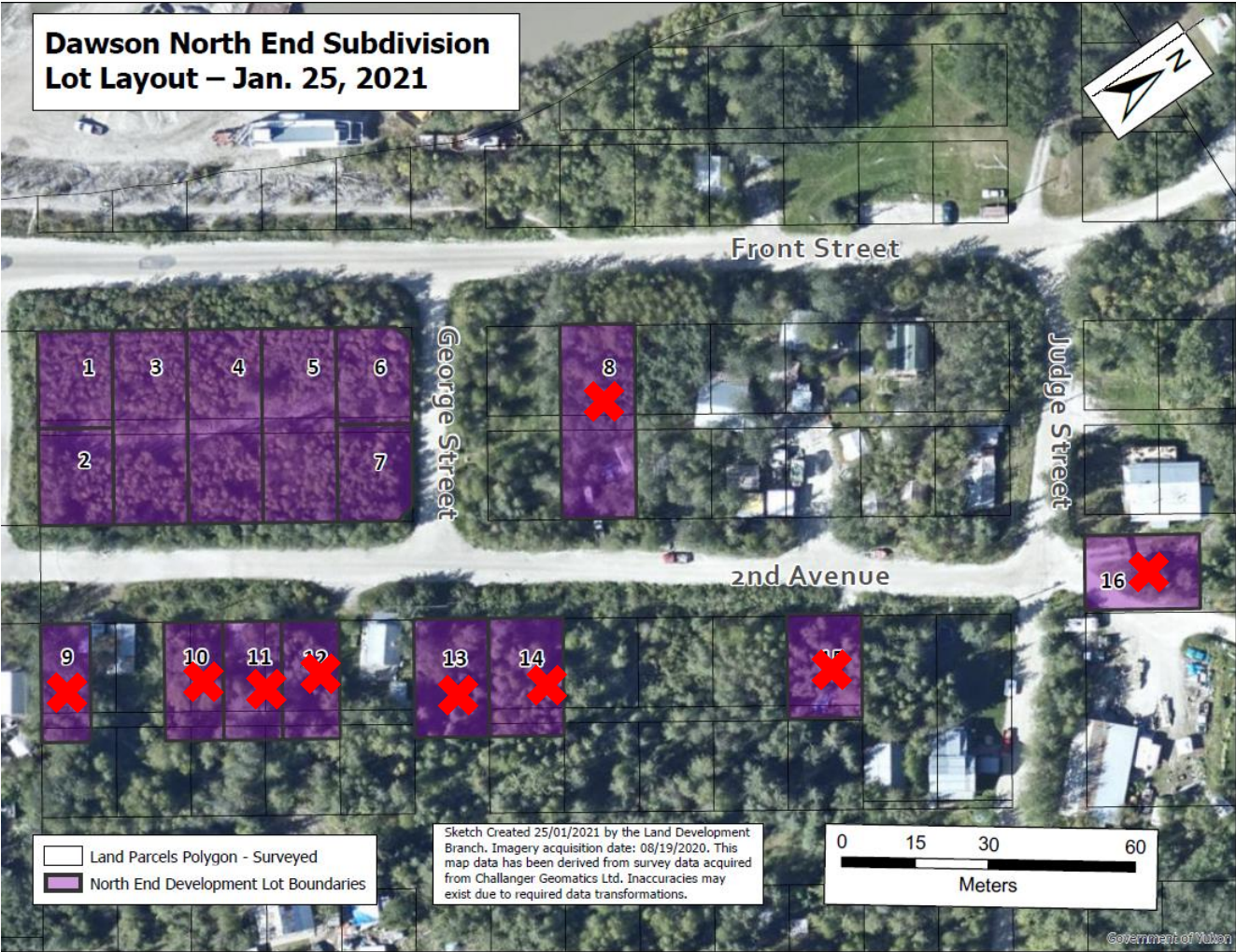


Figure 2: Option #1

Some pros and cons associated with pursuing option #1 include:

Pros	Cons
Existing properties are serviced & the cost is partially alleviated by the revenue from the sale of the 7 lots.	Less lots being created than the conceptual design
Not taking on the geotechnical liability risk associated with the Moosehide Slide given that the monitoring/warning system is not yet in place (monitoring system only alleviates loss of life risk, not loss of property).	Reduced scope and financial cost of civil works if only doing a service extension and servicing these 7 lots.

Only arsenic hotspot removal required for environmental mitigations for development of Lots 1-7. [now complete]	Environmental mitigations for areas not being developed possibly still required (unclear at this time).
	If environmental mitigations are not required for areas not being developed, City retains contaminated sites.
Omittance of other lots reduces costs.	

As presented at the last update, further work was required to determine what costs reductions could be achieved with a reduced scope of work.

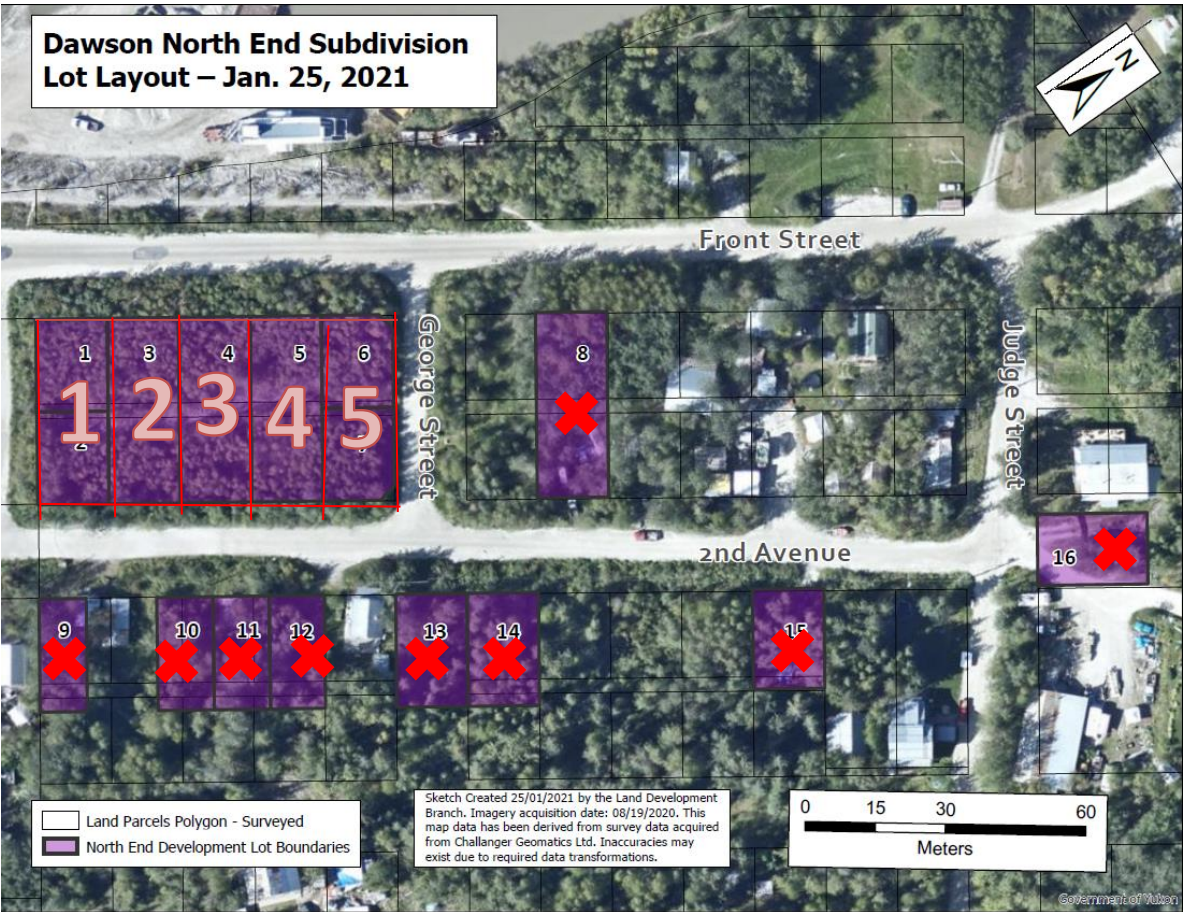
The following table is an updated version of pursuing the lots 1-7 option

Dawson North End - Block B with reductions from LDB plans				
Project Budget				
Last update: May 12, 2022				
Project Component	Costs to Date (YG costs)	Remaining Project Costs	Total Budget	
Feasibility	\$213,670		\$213,670	
Environmental Investigations ¹	\$428,367		\$428,367	
Planning	\$88,340		\$88,340	
Design ²	\$140,322		\$140,322	+\$8k tender doc updates
Yukon Energy Corp.	\$17,875	\$80,000	\$97,875	-\$100k due to reduced # of lots
Northwestel		\$15,000	\$15,000	-\$20k due to reduced # of lots
Municipal Services Installation ³		\$3,291,500	\$3,291,500	-\$130k (remove 9 lot services -\$120k, remove clearing/stripping/grubbing -\$10k)
Construction Admin - services ⁴		\$66,000	\$66,000	construction oversight -\$210k, remove heritage oversight -\$8k)
Lot Grading Construction ⁵		\$0	\$0	-\$567,500 (remove lot grading) - recommend grading be addressed in lot sale conditions
Construction Admin - lot grading		\$0	\$0	-\$35k (remove constuction admin for lot
Contaminated Material Disposal ⁶		TBD		
Legal Survey		\$25,000	\$25,000	-\$45k due to reduced # of lots
Market Value Appraisals	\$3,000		\$3,000	
Micellaneous		\$5,000	\$5,000	
Total Costs	\$891,574	\$3,482,500	\$4,374,074	
Revenues & Recoveries				
Federal ICIP Funding	-\$306,214	\$2,243,786	\$2,550,000	\$2.55 million is total federal dollars, \$2.24 million is the balance of federal funding remaining, \$306K is amount already claimed by are YG (eligible) costs on the project spent to-
YG Contribution ⁷	-\$585,360	\$864,640	\$1,450,000	
Lot Sales Revenue			\$559,358	
LIC Revenue			\$104,000.00	
Total Available Revenues & Recoveries			\$4,663,358.00	
Total Project Cost			-\$4,374,074	
Balance			\$289,284	

Notes:				
1 - includes \$26,000 budget for 22/23, for wrap up environmental investigations - hotspot remediation (\$16,000), contaminated soil management plan (\$6,000), performance verification plan (\$6,000), Risk Assessment Revisions (\$8,000)				YG paying for this outside of budget
2 - includes \$8,000 budget for 22/23, for design and tender document revisions				
3 - includes \$328,500 in provisional items which we anticipate only requiring approx. 70% (many of these items are for unknown geotechnical conditions, which is difficult to predict). Does not include 5% contingency included in AE's latest cost estimate (due to budget constraints), however it's recommended that a contingency is included, to account for unanticipated site conditions found during the construction works (probable due to the nature of the site and potential to encounter unanticipated conditions - unsuitable soils or other geotechnical found conditions, chance find heritage resources, environmental conditions, etc.). Less \$120k for removal of lot services to lots 8 to 16				
4 - includes construction engineering oversight (\$210k {240,000-30,000}), survey for payment (\$15,000), geotechnical oversight (\$15,000), materials testing (\$20,000), heritage oversight (\$8,000), asbestos air quality monitoring (\$10,000), turbidity testing (\$6,000)				
5 - includes \$428,000 in provisional items which we anticipate only requiring approximately 70% (difficult to predict). Does not include 5% contingency				
stockpile the contaminated material at a temporary location, with final disposal options to be considered				
7 - YG costs incurred to date and forecasted less ICIP recoveries to date (includes +\$8k for tender revisions)				

- This option requires confirmation that servicing of lots 1 and 6 are reasonable to service to civil infrastructure with Public Works

Option #2: Infrastructure Servicing + Development of 5 Lots by City



The following table is an updated version of persuing the lots 1-5 option

Project Component	Costs to Date (YG costs)	Remaining Project Costs	Total Budget				
Feasibility	\$213,670		\$213,670				
Environmental Investigations ¹	\$428,367		\$428,367				
Planning	\$88,340		\$88,340				
Design ²	\$140,322		\$140,322	+\$8k tender doc updates			
Yukon Energy Corp.	\$17,875	\$60,000	\$77,875	-\$120k due to reduced # of lots			
Northwestel		\$15,000	\$15,000	-\$20k due to reduced # of lots			
Municipal Services Installation ³		\$3,148,000	\$3,148,000	-\$273.5k (remove 9 lot services -\$120k, remove clearing/stripping/grubbing -\$10k, remove lots 1 & 6 - \$143,500)			
Construction Admin - services ⁴		\$66,000	\$66,000	-\$248k (remove 9 lot services -\$30k, remove AE construction oversight -\$210k, remove heritage oversight \$8k)			
Lot Grading Construction ⁵		\$0	\$0	-\$567,500 (remove lot grading) - recommend grading be addressed in lot sale conditions			
Construction Admin - lot grading		\$0	\$0	-\$35k (remove construction admin for lot grading)			
Contaminated Material Disposal ⁶		TBD					
Legal Survey		\$22,000	\$22,000	-\$48k due to reduced # of lots			
Market Value Appraisals	\$3,000		\$3,000				
Micellaneous		\$5,000	\$5,000				
Total Costs	\$891,574	\$3,316,000	\$4,207,574				
Revenues & Recoveries							
Federal ICIP Funding	-\$306,214	\$2,243,786	\$2,550,000	\$2.55 million is total federal dollars, \$2.24 million is the balance of federal funding remaining, \$306K is amount already claimed by YG from Canada			
YG Contribution ⁷	-\$585,360	\$864,640	\$1,450,000	1.45 million is YG's "25%" contribution 585 K are YG (eligible) costs on the project spent to-date			
Lot Sales Revenue			\$446,650				
LIC Revenue			\$104,000.00				
Total Available Revenues & Recoveries			\$4,550,650				
Total Project Cost			-\$4,207,574				
Balance			\$343,076				

Notes:

1 - includes \$36,000 budget for 22/23, for wrap-up environmental investigations - hotspot remediation (\$16,000), contaminated soil management plan (\$6,000), performance verification plan (\$6,000), Risk Assessment Revisions (\$8,000)

YG paying for this outside of budget

2 - includes \$8,000 budget for 22/23, for design and tender document revisions

3 - includes \$328,500 in provisional items which we anticipate only requiring approx. 70% (many of these items are for unknown geotechnical conditions, which is difficult to predict). Does not include 5% contingency included in AE's latest cost estimate (due to budget constraints), however it's recommended that a contingency is included, to account for unanticipated site conditions found during the construction works (probable due to the nature of the site and potential to encounter unanticipated conditions - unsuitable soils or other geotechnical found conditions, chance find heritage resources, environmental conditions, etc.). Less \$120k for removal of lot services to lots 8 to 16

4 - includes construction engineering oversight (\$210k {240,000-30,000}), survey for payment (\$15,000), geotechnical oversight (\$15,000), materials testing (\$20,000), heritage oversight (\$8,000), asbestos air quality monitoring (\$10,000), turbidity testing (\$6,000)

5 - includes \$428,000 in provisional items which we anticipate only requiring approximately 70% (difficult to predict). Does not include 5% contingency.

stockpile the contaminated material at a temporary location, with final disposal options to be considered

7 - YG costs incurred to date and forecasted less ICIP recoveries to date (includes +\$8k for tender revisions)

Option #3: Entire Project by City (infrastructure servicing + development ~11 lots for sale + 3 lots for lease)

No further detailed work has been invested in this option as it is financially not feasible and creates a great risk for the City to complete this level at this time.

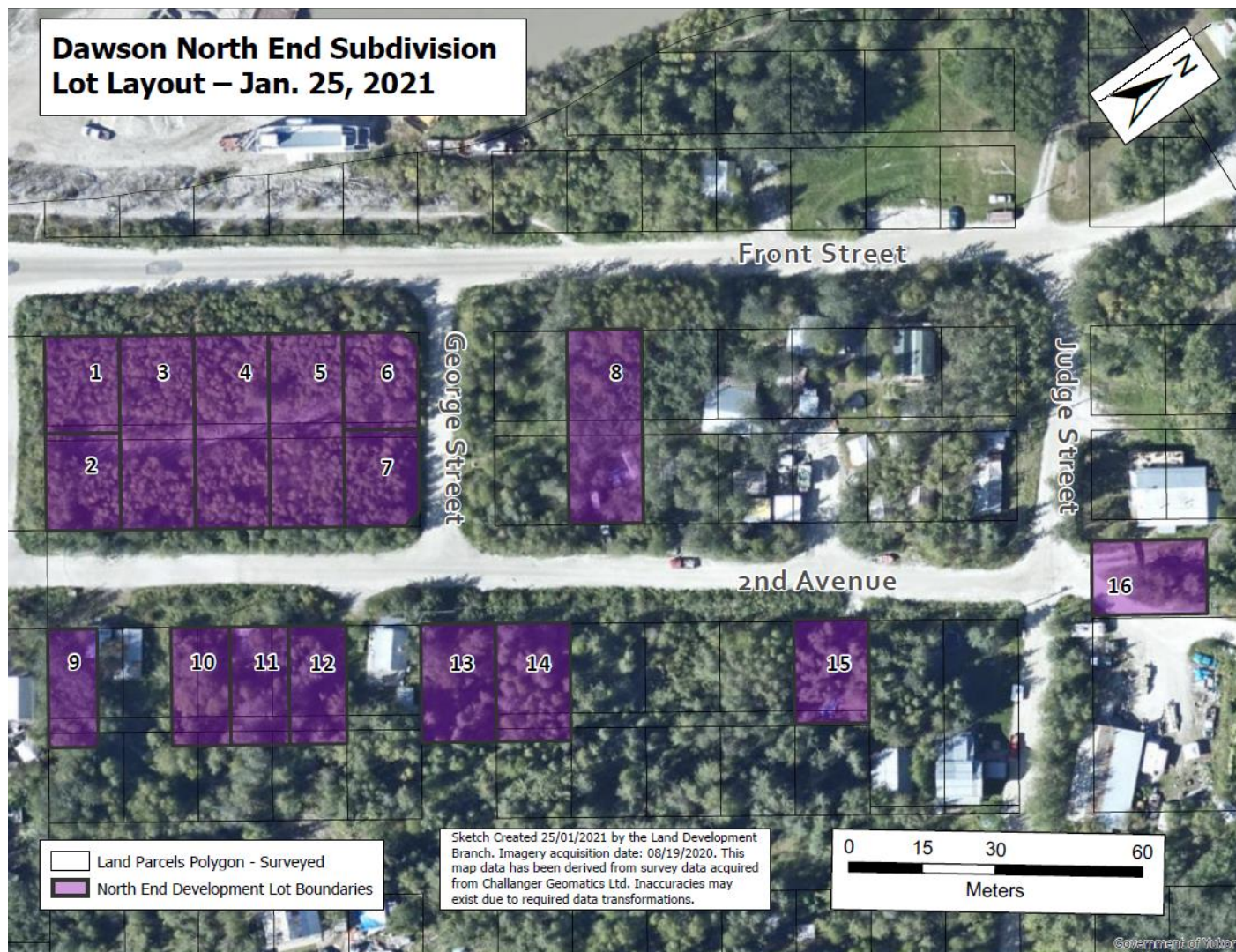


Figure 4: Option #2

Some pros and cons associated with pursuing option #2 include:

Pros	Cons
Existing properties are serviced, more lots are created & the cost is partially alleviated by the revenue from the sale/lease of the lots	Cost feasibility with current project expectations (\$1.4m deficit)
	Liability risk (geotechnical) – reliant on the installation and operation of a monitoring system for the Moosehide Slide
	City taking on property management role in leasing lots
	Revenue from the lease lots is marginal
	Delay in lot sales due to waiting for the early warning monitoring system

Project Component	Costs to Date (YG costs)	Remaining Project Costs	Total Budget
Feasibility	\$213,670		\$213,670
Environmental Investigations ¹	\$464,367		\$464,367
Planning	\$88,340		\$88,340
Design ²	\$144,322		\$144,322
Yukon Energy Corp.	\$17,875	\$180,000	\$197,875
Northwestel		\$35,000	\$35,000
Municipal Services Installation ³		\$3,421,500	\$3,421,500
Construction Admin - services ⁴		\$314,000	\$314,000
Lot Grading Construction ⁵		\$567,500	\$567,500
Construction Admin - lot grading		\$35,000	\$35,000
Contaminated Material Disposal ⁶		TBD	
Legal Survey		\$70,000	\$70,000
Market Value Appraisals	\$3,000		\$3,000
Micellaneous		\$5,000	\$5,000
Total Costs	\$931,574	\$4,628,000	\$5,559,574
Project Contingency			-
Total Project Cost			\$5,559,574
Revenues & Recoveries			
ICIP Funding	-\$306,214	\$2,243,786	-\$2,550,000
YG Contribution ⁷	-\$625,360		-\$625,360
Lot Sales Revenue			-\$846,793
Lease Lot Revenue			-\$39,220
LIC Revenue			-\$104,000.00
Budget Shortfall		\$2,243,786	\$1,394,201


Figure 5: Current budget for full project.

Project Component	Costs to Date (YG costs)	Remaining Project Costs (CoD costs)	Total Budget
Feasibility	\$213,670		\$213,670
Environmental Investigations ¹	\$464,367		\$464,367
Planning	\$88,340		\$88,340
Design ²	\$144,322		\$144,322
Yukon Energy Corp.	\$17,875	\$180,000	\$197,875
Northwestel		\$35,000	\$35,000
Municipal Services Installation ³		\$3,421,500	\$3,421,500
Construction Admin - services ⁴		\$314,000	\$314,000
Lot Grading Construction ⁵			\$0
Construction Admin - lot grading			\$0
Contaminated Material Disposal ⁶		TBD	
Legal Survey		\$70,000	\$70,000
Market Value Appraisals	\$3,000		\$3,000
Micellaneous			\$0
Total Costs	\$931,574	\$4,020,500	\$4,952,074
Project Contingency			-
Total Project Cost			\$4,952,074
Revenues & Recoveries			
ICIP Funding	-\$306,214	\$2,243,786	-\$2,550,000
YG Contribution ⁷	-\$625,360		-\$625,360
Lot Sales Revenue			-\$846,793
Lease Lot Revenue			-\$39,220
LIC Revenue			-\$104,000.00
Budget Shortfall		\$2,243,786	\$786,701

Potential reductions in expenses for recommended but not required work

Expenses to be detailed to know what may be removed (recommended but not required)

Figure 6: Budget for full project with potential scope reductions.

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE: 
DATE:	July 22, 2022	

ICIP Project Application (Interim version)

1 Project Tombstone Information	
Project Title	Project ID
Dawson City North End Development	ICIP-G-29
Investment Stream	
<input checked="" type="checkbox"/> Green Infrastructure: Environmental Quality	
Project Description	
<p>Extension of existing municipal infrastructure (water, sewer, stormwater (ditch, culvert and subsurface collection) and upgrade of power, communications, grading and roads to service existing lots and allow for additional developable lots to be added. The existing urban lots are not connected to municipal services. There is a high demand for residential lots in Dawson City. This project will provide residents in this historical neighbourhood access to critical services including fire protection and provide additional lots to address housing needs in Dawson.</p> <p>The project includes approximately 230 m of water and sewer main and 200 m of stormwater main, ditches and culverts. The project also consists of sanitary, water and stormwater manholes and catchbasins, water and sewer services to lot lines, road reconstruction and widening, and power and communications improvements.</p>	
Project Characteristics	
Is the asset public facing?	NO
The highest published accessibility standard, code, or by-laws in the jurisdiction will be met or exceeded	N/A
The highest published applicable energy efficiency standard in the jurisdiction will be met or exceeded	N/A
Ultimate Recipient	
Name	City of Dawson
Type	Municipality
Location	
Province/Territory	Yukon
Municipality	City of Dawson
Note: A .KML file <u>must</u> be submitted separately with this application or it will be considered incomplete.	

2 Project Finances

Sources of Funds

Are sources of funding secured for the total project costs?"

Yes.

If no, provide explanation.

Source	Amount (\$)
Total Project Costs	\$4,000,000
Total Eligible Costs	\$3,400,000
Program Contribution – Stream 1 <i>Green</i>	\$2,550,000
Program Contribution – Stream 2 <i>(specify)</i>	
Provincial or Territorial Contribution	\$1,450,000
Ultimate Recipient Contribution	
Other Contribution <i>(Specify, one row for each source)</i>	
Other Contribution <i>(Specify, one row for each source)</i>	

Fiscal Year Breakdown - INFC Share (April 1 to March 31)

2018-19		2023-24	
2019-20	\$1,550,000	2024-25	
2020-21	\$1,000,000	2025-26	
2022-22		2026-27	
2022-23		2027-28	

3 Project Implementation Details

Nature of the Project *(indicate % for each relevant type)*

%	New
15%	Rehabilitation
85%	Expansion
%	Other (provide explanation)

Asset Ownership

Will the Ultimate Recipient own and operate the asset?

Yes

If No, provide additional information

Percentage of design completed				
<input type="checkbox"/> not started	<input type="checkbox"/> up to 25%	<input checked="" type="checkbox"/> 26-50%	<input type="checkbox"/> 51-75%	<input type="checkbox"/> 76-100%
Construction Dates (DD, Month, YYYY)				
Forecasted Construction Start Date		August 15, 2019		
Forecasted Construction End Date		October 30, 2020		
Sole Source Contracting				
Will a sole source procurement be used?		NO		
Contract #1		Detailed information for the contract, as per the Project Submission Guide		
Contract #2		Detailed information for the contract (add more rows if necessary)		
4 Outcomes, Indicators and Targets				
Project outcomes(s)				
<input checked="" type="checkbox"/>	Increased capacity to treat and manage wastewater and stormwater.			
Indicators				
		Quantity / Length	Physical Condition before investment	Physical Condition after investment
Wastewater assets <i>Indicate quantity or length as appropriate</i>	Treatment plants			
	Lagoon systems			
	Wastewater pump stations			
	Wastewater lift stations			
	Wastewater storage tanks			
	Linear wastewater assets (in meters)	230 m	N/A	Very Good
	Compliance with federal effluent regulations (or ROMAEU in QC)		This project will achieve compliance with regulations	N/A
		Risk level of the facility	N/A	
		Quantity	Physical Condition before investment	Physical Condition after investment
Stormwater assets	Drainage pump stations			
	Management facilities: ponds and water wetlands			

<i>Indicate quantity or length as appropriate</i>	Management facilities: all other permitted end-of-pipe facilities				
	Linear stormwater features (in meters)	200 m	N/A or ditches	Very Good	
		Before investment	After investment		
Volume of materials diverted (in Liters)					
Capacity to dispose of materials (in Liters)					
Project outcomes(s)					
<input checked="" type="checkbox"/>	Increased access to potable water				
Indicators					
Provincial or territorial drinking water standards will be met or exceeded				YES	
		Quantity / Length	Physical Condition before investment	Physical Condition after investment	
<i>Indicate quantity or length as appropriate</i>	Drinking water assets	Water treatment facilities			
		Reservoir			
		Pump stations			
		Local water pipes (in meters)	25 service connections	N/A	Very good
		Transmission pipes (in meters)	230 m	N/A	Very good
Project outcome					
<input checked="" type="checkbox"/>	Improved and more reliable road, air and marine infrastructure				
Indicators					
		Quantity/ Length	Physical Condition before investment	Physical Condition after investment	
Type and quantity	Road (quantity)				
	Road (length in km)	230 m	Poor	Very Good	
	Air infrastructure				
	Marine infrastructure				

5 Climate Lens (as applicable)

Have you included a GHG mitigation assessment with your project application?		No	
Have you included a Climate resilience assessment with your project application?		No	
Expected lifespan of the asset*	50	Indicate the year in which the expected lifespan of the asset begins	2020
Confirm that the relevant attestation(s) has been completed by a qualified assessor or validator			N/A
<i>*If the project involves multiple assets, please indicate the total lifespan for all assets assessed under the Climate Lens.</i>			

GHG Mitigation Assessment

2030 GHG Results			Lifetime GHG Results		
Baseline scenario emissions, cumulative to 2030		t / kt / Mt	Baseline scenario emissions, lifetime		t / kt / Mt
Estimated project emissions, cumulative to 2030		t / kt / Mt	Estimated project emissions, lifetime		t / kt / Mt
Net emissions	REDUCTION or INCREASE	t / kt / Mt	Net emissions	REDUCTION or INCREASE	t / kt / Mt

Climate Resilience Assessment

Have risks associated with climate change and extreme weather events in the design, location and planned operation of the project been considered? <i>Note, these risks could be rapid (e.g. a heavy rainfall) or gradual (sea-level rise) and present or anticipated threats associated with climate change.</i>				YES
What hazards, associated with climate change and extreme weather events, were identified which may impact the project's integrity and its ability to provide sustained service through its design life? <i>Select all that apply.</i>				
	Storm surges		Increased frequency of freeze-thaw cycles	
	Higher tides		Increased rainfall	
	Sea level rise		Increased overland flooding	
	Coastal erosion		Increased snow loads	
	Salt water intrusion		Increased wind speeds or tornadoes	
	Heat waves or heat island effect		Hurricanes	
X	Permafrost degradation		Hail	
	Drought		Windstorms	
	Wildland fires		Ice storms	
X	Other (specify) Geohazard - monitoring		Other (specify)	
Describe key measures or features of the project that		The existence of permafrost will be investigated during further Geotechnical investigation. If permafrost is noted in the project area the design will take specific		

7 Risks and Mitigation Strategies

Project Complexity <i>(select all that apply)</i>	Description and Mitigation Strategies
<input checked="" type="checkbox"/> Remote Geographical location <input type="checkbox"/> Unpredictable weather <input type="checkbox"/> Innovative Project/Technologies <input type="checkbox"/> Technical nature of the project <input type="checkbox"/> Interdependencies between phases <input checked="" type="checkbox"/> Other <i>(describe)</i> <input type="checkbox"/> No risk identified	<p><i>Due to the northern location the design includes pre-insulation of pipes and increased depth of bury to avoid freezing risk in the infrastructure. A long lead time for out of territory material orders will be required to be planned into the overall project schedule.</i></p>
Project Readiness <i>(select all that apply)</i>	Description and Mitigation Strategies
<input type="checkbox"/> Project site selection hasn't been finalized <input type="checkbox"/> Land hasn't been acquired <input checked="" type="checkbox"/> Potential issues with permits or authorizations (federal, provincial, territorial and municipal) <input type="checkbox"/> Industry supply may not be able to meet demand <input type="checkbox"/> Non-federal sources of funding are not secured for the entire project cost <input type="checkbox"/> Other <i>(describe)</i> <input type="checkbox"/> No risk identified	<p><i>Water license requirement dependent on detailed design of tie-ins and volumes of stormwater flow. Detailed design will address best engineering option and, if required, we will apply for a water license as part of the project design work.</i></p>
Public Sensitivity <i>(select all that apply)</i>	Description and Mitigation Strategies
<input type="checkbox"/> The project has received positive media attention <input type="checkbox"/> The project has received negative media attention <input type="checkbox"/> Certain stakeholders have been vocal about the project <input checked="" type="checkbox"/> Other <i>(describe)</i> <input type="checkbox"/> No risk identified	<p><i>Historical Area in urban residential area of Dawson. Existing residences don't have access to municipal services. Public planning process included additional residential lots and addressed challenging development issues. City of Dawson and local residents' goals included access to municipal services and additional lots within the neighbourhood.</i></p>
Ultimate Recipient Risk <i>(select all that apply)</i>	Description and Mitigation Strategies
<input type="checkbox"/> The Ultimate Recipient does not have experience with this type of project <input checked="" type="checkbox"/> The Ultimate Recipient has low capacity in one or more area: technical expertise, human resources, reporting, delivery of past projects, etc. <input type="checkbox"/> Other <i>(describe)</i> <input type="checkbox"/> No risk identified	<p><i>The City of Dawson has been operating and maintaining their municipal infrastructure for 40+ years. They have limited capacity to tender and manage medium to large construction projects. YG provides project management and land development services to Yukon's municipalities.</i></p>

8 Attestation (by the Province or Territory)

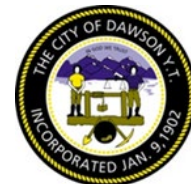
I, Andrea Buckley, Assistant Deputy Minister with Yukon Government, attest that:

1. The information provided in this project application is complete and accurate.
2. Federal funding will support only Eligible Expenditures and that the project meets the provisions as specified in the ICIP Bilateral Agreement.
3. The project will be governed under the terms of the ICIP Bilateral Agreement.

Dated, this 27th day of June 2019

Signature 

Report to Council



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

☐ In Camera

AGENDA ITEM:	Demolition Application #22-052	
PREPARED BY:	Planning & Development	Attachments: 1. Protective Services Manager, 'Inspection report' 2. Approved Redevelopment Plan #22-053
DATE:	July 15, 2022	
RELEVANT BYLAWS / POLICY / LEGISLATION:		

RECOMMENDATION

It is respectfully recommended that Committee of the Whole accept this report as information and forward the approval of demolition application #22-052 to Council.

ISSUE / BACKGROUND

In June, 2022, the applicant, Yukon Spaces Inc., brought forward demolition application #22-052 to demolish the 'Adair Wholesale Warehouse' building located at Lot 16, Block I, Ladue Estate to remedy the perceived hazardous condition of the building on account of the structural disrepair and infeasibility of repair.

The demolition application was accompanied by a redevelopment plan (development permit application #22-053), which was approved on July 12, 2022 conditionally to the approval of the demolition permit. In essence, the application was approved to retain the façade, and install it in front of a parking lot (similarly to a billboard), however the façade will be made structurally sound. This redevelopment plan was proposed as a temporary strategy for striking a balance between conserving the heritage value of the historic façade and preventing harm to pedestrians and neighbors.

In June, 2022, the Protective Services Manager conducted an inspection of the building, stating that the building is not structurally sound and concluded that it should be condemned (see inspection report attached).

ANALYSIS / DISCUSSION

The following are relevant clauses from the Heritage Management Plan in regard to the requirement for reconstruction/ **replication** of Gold Rush era buildings:

- "Treatment of new infill construction: Buildings should replicate (reconstruct) the external design of the building that stood on that particular site during the Gold Rush era (ca. 1896-1910), when there is sound historic evidence as to the appearance of the former building.
 - **Replication refers only to massing and exterior design of the former building as seen from the street. The footprint and the appearance may be altered towards the rear of the site**, as illustrated in Section 6.3 of this report...
 - An alternative source for replication may be selected when the height and/or massing of the former building is either too large or too small to accommodate the building program proposed by the property owner; or when there is insufficient sound historic evidence as to the appearance of the former building to enable good replication. In either situation, the owner and the City may work together to select as a model for replication another building

that formerly stood in the same vicinity, and which was the appropriate scale. The replication should not duplicate an existing building. In any case, the new replica must conform in size and scale to zoning regulations.”

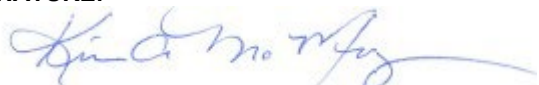
- “As a general rule, reconstruction (i.e., replication) of demolished historic buildings is discouraged by heritage charters. Reconstruction is dismissed as not being conservation practice by the Standards and Guidelines. However, Dawson poses an exceptional situation because maintaining and enhancing the historic character of the whole is extremely important to the continuity of the visual experience. Furthermore, there is an enormous base of information, both visual and written, documenting all Gold Rush-era buildings within the downtown core. This information, which was prepared for the most part by Parks Canada a generation ago, offers a unique opportunity to reconstruct the massing and exterior design (as seen from the street) for buildings and structures in the Downtown Heritage Management Area” (p. 72 under S. 6.7 ‘Guidelines for Reconstructions’).
 - “Once this research has been done, the Design Guidelines for Historic Dawson will be applied to guide the design of the street elevation.
 - The overall form and character, massing, scale, street coverage, materials and details should capture the original design.
 - Replicated buildings should follow the principle of distinguishability, in that they should be distinctive in some way from the historic building. Differences may be seen in details such as window glazing, use of materials, and interpretive features.
 - With respect to interpretation, it is recommended that every building, old and new, have at minimum a small plaque that indicates the date of construction, to further avoid confusion.
 - Plans for conservation and development projects include evidence that the owner and consultants have assessed the intended work in relation to the heritage values of their site and surroundings.
 - Replication refers only to massing and exterior design as viewed from the street. The footprint and the appearance may be altered on the interior and at the rear of the site” (p. 72 under ‘Guidelines for Reconstructions: Design Guidelines’).”

According to s.4.1.1.5 of the Zoning Bylaw, “Demolition of a structure listed in the Yukon Government Historic Sites Registry shall occur only in extenuating circumstances, and must be approved by Council in consultation with the Heritage Advisory Committee and Yukon Government Historic Sites.”

Yukon Government Historic Sites were asked to comment on this application, Rebecca Jansen, Historic Sites Manager, provided the following comments on July 15:

- Concern was raised regarding the precedent that this approval could set for future applicants dismantling historic buildings in Dawson. More specifically, the following general concerns were raised regarding demolition and facadism:
 - Without specific structural details provided indicating how the façade will be constructed, Historic Sites is unable to confidently endorse the demolition.
 - The comment was raised that often facadism is not the optimal conservation plan in efforts to conserve historic resources. The concern is sourced from not fully being able to visualize what the applicants are proposing to do with the façade; i.e. whether the tin will be pasted onto a flat wall, or if the full façade and its depth will be erected using structural supports. Currently the building is cantilevered and has structure and shape – there is a risk that the façade could end up looking historically inaccurate.

Demolition permit #22-052 and the redevelopment plan as per development permit #22-053 received approval from the Heritage Advisory Committee on July 7, 2022 at HAC meeting #22-11.

APPROVAL		
NAME:	Kim McMynn, A/CAO	SIGNATURE: 
DATE:	July 15, 2022	

Inspection of Dawson Spaces' Adair Wholesale Warehouse Building. Lot 16, Block 1, Ladue Estates - 1042 Third Avenue.



(Pic 1)



(Pic 2)

Outside – The wood frame that supports the front façade overhanging the front of this building has been supported by wood blocking and a beam to prevent it from falling. (Pic 1)

The historic building sign, advertising the business name on upper façade waves in the wind and is crumbling apart. It has been braced with a 2X4 and a 2X6 to prevent it from breaking off along the roof line (Pic 2) and potentially severely injuring pedestrians. The wood in the frame structure of the upper façade is also cracked and fatigued to the point the metal facing that is screwed has the potential for large portions to break loose and fall off. The back of the façade is fatigued 1X8s that are curled, some have fallen off and others are about to fall off (Pic 3) the sheet metal on the roof has pulled away from the 1X8s on the facade. The facade is a life safety hazard that should be remove ASAP, if done carefully it could be rebuilt and replaced.

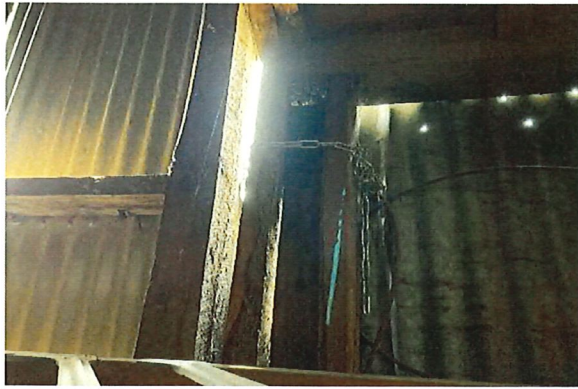


(Pic 3)



(Pic 4)

In picture two you can see a steel cable put in place to help prevent the front section of the building (the higher roof section) pulling away from the lower roof line section at the rear of the building. This was put there to hold the front section from tipping and separating more at the lower roof level as can be seen in pic 4, the wall tin separated at the lower, or rear roof line. On the inside there is also a chain wrapped around a new 4X4 which has been screwed to the wall frames, front and rear, (Pic 5) to reinforce the connection and help hold the front of the structure to the rear.



(Pic 5)

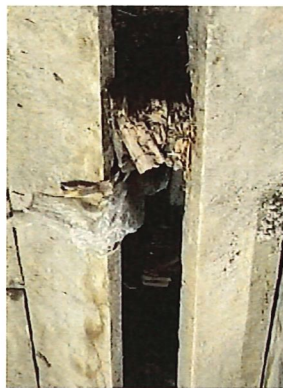


(Pic 6)

I briefly check the inside of the structure because the light winds were causing the structure to move and the tin to rattle on the roof which made me very uncomfortable. The floor is heaved and rotted (Pic 6, 7, 8, & 9) everywhere which would require a complete removal of all materials and the frost heaves leveled and a new base structure built.



(Pic 7)



(Pic 8)



(Pic 9)

The wood framing appears rotten in many locations (Pic 10 shows one, due to poor lighting and the windy conditions) and on a short inspection I also will note the wiring and panel do not meet code. (Pic 11)



(Pic 10)



(Pic 11)

I am not comfortable allowing occupants inside the building as it's currently not structurally sound. Because of the condition of front façade (area above the front section's roof line) the boardwalk should be barricaded off immediately, wide enough to prevent pedestrians from walking in the fall zone. The smell of mold and rotten musty wood, the many holes, heaves, soft spots and collapse areas due to the rot in the floor, this building should be in my opinion condemned.

Mike Masserey
Dawson City Fire Chief

THE CITY OF DAWSON

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



July 12, 2022

Yukon Spaces Ltd.
Box 364
Dawson City, YT
Y0B 1G0

Re: NOTICE OF APPROVED DEVELOPMENT PERMIT #22-053

Dear Lee & Riley,

I am pleased to inform you that your Development Permit Application #22-053 was approved on July 12, 2022. This permit gives you authorization to change the use of your property to a parking lot, located at Lot 16, Block I, Ladue Estate to the specifications detailed in the plans you submitted, subject to the following conditions:

1. Successful passing of demolition permit #22-052 via Council resolution.
2. That the historic façade be retained and erected as a false front.

This permit is not a building permit. Please contact the Government of Yukon Building and Safety Standards to determine if a building permit is required for this application.

Please be advised that as per your signed declaration, the Planning & Development Officer may periodically make site visits to confirm the work being done is accurately representative of the site plan submitted.

As per the Zoning By-Law Section 4.6.1, this permit is valid for a period of 12 months. This development must be commenced and carried out with reasonable diligence within this time period, else it be considered void. Should you have any questions about your permit or responsibilities, please contact me using the information located below.

Sincerely,

Stephani McPhee
Planning and Development Officer
Box 308, Dawson City YT Y0B1G0
planningofficer@cityofdawson.ca
867-993-7400 ext. 438



THE CITY OF DAWSON

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

OFFICE USE ONLY

APPLICATION FEE:	\$210 + GST
DATE PAID:	June 7
RECEIPT #:	41472
PERMIT #:	22-053

DEVELOPMENT PERMIT APPLICATION

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

PROPOSED DEVELOPMENT

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> New Build:
Single/Duplex
Residential | <input type="checkbox"/> New Build: Multi-
Residential & All
Other Use Classes | <input type="checkbox"/> Major Alteration | <input type="checkbox"/> Minor Alteration |
| <input checked="" type="checkbox"/> Change of Use | <input type="checkbox"/> Temporary (less
than 7 days) | <input type="checkbox"/> Temporary (more
than 7 days) | <input type="checkbox"/> Sign |

CIVIC ADDRESS: 1042 Third Ave. VALUE OF DEVELOPMENT: \$0
LEGAL DESCRIPTION: LOT(S) 16 BLOCK I ESTATE Ladue PLAN# 8338

PROPOSED DEVELOPMENT: Please provide a brief description of the proposed development.

-changing existing use to a parking lot.

APPLICANT INFORMATION

APPLICANT NAME(S): Yukon Spaces
MAILING ADDRESS: P.O. Box 364 POSTAL CODE: Y0B 1G0
EMAIL: admin@yukonspaces.com PHONE #: 867, 993-3330

OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

OWNER NAME(S): 11
MAILING ADDRESS: _____ POSTAL CODE: _____
EMAIL: riley@greycustoms.ca PHONE #: 867 993 3668

DATES (TEMPORARY PERMITS ONLY)

START DATE: _____ END DATE: _____



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SIGNAGE DIMENSIONS & DESCRIPTION (SIGN PERMITS ONLY)

HEIGHT OF SIGN: _____ WIDTH OF SIGN: _____

TOTAL SIGN AREA: _____ MATERIALS: _____

TYPE OF SIGN:

☐

FIXED

☐

FREE-
STANDING

☐

PROJECTING

☐

WALL
PAINTING

☐

BANNER

☐

SANDWICH
BOARD

It is the responsibility of the applicant to ensure that all plans conform to the provisions of the City of Dawson Zoning Bylaw and applicable territorial and federal legislation.

DECLARATION

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

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

DATE SIGNED

7/6/2022

DATE SIGNED

SIGNATURE OF APPLICANT(S)

Riley

SIGNATURE OF OWNER(S)



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COMPLETE APPLICATION SUBMISSION REQUIREMENTS

As per s. 4.4.1 of ZBL #2018-19, a permit will be granted, granted with conditions, or refused within 30 days of receipt of a complete application. An application is not deemed complete until the following information is submitted to the satisfaction of a Development Officer.

- ☒ Application Form (completed in full)
- ☒ Application Fee & Security Deposit (if applicable) as per City of Dawson Fees and Charges Bylaw & Zoning Bylaw
- ☒ Site Plan that includes:
 - o a north arrow and scale
 - o property lines shown and labelled as per the most recent legal survey
 - o all easements and rights of way shown and labelled
 - o the location and labelling of all abutting streets, lanes, highways, road rights of way, sidewalks, water bodies, and vegetation
 - o the topography and other physical features of the subject land
 - o the location, size, type, and dimensions of all existing buildings and/or structures on the subject land, as well as the distance of the buildings and/or structures from the property lines
 - o the location, size, type, and dimensions of all proposed buildings and structures on the subject land, as well as the proposed distance of the buildings and/or structures from the property lines
 - o the location of retaining walls and fences (existing and proposed)
 - o the location, dimensions, and number of onsite parking areas
 - o the location of loading facilities
 - o the date of the plan
- ☐ Certificate of Title (if owner does not match Assessment Roll)
- ☒ Elevation Plans
- ☒ Floor Plans
- ☒ For Heritage Management Areas: Annotations as per s. 4.3.4 of ZBL #2018-19
- ☒ For New Builds: Foundation & Drainage Plan
- ☒ New Builds and Additions not connected to municipal servicing: Environmental Health Approval
- ☒ For signage: scaled coloured renderings/drawings of the proposed sign and inclusion of sign location on elevations
- ☐ Other as required by the CDO: _____

OFFICE USE ONLY

LEGAL DESCRIPTION: LOT(S) 16 BLOCK I ESTATE Ladue PLAN# 8338
 ZONING: C1 DATE COMPLETE APPLICATION RECEIVED: June 7
 TYPE OF APPLICATION: change of use
 APPLICANT NAME(S): Yukon Spaces Ltd.
 OWNER NAME(S): Yukon Spaces Ltd.

☐ APPLICATION REJECTED

☒ APPLICATION APPROVED / PERMIT ISSUED

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

DATE: July 12, 2022

SIGNATURE: _____

[Signature]



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INSTRUCTIONS AND GUIDELINES

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

1. Information Requirements:

- a) An application shall not be considered to have been received until all application requirements have been submitted to the satisfaction of a Development Officer.
- b) Notwithstanding a) above, a Development Officer may consider an application if, in a Development Officer's opinion, the development is of such a nature as to enable a decision to be made on the application without all of the required information.
- c) Failure to complete this form and to supply the required support information may result in delays in the processing of the application.

2. Notification:

- a) Within five working days after a decision on a development permit application, a Development Officer shall send a notice by regular mail of the decision to the applicant and indicating whether the application was approved or refused.

3. Validity of Permit:

- a) When a permit has been issued by a Development Officer, the permit shall not be valid unless and until the conditions of the permit, save those of a continuing nature, have been fulfilled and no notice of appeal has been served on Council within a 14 day appeal period.
- b) When a permit has been approved, the permit shall not be valid until the decision is issued in writing.

4. Permit Conditions:

- a) A development officer has the authority to issue development permits and, when necessary, impose terms and conditions upon development permits that will bring the project into conformity with the OCP and all applicable bylaws, and will mitigate any undesired effects of the proposed development
- b) A Development Officer may, as a condition of a permit, require the applicant to make satisfactory arrangements for the payment and supply of water, power, sewer and other services or facilities, or any of them.
- c) A permit may be refused when, in the opinion of a Development Officer, satisfactory arrangements have not been made for the payment and supply of water, power, sewer or other services or facilities, or any of them or if taxes on the property associated with the permit application have not been paid.
- d) A Development Officer may, as a condition of a permit, require that an applicant enter into a development agreement that may require the applicant to pay an offsite levy or redevelopment levy or both.

5. Expiry of Permit:

- a) A development permit issued in accordance with the notice of decision is valid for a period of 12 months from the date of issue.
- b) A development officer may grant an extension of the effective period of a permit prior to the expiry of the permit; the effective period shall not exceed 12 months and the development officer may only grant such an extension once.
- c) When a development permit expires, a new application is required. Such application shall be dealt with as a first application and the development approving authority shall be under no obligation to approve it on the basis that a previous permit had been issued.

6. Appeals:

- a) An applicant aggrieved by the decision of the development officer may appeal to Council within 30 days of the date of the decision.
- b) Appeal applicants shall be limited to the original development permit applicant and landowner.
- c) Council shall within 60 days of receipt of an appeal under this section grant permission, refuse permission, or grant permission with conditions.



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7. Suspension or Revocation of Permit:

- a. A Development Officer may suspend or revoke a development permit where:
 - i. the applicant fails to comply with the conditions of the issuance of the permit; or
 - ii. any person undertakes or causes or allows any development on a site contrary to the terms or conditions of a permit.
 - iii. the permit was issued on the basis of incorrect information or misrepresentation by the applicant; or
 - iv. the permit was issued in error.

8. Temporary Developments

- a. Where a development permit application is for a temporary, short-term, or seasonal development, the development officer may:
 - i. consider and decide upon a development for a specific period of time not exceeding one year
 - ii. impose a condition on such a permit so that the City is not liable for any costs involved in the cessation or removal of the development at the expiration of the time period stated in the permit
 - iii. require the applicant to post an acceptable security deposit that guarantees the cessation or removal of the development and is the greater of either 25% of the value of the structure or \$2,000

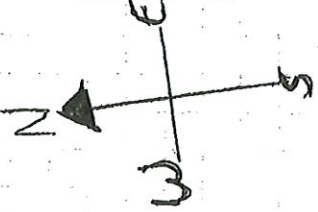
9. Signage

- a. Signage lettering must reflect heritage design guidelines if it is located in the historic townsite.
- b. Prior to erection all fixed, free-standing, or projecting types of signs shall be approved by the development officer.
- c. No sign shall be erected that, in the opinion of Council, interferes with traffic or the visibility of a traffic control device.
- d. No free-standing sign may exceed the maximum permissible height for an accessory structure in the zone in which the sign is located.
- e. An advertising sign may only be erected on the site where the service advertised is performed, or where the product advertised is made, sold, or serviced.
- f. Notwithstanding the above, campaign signs do not require development officer approval, provided they are only placed after an election has been called and are taken down within seven days after the election has ended.
- g. Notwithstanding the above, traffic type signs placed by the City (including warning signs) and real estate "for sale" signs up to 1 m² (10.8 ft.²) in size do not require development officer approval.
- h. Notwithstanding the above, temporary signs that advertise contributors to a building project do not require Development Officer approval provided they are placed only after construction has begun and taken down within 60 days following substantial completion of the building.



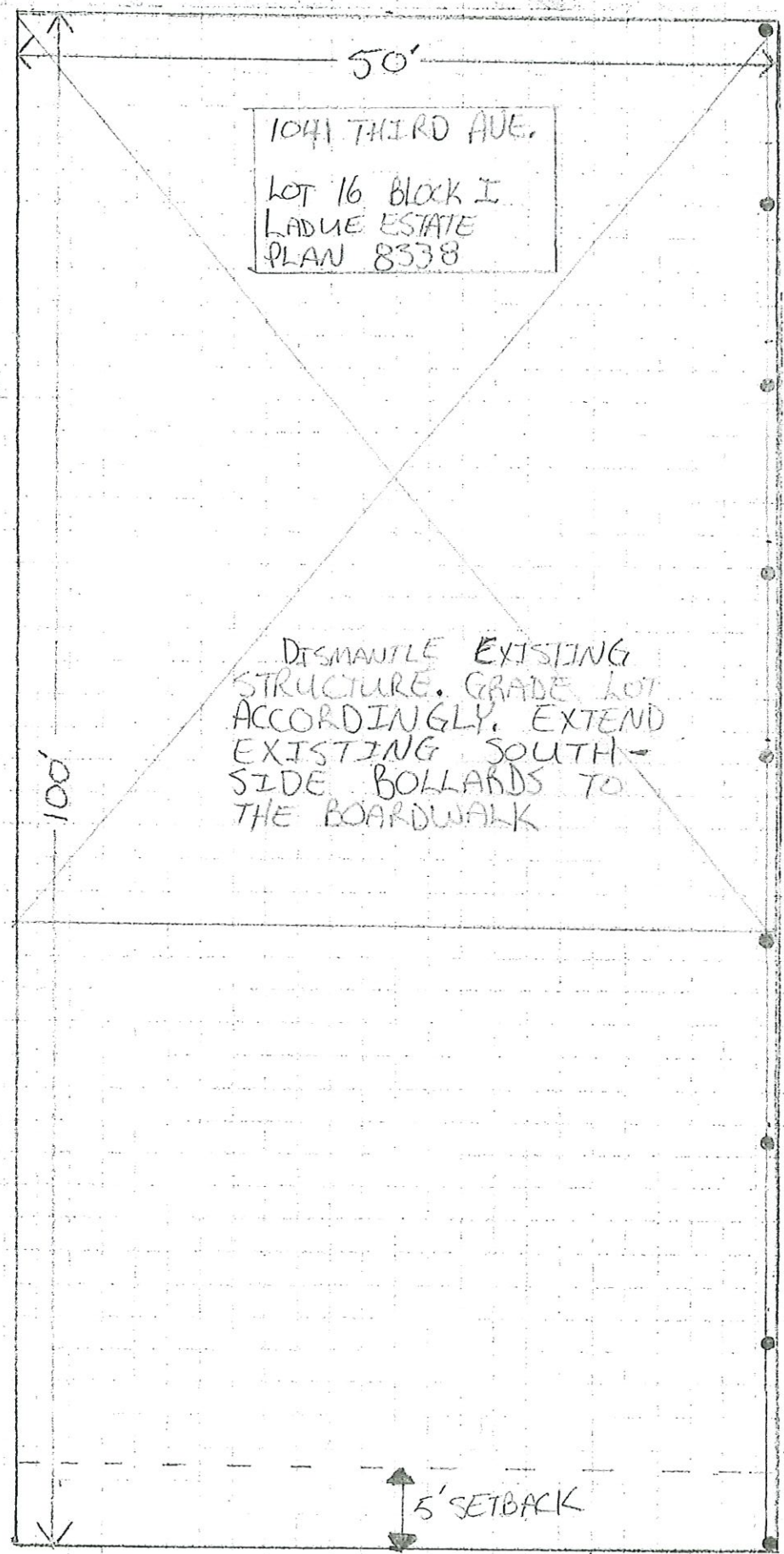
THIRD AVENUE
BOARDWALK

JUN 01 2022



C1 ZONE SETBACKS

NORTH - 0'
EAST - 0'
SOUTH - 0'
WEST - 5'



PARKS CANADA
BUILDING
ENCROACHES
THE BACKALLEY
BY APPROX. 2'

SCALE: $\frac{3}{32}'' = 1'$

BACK-ALLEY

10'