



THE CITY OF DAWSON

COUNCIL MEETING #C19-04

AGENDA

MONDAY, FEBRUARY 25, 2019

7:00 p.m.

Council Chambers, City of Dawson Office

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

- a) Council Meeting Agenda #C19-04

3. DELEGATIONS AND GUESTS

- a) Jane Koepke, Groundswell Planning RE: Recreation Department Master Plan
- b) Jane Koepke, Groundswell Planning RE: Development Incentives Policy / Development Cost Charge Program Design

4. BUSINESS ARISING FROM DELEGATIONS

5. ADOPTION OF THE MINUTES

- a) Council Meeting Minutes #C19-03 of February 11, 2019

6. BUSINESS ARISING FROM MINUTES

- a) Council Meeting Minutes #C19-03 of February 11, 2019

7. FINANCIAL AND BUDGET REPORTS

8. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS

- a) Request for Decision RE: Gas Tax Funding for the Canadian Bank of Commerce NHS 2019 Stabilization work
- b) Request for Decision RE: Canadian Bank of Commerce NHS: Five Year Plan

9. BYLAWS AND POLICIES

10. CORRESPONDENCE

- a) Committee of the Whole Meeting Minutes #CW19-03, CW19-04 & CW19-05

11. PUBLIC QUESTIONS

12. INCAMERA

- a) Land, legal and financial related matters

13. ADJOURNMENT

MINUTES OF COUNCIL MEETING #C19-03 of the council of the City of Dawson held on Monday, February 11, 2019 at 7:00 PM in the City of Dawson Council Chambers.

PRESENT:

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

ALSO PRESENT:

CAO	Cory Bellmore
EA	Heather Favron

Agenda Item: Call to Order

The Chair, Mayor Potoroka called council meeting #C19-03 to order at 7:00 PM.

Agenda Item: Agenda

C19-03-01 Moved by Councillor Shore, seconded by Mayor Potoroka that the agenda for council meeting # C19-03 of February 11, 2019 be adopted as amended.
Motion Carried 5-0

Agenda Item: Adoption of the Minutes

a) Council Meeting Minutes #C19-02 of January 28, 2019

C19-03-02 Moved by Councillor Johnson, seconded by Councillor Ayoub that the minutes of council meeting #C19-02 of January 28, 2019 be approved as presented.
Motion Carried 5-0

Agenda Item: Business Arising from the Minutes

a) Council Meeting Minutes #C19-02 of January 28, 2019

Page 1 RE: Subdivision Lot 1077-1

Council inquired if there would be follow up with the individual who attended the Public Hearing? The CAO confirmed that Public Works will be looking at the area to see what has happened in the past and to ensure the legal access is as it should be.

Agenda Item: Financial and Budget Reports

a) 2019 Accounts Payable Report RE: Cheque Run #53258 - 53297

Further information	Cheque #	Vendor Name
Dawson Creek received in error	53262	Brute Force Ent.
Council inquired if this was the final payment?	53266	Chilkoot Geo Eng
Council inquired if this work was for heavy equipment R&M or if it was miscoded?	53279	Wardstrom Industrial Gas

Council inquired what time frame this bill represents. The CAO informed it is billed quarterly.	53272	Dawson FF Association
Council inquired what the current mosquito control program includes? The CAO explained it is a combined effort of YG and Public Works. YG sends out a report each year that explains what took place.	53297	Yukon Govt-Comm Serv

- C19-03-03** Moved by Councillor Johnson, seconded by Councillor Kendrick that council acknowledge receipt of the Accounts Payable Report RE: Cheque Run #53258 - 53297; provided for informational purposes.
Motion Carried 5-0

- b) 2018 Accounts Payable Report RE: Cheque Run #53298 - 53330

Further information	Cheque #	Vendor Name
Council inquired if this was for the purchase of the printer located outside of the CAO office, and how well does the machine work? The CAO confirmed it was for the map printer which has not yet been tested.	53329	Tr'ondëk Hwëch'in

- C19-03-04** Moved by Councillor Johnson, seconded by Mayor Potoroka that council acknowledge receipt of the Accounts Payable Report RE: Cheque Run #53258 - 53297; provided for informational purposes.
Motion Carried 5-0

Agenda Item: Special Meeting, Committee, and Departmental Reports

- a) Request for Decision RE: Development Permit #18-108: Parks Canada Mechanical Room Demolition

Council noted it has been awhile since the last quarterly meeting with the Heritage Advisory Committee, and suggested a joint meeting be scheduled.

- C19-03-05** Moved by Councillor Johnson, seconded by Councillor Shore that Council approves development permit #18-108, subject to the following conditions:
1. A security of \$1.00 per square foot of the lot under consideration will be posted to ensure that the intended re-development proceeds.
2. Redevelopment reuses original windows and siding where appropriate, as per the Standards and Guidelines for the Conservation of Historic Places in Canada.
3. A Landscaping Plan is submitted to the satisfaction of the Heritage Advisory Committee and the Community Development Officer.
Motion Carried 5-0

b) Request for Decision RE: Subdivision Application #18-107: Lot 1077-1 Klondike Highway

Council noted current parking requirements may not reflect the best use of space, and a review of these requirements in the future could be beneficial.

- C19-03-06** Moved by Councillor Kendrick, seconded by Councillor Shore that council approve subdivision application #18-107 subject to the following conditions:
1. The application successfully passes through a public hearing.
 2. The applicant submits a "Stormwater Management Plan" to the satisfaction of the CDO and Public Works Superintendent.
 3. Access easement as identified in plans to be registered on title.
 4. The applicant submits a plan of subdivision completed by a certified lands surveyor drawn in conformity with the approval.
 5. The applicant shall, on approval of the subdivision plan by the City of Dawson, take all necessary steps to enable the registrar under the Land Titles Act to register the plan of subdivision.
- Motion Carried 5-0

c) Request for Decision RE: Subdivision 18-036: Amendment Request

- C19-03-07** Moved by Mayor Potoroka, seconded by Councillor Johnson that council approve subdivision application #18-026 amendment, subject to the following additional conditions:
1. The applicant registers an easement on Lot B for the purposes of providing Lot A with access to the propane tanks.
 2. The applicant registers an easement on Lot 8 Block M (East of the Transportation Building) for parking spaces to be available to meet the minimum parking requirements for Lot A.
- Motion Carried 5-0

d) Request for Decision RE: Community and Recreation Grants

Council inquired why only one of the groups are recommended to not receive the full request. The CAO confirmed to investigate and report back.

Council requested a section be added to the briefing note that provides the current status of the funds and the amount remaining.

- C19-03-08** Moved by Councillor Johnson, seconded by Councillor Shore that council approve
1. the community grants as recommended by the Community Grant Committee in the amount of \$7,807.96, and
 2. the Recreation Grants as recommended by the Recreation Board in the amount of \$4,257.50.
- Motion Carried 5-0

Agenda Item: Correspondence

Council noted the buffer zone measurements on page 1 should be meters and not feet. Council also noted the minutes did not reflect the question raised regarding the status of the old landfill and the buffer zone to it.

- C19-03-09** Moved by Councillor Kendrick, seconded by Councillor Shore that council acknowledge receipt of the following correspondence:
- Committee of the Whole Meeting Minutes #CW19-01 & CW19-02
For informational purposes.
Motion Carried 5-0

Agenda Item: Public Questions

- C19-03-10** Moved by Mayor Potoroka, seconded by Councillor Johnson that council move to committee of the whole for the purposes of hearing public questions.
Motion Carried 5-0

Mr. Dan Davidson:

In regards to the concerns raised by KATTS, Dan Davidson inquired if an application has been received by Mr. Carey for a development permit or any correspondence related to a development permit? Council informed Dan Davidson that nothing to date has been received.

Dan Davidson inquired if he could get some time with the CAO regarding the OCP. The CAO confirmed a meeting was possible and recommended to follow up with a phone call.

- C19-03-11** Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole revert to council to proceed with agenda.
Motion Carried 5-0

Agenda Item: In Camera Session

- C19-03-12** Moved by Councillor Kendrick, seconded by Councillor Johnson that council move into a closed session of committee of the whole, as authorized by Section 213(3) of the Municipal Act, for the purposes of discussing land and legal related matters.
Motion Carried 5-0
- C19-03-13** Moved by Mayor Potoroka, seconded by Councillor Kendrick that committee of the whole revert to an open session of council to proceed with the agenda.
Motion Carried 5-0

Agenda Item: Adjournment

- C19-03-14** Moved by Councillor Kendrick, seconded by Mayor Potoroka that council meeting #C19-03 be adjourned at 9:56p.m. with the next regular meeting being February 25, 2019.
Motion Carried 5-0

THE MINUTES OF COUNCIL MEETING C19-03 WERE APPROVED BY COUNCIL RESOLUTION #C19-__-__ AT COUNCIL MEETING #C19-__ OF FEBRUARY 25, 2019.

Wayne Potoroka, Mayor

Cory Bellmore, CAO

Report to Council



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

☐ In Camera

AGENDA ITEM:	Canadian Bank of Commerce NHS : 2019 Stabilization Gas Tax Application	
PREPARED BY:	T. Buhler	ATTACHMENTS:
DATE:	February 18, 2019	
RELEVANT BYLAWS / POLICY / LEGISLATION:	<ul style="list-style-type: none">Canadian Bank of Commerce Historic Site Bylaw # 13-01	

RECOMMENDATION

That Council direct Administration to apply for Gas Tax Funding for the Canadian Bank of Commerce NHS 2019 Stabilization work.

ISSUE / PURPOSE

The scope of the 2019 Stabilization work includes the following tasks:

- Extant recording and survey photographs
- West elevation stair removal and reframing of window
- Manufacturing and install of exterior pressed tin elements and hip roof repair
- Exterior Paint

This will complete the *Stabilization Phase* and will ensure the building is fully protected from the elements until such time as a use can be determined.

BACKGROUND SUMMARY

The Canadian Bank of Commerce National Historic Site (NHS) is a major surviving structure located both on the Dawson City waterfront and in the downtown core. The building is significant both architecturally and historically. Since its purchase by the City of Dawson in 2013, preservation and re-use have been identified as municipal priorities.

ANALYSIS / DISCUSSION

The total estimated budget for the 2019 work based on estimates received in November 2018 is \$489,750.00

The City of Dawson has applied to the following funder for the following amounts:

- | | |
|--|--------------|
| ▪ Parks Canada Cost Sharing Program : | \$100,000.00 |
| ▪ Yukon Government Historic Properties Assistance Program: | \$19,500.00 |

If the City of Dawson is 100% successful in its grant applications, the project would require the following:

- | | |
|--|--------------|
| ▪ Gas Tax Funding | \$345,250.00 |
| ▪ City of Dawson Donation from CIBC for window restoration | \$25,000.00 |

Total	\$489,750.00
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These are matching grants and stackable with each other and Gas Tax Funding, and for us to take advantage of these grants we must show that we have the matching funding secured, i.e. approval of Gas Tax Funding in advance of April 15, 2019.

The above scope and attached budget assume that the asbestos paper located between the exterior wall pressed tin and the exterior wood sheathing will be encapsulated and not removed.

This decision needs to be confirmed in advance of the 2019 work and Gas Tax Funding request.

Encapsulation:

Future penetrations through the exterior wall would require certified hazardous abatement professionals to complete the work, and an increase in budget for this type of work would be required. The building may be less attractive to potential users with the encapsulated asbestos paper, however proper encapsulation and education could combat this.

Removal:

If removal of the asbestos paper in this location were considered this would mean recording and removal of the exterior pressed tin, some loss of historic fabric, and an increase in time and capital budget. The building would be more attractive to potential users with the removal of the asbestos paper. Research has shown that this type of metal work is costly to recreate and install and tradespeople in this field are few.

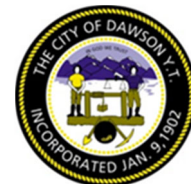
ALIGNMENT TO OFFICIAL COMMUNITY PLAN & STRATEGIC PRIORITIES
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Official Community Plan, Section 3.2 Municipal Infrastructure

Official Community Plan, Section 3.9 Heritage Preservation

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE:
DATE:		

Report to Council



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

☐ In Camera

AGENDA ITEM:	Canadian Bank of Commerce NHS Five Year Plan	
PREPARED BY:	T. Buhler	ATTACHMENTS: <ul style="list-style-type: none">Canadian Bank of Commerce NHS : Five Year Plan
DATE:	February 25, 2019	
RELEVANT BYLAWS / POLICY / LEGISLATION: <ul style="list-style-type: none">Canadian Bank of Commerce Historic Site Bylaw # 13-01		

RECOMMENDATION

That Council approve the Canadian Bank of Commerce NHS : Five Year Plan.

ISSUE / PURPOSE

The scope of the Five Year Plan DRAFT is to stabilize, restore, and re-use the Canadian Bank of Commerce NHS as a space that is accessible to the community.

Committing to a basic road map and timeline will assist in ensuring ongoing movement to the end goal of re-use.

BACKGROUND SUMMARY

The Canadian Bank of Commerce National Historic Site (NHS) is a major surviving structure located both on the Dawson City waterfront and in the downtown core. The building is significant both architecturally and historically. Since its purchase by the City of Dawson in 2013, preservation and re-use have been identified as municipal priorities.

Significant efforts to complete the *Stabilization Phase* of the project have been made. These efforts included structural repairs, building envelope repairs, and hazardous material abatement. Additional work proposed for 2019 will complete this phase and ensure the structure is fully protected from the elements.

Determining a compatible and feasible use for the building has proved challenging, as is common with many of the larger historic structures in Dawson City. However, this determination will need to be affirmed and reliable sources of funding identified prior to moving to *Rehabilitation / Restoration Phase*.

ANALYSIS / DISCUSSION

The Five Year Plan is based on recommendations as outlined in the *Standards and Guidelines for the Conservation of Historic Places in Canada* and an *Opinion of Probable Costs* estimate by the author.

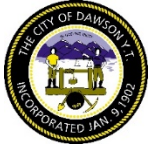
ALIGNMENT TO OFFICIAL COMMUNITY PLAN & STRATEGIC PRIORITIES

Official Community Plan, Section 3.2 Municipal Infrastructure

Official Community Plan, Section 3.9 Heritage Preservation

APPROVAL

NAME:	Cory Bellmore, CAO	SIGNATURE:
DATE:		



City of Dawson

CANADIAN BANK OF COMMERCE NHS

Five Year Plan

Prepared by:
T. Buhler, CET
City of Dawson Project Manager

Prepared for:
City of Dawson

Prepared on:
February 20, 2019

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1.00 Executive Summary

The Canadian Bank of Commerce National Historic Site (NHS) is a major surviving structure located both on the Dawson City waterfront and in the downtown core. The building is significant both architecturally and historically. Since its purchase by the City of Dawson in 2013, preservation and re-use have been identified as municipal priorities.

Significant efforts to complete the *Stabilization Phase* of the project have been made. These efforts included structural repairs, building envelope repairs, and hazardous material abatement. Additional work proposed for 2019 will complete this phase and ensure the structure is fully protected from the elements.

Determining a compatible and feasible use for the building has proved challenging, as is common with many of the larger historic structures in Dawson City. However, this determination will need to be affirmed and reliable sources of funding identified prior to moving to *Rehabilitation / Restoration Phase*.

The Five Year Plan will attempt to outline the way forward to successful preservation and re-use of the Canadian Bank of Commerce NHS.

2.00 Scope

2.01 Scope Statement

Stabilize, restore, and re-use the Canadian Bank of Commerce NHS as a space that is accessible to the community.

2.02 Constraints

The building shall:

Meet the goals and objectives of the City of Dawson as stated in the *Official Community Plan (OCP)*, and

Be accessible to community upon completion.

The work shall:

Follow the *Standards and Guidelines for the Conservation of Historic Places in Canada* and protect the character defining elements as listed in the *Statement of Significance* (Appendix A),

Meet the requirements of the *National Building Code of Canada*, and

Meet the requirements of the *Yukon Occupational Health and Safety Regulations*.

2.03 Assumptions

For planning purposes, the following statements are true, real or certain:

- a. The building will remain in its original location at the corner of Front Street and Queen Street, Dawson City, YT.

2.04 Stakeholders

Agencies, stakeholders, or other groups that may be impacted by this project include:

City of Dawson
Parks Canada
Front Street businesses
CIBC
Community as a whole

3.00 Background

1898: Date of original construction.

1988: *The Canadian Bank of Commerce was designated a national historic site of Canada in 1988 because of the important services that were performed by the bank, from the Gold Rush of 1898 until 1989 and because this Renaissance Revival building is one of Canada's finest surviving structures clad in decorative pressed metal* (Canadian Bank of Commerce Statement of Significance, 1988).

4.00 Completed to Date

2000: Previous owner completed basement reconstruction.

2013: City of Dawson purchased building for \$170,000. Keay and Associates, Architecture Ltd developed condition survey, structural review, and stabilization plan.

2014: Completed hazardous materials assessment. Completed storm window reconstruction.

2015: Completed hazardous materials abatement of non-encapsulated materials.

2016: Completed structural foundation and roof truss repairs. Installed fall arrest anchors on roof in advance of roof repair project.

2018: Completed hazardous materials abatement of interior encapsulated materials. Completed roof repair.



Photo credit Mike Rudyk 2018.

5.00 Schedule Management

5.01 High Level Activity Definition and Sequencing

A high-level look at the Five Year Plan includes completion of the *Stabilization Phase*, extant recording, determination of use, and implementation of the *Restoration / Rehabilitation Phase*.

5.02 Milestone Schedule

Phase	Milestone	Date
Recording	Extant Recording	2019
Stabilization	Remove west stair and repair window framing	2019
	Repair hip roof and wall cladding penetrations	2019
Restoration	Restore pressed tin exterior	2019
	Paint exterior walls and roof	2019
	Restore existing windows and door	2019
Planning	Determine use	2020
	Complete re-use preliminary design	2020
	Complete re-use design	2021
Rehabilitation	Implement re-use design	2022 / 2023
Occupancy	Occupancy	2024

6.00 Cost Management

The project will continue to rely on same funds it has relied on previously, specifically:

Gas Tax

Yukon Government Historic Properties Assistance Program [19.5K max annually, matching grant, stackable]

Parks Canada Cost Sharing Program [100K max annually, matching grant, stackable]

City of Dawson Reserves

7.00 Change Management

Minor changes to the project that do not affect scope, time or cost will be approved by the Project Manager up to the end of Occupancy.

Major changes that affect scope, time, and cost will be approved by Mayor and Council via the Request for Decision format.

8.00 Quality Management

The Project Manager will submit all proposed work for review to:

Public Works Manager and CAO
Mayor and Council
City of Dawson Heritage Advisory Committee
Funding Providers

The Project Manager will submit a Final Report of work completed each fiscal year.

9.00 Communications Management

Communications related to the project will use the City of Dawson website, E-news, and signage related to funding sources.

10.00 Risk Management

Likely risks to the project and responses include:

Lack of funding	local fundraising, stakeholder contribution, extend timeline
Lack of skilled labour	ensure projects are tendered early in calendar year
Short construction season	ensure projects are tendered early in calendar year
Use not identified	encourage open dialogue / ensure topic is a priority
Vandalism	hire security / show presence on site

Appendix A: Canadian Bank of Commerce Statement of Significance

Description of Historic Place

The Canadian Bank of Commerce National Historic Site is located on the riverfront in Dawson City, Yukon. It is a handsomely designed, two-storey wood structure of native spruce with ornamental pressed metal fronts sanded and painted to resemble grey sandstone. Despite its small size and modest construction materials, the building is an ambitious essay in classical architecture, featuring a cornice, pilasters, elaborate mouldings and artificial rustication, all executed in pressed metal. Official recognition refers to the building on its legal lot at the time of designation.

Heritage Value

The Canadian Bank of Commerce was designated a national historic site of Canada in 1988 because:

- Important services were performed by the bank, from the Gold Rush of '98 until 1989;
- This Renaissance Revival building is one of Canada's finest surviving structures clad in decorative pressed metal.

The heritage value of Dawson City's Canadian Bank of Commerce lies in its longstanding role in Yukon history, in the excellence and sophistication of its design and composition, particularly in a northern environmental, and in its prominent location in the historic Gold Rush town of Dawson. Originally housed in a tent, the Canadian Bank of Commerce relocated several times before finally settling in the current building designed and built by W. P. Skillings and Robert Moncrief in 1901. Its grand architectural style reflects the important services they were performed by the bank, such as the buying and melting of gold into bricks and the brokering of gold on world markets. This structure, with its sophisticated form, was a prominent and visible symbol of the bank's significance within the community. It operated as a bank until 1989.

Source: Historic Sites and Monuments Board of Canada, Minutes, November, 1991; Plaque text, 1991.

Character-Defining Elements

Key elements contributing to the heritage value of this site include:

- Its location in Dawson's business section, relatively isolated from the predominantly wooden structure;
- Its rugged, northern setting within the Dawson Historical Complex National Historic Site of Canada, as well as its spatial relationship with other buildings within the complex;
- Its cubic two-storey massing under a very low hip roof;
- Its Renaissance Revival design with a four-bay symmetry organized façade, side entry, classically-inspired ornamentation including pilasters, dentilled cornice topped by finials, and alternating pedimented and arched windows surrounds on the ground floor with bracketed mouldings above;
- Its pressed metal facing worked to resemble stone, particularly in its imitation rustication, fluted pilasters, and decorated entablature topped with anthemion;
- Its light-weight platform frame wood construction;
- Its original interior plan and remaining original interior furnishings and finishes;
- Viewscapes toward the building from Queen and Front streets and from the river.

MINUTES OF COMMITTEE OF WHOLE MEETING CW19-03 of the council of the City of Dawson called for 7:00 PM on Monday, February 4, 2019 in the City of Dawson Council Chambers.

PRESENT:	Mayor Councillor Councillor Councillor	Wayne Potoroka Stephen Johnson Bill Kendrick Molly Shore
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ABSENT:	Councillor	Natasha Ayoub
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ALSO PRESENT:	CAO EA Recreation Manager CDO	Cory Bellmore Heather Favron Marta Selassie Clarissa Huffman
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Agenda Item: Call to Order

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

Agenda Item: Agenda

CW19-03-01 Moved by Mayor Potoroka, seconded by Councillor Johnson that the agenda for committee of the whole meeting #CW19-03 be accepted as presented. Carried 3-0

Agenda Item: Delegations and Guests

Councillor Kendrick joined committee at 7:01 p.m.

- a) Aletta Leitch, Corporate Services and Climate Change, Department of Environment
RE: Climate Change Green Economy Strategy

An overview of the project was provided. Climate Change and Green Economy Strategy translates into four goals that Yukon government would like to do with this initiative.

1. Adapt to the impacts of climate change that we are already seeing.
2. Reduce greenhouse gas emissions to try and contribute to having less warming in the future.
3. Ensure Yukoners have access to reliable, affordable and sustainable energy.
4. Generate new green economic opportunities as action is taken on climate change and energy.

The Yukon government invited all Yukon municipalities, First Nations, and transboundary governments to partner in developing the new strategy. The new strategy will replace and update both the Yukon government's Climate Change Action Plan and the Energy Strategy for Yukon, which were released in 2009. This will involve one comprehensive integrated planning process with an added focus on the economic benefits that can be realized by taking action in these areas.

The new strategy will respond to some of the weakness of previous documents which were highlighted in a recent federal audit of Yukon's climate change action. Yukon government committed to addressing the concerns through a new integrated strategy to be released by the end of 2019.

An overview of the project timeline was provided, including work to date, current status and next steps. The next steps of the project include preparation of “what we heard” report, drafting of strategy, and public review of draft strategy anticipated in summer 2019.

The proposed process for the drafting phase of the strategy includes

1. Gather input from partners, YG departments, stakeholders and the public.
2. Establish and agree on decision-making criteria with partners.
3. Prioritize content for inclusion in draft strategy using agreed-upon decision-making criteria.
4. Discuss draft priorities with partners, as well as YG departments and experts.
5. Work collaboratively with partners to complete draft strategy.

Agenda Item: Adoption of the Minutes

a) Committee of Whole Meeting Minutes CW19-01 of January 21, 2019

CW19-03-02 Moved by Councillor Johnson, seconded by Councillor Shore that the minutes of committee of the whole meeting #CW19-01 of January 21, 2019 be accepted as presented.
Carried 4-0

b) Special Committee of Whole Meeting Minutes CW19-02 of January 28, 2019

CW19-03-03 Moved by Mayor Potoroka, seconded by Councillor Shore that the minutes of special committee of the whole meeting #CW19-02 of January 28, 2019 be accepted as presented. Carried 4-0

Agenda Item: Special Meeting, Committee and Departmental Reports

a) Budget Presentations

- i. Recreation Department – The Recreation Manager provided an overview of the 2019 draft Recreation Department operating and maintenance budget.
 - Question on what is proposed for the savings from debenture interest?
 - Request to see 2019 draft capital budgets.
 - Recommend Administration review ICIP fund guidelines.
 - Request to see fitness equipment space requirements best practices and guidelines.
- ii. Protective Services – The CAO provided an overview of the Draft 2019 Protective Services operating and maintenance budget.
 - The CAO will review call out and false alarm revenue with the new hire.

CW19-03-04 Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole acknowledges receipt of Budget presentations for the Recreation Department and Protective Services. Carried 4-0

b) Request for Decision RE: Subdivision Application #18-107: Lot 1077-1 Klondike Highway

CW19-03-05 Moved by Councillor Johnson, seconded by Mayor Potoroka that committee of the whole forwards the Request for Decision RE: Subdivision Application #18-107: Lot 1077-1 Klondike Highway to council with a recommendation to approve subject to conditions presented in report. Carried 4-0

c) Request for Decision RE: Subdivision 18-036: Amendment Request

CW19-03-06 Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole forwards the Request for Decision RE: Subdivision 18-026: Amendment Request to council with a recommendation to approve subject to condition presented in report. Carried 4-0

d) Request for Decision RE: OCP Additional Scope of Work, Residential Suitability Analysis

Committee held discussion regarding the "City of Dawson Residential Suitability Analysis Report" prepared by Stantec Consulting Ltd.

- Costs might be a little low.
- Suitability on the east side does not seem to take into account the cross-country ski trails.
- With the east bench placer mining project there is a 150 m setback in the decision document for any excavation next to the old dump surveyed land parcel. One would think the excavation prohibition would also be for any excavation for any residential home builds.
- Question if Slinky East / West is as dense as it can be.
- Report does not reflect the need for a pedestrian trail to go through the area.
- Some of the suitability and capacity assessments seem really important for some of the costing i.e. infrastructure capacity. Hope this information will be available in the next step.
- The Dome Road upgrade costing seems low.
- Estimates presented do not take into account any upgrades to existing infrastructure.
- Not totally in agreement with Area C not having potential for development, not sure this area should be completely disregarded.

In response to questions presented in the Request for Decision regarding *Slinky East/West*, the committee provided the following

Question 1: Highest /best use of land. Maximize land and look to smallish size lots. Getting a sense of servicing, infrastructure, and carrying costs will be important information. Determining how much the city is willing to spend on developing lots i.e. landscaping, will need to be asked during feasibility.

Question 2: Dome Road expansion area could be reviewed. There is a desire to maximize the space and interest in looking at other potential pockets of land near, and adjacent to planning area.

In response to questions presented in the Request for Decision regarding Dredge Pond Phase II, the committee provided the following

Question 1: Any development in the area needs to be safe. In terms of a flood event industry standards should be followed. There is a desire to see a view scape analysis.

Question 2: There is desire to reserve a portion of the site as a Municipal Historic Site.

A good place to start in looking at this area would be planning that has previously taken place in the area.

CW19-03-07 Moved by Councillor Johnson, seconded by Councillor Kendrick that committee of the whole forwards the Request for Decision RE: City of Dawson Residential Suitability Analysis: Stantec Report to council with a recommendation to accept the report for information. Carried 4-0

e) Debrief Discussion RE: KATTS and CKS

Letters have been drafted regarding trails and potential land tenure, and the landfill agreement.

In follow up to the ask of CKS, we've heard from staff the next step will be to engage in the process of determining what type of facility is required. There is the outstanding question regarding the request for increased funding for diversion that still needs to be dealt with.

f) Discussion RE: Association of Yukon Communities Strategic Plan Update

AYC requested input from members in advance of its Strategic Planning session. Committee held discussion regarding the five questions provided by AYC to assist in gathering input prior to the session.

1. Looking back over the past few years, where do you think AYC has been effective and valuable?
 - Valuable in securing more funding for municipalities
 - Good advocacy, and advocating as one voice for the municipalities
 - Good research
2. What should AYC ultimately be trying to accomplish? What do you see as its purpose?
 - Municipalities voice to the government and FCM
 - Advocacy, advocacy, advocacy
3. What would you change about AYC and its work if you could?
 - Policy papers and briefing notes should be used
 - Better follow up / tracking of resolutions, and reporting back to members
 - Prefer no committees, and the work being done at the board level
4. What do you think should be priority areas for AYC over the next few years? Looking back at the last strategic plan, what objectives still remain to work on?
 - Obtaining more base funding for the Association
 - Figuring out the carbon tax rebate and how to deal with it
 - Preparing for Federal Election this fall and future elections
 - Lobbying for municipalities to have ability to use gas tax funds to leverage ICIP funding
5. How do you see the roles of AYC staff, Board members and CAOs playing out? In your view, who has what responsibilities?
 - ED's main role - communicating and advocating at the YG level

CW19-03-08 Moved by Mayor Potoroka, seconded by Councillor Shore that committee of the whole extend the meeting no longer than on hour. Carried 4-0

Agenda Item: In camera Session

CW19-03-09 Moved by Mayor Potoroka, seconded by Councillor Shore that committee of the whole move into a closed session for the purposes of discussing land related matters as authorized by section 213 (3) of the Municipal Act. Carried 4-0

CW19-03-10 Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole reverts to an open session of committee of the whole and proceeds with the agenda. Carried 4-0

Agenda Item: Adjournment

CW19-03-11 Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole meeting CW19-03 be adjourned at 10.59 p.m. with the next regular meeting being Monday, February 18, 2019. Carried 4-0

**THE MINUTES OF COMMITTEE OF WHOLE MEETING CW19-03 WERE APPROVED BY
COMMITTEE OF WHOLE RESOLUTION #CW19-06-02 AT COMMITTEE OF WHOLE MEETING
CW19-06 OF FEBRUARY 18, 2019.**

Original signed by:
Molly Shore, Chair

Cory Bellmore, CAO

MINUTES OF SPECIAL COMMITTEE OF WHOLE MEETING CW19-04 of the council of the City of Dawson called for 7:00 PM on Wednesday, February 6, 2019 in the City of Dawson Council Chambers.

PRESENT: Mayor Wayne Potoroka
Councillor Stephen Johnson
Councillor Bill Kendrick
Councillor Molly Shore

ABSENT: Councillor Natasha Ayoub

ALSO PRESENT: CAO Cory Bellmore

Agenda Item: Call to Order

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

Agenda Item: Agenda

CW19-04-01 Moved by Mayor Potoroka, seconded by Councillor Johnson that the agenda for committee of the whole meeting #CW19-04 be accepted as presented. Carried 3-0

Agenda Item: Budget Presentations

Councillor Kendrick joined committee at 7:10 p.m.

a) Planning and General Administration

The CAO provided an overview of the 2019 draft Planning and General Administration operating and maintenance budgets.

CW19-04-02 Moved by Councillor Johnson, seconded by Councillor Shore that committee of the whole acknowledges receipt of Budget presentations for the Planning and General Administration Departments. Carried 4-0

Agenda Item: Adjournment

CW19-04-03 Moved by Councillor Johnson, seconded by Councillor Shore that committee of the whole meeting CW19-04 be adjourned at 841 p.m. with the next regular meeting being February 18, 2019. Carried 4-0

THE MINUTES OF SPECIAL COMMITTEE OF WHOLE MEETING CW19-04 WERE APPROVED BY COMMITTEE OF WHOLE RESOLUTION #CW19-06-03 AT COMMITTEE OF WHOLE MEETING CW19-06 OF FEBRUARY 18, 2019.

Original signed by:
Molly Shore, Chair

Cory Bellmore, CAO

MINUTES OF SPECIAL COMMITTEE OF WHOLE MEETING CW19-05 of the council of the City of Dawson called for 12:00 PM on Friday, February 8, 2019 in the City of Dawson Council Chambers.

PRESENT: Mayor Wayne Potoroka
Councillor Stephen Johnson
Councillor Bill Kendrick
Councillor Molly Shore

ABSENT: Councillor Natasha Ayoub

ALSO PRESENT: CAO Cory Bellmore

Agenda Item: Call to Order

The Chair, Wayne Potoroka called the meeting to order at 12:00 p.m.

Agenda Item: Agenda

CW19-05-01 Moved by Mayor Potoroka, seconded by Councillor Johnson that the agenda for committee of the whole meeting #CW19-05 be accepted as presented. Carried 4-0

Agenda Item:

1) *Official Community Plan Bylaw #2018-18 & Zoning Bylaw #2018-19* RE: Maps and Land Designation

Committee reviewed the land designation and the zoning maps. Discussion ensued regarding land designations for the waterfront and the North End Planning areas, future planning areas, and mineral resource extraction.

Agenda Item: Adjournment

CW19-05-02 Moved by Mayor Potoroka, seconded by Councillor Johnson that committee of the whole meeting CW19-05 be adjourned at 1:55 p.m. with the next regular meeting being February 18, 2019. Carried 4-0

THE MINUTES OF SPECIAL COMMITTEE OF WHOLE MEETING CW19-04 WERE APPROVED BY COMMITTEE OF WHOLE RESOLUTION #CW19-06-04 AT COMMITTEE OF WHOLE MEETING CW19-06 OF FEBRUARY 18, 2019.

Original signed by:
Molly Shore, Chair

Cory Bellmore, CAO