



# THE CITY OF DAWSON

## AGENDA -SPECIAL COUNCIL MEETING #C21-07

WEDNESDAY, March 10, 2021 at 7:00 p.m.

Council Chambers, City of Dawson Office- Safe spacing rules apply

**1. CALL TO ORDER**

**2. ADOPTION OF THE AGENDA**

- a) Council Meeting Agenda #C21-07

**3. DELEGATIONS & GUESTS**

- a) Golder & Tetra Tech RE: Block Q Ladue & Dome Road Environmental Site Assessments
- b) Conservation Klondike Society Annual Report

**4. ADOPTION OF THE MINUTES**

- a) Special Council Meeting Minutes C21-03 of February 10, 2021
- b) Council Meeting C21-04 of February 17, 2021
- c) Special Council Meeting Minutes C21-06 of February 24, 2021

**5. BUSINESS ARISING FROM MINUTES**

- a) Special Council Meeting Minutes C21-03 of February 10, 2021
- b) Council Meeting C21-04 of February 17, 2021
- c) Special Council Meeting Minutes C21-06 of February 24, 2021

**6. FINANCIAL AND BUDGET REPORTS**

**7. SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS**

- a) RFD- Block Q Socioeconomic Planning Study
- b) RFD- Request to Purchase Land
- c) RFD - Tax Lien TL1

**8. BYLAWS AND POLICIES**

- a) Bylaw 2020-08 - Zoning Bylaw Amendment No. 8
- b) Bylaw 2021-01 - Zoning Bylaw Amendment No. 11
- c) Bylaw 2021-02 - 2021 Tax Rate Bylaw
- d) Bylaw 2021-03 - 2021 Fees and Charges Amendment Bylaw
- e) Bylaw 2021-04 - 2021 Operation and Maintenance and 3 year Capital Plan Bylaw

**9. CORRESPONDENCE**

**10. PUBLIC QUESTIONS**

**11. IN CAMERA**

**12. ADJOURNMENT**

**PRESENT:**

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

**REGRETS:**

**ALSO PRESENT:**

A/CAO	Paul Robitaille
EA	Elizabeth Grenon
CDO	Stephanie Pawluk

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**Agenda Item:** Call to Order

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The Chair, Mayor Potoroka called council meeting #C21-03 to order at 5:16 p.m.

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**Agenda Item:** Agenda

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**C21-03-01** Moved by Mayor Potoroka, seconded by Councillor Johnson that the agenda for Special Council meeting #C21-03 of February 10, 2021 be adopted as presented.  
Motion Carried 4-0

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**Agenda Item:** Special Meeting, Committee, and Departmental Reports

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a) Rec Centre Draft Feasibility Study Report (Republic Architecture)

**C21-03-02** Moved by Mayor Potoroka, seconded by Councillor Johnson That Council acknowledges receipt of the Draft Rec Centre Feasibility Study Report and moves to Committee of the Whole for the purposes of providing feedback to Republic Architecture.  
Motion Carried 4-0

*Councillor Kendrick arrived at the meeting at 5:17 p.m.*

Trisha Schilling and Rachel Alpern of Republic Architecture gave an overview of the Rec Centre Draft Feasibility Study Report.

Conceptual Design Options- Campground Site

- o Slopes dramatically 3 meters towards the northeast
- o Not much room for parking
- o High density residential adjacent to site
- o Currently zoned R1, will need to be rezoned
- o Accessible by foot
- o

Option 1:

- Area 6174 m<sup>2</sup>
- Major amenities- ice rink, curling rink, and multi-purpose room
- Intended to be a direct replacement of the current facility
- Main entrance is off the parking lot
- Second entrance off the street so good for pedestrian access

Option 2:

- Area 8112m<sup>2</sup>
- Similar to Option 1 but the configuration of the viewing area and change rooms is different

- Two stories
- Amenities- ice rink, curling rink, fitness centre, gym
- Second floor has walking track, indoor playground and fitness centre, roof patio

Option 3:

- Area 8700m<sup>2</sup>
- Similar to option 1 & 2 but is unique because of the playful geometry of the design and the park like setting inside
- Amenities- ice rink, curling rink, fitness centre, gym, aquatics, centralized interior park space

Conceptual Design Options- Dome Road Site

- o Old mining site
- o Zoning P2 Institutional
- o Have to drive to
- o Ample room for parking
- o Storm water management plan will have to be added

Option 1:

- Area 6590m<sup>2</sup>
- Amenities- ice rink, curling rink, multipurpose room
- Views from ice rink towards mountains from unheated seating area

Option 2:

- Area 7918m<sup>2</sup>
- Tall windows
- Three access points
- Amenities- ice rink, curling rink, fitness centre, indoor playground, multipurpose room, central public spine with southern glazing windows, sauna, climbing wall, walking track
- Fitness centre overlooks multipurpose gym space and views outside
- Walking track surrounds gym space
- Ice rink will have a heated viewing area
- No 2<sup>nd</sup> floor for spectator events, will be mechanical rooms etc.

Option 3:

- Area 10,363 m<sup>2</sup>
- 2 stories with elevator to 2<sup>nd</sup> floor
- Amenities- ice rink, curling rink, fitness centre, gym, aquatics, climbing wall
- Biggest footprint of all options
- Spectator viewing areas are on 2<sup>nd</sup> level
- On 2<sup>nd</sup> floor
  - o Walking track above multipurpose gym space
  - o Climbing wall peaks through cut-out in floor with a railing around it for a greater climbing wall hike
  - o Canteen and indoor playground

Energy Modeling (presented by Rachel Alpern):

- For each option they explored what it took to get 35% better than the National Energy Code or 50% better than the National Energy Code
- Chose energy values that were energy efficient but also realistic
- Not much difference in energy costs between the two sites

Cost Estimate (presented by Ron Prociuk)

- Campground site:
  - o slight differences

- smaller site
- has better access to site services
- cost goes down as options increase in size due to site area decreasing
- Dome Road site:
  - Larger area to develop and the requirement for parking is a lot larger
  - Cost for site surfacing is higher
- There is a small difference in building cost between the two sites

#### Feasibility Analysis (presented by Evan Hunter)

- Utilities were calculated based on the Energy Models
- Admin expenses, i.e. salary, wages, benefits and maintenance were based on assumptions from similar projects in Canada
- Revenue streams were based on City of Dawson Rec Department revenue collected in 2019
- Campground site Option 2, overall, is the most cost effective, featuring lowest initial cost, more amenities, and more favorable revenue streams
- Campground Option 1 is the most cost effective if initial cost is a priority
- Dome Road Option 3 provides greatest opportunities for amenities, the luxury of more parking, increased circulation and public spaces

#### Recommendations:

- Campground Option 3 has interesting potential for phasing, would be more expensive in the long run
- Campground Option 2 has highest value to the community, greater revenue to cost potential, more cost effective

#### Council held discussion on the Rec Centre Draft Feasibility Study Report.

- Question: In Gold Rush Option 1 and in some of the other options, there is quite a significant amount of unfinished space on the 2<sup>nd</sup> floor diagrams. Is that ultimately wasted space in those models that don't have an elevator to the 2<sup>nd</sup> floor? What kind of non-public uses are envisioned for all of that unfinished space?
- Answer: A few options have been discussed. They are there for a few reasons. One of the reasons is to try and prevent energy loss by designing the building as rectangle as possible without a bunch of jigs and jags. The second reason is that because it is so early in the design process, they don't know how much room these mechanical spaces will take up. Those types of things can be massaged and finessed as you move through the design process. Something to note is that the areas identified as unfinished (not areas identified as mechanical space, etc.) were not factored into the cost analysis.
- Question: In Options 2 and 3 that include the fitness center, is there a sense on how the square meterage in these concept designs compares to the current fitness center's usable space?
- Answer: The intent was to take the equipment list for the existing facility, so the quantity of equipment is likely going to be the same or very similar. The thought was that the current equipment would be repurposed so that there wouldn't be a large expense at the beginning.
- Comment: The Dome Road design options had the number of parking stalls included but that information wasn't in the Gold Rush Options. It would be nice to have that information included in the report.
- Question: In the Gold Rush Options, how is it envisioned that people would enter the building from the parking lot in Option 3? Are people having to walk all the way around to the eastern entrance?
- Answer: In Option 3, the building has been pulled away a little bit from the sites, so they would be coming from their active transportation and enter through one of the entrances at the east side or on the west side, there is no access from the parking lot.

- Question: The change rooms in some of the Dome Road site options is weirdly gigantic, shouldn't they be smaller?
- Answer: At this point, in some ways, everything is still on the table regarding room shapes, sizes and proportions.
- Question: In the charts that follow each of the option diagrams, it says full team office but doesn't the office space vary depending on the option?
- Answer: The intent was that the quantity of staff that would occupy that office would be the same for every option. Whereas if there was an aquatic center the staff for that space would potentially be in another location, not necessarily utilizing a desk in that area. So, you're not necessarily going to see a significant increase in the capacity of the office between the options.
- Question: On Dome Road Option 3, there is a wild amount of parking, if that parking area was reduced, would it impact the overall cost to develop the site?
- Answer: That is what the City's Zoning Bylaw required.
- Question: Section 7.1 Analysis of Capital Costs, notes that the cost to demolish the existing building on-site at the Gold Rush site is not included in the price. Isn't that building owned by the Gold Rush Campground business and wouldn't it be their asset to sell or remove prior to any development from recreation purposes?
- Answer: Yes.
- Question: In the summary that looks at the cost-effective options vs best options for amenities, the final recommendation was that Gold Rush Option 2 is the most cost effective. However, when looking at the charts it seems that the Dome Road Option 2 is only marginally less cost effective. Would you say that is a fair assessment?
- Answer: The recommendations that were put together are preliminary and were based on weighted elements that were used to quantify that. They were based on cost, number of amenities, longevity of the building, energy efficiency. The way they were ranked will probably differ than how the City of Dawson would rank them. The recommendations provided were based on the consultant's professional opinion.
- Question: At the Gold Rush campground site, does the building go all the way to the property line?
- Answer: No, 10ft away as per the Zoning Bylaw.
- Question: Does the site cost include site preparation before the building? Are the site costs that you're assessing include just the niceties once the building is in place, i.e., landscaping, parking lot access, etc.?
- Answer: The site cost would include everything to prepare and develop the site.
- Question: Explain what general conditions means.
- Answer: A majority of that number comes from the location factor. General conditions has to do with what's required in the specifications of the project then the location factor is the major contributor to that amount.
- Question: The estimate was going to be around \$267,000 for annual administrative costs for both Option 1s'. What are the current admin costs associated with our arena, curling rink, concession complex?
- Answer: It's more than that, approximately \$350,000 plus.
- Comment: In Appendix AB Representative Drawings, there is only one drawing that has dimensions but they are very small and hard to read. Suggested that future drawings have dimensions and are easier to read.
- Question: What is the length of the running track?
- Answer: The distance is dictated by the space that it's in but isn't necessarily always the same. It can go from approximately 150-260 meters.
- Question: The table on page 43 of the report shows that Option 1 was calculated at 35% but then it has a Gross Up of 25%? What is Gross Up and why are there two different percentages?
- Answer: The factor is different depending on the scale of the building and that just means that the amount of circulation required as the building grows, is required a greater capacity for space.

- Question: Given that solar energy is a bust, why worry about the orientation of the structure for the Dome Road Options? (reference Sections 2.6.6.1 and 4.3.1)
- Answer: The Energy Modelling was received late in the design phase. Section 4.3.1 was written before receiving that baseline. The report will be revised accordingly.
- Question: Where does the Zamboni put snow and ice in Option 1 of the campground site?
- Answer: It was being looked at to have the pit style where the snow is actually dumped into a pit inside, is melted, and taken away.
- Question: Each option for both sites is different. It's hard to do a full comparison (apples to apples). Why is that?
- Answer: It was not what they were asked to do. They were asked to give three different options times two different sites.
- Question: Section 4.5.5.7.2 Option B (50% better)- will each hole be 400ft deep?
- Answer: Will have to relay this question to the mechanical engineer.
- Question: Section 5.2.1.2 Parking says parking lot will be gravel but Section 5.3.1.2 Parking says paved with asphalt.
- Answer: Was purely assumption based on discussion. It can be changed in the report.
- Question: Section 5.2.1.7 Earthworks- why would you want the building on the north end of the campground site rather than the south? Is there not more excavation required?
- Answer: It made sense in terms of the slope of the site so they could bury some of the building into that elevation and still maintain parking without having to have any retaining wall. It made more sense to use the retaining structure on the higher side of the site.
- Question: Section 5.2.1.10 Additional Space Required- Section 4.5.7.4 Liquid Heat Transfer (bullet 4 & 6)- was this extra space in your calculations or on your diagrams?
- Answer: They will have to confirm that with Mechanical Engineers.
- Question: What does CMU stand for?
- Answer: Concrete Masonry Units.
  
- Question: Section 2.7.4 Infrastructure/Site Servicing/Slope (Heating)- The report says that the City of Dawson indicated the preference to use electricity, who told you that? It wasn't brought up by Council.
- Answer: That information was provided at the start-up meeting back in August.
- Comment: Section 2.6.6.1- Solar Photovoltaic Panels-are referred to as a "passive design element"; however, that is not what passive means in relation to solar power.
- Comment: The report mentions increasing service costs at the Dome Road site; however, the grid and water and sewer are close by and it's closer to the sources of fill and where excavated materials will end up.
  
- Comment: Good to see a gym in all Options for both sites but don't need two gyms in one facility.
- Comment: Doesn't look like Option 3 of the Dome Road site would be able to be phased.
- Comment: Section 2.1 Demographics and Projected Growth- The total for residents in peripheral rural areas is not 2,341. There is only approximately 800. So, 2,341 would be the total for Dawson, which includes the peripheral rural areas.
- Question: Section 2.5.4, Diagram, Solar Path Analysis- could you explain what those shapes mean?
- Answer: The pie shapes are the azimuths and has to do with when the sun rises in the summer and winter.
- Comment: Don't count on reusing excavated permafrost material as it turns into a soupy mess when it melts.
  
- Question: Is the climbing wall in both Option 2's?
- Answer: Even though it wasn't identified as being a required amenity for Option 2, it was something that we included as a value add.
  
- Comment: Solar power is undersold in the report.

- Comment: Keep in mind heritage design for the campground site as that may add extra costs.

**C21-03-03** Moved by Mayor Potoroka, seconded by Councillor Johnson that Committee of the Whole revert to an open session of Council to proceed with the agenda.  
Motion Carried 5-0

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**Agenda Item:** Adjourn

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**C21-03-04** Moved by Mayor Potoroka, seconded by Councillor Johnson that Special Council Meeting #C21-03 be adjourned at 8:15 p.m. with the next regular meeting of Council being March 10, 2021.  
Motion Carried 5-0

**THE MINUTES OF SPECIAL COUNCIL MEETING #C21-03 WERE APPROVED BY COUNCIL RESOLUTION #C21-07-\_\_ AT COUNCIL MEETING #C21-07 OF MARCH 10, 2021.**

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Wayne Potoroka, Mayor

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Cory Bellmore, CAO

**MINUTES OF COUNCIL MEETING #C21-04** of the Council of the City of Dawson held on Wednesday, February 17, 2021 at 8:00 p.m. City of Dawson Council Chambers

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**PRESENT:**

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

**REGRETS:**

**ALSO PRESENT:**

CAO	Cory Bellmore
EA	Elizabeth Grenon
CDO	Stephanie Pawluk
PW Manager	Gagan Sandhu

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**Agenda Item:** Call to Order

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The Chair, Mayor Potoroka called council meeting #C21-04 to order at 8:00 p.m.

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**Agenda Item:** Agenda

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**C21-04-01** Moved by Mayor Potoroka, seconded by Councillor Ayoub that the agenda for Council meeting #C21-04 of February 17, 2021 be adopted as presented.  
Motion Carried 4-0

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**Agenda Item:** Minutes

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a) Council Meeting Minutes C21-01 of January 20, 2021

**C21-04-02** Moved by Mayor Potoroka, seconded by Councillor Ayoub that the minutes of Council Meeting minutes C21-01 of January 20, 2021 be approved as presented.  
Motion Carried 4-0

b) Special Council Meeting Minutes C21-02 of January 28, 2021

**C21-04-03** Moved by Mayor Potoroka, seconded by Councillor Ayoub that the minutes of Special Council Meeting minutes C21-02 of January 28, 2021 be approved as presented.  
Motion Carried 4-0

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**Agenda Item:** Business Arising From Minutes

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*Councillor Kendrick arrived at the meeting at 8:02 p.m.*

a) Council Meeting Minutes #C21-01 of January 20, 2021

Cheque #	Vendor Name	Further Information
55637	Chickweeders	Late billing
55737	Eds Repair	Last billing? Yes
55758	Cotter Enterprises	Time Period? 1 month

- Question: Resolution #C21-01-09-Conservation Klondike Society (CKS), we had discussed writing a letter back, will we be responding back before discussion of the Budget or after?
- Answer: Can discuss it after CKS does their annual report presentation at the next Council meeting on March 10<sup>th</sup>.
- Comment: Let CKS know that there will be discussion about their letter as well at the March 10<sup>th</sup> meeting.



**C21-04-04** Moved by Mayor Potoroka, seconded by Councillor Ayoub that Council move into Committee of the Whole for the purpose of discussing the waste diversion center with the public works manager.  
Motion Carried 5-0

**C21-04-05** Moved by Mayor Potoroka, seconded by Councillor Ayoub that Committee of the Whole revert to an open session of Council to proceed with the agenda.  
Motion Carried 5-0

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**Agenda Item: Financial & Budget Reports**

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a) 2021 Accounts Payable Report #21-01 Cheque #55918-55959 & EFT's

**C21-04-06** Moved by Mayor Potoroka, seconded by Councillor Johnson that Council acknowledges receipt of the 2021 Accounts Payable Report #21-01 RE: Cheques #55918-55959 and EFT's; provided for informational purposes.  
Motion Carried 5-0

Cheque #	Vendor Name	Further Information
55923	Chilkoot Geological Engineers	What is this for? AMFRC Foundation Monitoring – First Billing
55925	Colliers Project Leaders	What is this for? Project Management assistance for the Rec Centre planning
55939	Klondike Crane Inspection	What Crane? Annual Inspection of all cranes/hoists
55943	Manitoulin Transport	For? Shipment of Zamboni parts
55924	Cimco	What is this? Contract for Ice plant annual start-up

a) 2021 Accounts Payable Report #21-02 Cheque #55960-56009 & EFT's

**C21-04-07** Moved by Mayor Potoroka, seconded by Councillor Ayoub that Council acknowledges receipt of the 2021 Accounts Payable Report #21-02 RE: Cheques #55960-56009 and EFT's; provided for informational purposes.  
Motion Carried 5-0

Cheque #	Vendor Name	Further Information
	Loan Fee	What is this for? CAO to report back
55971	Future Proof My Building Consulting Ltd	What is this for? Work to assess buildings to access Good Energy funds (75% to be rebated)
55994	Smith Cameron Pump Soln's	What is this for? Filters for the Water Treatment plant
55966	Chilkoot Geological Engineers	What for? Final Billing for AMFRC Foundation monitoring

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**Agenda Item: Special Meeting, Committee, and Departmental Reports**

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a) Request for Decision- Public Works ¼ Ton Truck Purchase

**C21-04-08** Moved by Councillor Kendrick, seconded by Mayor Potoroka that Council award the purchase of a 2021 GMC CANYON to Klondike Chevrolet for \$35,873.90 (plus GST) as per their submitted bid.  
Motion Carried 5-0

b) Request for Decision- Community Grants- January Intake

**C21-04-09** Moved by Councillor Johnson, seconded by Mayor Potoroka that Council approves the Community Grants, as recommended by the Community Grant Committee, in the amount of \$8,500.00 and Council approve the Level 2 Recreation Grants, as recommended by the Recreation Board, in the amount of \$5,100.  
Motion Carried 5-0

- Question: What is the Dawson City Expressive Arts Collective? Is it a winter art installation?
- Answer: It's a new group trying to put together a recreational activity focused on pole dancing.

c) Request for Decision- CII Eliza Building Proposal

**C21-04-10** Moved by Mayor Potoroka, seconded by Councillor Shore that Council approves the January 14, 2021 proposal regarding the Eliza building.  
Motion Carried 4-1

The document titled Timeline for Cassiar Project is available from the planning office or the Heritage Advisory Committee.

d) Request for Decision- Water Metering

**C21-04-11** Moved by Councillor Kendrick, seconded by Councillor Johnson that Council directs administration to retain Greenwood/Urban System to:

- develop a Request for Proposal (RFP) for the procurement of water meter supply/installation and Automated Meter Reading (Drive-By) program for the City of Dawson that includes that the meter location to be upstream of the customers' bleeders, and
- assist with facilitating public education and engagement of the program to gain public buy-in and understanding.

Motion Carried 5-0

e) Request for Decision- Parks and Rec Master Plan

**C21-04-12** Moved by Mayor Potoroka, seconded by Councillor Kendrick that Council approve the Parks and Recreation Master Plan.  
Motion Carried 5-0

f) Request for Decision- CBC Building Project

**C21-04-13** Moved by Councillor Kendrick, seconded by Councillor Johnson that Council direct administration to prepare an RFD for foundation drainage and insulation of the CBC building.  
Motion Carried 5-0

**C21-04-14** Moved by Councillor Johnson, seconded by Councillor Kendrick that Council direct administration to update the scope and prepare a new RFD for the Wall cladding and roof repair of the CBC building.  
Motion Carried 5-0

**C21-04-15** Moved by Councillor Johnson, seconded by Councillor Kendrick that Council direct administration to prepare an RFD for design, build and installation of windows and doors for the CBC building.  
Motion Carried 5-0

**C21-04-16** Moved by Councillor Johnson, seconded by Councillor Kendrick that Council approves administration to enter into a contract with Imperial Production for the restoration/replacement of 21 corbels and 11 roof finials for \$36,000 plus GST and shipping, for the CBC building.  
Motion Carried 5-0

g) Request for Decision- Water Reservoir Material

**C21-04-17** Moved by Mayor Potoroka, seconded by Councillor Shore that Council approves steel bolted tanks as the tank construction material for the new reservoirs to be constructed at the corner of Dugas Street and 5th Avenue and direct administration to proceed with the design and construction.  
Motion Carried 4-1

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**Agenda Item: Bylaws & Policies**

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a) Zoning Bylaw Amendment No. 5 (2019-15)

Moved by Councillor Ayoub, seconded by Mayor Potoroka that Council give Bylaw #2019-15, being Zoning Bylaw Amendment No. 5, Third and Final Reading.

**C21-04-18** Moved by Councillor Ayoub, seconded by Mayor Potoroka that Council moves to Committee of the Whole for the purpose of discussing Zoning Bylaw Amendment No. 5 with the Community Development Officer.  
Motion Carried 5-0

**C21-04-19** Moved by Mayor Potoroka, seconded by Councillor Johnson that Committee of the Whole revert to an open session of Council to proceed with the agenda.  
Motion Carried 5-0

**C21-04-20** Moved by Mayor Potoroka, seconded by Councillor Johnson that Council postpone Third and Final reading of Bylaw #2019-15, being Zoning Bylaw Amendment No. 5, to a Special Council Meeting on February 19, 2021.  
Motion Carried 5-0

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**Agenda Item: Public Questions**

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**C21-04-21** 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

- Dan Davidson: Is there something wrong with the garbage truck?
- Answer: It's in the shop right now.
- Dan Davidson: Is everything but the siding of the CBC going to be done?
- Answer: We need to decide what the end use of the building is before we work on the siding.

**C21-04-22** Moved by Mayor Potoroka, seconded by Councillor Johnson that Committee of the Whole revert to an open session of Council to proceed with the agenda.  
Motion Carried 5-0

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**Agenda Item:** Adjourn

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**C21-04-23** Moved by Councillor Johnson, seconded by Mayor Potoroka that Council Meeting #C21-04 be adjourned at 9:10 p.m. with the next regular meeting of Council being March 10, 2021.  
Motion Carried 5-0

**THE MINUTES OF COUNCIL MEETING #C21-04 WERE APPROVED BY COUNCIL RESOLUTION #C21-07-\_\_ AT COUNCIL MEETING #C21-07 OF MARCH 10, 2021.**

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Wayne Potoroka, Mayor

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Cory Bellmore, CAO

**MINUTES OF SPECIAL COUNCIL MEETING #C21-06** of the Council of the City of Dawson held on Wednesday, February 24, 2021 at 5:30 p.m. City of Dawson Council Chambers

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

**REGRETS:** Councillor Natasha Ayoub

**ALSO PRESENT:** CAO Cory Bellmore  
EA Elizabeth Grenon

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**Agenda Item:** Call to Order

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The Chair, Mayor Potoroka called Special Council meeting C21-06 to order at 5:33 p.m.

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**Agenda Item:** Agenda

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**C21-06-01** Moved by Mayor Potoroka, seconded by Councillor Shore that the agenda for Special Council meeting C21-06 of February 24, 2021 be adopted as presented.  
Motion Carried 4-0

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**Agenda Item:** Bylaws & Policies

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a) Zoning Bylaw Amendment No. 5 (2019-15)

**C21-06-02** Moved by Mayor Potoroka, seconded by Councillor Shore that Council give Bylaw #2019-15, being Zoning Bylaw Amendment No. 5, Third and Final Reading.  
Motion Carried 3-1

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**Agenda Item:** Adjourn

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**C21-06-03** Moved by Mayor Potoroka, seconded by Councillor Johnson that Special Council meeting C21-06 be adjourned at 5:37 p.m. with the next regular meeting of Council being March 10, 2021.  
Motion Carried 4-0

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**THE MINUTES OF COUNCIL MEETING #C21-06 WERE APPROVED BY COUNCIL RESOLUTION #C21-07-\_\_ AT COUNCIL MEETING #C21-07 OF MARCH 10, 2021.**

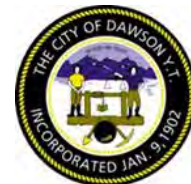
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Wayne Potoroka, Mayor

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Cory Bellmore, CAO

# Report to Council



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

☐ In Camera

<b>AGENDA ITEM:</b>	Planning Study: Lots 1 to 20, Block Q, Ladue Estate	
<b>PREPARED BY:</b>	Stephanie Pawluk, CDO	<b>ATTACHMENTS:</b> Planning Study Engagement Summary
<b>DATE:</b>	March 1, 2021	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b>		

## RECOMMENDATION

It is respectfully recommended THAT Council accept the Lots 1 to 20, Block Q, Ladue Estate Planning Study and Engagement Summary reports as presented.

## ISSUE / PURPOSE

Following the consultant team's presentation of the Planning Study and Engagement Summary reports to Committee of the Whole, the reports have been put forth to Council for acceptance.

## BACKGROUND SUMMARY

Council awarded a contract with Stantec/Vector Research for the purpose of completing a socioeconomic Planning Study of the three land uses under consideration for Block Q that results in the recommendation of the highest and best use of the subject land. The land uses contemplated by the study are as follows, and in no particular order:

- Residential development
- New recreation centre
- Campground (status quo)

The Planning Study consultant team presented the Planning Study and Engagement Summary reports and solicited feedback from Council at meeting CW21-04 on February 15<sup>th</sup>, 2021. Committee of the Whole requested information from the consultant team, as outlined below.

## ANALYSIS / DISCUSSION

A critical part of this project was the transparent and unbiased engagement of a multitude of community stakeholders. The Engagement Summary outlines the engagement process, results, and how the findings were applied to the Planning Study.

The Planning Study ultimately concludes that the development of residential housing of Block Q is the highest and best use of the land.

Council requested additional information on the engagement results that yielded the consultant team's perception of the community's non-support of the recreation centre being located on the Block Q site and how this influenced the recommendation. Stantec/Vector Research provided the following response:


*"The narrative surrounding why we felt people were non-supportive of the recreation centre being on the Block Q site is described in the Final Report, as a social consideration that impacts the decision-making, but I will provide a brief summary here:*

*It is based in the concerns about ground condition, and fears that a new community facility in this similar area would suffer the same fate as the existing Margaret Fry facility. Although we heard concerns about ground condition for residential use as well, the recreation facility use really drew those out because of its anticipated overall mass, and the fact that it's a community building.*

*Based on the comments we received in the surveys, interviews, and the public information sessions; it is clear that many people are so afraid of a new community-focused project failing again that they will not be convinced of the ground being suitable in this area, for a community-use, regardless of what a geotechnical report would say. We feel like the folks who expressed that high-level of concern will likely be very vocal and critical of a community project at Block Q kind of no matter what. I say 'community project' because of course that applies to a recreation facility but based on the comments, I think that would also likely apply to any other community building (e.g. school, health care facility, etc).*

*To describe this narrative in a numerical way, please see Page 9 of the What We Heard report which indicates:*

- We got 87 comments expressing concern about the ground condition at Block Q, as it relates to the rec. centre, out of a possible 217. This indicates 40% of respondents expressed non-support of the recreation facility being on Block Q, due to the concerns about ground condition.*
- Based on that number, and the overall narrative about why ground condition is kind of a 'non-starter' for them, we can generally say that about 40% of respondents will not be swayed by hearing 'the ground is fine' for a recreation facility at this site, even if it is."*

APPROVAL		
NAME:	Cory Bellmore , CAO	SIGNATURE: 
DATE:	March 6, 2021	





# Block Q Ladue Estate Planning Study

FINAL

FEBRUARY 9, 2021



## CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

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Prepared by \_\_\_\_\_  
(signature)

**Paul Kishchuk**

Reviewed by \_\_\_\_\_  
(signature)

**Lesley Cabott**



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### 1.0 INTRODUCTION

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

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

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

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

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

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



## CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

Identification of the relevant economic and social factors to be considered in the analysis was informed by extensive community engagement directly from Dawson City residents. Engagement channels included an on-line survey, interviews with representatives of Yukon businesses, governments and organizations and a series of five open houses hosted in-person at City of Dawson Council Chambers. The engagement period ran from mid -September to mid - November, 2020. The results of the engagement are presented under separate cover in the *What We Heard Report*.

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

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

## 2.0 ALTERNATIVE A: RV-STYLE CAMPGROUND

### 2.1 ECONOMIC EFFECTS

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

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



## CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

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

### Gold Rush Campground – Estimated Visitation

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

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

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

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

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



## CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

### Spending Attributable to Gold Rush Campground Guests

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

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

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

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

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

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



## 2.2 RV-STYLE CAMPGROUND CAPACITY

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

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

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

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

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

## CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

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

### Proximate RV-style Campground Site Availability in Dawson City

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

**Total 345**

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

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

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





## CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

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

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



Source: Yukon Environment.

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

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

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



## 2.3 LOCATION-INDUCED VISTOR SPENDING

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

### Induced Spending by Category and Degree of Spending Influence

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

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

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



## CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

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

### 2.4 THE BLOCK Q LEASE

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

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

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



## 2.5 TAXES AND UTILITY CHARGES

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

### Gold Rush Campground - Property Tax Assessment 2019

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

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

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

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



## 2.6 ADDITIONAL ALTERNATIVE A CONSIDERATIONS

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

### *Support for Tourism and Local Business*

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

### *Seasonality of Use*

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

### *Loss of Public Amenities*

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



### 3.0 ALTERNATIVE B: RESIDENTIAL DEVELOPMENT

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

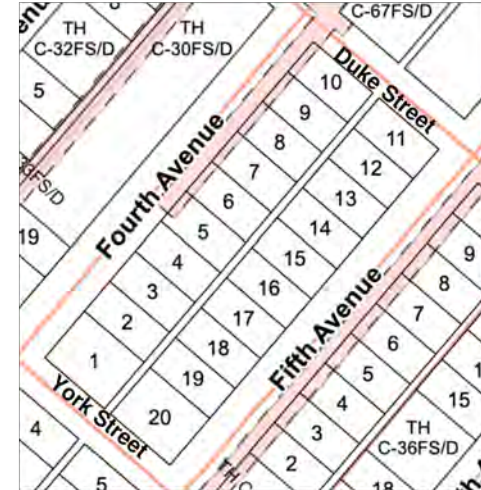
#### 3.1 PROPERTY TAX ANALYSIS

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

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

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

City of Dawson Block Q Lots 1 - 20



## CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

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

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

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

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

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



### 3.2 RESIDENTIAL HOUSING DEMAND

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

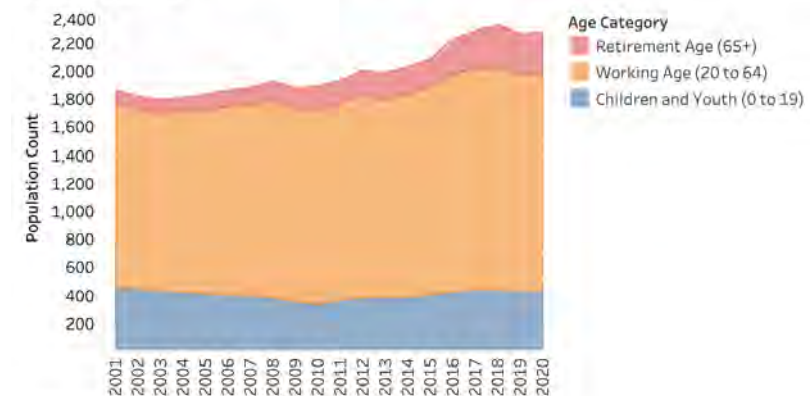
*“The acute shortage of appropriate housing has been repeatedly raised in community economic and needs surveys since 2011. Both the 2017 Household Survey (133 responses) and the 2017 Business Retention and Expansion Survey (33 interviews) again confirmed housing as the top priority for improving Dawson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

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

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

As shown in the chart to the right, the population of Dawson has been steadily increasing over the last 20 years. Between 2001 and 2020 Dawson City’s population increased by 420 residents,

Dawson City Population by Age Cohort  
2001 to 2020



Source: Yukon Bureau of Statistics.

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



## CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

equivalent to 21 new residents per year. Over the most recent 10-year period, 2011 to 2020, Dawson City's population increased by 343 residents, equivalent to 34 residents per year.

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

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

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

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

### 3.3 NEW RESIDENT SPENDING

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



## CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

The distinction between existing residents and new residents is important because of the implications for the effects of consumer spending on the Dawson City economy.

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

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

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

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

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

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



## CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

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

### Estimated Annual Household Expenditures for Block Q Residential Scenario (\$)

#### Top 10 Survey of Household Spending Expenditure Categories

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

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



### 3.4 MUNICIPAL INFRASTRUCTURE COSTS

A key feature of the Block Q site is the potential to build on 20 contiguous, graded, serviced lots, that have already had planning studies completed for them (OCP, ZBL). The installation of water and sewer services in a compact and efficient manner on the Block Q site will minimize long-term municipal infrastructure maintenance costs and also reduce building lot prices which; if sold in alignment with current practice, will be supplied to the market on a cost-recovery basis.

The North End infill development project, located just blocks away from the Block Q site, provides a contrasting example. As illustrated by the pink shaded parcels in the picture above, the presence of permafrost, soil contamination, steep gradients and heritage values has resulted in a discontinuous assortment of potential building lots in Dawson City's North End. This distribution over a large area increasing servicing costs both in the short and long-term. Within the last year, the Yukon Government collected costing data for the installation of water main, sanitary sewer, service connections, drainage improvement and reconstruction of roadways for 15 new lots in the North End. Analysis of the data confirms that factors such as of permafrost, soil contamination, steep gradients and heritage values all contribute to higher development costs than for the development of contiguous and level lots proximate to existing underground water and sewer infrastructure.

City of Dawson North End Plan - Final Development Concept

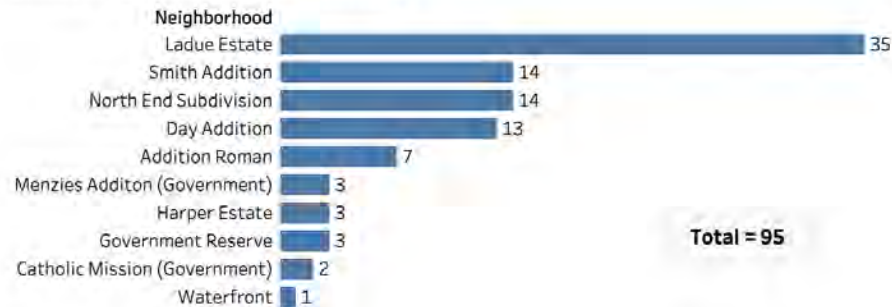


### 3.5 'VACANT' RESIDENTIAL LOT ANALYSIS

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

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

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



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

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

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



## CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

it is not just private land owners who have a role to play in addressing the shortage of building lots in Dawson City. The Yukon Government and the Yukon Housing Corporation also own lots designated for residential use within the historic Dawson townsite.

### 4.0 ALTERNATIVE C: RECREATION CENTRE

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

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

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

In terms of location, the possibility of building a new recreation centre at the bottom of the Dome Road (next to the Crocus Bluff Ball Fields), approximately 1.8 kilometres from the existing Art and Margaret Fry Recreation Centre, has already been the subject of significant discussion within the community. Thus, much of the engagement feedback received on the recreation centre option involved not just two locations but three: the existing Art and Margaret Fry Recreation Centre, the Block Q site and at the bottom the Dome Road.

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

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



## CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY

Given its latitude, Dawson City currently has a surprisingly very low volume of public warm spaces, areas where schools, daycares and families can send or take children to play indoors during Dawson's subarctic winters at little or no cost. Public warm spaces are most accessible when located within users' walking distance. As such, locating a new recreation centre at the bottom of the Dome Road and further away from Dawson's two daycares and the Robert Service School will reduce accessibility. Completion of Dawson's new youth centre will increase the public warm spaces within the historic Dawson townsite.

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

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



### 5.0 CONCLUSION

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

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

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

Given the current and longstanding imbalance on the supply side of Dawson housing market, the study team found that residential development of the Block Q site would potentially result in 22 additional families being able to live in Dawson City on a year-round basis. Due to Block Q's location, it is already graded and surrounded by existing infrastructure (e.g., roadways, water servicing, sanitary servicing, electricity); as such, the per-lot cost to develop the Block Q site could reasonably be expected to be significantly more affordable than other options currently being developed (e.g., North End) or considered (e.g., Dome Road). Development of the Block Q site could also potentially help improve the mix of housing types in Dawson City for the benefit of the community's aging population.





## **CITY OF DAWSON BLOCK Q LADUE ESTATE PLANNING STUDY**

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

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

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

The large physical footprint needed for a new multi-plex type of recreation centre may limit the options for constructing a new facility within the historic Dawson townsite due to anticipated size needed for the building, parking, and expansion space; however, engagement respondents were generally of the view that a recreation centre located slightly outside of the historic Dawson townsite would have little impact on the current users of the recreation centre. That said, the value a recreation centre brings in terms of providing public warm space should also be considered an asset when considering where to locate a new recreation centre.

### **RECOMMENDATION**

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





# Block Q Ladue Estate Planning Study Overview

## Engagement Summary

Prepared for City of Dawson  
Prepared by Stantec

February 2021



#202 107 Main Street Whitehorse YT Y1A 2A7

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## BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

### Background Information

## 1.0 BACKGROUND INFORMATION

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

### 1.1 PURPOSE OF THIS PROJECT

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

#### 1.1.1 What uses are being considered?

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

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

#### 1.1.2 What will the Planning Study look like?

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

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

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



Block Q, Ladue Estate



## **BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY**

### Background Information

## **1.2 PURPOSE OF ENGAGEMENT**

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

## **1.3 HOW WILL THE DECISION BE MADE?**

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



## 2.0 COMMUNICATION METHODS

### 2.1 NOTIFICATIONS

#### 2.1.1 Letter

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

#### 2.1.2 Poster

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

#### 2.1.3 Stakeholder Emails

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

### 2.2 PROJECT WEBSITE

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

### 2.3 INTRODUCTION VIDEO

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

### 2.4 PROJECT EMAIL

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



## BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

### Engagement Activities

## 3.0 ENGAGEMENT ACTIVITIES

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

### 3.1 IN-PERSON PUBLIC INFORMATION SESSIONS

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

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

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

### 3.2 DISTANCED: BROADCASTED PUBLIC INFORMATION SESSION

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

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

#### 3.2.1 Posted Recording

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

### 3.3 SURVEY

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





## BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

### Engagement Activities

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

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

### 3.4 STAKEHOLDER INTERVIEWS

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

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

### 3.5 GOVERNMENT MEETINGS

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

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

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



## BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

### What We Heard

## 4.0 WHAT WE HEARD

### 4.1 SURVEY

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

#### 4.1.1 Approach to Analysis

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

*For example:*

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

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

#### 4.1.2 Summary of Responses

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

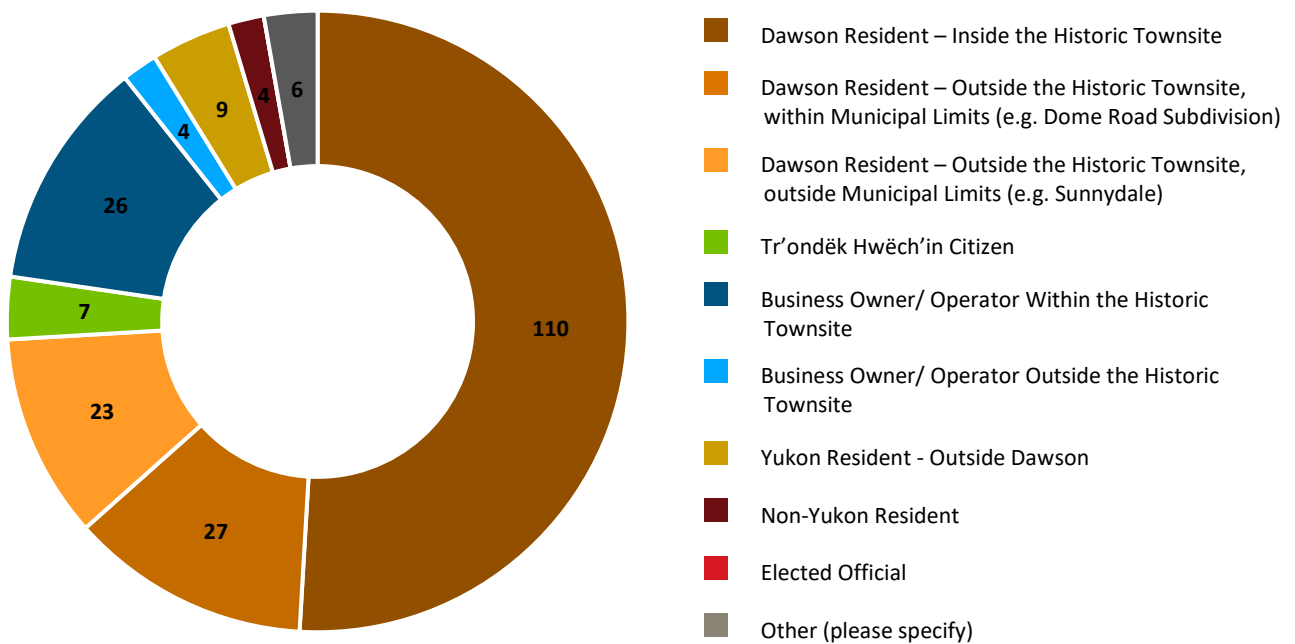


## BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

### What We Heard

#### 4.1.2.1 Summary by Question

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



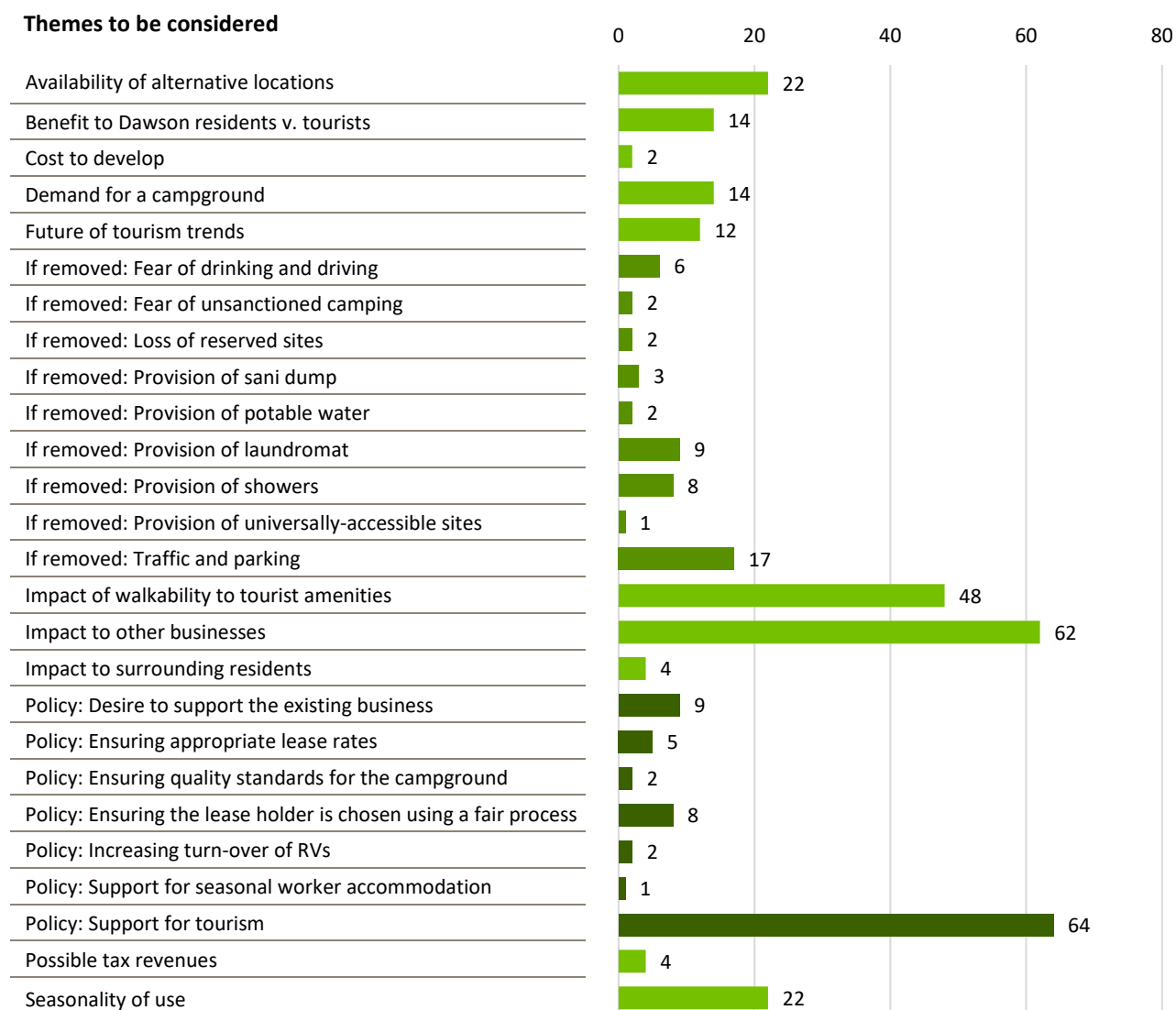
Note: Open-ended responses have not been included in this summary to remain privacy for respondents.



## BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

### What We Heard

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



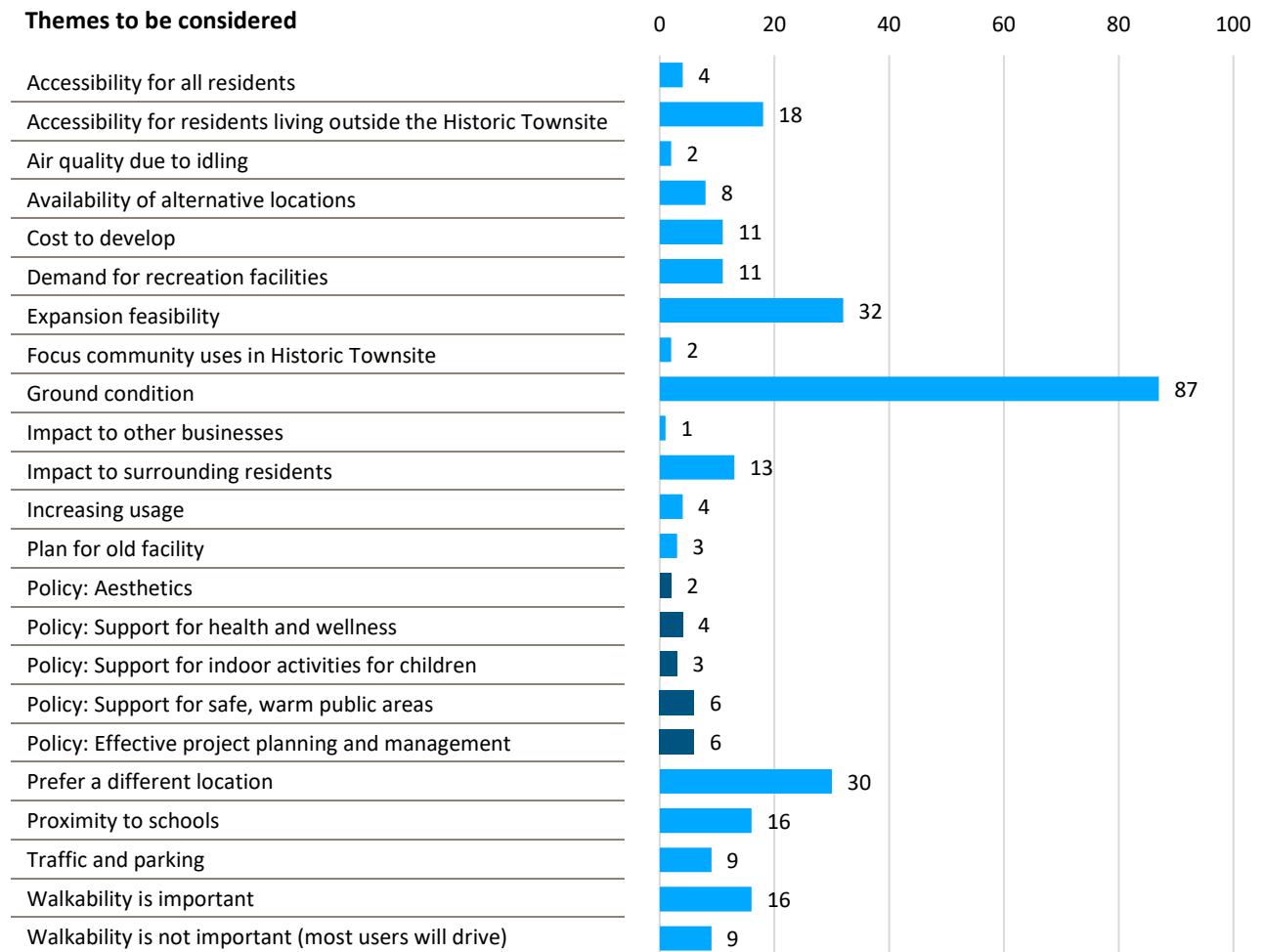
Note: Open-ended responses have not been included in this summary to remain privacy for respondents.



## BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

### What We Heard

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



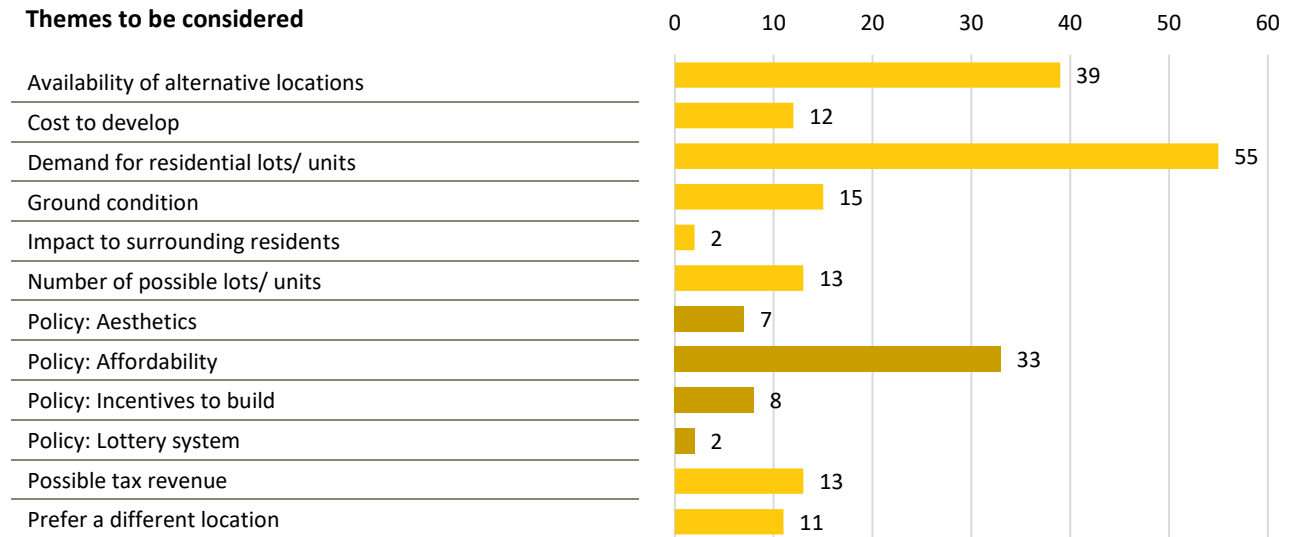
Note: Open-ended responses have not been included in this summary to remain privacy for respondents.



## BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

### What We Heard

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



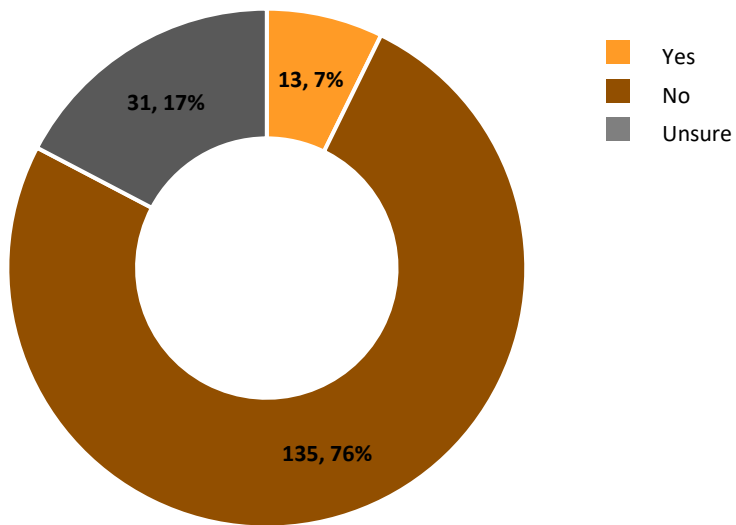
Note: Open-ended responses have not been included in this summary to remain privacy for respondents.



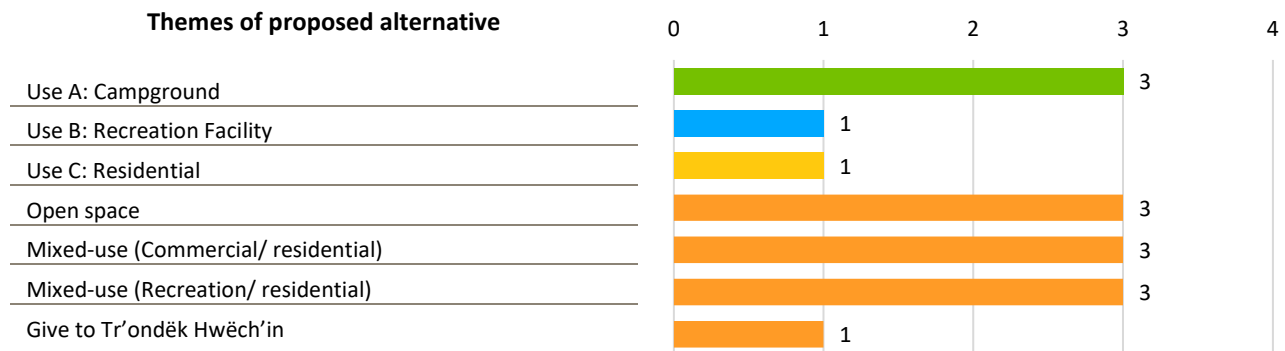
## BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

### What We Heard

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



*Proposed alternative uses to be considered:*



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



## BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

### What We Heard

*Q6 Please share any other thoughts that should be considered.*

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

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

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

#### **General Themes to be Considered:**

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

## 4.2 PUBLIC INFORMATION SESSIONS

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

### 4.2.1 General

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

#### **Theme Availability of Alternative Locations**

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

#### **Theme Cost to Develop**

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





## BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

### What We Heard

#### Theme Ground Condition

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

#### Theme Impact to Surrounding Residents

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

#### Theme Timeline

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

### 4.2.2 Use A: Campground

#### Theme Availability of Alternative Locations

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

#### Theme Policy: Desire to Support the Existing Business

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

#### Theme Demand for Campground

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

#### Theme Future of Tourism Trends

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



## **BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY**

### **What We Heard**

#### **Theme If Removed: Provision of Laundromat, Showers, etc**

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

#### **Theme If removed: Traffic and Parking**

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

#### **Theme Impact of Walkability to Tourist Amenities**

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

#### **Theme Impact to Other Businesses**

- Having the campground in town makes money for other businesses

#### **Theme Impact to Surrounding Residents**

- The existing campground is a good and respectful neighbour

#### **Theme Seasonality of Use**

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

#### **Theme Policy: Support for Tourism**

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

### **4.2.3 Use B: Recreation Facility**

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



## BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

### What We Heard

#### Theme Ground Condition

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

#### Theme Impact to Surrounding Residents

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

#### Theme Prefer a Different Site

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

### 4.2.4 Use C: Residential

#### Theme Availability of Alternative Locations

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

#### Theme Demand for Residential Lots/ Units

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

#### Theme Ground Condition

- Unstable for houses just like unstable for recreation centre

#### Theme Policy: Incentives to Build

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

#### Theme Prefer a Different Site

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



## BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY

### What We Heard

#### 4.3 PETITION

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

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

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

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

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

Upon reviewing the comments, themes which were heard included:

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



## **BLOCK Q LADUE ESTATE PLANNING STUDY: ENGAGEMENT SUMMARY**

### **What We Heard**

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

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



# **APPENDIX A**

## **Communication Materials**

# THE CITY OF DAWSON

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



## Block Q, Ladue Estate Planning Study

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

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

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

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

## ENGAGEMENT ACTIVITIES

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

### Physically-Distanced Engagement

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

- **Project overview video**

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

- **Online survey**

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

- **Online public information session**

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

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



Block Q, Ladue Estate

## In-person Engagement

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

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

## Engagement with Stakeholders and Governments

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

## NEXT STEPS

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

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

Sincerely,



On behalf of  
**City of Dawson Mayor and Council**





# LADUE ESTATE PLANNING STUDY

Lots 1-20, Block Q



“ *What needs to be considered?* ”

**PHYSICALLY-DISTANCED ENGAGEMENT**  
**October 5 - October 31**

Visit the [www.cityofdawson.ca](http://www.cityofdawson.ca) for more information.

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

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

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

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

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Good morning,

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

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

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

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

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

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

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

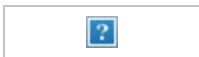
**and requires registration in advance** (please visit project website for more information).

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

**Amanda Haeusler** RPP, MCIP  
Consultant

[amanda.haeusler@stantec.com](mailto:amanda.haeusler@stantec.com) or  
[ladueestateplanning@stantec.com](mailto:ladueestateplanning@stantec.com)

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1

Location of Block Q, Ladue Estate Subject Area

## Purpose of this project

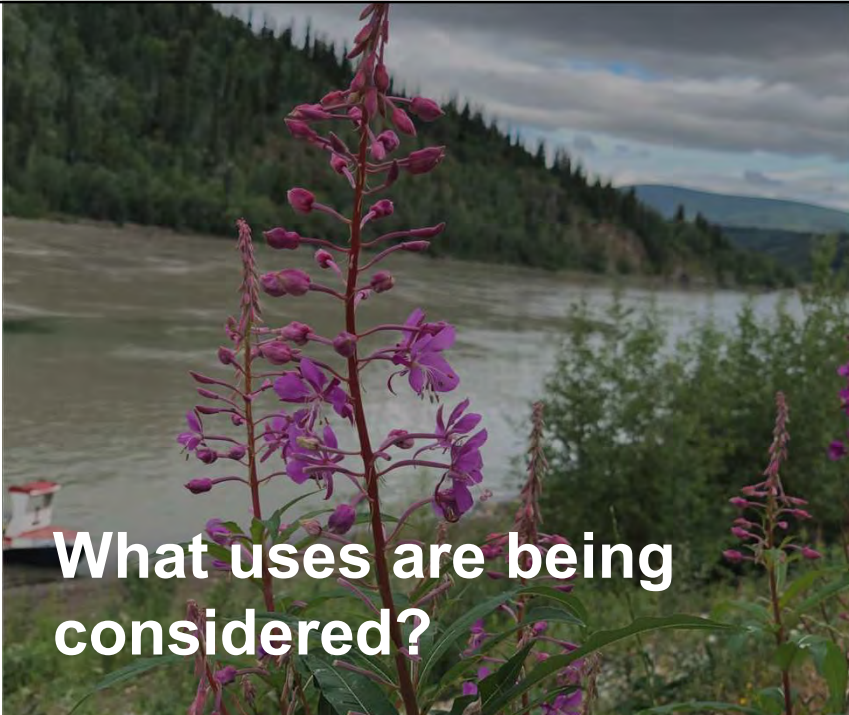
- Determine the highest and best use for the subject area, known as “Block Q, Ladue Estate” – shown in the figure to the left
- Make recommendations on how to move forward

2

BLOCK Q, LADUE ESTATE PLANNING STUDY OVERVIEW

3



## What uses are being considered?

### Use A

Campground


### Use B

Recreation facility



  

### Use C

Residential use



3


BLOCK Q, LADUE ESTATE PLANNING STUDY OVERVIEW

4



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

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

- Spending habits of residents and visitors
- Impact of discontinuing the existing use
- Ability of existing campgrounds to absorb additional business
- Property tax assessment information
- Municipal revenue associated with each proposed use
- Stakeholder and community feedback
- Other documents/ studies/ reports as needed



4



BLOCK Q. LADUE ESTATE PLANNING STUDY OVERVIEW

## Purpose of engagement



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

We want to know:

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

5

BLOCK Q. LADUE ESTATE PLANNING STUDY OVERVIEW


## What will the Planning Study look like?

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

← Public and stakeholder engagement will be used to inform these considerations

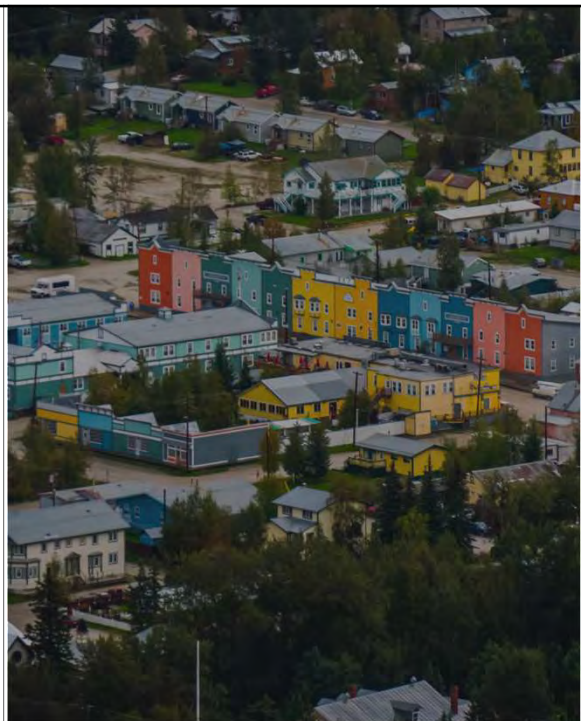
6




BLOCK Q, LADUE ESTATE PLANNING STUDY OVERVIEW

7



## How will the decision be made?

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




7





BLOCK Q, LADUE ESTATE PLANNING STUDY OVERVIEW

8



Thank you!

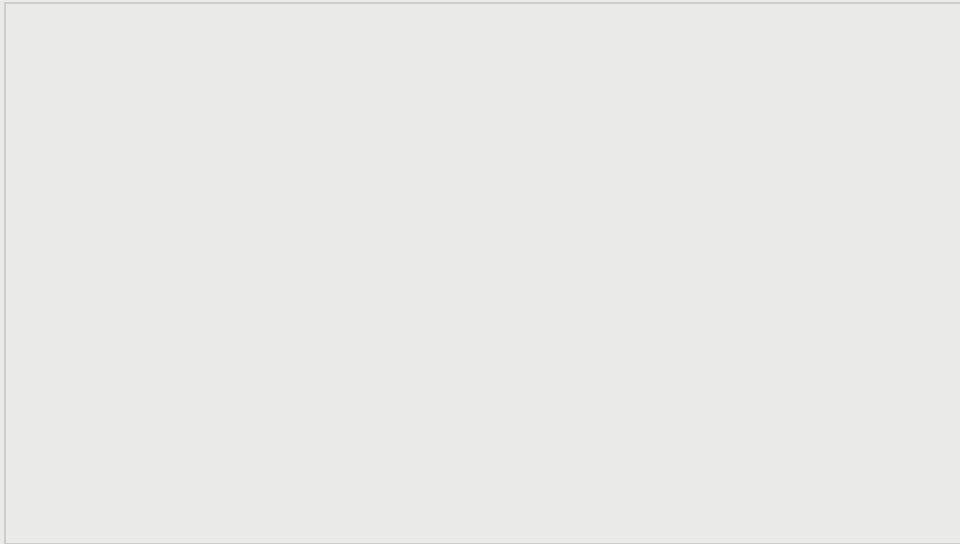


8



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

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



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

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

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





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

### Purpose of this project

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

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



### **What uses are being considered?**

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

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

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

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

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

## **Purpose of engagement**

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

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

## **What will the Planning Study look like?**

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

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

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

## **How will the decision be made?**

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



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

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

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

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



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

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

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

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

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

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

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

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

☐ Yes (Will require you to specify a use)

☐ No

☐ Unsure



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

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





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

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





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

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

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

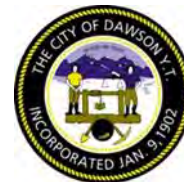
Name

Address

Email Address

Phone Number

# Report to Council



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

☐ In Camera

<b>SUBJECT:</b>	<b>Request to Purchase Land: Lots 13 &amp; 14, Block K, Government Addition</b>	
<b>PREPARED BY:</b>	Stephanie Pawluk, CDO	<b>ATTACHMENTS:</b> <ul style="list-style-type: none"><li>- 2020 letter re. purchase request</li><li>- 2020 letter re. water and sewer request</li></ul>
<b>DATE:</b>	March 4, 2021	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b> Official Community Plan Zoning Bylaw North End Plan Sale of Municipal Lands Policy Encroachment Policy		

## RECOMMENDATION

It is respectfully recommended THAT Council:

1. postpone the decision for the request to purchase Lots 13 and 14, Block K, Government Addition until further engineered subdivision planning begins for Phase II of the North End development.
2. postpone the decision for the request to tie into municipal servicing until further engineered subdivision planning occurs for Phase II of the North End development.

## ISSUE

The applicant has put forth two requests:

1. Request to purchase Lots 13 and 14, Block K, Government Addition, which are located directly behind the applicant's lots, as well as the alleyway between the lots.
2. Request that the property be connected to water and sewer services, in tandem with North End Phase II development.

## BACKGROUND SUMMARY

In 2020, the applicant submitted two letters to the City. One requests the purchase of Lots 13 and 14, Block K, Government Addition, which are located directly behind the applicant's lots, as well as the alleyway between the lots (see Figure 1). The purchase of this land would resolve the property owner's existing encroachment issues. The second letter requests that the property be connected to water and sewer services, in tandem with North End Phase II development.

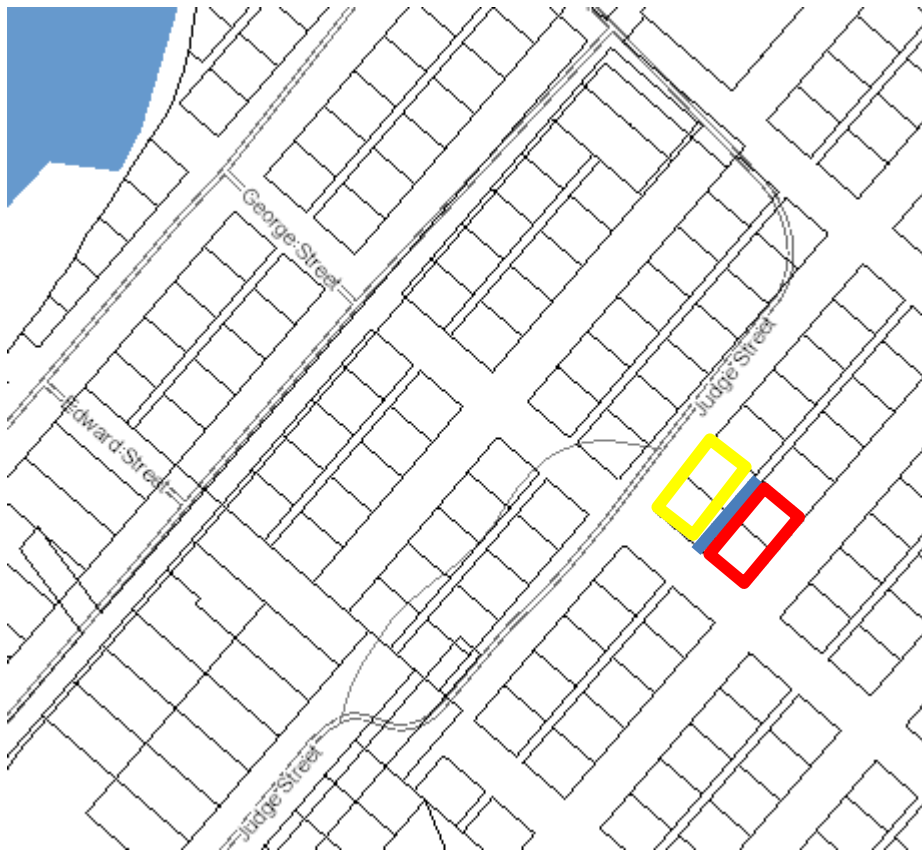


Figure 1: Map of owned and requested land  
 Yellow= Lots 1 and 2 (currently owned and occupied by the applicant)  
 Blue= Alleyway (unused/physically closed)  
 Red= Lots 13 and 14

## ANALYSIS / DISCUSSION

### Sale of Municipal Lands Policy

This request is subject to the Sale of Municipal Lands Policy #2018-03. As per s. 4 of the Policy, this application was circulated to all department heads for review and comment to determine whether the land could be considered surplus. No comments or concerns have been raised by departments other than Community Development and Planning at the time of the writing of this report. S. 4 states that “unserved full lots may be released for disposition in the sole discretion of Council.” The requested full lots are unserved. It is Administration’s interpretation that this application mostly meets the requirements listed in s. 4: Criteria for Release; however, may be considered “earmarked or under consideration for future use” by the municipality given its location within the North End planning area (s. 4. B) ii. 1)). This is further explored under ‘North End Plan’.

The proponent’s letter requests the purchase of two full lots (13 and 14), as such section 6 of the Policy applies. S. 6. C) states:

*“a full lot that is determined through a municipal planning exercise to **have no developable value to the City** may be disposed of for \$1.00 per square foot, at the sole discretion of Council. This may require a condition in the Agreement for Sale that the purchaser acknowledge and accept liability for the reason that the lot was determined to have no developable value.”*

The Yukon Government is currently in the process of undertaking a vacant lands inventory and analysis in Dawson City. As part of this work, publicly owned vacant lots have undergone slope analysis to determine developability. Lots 13 and 14 (outlined in yellow) have preliminarily been deemed unsuitable for development due to terrain. Additionally, Lots 13 and 14 are not indicated as having development potential in the North End Plan (Appendix B). Council may wish to consider whether or not this information is sufficient criteria to determine that the two lots have no developable value to the City.



Figure 2: Preliminary vacant land development potential map

**Red**= Unsuitable for development

**Yellow**= Potentially suitable for development

**Green**= Suitable for development

Additionally, s. 8(a) of the Policy states that a land sale for a permanently closed roadway must be done in accordance with the Municipal Act, Zoning Bylaw, and Subdivision Bylaw. Therefore, should this sale proceed, the four lots and alleyway would need to be consolidated as a condition of sale. This would be required to resolve the outstanding encroachments (see Figure 3 below). Non-conforming scenarios are resolved during a request from the property owner to change or develop their lot; they are considered legally non-conforming until such time as the property owner wishes to alter, add to, or otherwise change their property or structure.

The Policy recommends a purchase price for entire lots with no developable value to the City to be disposed of at \$1.00 per square foot. Permanently closed roadway is to be disposed of at \$1.00 per square foot.

## Official Community Plan

In the OCP, Section 6.0: Land Use Concept identifies the following applicable goals:

- Strive to use a highest and best use approach.
- Protect heritage resources.
- Reduce encroachment issues.

The implementation approaches include:

- Identify lands unsuitable for future development as Parks and Natural Space areas, which should be maintained in their natural state or used for passive recreation.
- Promote a compact development pattern to ensure existing infrastructure is used efficiently and preserve habitat and wilderness areas.
- Work to prevent and reduce encroachment issues, especially in residential areas.

As per s. 6.3.1, the North End Plan (discussed below) is a part of this implementation approach. Therefore, it is in line with the OCP to consider the recommendations in the North End Plan when considering requests within the Plan's planning area.

Section 9.0: Heritage and Culture identifies the following goal: "Dawson's gold rush history is showcased by preserving key historical resources where possible." This is applicable to this request in considering the heritage values on the requested lots, as well as the proximity of these lots to the Typhoid Cemetery.

## Zoning

Lots 1, 2, 13 and 14 are all currently zoned R1: single-detached/duplex residential. The current use of lot 1 is appropriate; however the encroachment issues make it noncompliant.

## North End Plan

The North End Concept Plan, as approved by Council, includes many recommendations on the next steps for development in the North End. This includes potential lot infill, recommendations involving heritage resources, and a framework for resolving encroachments. Block K exists in Phase II of the North End development project.

The proponent's encroachments appear to exist between Lots 1 and 2, which are not consolidated, and to the east of these lots into the publicly unused alleyway and Lots 13 and 14 (see Figure 3). Due to the location of these lots on the periphery of the development area, with no adjacent proposed infill lots, these encroachments do not appear to provide a direct constraint to future development. Encroachment resolution will be part of Phase II development; therefore, it is recommended that this encroachment issue be addressed during Phase II.

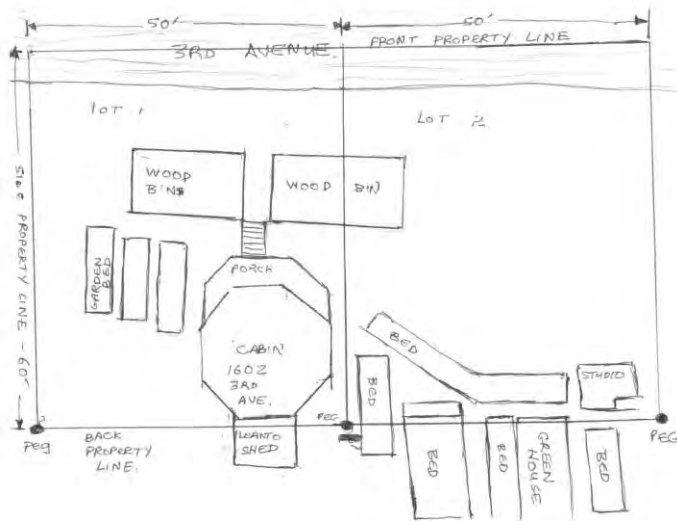


Figure 3: Site Plan provided by Applicant

The North End Plan does not identify the potential for lot development in Block K; therefore, the lots being requested for purchase do not appear to be integral to any potential reconfiguration of land for lot creation. Although there is little anticipated impact regarding potential Phase II lot infill, adjacent heritage resources do pose considerable impacts to this request.

As noted in the letter, "on lots 13 and 14 are 4 old stone platforms where Wall Tents were set up earlier in the century, possibly from Gold Rush days". Additionally, these lots are located adjacent to the Typhoid Cemetery. A recommendation identified in the North End Plan includes the following: "work with

Yukon Historic Sites to create an interpretive trail showcasing some of the tent platforms in the Typhoid Cemetery area and link the trail to the 9th Avenue Trail." It is currently unknown what impact this land sale could have on this recommendation; therefore, it is possible that Lots 13 and 14 are "earmarked or under consideration for future use" by the municipality for heritage protection purposes. Feasibility studies including heritage, environmental and geotechnical will be conducted during Phase II of the North End development project; this work will provide the information required to make decisions about heritage resources. As such, it is recommended that this request be considered during Phase II when the necessary information is available.

### Road Closure

It is currently unknown whether the alleyway is legally closed. Should the sale proceed, this would have to be confirmed and as it would need to be legally closed prior to completion of the sale.

### Conclusion

Based on this assessment, Administration recommends that Council not accept the request to purchase at this time. Additionally, the decision for the request to tie into municipal servicing cannot be made until further engineered subdivision planning occurs for Phase II of the North End development.

### OPTIONS

1. That Council:
  - a) postpone the decision for the request to purchase Lots 13 and 14, Block K, Government Addition until further engineered subdivision planning begins for Phase II of the North End development.
  - b) postpone the decision for the request to tie into municipal servicing until further engineered subdivision planning occurs for Phase II of the North End development.
2. That Council:
  - a) Accept the request to purchase and forward a Land Sale Bylaw and Full Road Closure Bylaw (if the alleyway is not legally closed) for first reading.
  - b) postpone the decision for the request to tie into municipal servicing until further engineered subdivision planning occurs for Phase II of the North End development.

### APPROVAL

NAME: Cory Bellmore, CAO

DATE:

SIGNATURE:

*C Bellmore*



City of Dawson  
P.O. Box 308  
1336 Front Street  
Dawson City YT  
Y0B 1G0  
Ph: (867) 993-7400

Dawson City Realty Ltd  
P.O. Box 1681  
331 King Street  
Dawson City, YT  
Y0B 1G0  
Ph: (867) 993-2532  
aliceindawsoncity@gmail.com

John Lodder  
Box 87  
1602 Third Avenue  
Dawson City, YT  
Y0B 1G0  
Ph: (867) 993-3729  
wiglessinyk@gmail.com

Attn Stephanie Pawluk  
Community Development and Planning Officer

July 12, 2020

Dear Stephanie Pawluk,

I am writing this letter on behalf of John Lodder, who owns the Octagonal Cabin located at 1602 Third Avenue, Legal address Block 1 & 2, Block K, Government Addition, Plan 8338A, Dawson City Yukon Territory.



John's property is shown on the North End Plan as being just within the Phase 2 area slated for development, as seen on page 3 (taken from an information sheet given to North End residents), and on page 4, taken from the North End Plan, "2.0 Overview of the Planning Area" with the location of John's lots marked with a red circle.

Note: while John's official City of Dawson address is 1602 Third Avenue, in some diagrams on the North End Plan his street is labelled Third Avenue, and in other diagrams it is labelled Fourth Avenue.

On the City Lots map above is a street diagram showing his 2 lots. His cabin is located on lot 1, the most southern of the 2 lots, and his garden and associated outbuildings are on lot 2, the more Northern lot. The two lots together have been his home since 1973.

He built his cabin in the summer of 1973.

Before John started building, at the request of the City of Dawson, he took his drawings to Colin Mayes. In the winter of 1972/1973, Colin was working on the approach to the Ice Bridge and worked part time as the Building Inspector for the City of Dawson. John dropped off the rudimentary drawing with dimensions of his 8-sided cabin to Colin as he was having breakfast at a local restaurant. A couple of weeks later Colin got back to him and said his plans were ok and to go ahead and build. Colin did not arrange for a site visit as part of the approval process.

City of Dawson  
P.O. Box 308  
1336 Front Street  
Dawson City YT  
Y0B 1G0  
Ph: (867) 993-7400

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P.O. Box 1681  
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In early March 1973 after receiving Colin's approval, John hired the City to come and bulldoze the snow from his property. The City Worker drove up the D4 Cat from the City Works Yard and cleared the snow off a likely looking flat area on his lot. No attention was paid to property lines. Things were done very casually back then! It was still 'pioneer days'.

The city resurveyed the North End in the 90's, and at that point John became aware of the true property lines and noted the location of the survey pegs, and could see that the addition on the back of his Octagonal cabin (Lot 1) , and his raised garden beds and greenhouse (Lot 2), extended past the staked line into the laneway and lots behind.

Note: John is aware of the location of the stakes, and on the NED diagram on page 5, you can see the city lot overlay does not match up with actual lot lines and appear to be shifted eastward. To John's knowledge as a long-term resident, he is not aware of any surveys after the survey work observed in the 90's. On the aerial you can see that the two light-colored rectangular structures (John's Firewood Bins) and a corner of his Cabin are between the lot line and the street. According to stakes still located on his property, both his Firewood Bins and his Octagonal Cabin are within his lot line.

John has made a sketch (page 6) showing the location of the structures on his lot and red marker stakes which were placed close to the original survey pegs (not all original survey pegs are still in place).

Across the laneway and behind lots 1 and 2, are lots 13 and 14. According to the NED diagram located on page 5, these lots are are classified as undevelopable in the Dawson City North End Plan Final Report of June 27, 2018 (lots lacking a colored dot are considered undevelopable).

John would like to purchase these two additional lots and add Lot 14 to Lot 1 including the laneway, and add Lot 13 to Lot 2, including the laneway (see page 7). This would resolve the encroaching structures and give him a good standard lot size to his property, which is currently smaller than most residential lots at 50 feet road frontage with depth of 60 feet for each of lot 1 and 2, Block K on Third (?Fourth) Avenue. On lots 13 and 14 are 4 old stone platforms where Wall Tents were set up earlier in the century, possibly from Gold Rush days. John's intention is to keep these historic structures undisturbed and to leave these back lots as forest growth, to maintain the stability of the slope behind his home. He is willing to have a legal restriction placed on this back part to leave the forest and structures undisturbed if this would be useful to the City of Dawson.

In the NEP diagram on page 5, these lots behind his property are not marked with colored dots, which indicates they are considered not suitable for development, so would never be freestanding lots for purchase in the proposed development.

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P.O. Box 308  
1336 Front Street  
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Y0B 1G0  
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John's question is if it possible to purchase these undevelopable lots and the laneway between, and at what price, since they would not be suitable as market lots. Once he has that information, he can then decide if he wishes to proceed with incorporating the two eastern lots and laneway with his own lots, and take responsibility for the lots and laneway from the City of Dawson


Thank you,



Alice Thompson



John Lodder



### what's next?

The project team is aiming for the following timeline:

- Final detailed design: late 2019/early 2020
- Construction tender: spring 2020
- Construction: spring/summer 2020
- Phase I release: fall 2020

### how can i contribute?

We need the knowledge and expertise of area residents to inform the detailed design of this development to help minimize further delays and uncertainty. The project team will be reaching out to area residents directly, but any interested parties are welcome to reach out to discuss their thoughts.

### where is the project at?

The Dawson North End development is an important project that will help to address current housing demand and extend services to the area. Residents in the area will benefit from new services (water, sewer, and road upgrades), and new lots will be developed on an infill basis. After some delays, the project is entering into the final stage of research and the initial stages of detailed design.

### what's changed?

Challenges in engineering and design have resulted in a phased approach to the development and small changes that are a better reflection of site conditions. Phase I will be proceeding in 2020, and Phase II will begin after further consideration of elements such as grade and servicing options. Currently, funding has only been obtained for Phase I of the project, however Council has indicated that Phase II of this project is also a priority.

### still have questions?

The City of Dawson and the Government of Yukon are committed to doing as best as we can to minimize development and construction impacts for existing residents.

**If you have questions or concerns about the project, want to speak with a representative, or need help understanding how you and your property might be impacted, please use the contact information on the back of this flyer to contact the project team.**



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## 2.0 Overview of the Planning Area

The North End planning area is located in the northern end of the Historic Townsite of the City of Dawson and within the Traditional Territory of the Tr'ondëk Hwëch'in (TH). The planning area encompasses approximately 7.4 hectares of primarily undeveloped land situated between Front Street and Third Avenue along the east-west quadrant and Edward Street and the "mud bog" event area/City snow dump along the north-south quadrant.



Figure 1. Orthophoto of the planning area and boundaries

### 2.1 Land Tenure

The North End planning area is primarily undeveloped at present but consists of about 100 lots – virtually all 50x60 feet in dimension – dating back to the original 1898 townsite survey. The majority (approximately 80) of the surveyed parcels within the area are titled to the City of Dawson. About 35 surveyed parcels are under private ownership – three of them sharing tenure with the City of Dawson. In addition, 17 or so parcels are untitled Yukon Commissioner's lands, held for the purposes of a Yukon River bridgehead reserve and the Third Avenue (or "Typhoid") Cemetery. There are no TH Settlement Lands located within the planning area.

The area's gradual depopulation in the early to mid-20<sup>th</sup> century resulted in the naturalization of not only surveyed lots but also a historic road right-of-way. Historic Third Avenue (also called Steele Avenue) was once situated between Front Street and present-day Third Avenue (or surveyed Fourth Avenue).

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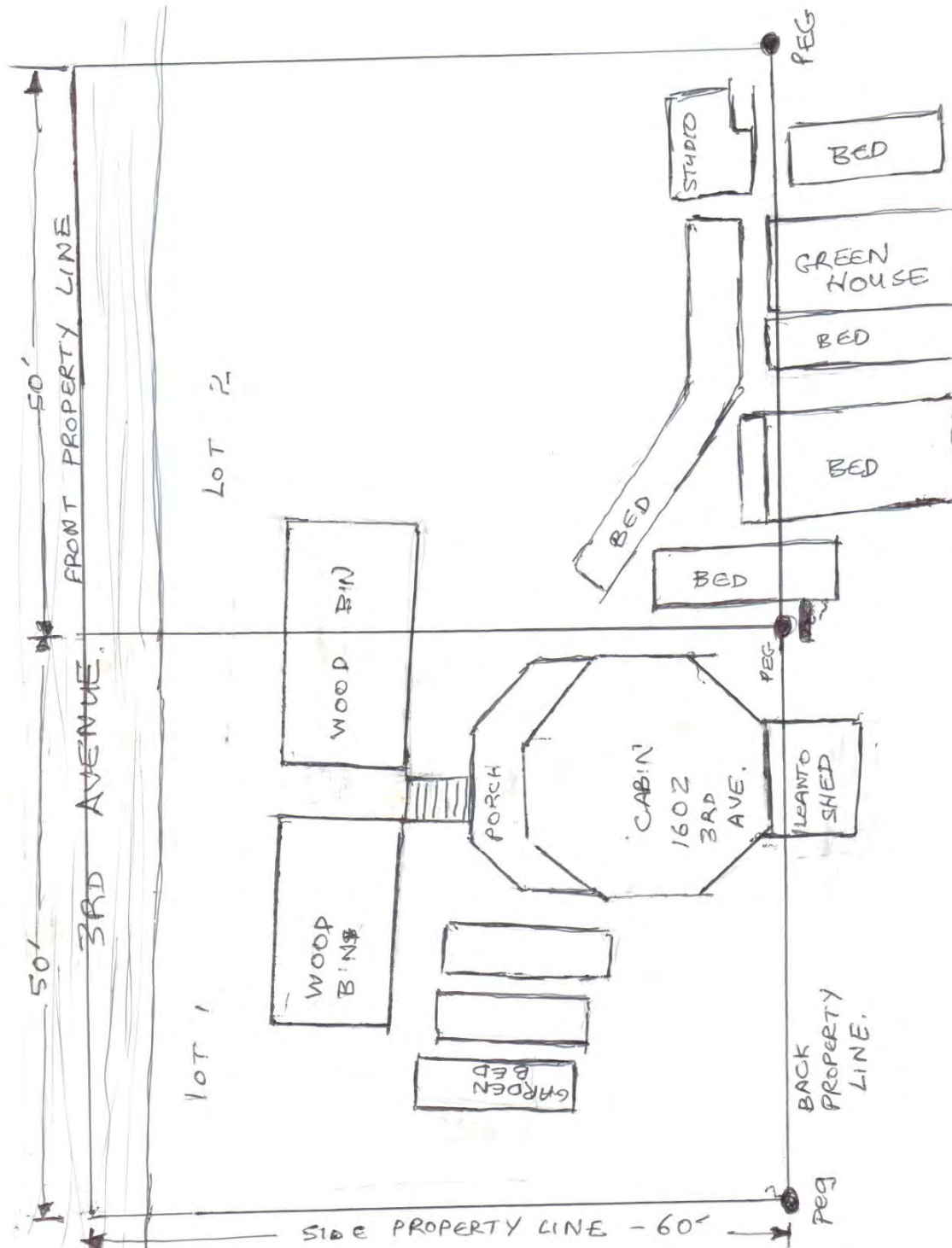




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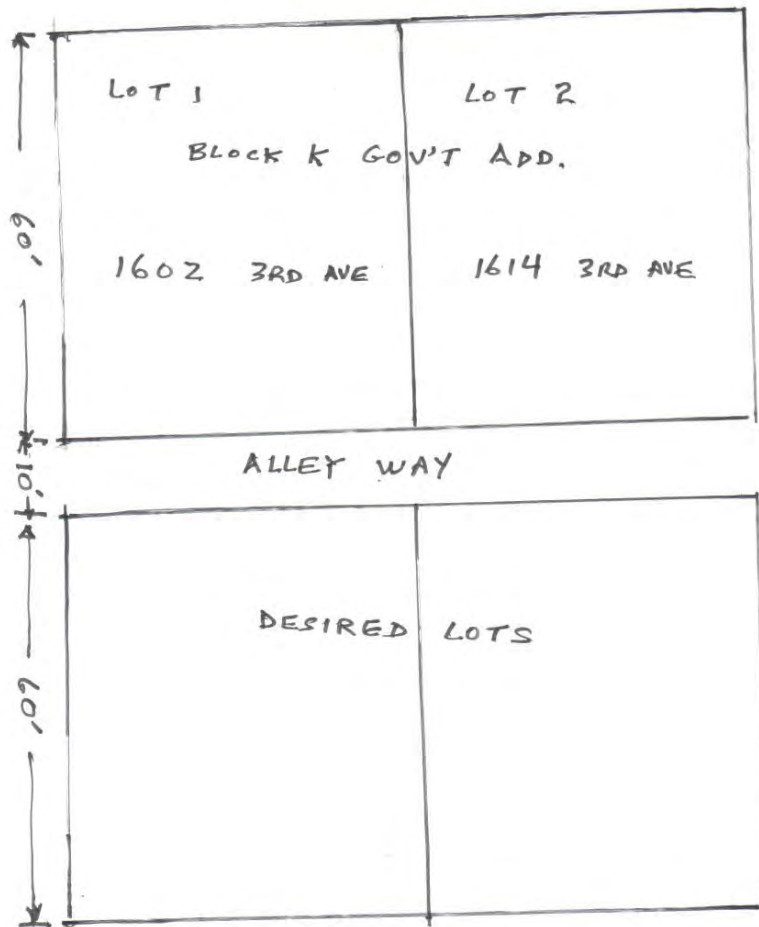


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Dawson City, YT  
Y0B 1G0  
Ph: (867) 993-3729  
wiglessinyk@gmail.com

3RD AVE



City of Dawson  
P.O. Box 308  
1336 Front Street  
Dawson City YT  
Y0B 1G0  
Ph: (867) 993-7400

Dawson City Realty Ltd  
P.O. Box 1681  
331 King Street  
Dawson City, YT  
Y0B 1G0  
Ph: (867) 993-2532  
[aliceindawsoncity@gmail.com](mailto:aliceindawsoncity@gmail.com)

John Lodder  
Box 87  
1602 Third Avenue  
Dawson City, YT  
Y0B 1G0  
Ph: (867) 993-3729  
[wiglessinyk@gmail.com](mailto:wiglessinyk@gmail.com)

Attn Stephanie Pawluk  
Community Development and Planning Officer

July 12, 2020

Dear Stephanie Pawluk,

I am writing this letter on behalf of John Lodder, who owns the Octagonal Cabin located at 1602 Third Avenue, Legal address Block 1 & 2, Block K, Government Addition, Plan 8338A, Dawson City Yukon Territory.



John's property is shown on the North End Plan as being just within the Phase 2 area slated for development, as seen on the next page of this letter (taken from an information sheet given to North End residents), and on the diagram below, taken from the North End Plan, "2.0 Overview of the Planning Area" with the location of John's lots marked with a red circle.




Figure 1. Orthophoto of the planning area and boundaries

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**what's next?**

The project team is aiming for the following timeline:

- Final detailed design: late 2019/early 2020
- Construction tender: spring 2020
- Construction: spring/summer 2020
- Phase I release: fall 2020

**how can i contribute?**

We need the knowledge and expertise of area residents to inform the detailed design of this development to help minimize further delays and uncertainty. The project team will be reaching out to area residents directly, but any interested parties are welcome to reach out to discuss their thoughts.

**where is the project at?**

The Dawson North End development is an important project that will help to address current housing demand and extend services to the area. Residents in the area will benefit from new services (water, sewer, and road upgrades) and new lots will be developed on an infill basis. After some delays, the project is entering into the final stage of research and the initial stages of detailed design.

**what's changed?**

Challenges in engineering and design have resulted in a phased approach to the development and small changes that are a better reflection of site conditions. Phase I will be proceeding in 2020, and Phase II will begin after further consideration of elements such as grade and servicing options. Currently, funding has only been obtained for Phase I of the project, however Council has indicated that Phase II of this project is also a priority.

**still have questions?**

The City of Dawson and the Government of Yukon are committed to doing as best as we can to minimize development and construction impacts for existing residents. If you have questions or concerns about the project, want to speak with a representative, or need help understanding how you and your property might be impacted, please use the contact information on the back of this flyer to contact the project team.

John Lodder has noted that on page 47 of the North End Plan, his lots (circled in red in a copy on page 3 of this letter) are across from lots that are marked with a green dot which indicates they are developable.

John would like to know if it is possible to receive water and sewer service to his lots as well when the area is developed, and would also like to know if the City has a time frame yet for bringing water and sewer to his area of the North End.

Thank you,



Alice Thompson



John Lodder



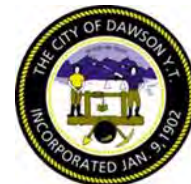
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# Report to Council



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

☐ In Camera

AGENDA ITEM:	Tax Lien Summary: TL1	
PREPARED BY:	Kim McMynn Chief Financial Officer (CFO)	ATTACHMENTS:  List of Properties Subject to Tax Lien Schedule II
DATE:	March 4, 2021	
RELEVANT BYLAWS / POLICY / LEGISLATION: Per S.83(1) of the Yukon Territory Assessment and Taxation Act		

## RECOMMENDATION

That Council authenticate the list of properties subject to Tax Lien by affixing the seal of the City of Dawson as per S.83(5) of the Yukon Territory Assessment and Taxation Act (ATA)

## ISSUE / PURPOSE

To accept the list of properties subject to Tax Lien and authorize the affixing of the seal.


## BACKGROUND SUMMARY

Under S. 83(1) of the ATA, the CFO is required to submit a list of properties with tax arrear to Council for authentication. This is the first step in the process to initiate tax liens to recover unpaid taxes. Currently taxes are outstanding on twelve (12) properties, totalling \$24,571.63. Appropriate notification has been mailed to the addresses of record.

## ANALYSIS / DISCUSSION

The authentication of the list of properties is the first step in the collection of outstanding taxes. Next steps: Publication of the list in a local newspaper and at the City Office and Post Office. Sixty days after publication, liens may be filed. As a result of a lien placed on a property, the property may be seized by the City if the taxes are not paid.

## APPROVAL

<b>NAME:</b>	Cory Bellmore, CAO	<b>SIGNATURE:</b> 
<b>DATE:</b>	March 6, 2021	



SCHEDULE II  
YUKON TERRITORY ASSESSMENT AND TAXATION ACT

O.I.C 1988/88

SECTION 83(1)

FORM TL1

PROPERTIES SUBJECT TO TAX LIEN

City of Dawson

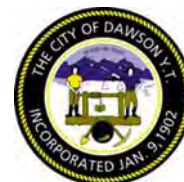
Roll #	Title Holder	Location	Legal Description			Certificate of Title	Tax	Arrears of property tax		Balance Owing
			Lot	Block	Estate			Penalty	Interest	
D7200000245080	Maxwell, Peter	Dawson City	45	2	North End Subdivision	97Y252	2,740.81	320.00	88.57	3,149.38
D7402035012010	Haugan, Matthew	Dawson City	12		Callison Ind Sub-Phase 2	2019Y1043	940.68	94.07	7.79	1,042.54
D7402036014070	Lakeland Vegetation Management	Dawson City	14		Guggieville Ind Sub	A/S16-1581	1,040.00	110.00	9.03	1,159.03
D7502031071070	Narozny, Frank	Dawson City	1071		Klondike Highway	99Y099	1,600.00	160.00	18.80	1,778.80
D7502031167020	Harvey, Charles & Finlay, Julia	Dawson City	1167		Off Bonanza Road	2005Y327	3,213.60	321.36	26.60	3,561.56
D7502039967070	Campbell, Betty (Purington)	Dawson City	PCL		KM 2.5 Bonanza Road/Off Bonanza Ck Rd	PLCLAIM	2,078.31	330.00	44.12	2,452.43
D8100080119020	Ball, Nicholas & Baptiste, Jacob	Dawson City	19&20	HA	Harper Estate	2010Y1156A	1,634.10	163.41	13.53	1,811.04
D8100080306130	Don Cox Enterprises Ltd.	Dawson City	W1/2 6	HC	Harper Estate	96Y1159	1,100.00	110.00	9.12	1,219.12
D8200000223020	Finlay, Julia	Dawson City	23	B	Ladue Estate	2012Y1133	1,280.02	128.00	10.59	1,418.61
D8200000411040	Welchman, Lana	Dawson City	11	D	Ladue Estate	2014Y0807	917.73	192.97	12.12	1,122.82
D8200120818090	Millar, David	Dawson City	18-19	LH	Ladue Estate	94Y1091	1,600.00	160.00	21.03	1,781.03
D9002030020020	Narozny, Frank	Dawson City	20		Dredge Pond-Eureka Drive	2012Y0869	3,666.00	366.60	42.67	4,075.27

Dated this 4th day of March, 2021

\_\_\_\_\_  
Kim McMynn

Collector of Taxes  
Chief Financial Officer  
City of Dawson

# Report to Council



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

☐ In Camera

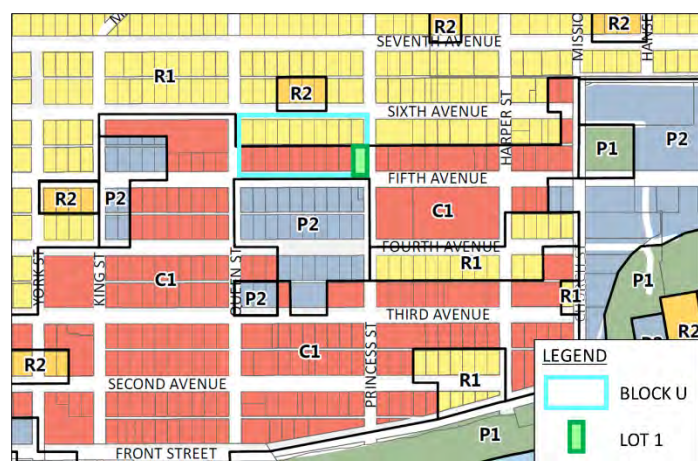
<b>SUBJECT:</b>	<i>Zoning Amendment Bylaw No. 8</i>	
<b>PREPARED BY:</b>	Stephanie Pawluk, CDO	<b>ATTACHMENTS:</b> <ul style="list-style-type: none"><li>- Zoning Bylaw Amendment Application #20-115</li><li>- Zoning Bylaw Amendment No. 8 Bylaw</li></ul>
<b>DATE:</b>	March 4, 2021	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b> Municipal Act Official Community Plan Zoning Bylaw Heritage Management Plan		

## RECOMMENDATION

It is respectfully recommended THAT Council give Second and Third Reading to Bylaw 2020-08, being Zoning Bylaw Amendment No. 8.

## ISSUE

Application #20-115 applies to change the zoning of Lot 1 Block U Ladue Estate (structure known as the Caley House) from C1 – Core Commercial to R1 – Single Family and Duplex Residential. As applied for, Zoning Bylaw Amendment No. 2020-08 (attached) amends Lot 1, Block U, Ladue Estate from C1: Core Commercial to R1: Single Detached and Duplex Residential in the Zoning Bylaw #2018-19.



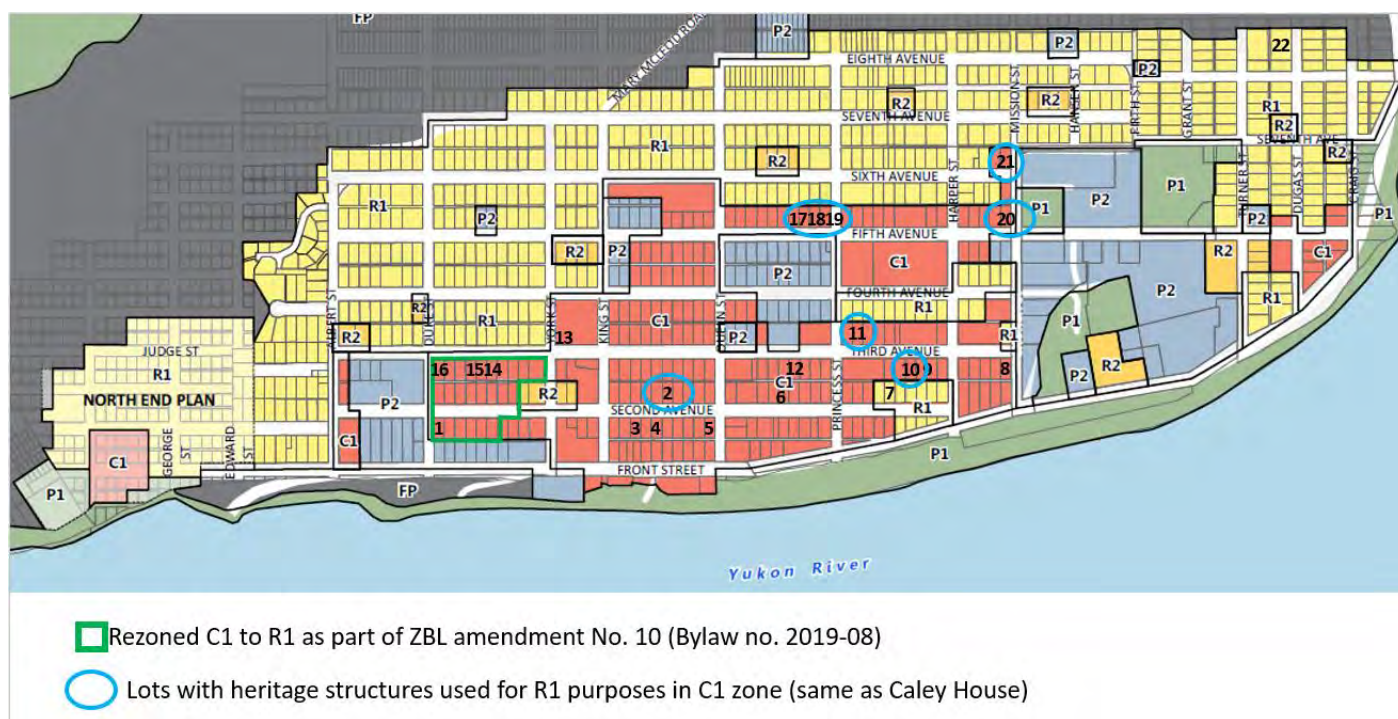
**Figure 1:** Current C1 zoning.

## BACKGROUND SUMMARY

The structure on the lot is a 2-storey log home that is registered on the Yukon Historic Sites Inventory (ref. 3-U-1) and is known as the Caley House. The use of the property is currently non-conforming to the Zoning Bylaw, which means Division 4: 'Non-Conforming Uses' of the Municipal Act applies. This raised property owner concerns as this would prevent the owner from rebuilding an R1 residence should there be a natural disaster, fire or similar event resulting in the property's destruction. The Municipal Act S.304 notes:

*If a building or other structure that does not conform to the provisions of an official community plan or zoning bylaw is destroyed by fire, or is otherwise damaged to an extent of 75 per cent or more of the assessed value of the building, it may not be rebuilt or repaired except in conformity with the provisions of the official community plan or zoning bylaw then in effect.*

This application raised the issue of other lots in this block with single detached dwellings that are zoned C1, as well as the issue of other legal non-conforming heritage homes throughout the C1 zone, issues that Administration and Council were already aware of. Initial desktop research using the Yukon Historic Sites Inventory found that there were possibly 24 other legal non-conforming heritage homes being used for R1 residential purposes throughout the C1 zone. The previous report to Council (November 18, 2020) and request for decision focussed on all 25 of the alleged properties under the same circumstance in an effort to address all properties as a whole. Through detailed research, it was found that there are only seven other properties in a similar situation to Lot 1 Block U Ladue Estate (Caley House) (see Figure 2). It was decided that each of these eight historic homes in the C1 zone exist in a unique context and should therefore be addressed individually. As such, this report focusses solely on Zoning Bylaw Amendment Application #20-115 for Lot 1 Block U Ladue Estate. Previous analysis regarding other options has been removed from this report as a result of Council direction to pursue this amendment bylaw.



**Figure 2:** Eight lots with YHSI heritage structures used for R1 purposes in the C1 zone (circled in blue).

This bylaw passed First Reading on November 18<sup>th</sup>, 2020 and a public hearing was held on March 3<sup>rd</sup>, 2021. No concerns were raised at the public hearing or during the public notification period. This bylaw was reviewed by Department Heads, and no concerns have been raised at the time of the writing of this report.

## ANALYSIS / DISCUSSION

### Municipal Act

S. 289(2) of the *Municipal Act* states:

*The council of a municipality shall not pass a zoning bylaw or any amendment thereto that does not conform to the provisions of an existing official community plan.*

Therefore, this report will consider whether the proposed amendment is consistent with the Official Community Plan.

Sections 294-296 (along with S. 17(5) of the Zoning Bylaw) outline the requirements and notification procedures of passing a zoning bylaw amendment. Following First Reading, as per S. 294, public notification of the intention to pass this zoning bylaw amendment was administered for two successive weeks prior to holding a public hearing on the issue. As stated above, a public hearing was held on March 3, 2021. No concerns were raised at the public hearing or during the public notification period.

Upon analysis of this issue in regard to s. 304 of the Municipal Act, it is interpreted that if a historic structure was “destroyed by fire, or is otherwise damaged to an extent of 75 per cent or more of the assessed value of the building”, it could not be rebuilt as a *historic* structure. This is because a new build fundamentally cannot be considered to be historic. If the lot is zoned R1 and the historic home is destroyed or damaged to an extent of 75% or more as per s. 304 of the Municipal Act, the property owner could build a new single detached or duplex residential structure as per the design guidelines for new infill.

### Official Community Plan

The land use designation of the property is Downtown Core, which is intended to support a broad range of uses, including low-density residential. S.6.2 notes:

*While the area will predominately consist of commercial and institutional uses, high- and low- density residential uses are also acceptable. This diverse mixture of uses is essential to the Downtown Core’s vibrant, mixed-use character.*

The broad land use permitted in the Downtown Core would therefore support this lot being zoned for residential or commercial use. This OCP designation is intentionally broad to allow for diversity, and prescribed spot zoning would arguably not contradict the OCP in this case.

### Zoning Bylaw

The property is zoned C1: Core Commercial in the 2018 ZBL. C1 uses are largely commercial and multi-residential in nature, and these uses are typically focused in the inner areas of the downtown core. Multi-residential is defined by the Zoning Bylaw as “any physical arrangement of three or more permanent dwelling units”. As per this definition, the lot under consideration is not compliant with the current C1 zoning.

If the zoning is amended to R1, the residential use of the land would become compliant; however, there are three setbacks between the structure and the property line that are non-compliant with the R1 zoning requirements. Given this non-compliance, S. 302 of the Municipal Act would apply.


### Heritage Management Plan

Any structural alteration of a heritage home would require review by the Heritage Advisory Committee; however, due to the property’s non-conforming status, development is currently limited to repairs or non-structural alterations as per Division 4 of the Municipal Act unless brought into compliance. Bringing this structure into compliance would include this rezoning and addressing the setback issues, as described above.

#### OPTIONS

1. THAT Council give Second Reading to Zoning Bylaw Amendment No. 8, #2020-08.
2. THAT Council give Second and Third Reading to Zoning Bylaw Amendment No. 8, #2020-08.
3. THAT Council forward Zoning Bylaw Amendment No. 8, #2020-08 to Committee of the Whole for discussion.

#### APPROVAL

<b>NAME:</b>	Cory Bellmore, CAO	<b>SIGNATURE:</b> 
<b>DATE:</b>		





## THE CITY OF DAWSON

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OFFICE USE ONLY	
APPLICATION FEE:	410 + GST
DATE PAID:	Oct 14, 2020
RECEIPT #:	36823
PERMIT #:	20-115

## AMENDMENT APPLICATION

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

### PROPOSED DEVELOPMENT

☐

Official Community Plan  
Amendment (OCPA)

☒

Zoning Bylaw Amendment  
(ZBA)

☐

Joint OCPA/ZBA

### APPLICANT INFORMATION

APPLICANT NAME(S): Joyce Caley

MAILING ADDRESS: Box 57 POSTAL CODE: Y0B 1G0

EMAIL: caley.joyce@gmail.com PHONE #: 993-3451

EMAIL: mverdonk@northwestel.net PHONE #: 993-5424

### OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

OWNER NAME(S): Maureen Caley - Verdonk

MAILING ADDRESS: Box 521 POSTAL CODE: Y0B 1G0

EMAIL: mverdonk@northwestel.net PHONE #: 867 993 3451

### PROPOSED AMENDMENT

#### A.) REDESIGNATION/REZONING:

CIVIC ADDRESS: 902-5<sup>th</sup> Avenue VALUE OF DEVELOPMENT: \_\_\_\_\_

LEGAL DESCRIPTION: LOT(S) 1 BLOCK 4 ESTATE Ladue PLAN# \_\_\_\_\_

PROPOSED AMENDMENT: FROM DESIGNATION: Commercial TO DESIGNATION: Residential

REASON FOR PROPOSED AMENDMENT: Please provide justification of the proposed amendment.

• Selling the property (I have lived here in this house since 1963 + all this time thought it was zoned residential).

• Bank requires confirmation the house would be built as a residence for purchaser to qualify for a mortgage

• historical significance for rebuilding as a residence

• current status is "nonconforming"



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### OFFICE USE ONLY

PERMIT #:

20-115

**B.) TEXT AMENDMENT:** (Attach additional sheets if required)

**DESCRIPTION OF PROPOSED AMENDMENT:** Please provide a description of the proposed amendment.

**REASON FOR PROPOSED AMENDMENT:** Please provide justification of the proposed amendment.

### 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

OCT. 5/20

SIGNATURE OF APPLICANT(S)

Joyce Sakel McCalay-Verdonk

DATE SIGNED

SIGNATURE OF OWNER(S)

Joyce Sakel





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### OFFICE USE ONLY

PERMIT #:

20-115

### COMPLETE APPLICATION SUBMISSION REQUIREMENTS

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 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 proposed rezoning/re-designation
  - 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)
- ☐ Other as required by the CDO: \_\_\_\_\_

### OFFICE USE ONLY

LEGAL DESCRIPTION: LOT(S) 1 BLOCK V ESTATE Ladue PLAN# 8338

ZONING: C1-Core Commercial DATE COMPLETE APPLICATION RECEIVED: \_\_\_\_\_

TYPE OF APPLICATION: Zoning Bylaw Amendment

APPLICANT NAME(S): Maureen Caley-Verdonk

OWNER NAME(S): Joyce Caley

☐ 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: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_



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### OFFICE USE ONLY

PERMIT #:

### 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 OR OTHER BYLAWS/LEGISLATION, THE BYLAW/LEGISLATION PREVAILS.**

#### 1. Bylaw Amendments:

- a) Any person may apply for an amendment to the text of the OCP/ZBL by paying the required application fee, as specified in the Fees and Charges Bylaw, and submitting a written statement that describes and justifies the proposed amendment.
- b) An owner of a parcel in the City, or an authorized agent of an owner, may apply to have the designation of the land amended to another designation.
- c) An application for a re-zoning/re-designation shall be made in writing to the development officer using the form provided and accompanied by the following:
  - a. documentation of ownership;
  - b. a written statement to describe and justify the proposal;
  - c. a map showing the proposed change in the context of adjacent land;
  - d. the necessary processing and advertising fees as set out in the Fees and Charges Bylaw;
  - e. permission for right of entry onto the land by City staff for reasonable inspection; and
  - f. any additional information a development officer may require in order to prepare, evaluate, and make recommendations on the proposed amendment.
- d) A development officer may request the applicant provide an analysis by a qualified professional of the potential impact on land use, traffic, utilities, and other City services and facilities if the amendment proposes an increase in density or other
- e) intensification of use.
- f) An application may not be considered to have been received until all requirements have been submitted to the satisfaction of a development officer.
- g) Notwithstanding these requirements, the application may be considered if, in the opinion of a development officer, it is of such a nature as to enable a decision to be made without some of the required information.
- h) If it appears that the proposed amendment is one that is applicable to most of the persons affected in the area and/or will benefit the City at large, Council may direct that the application fee be returned to the applicant.

#### 2. Review Process

- a. Upon receipt of a completed application for a text amendment or re-zoning, a development officer shall initiate or undertake an investigation and analysis of the potential impacts of development under the proposed zone. The analysis shall be based on the full development potential of the uses and development regulations specified in the proposed zone and not on the merits of any particular development proposal.
- b. The analysis shall, among other factors, consider the following criteria:
  - i. relationship to, and compliance with, the OCP and other approved municipal plans and Council policy
  - ii. relationship to, and compliance with, municipal plans in preparation
  - iii. compatibility with surrounding development in terms of land use function and scale of development
  - iv. traffic impacts
  - v. relationship to, or impacts on, services (such as water and sewage systems or public transit), utilities, and public facilities (such as recreational facilities and schools)
  - vi. relationship to municipal land, rights of way, or easement requirements
  - vii. effect on the stability, retention, and rehabilitation of desirable existing uses, buildings, or both in the area
  - viii. necessity and appropriateness of the proposed text amendment or re-zoning according to the stated intentions of the applicant
  - ix. analysis of any documented concerns and opinions of area residents and land owners regarding the application
- c. Subsequently, the development officer shall:
  - i. prepare a report on the proposed amendment; and
  - ii. submit a copy of the application and the development officer's recommendation and report to Council.
- d. Before approving a text amendment or re-zoning, Council shall comply with the requirements and notification procedures set out in the Act.





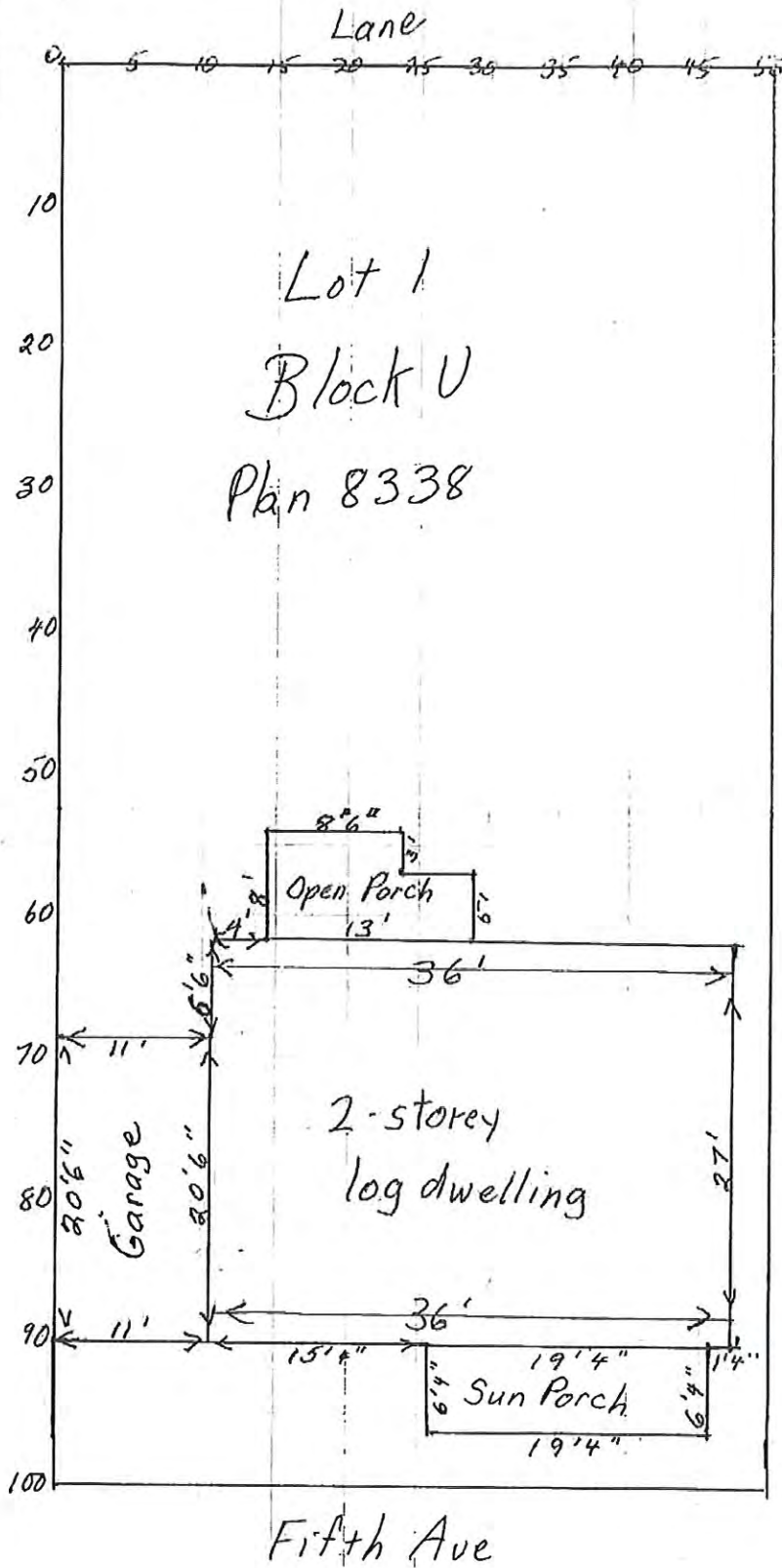
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PERMIT #:	

3. Resubmission Interval
  - a. When an application for an amendment to this bylaw has been refused by Council, another application for the same, or substantially the same, amendment shall not be submitted within 12 months of the date of the refusal unless Council directs otherwise.
4. Before a second reading of a bylaw proposing amendments is heard, Council shall hold a public hearing to hear and consider all submissions respecting the proposed amendments.
5. The public hearing shall be held no earlier than seven days after the last date of publication of the notice.
6. A notice must be circulated, in the method approved by Council, once a week for two successive weeks prior to the public hearing.
7. Methods of notice circulation may include the City of Dawson website, local newspapers, the City and Post Office Bulletin Boards, and written notification letters.
8. The notice shall:
  - a. describe the area affected by the proposed amendment;
  - b. state the date, time, and place for the public hearing respecting the proposed amendment; and
  - c. include a statement of the reasons for the amendment.
9. Written notification letters shall be mailed to all applicable properties within the following radii of the subject property prior to the public hearing:
  - a. 100 m (328.1 ft.) for properties within the historic townsite
  - b. 1 km (3,280.8 ft.) for properties in all other areas
10. For amendments proposed for one property, a notification sign shall be placed on the subject property following first reading until such time as Council has ruled on the application.
  - a. The sign shall state the details of the amendment; the date, time, and place of the public hearing; and the City's contact information.
  - b. The sign shall be provided by the City and shall be returned to the City on the day following the public hearing.
  - c. Signs not returned will be subject to an advertising fee equal to the replacement of the sign materials.

# Site Plan



power  
water  
sewer  
drainage  
supply  
living permit  
alterations  
excavation?  
sketch as far as possible  
2/

of elevation front porch  
handwriting

Caley





# THE CITY OF DAWSON

P.O BOX 308, DAWSON CITY, YUKON Y0B 1G0

PH: (867) 993-7400, FAX: (867) 993-7434

## Zoning Assessment

File Number: 20-115

Date: 4

Zone: R1

Assessment completed by: C. Luscombe

### 1. Application Type

☐ OCP Amendment

☐ Variance

☒ Zoning Amendment

☐ Development

☐ Subdivision

☐ Other:

### 2. Official Community Plan Designation: Downtown Core

Does the proposed development meet OCP requirements? ☒ yes ☐ no

If no, OCP amendment is required.

### 3. Zoning By-Law Designation: R1 - Single Family Duplex

Does the proposed development meet ZBL requirements? ☐ yes ☒ no

If no, ZBL amendment is required.

### 4. Heritage Management Plan Designation:

Does the proposed development require HAC review? ☐ yes ☐ no

If yes, fill out Heritage Assessment form.

### 5. Zone Specific Regulations:

Provision	Permitted	Proposed	Compliant	Variance Required
Permitted Use	<u>Residential</u>	<u>Residential</u>	<u>Y/N</u>	
Minimum Parcel Size	<u>2500ft<sup>2</sup></u>	<u>5000ft<sup>2</sup></u>	<u>Y/N</u>	
Maximum Parcel Size	<u>/</u>	<u>/</u>	<u>Y/N</u>	
Minimum Parcel Width	<u>25ft</u>	<u>50ft</u>	<u>Y/N</u>	
Minimum Setback (Front)	<u>10ft</u>	<u>6ft 4in</u>	<u>Y/N</u>	<u>Porch covered, S. 7.8.5 not within 10%</u>
Minimum Setback (Side)	<u>5ft</u>	<u>0</u>	<u>Y/N</u>	<u>S. 7.8.5 not within 10%</u>
Minimum Setback (Side)	<u>10ft</u>	<u>2.5ft</u>	<u>Y/N</u>	<u>S. 7.8.5 not within 10%</u>
Minimum Setback (Rear)	<u>5ft</u>	<u>55ft</u>	<u>Y/N</u>	





# THE CITY OF DAWSON

P.O BOX 308, DAWSON CITY, YUKON Y0B 1G0

PH: (867) 993-7400, FAX: (867) 993-7434

Provision	Permitted	Proposed	Compliant	Variance Required
Minimum Floor Area	256ft <sup>2</sup>	1980ft <sup>2</sup>	Y/N	
Maximum Height (Principal)	35ft	735ft (2 storeys)	Y/N	
Maximum Height (Accessory)	/	/	Y/N	
Maximum Parcel Coverage	50%	39.6%	Y/N	
Maximum Floor Area Ratio (FAR)	/	/	Y/N	
Minimum Off-Street Parking Spaces	1	1	Y/N	
Minimum Setback (Principal and Accessory)	/	/	Y/N	
Zone Specific:			Y/N	
Zone Specific:			Y/N	

6. Notes:



**City of Dawson**  
PO Box 308  
Dawson City, YT  
Y0B 1G0

<b>INVOICE</b>	IVC00006254
<b>Type</b>	Invoice
<b>Date</b>	10/13/2020
<b>Page</b>	1

Payment Terms: Due on Receipt  
Finance Charges: 1.25%  
Contact: (867) 993-7400 Ext. 0000

Bill to: **Caley, Joyce**  
Box 57  
Dawson City YT Y0B1G0

Ship to: **Caley, Joyce**  
Box 57  
Dawson City YT Y0B1G0

Customer ID	Customer P.O. No.	GST #	Payment Terms	
CALE001	DP# 20-115	106930084RT001	Due on Receipt	
Quantity	Description	U Of M	Unit Price	Subtotal
1	ZONING AMENEDMENT APPLICATION	Each	\$ 410.00	\$ 410.00
			<b>Subtotal</b>	\$ 410.00
			<b>Deposit Paid</b>	\$ 0.00
			<b>GST</b>	\$ 20.50
			<b>Total</b>	\$ 430.50

Payment is due upon receipt of invoice.  
Thank you!

*Please return this portion with your payment.*

Customer ID CALE001      Customer Caley, Joyce

Invoice No. IVC00006254

**City of Dawson**  
PO Box 308  
Dawson City, YT  
Y0B 1G0

Invoice Total	Amount Paid
\$ 430.50	

**City of Dawson**

PO Box 308  
Dawson City YT Y0B 1G0

**RECEIPT OF PAYMENT**

Page 1

Joyce Caley  
Box 57  
Dawson City, YT Y0B1G0

Receipt Number: 36823  
Tax Number: 106930084RT001  
Date: October 14, 2020  
Initials: JD

Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
Receivables	CALE001	Caley, Joyce	N/A	\$ 0.00	\$ 430.50	\$ 0.00

Cheque Number: 875

Subtotal: \$ 430.50

Taxes: \$ 0.00

Total Receipt: \$ 430.50

Cheque: \$ 430.50

Total Amount Received: \$ 430.50

Rounding: \$ 0.00

Amount Returned: \$ 0.00

*JWC0254*



## Yukon Historic Sites

### CALEY HOUSE

## Summary

### YHSI ID

116B/03/274

### Designations

### CRHP Category

Building

### Site Categories

Architecture

### Records

☐ Show In Register?

### Primary Name

CALEY HOUSE

### Secondary Names

#### Name 1

3-U-1

#### Name 2

Downtown Transitional Character Area

### Contributing Resources

Building

### Historical Pattern

#### Historical Pattern 1

Historical Pattern

Social

Historical Pattern

## Location

### Community

Dawson City

### Other Community

### Other Locality

#### Physical Address

##### Address

902 Fifth Ave.

##### Province

Yukon

##### Country

Canada

##### Postal Code

Y0B 1G0

### Previous Address

### Context

One of the few historic residences located on Fifth Ave. in the downtown area; this building represents several eras of Dawson history. East of this lot on Princess St. are more heritage houses, the Parks Canada Customs House, Gammies, and several other two story structures. This is an important building for Queen St. and Fifth Ave. as there are not many two story log buildings from the early twentieth century. The house has recently been stabilized, and is well located on a large lot. A white picket fence surrounds the yard behind the house, with a garden and lawn.

<b>Latitude</b>	<b>NTS Map Sheet</b>	<b>Area (m2)</b>
64.059750414	116B/03	
<b>Longitude</b>	<b>Borden Number</b>	
-139.431024785		
<b>UTM</b>	<b>Misc. Info</b>	
07 N 576,572.2E 7,104,615.3N		

#### Coordinate Determination

Digital Maps

### Dates & Condition

#### Dates

<b>Date 1</b>	
<b>Date Type</b>	<b>From Date</b>
Construction	
<b>Details</b>	<b>To Date</b>
1914	

#### Construction Periods

<b>Construction Period 1</b>
From 1906 to 1939

#### Site Status

Standing

#### Floor Condition

Good

#### Wall Condition

Good

#### Door Condition

Good

#### Roof Condition

Good

#### Building Size

12m X 15.2m

#### Condition Notes



## All Other Resource Types

## Themes &amp; Function

## YHS Themes

Buildings/Functional/Housing  
Buildings/Material/Log  
Administrative/Service/Education  
Administrative/Service/Health Care

## Themes

## Theme 1

## Category / Type

Peopling the Land / Settlement

## Functional Uses

## Functional Use 1

## Use Type

Historic

## Functional Type

Residence / Group Residence

## YHS Current Use

Residence

## YHS Past Use

Teacherage, residence

## Associations

## Associations

## First Nation Associations

## First Nation Association 1

## Association

Traditional Territory

## Comments

## First Nation

Trondek Hwechin

## Legal &amp; Zoning

## Ownerships

## Ownership 1

## Category of Property

Private

## Comments

## Zoning

## Group

## Town Site Map Number

## Lot

1

**Site District**

Ladue

**Block**

U

**Group YHSI****Plan Number**

8338

**Previous Ownerships****Previous Ownership 1****Dates**

30/03/1901

**Numbers**

Patent 3751

**Names**

Joseph Ladue &amp; James Wilson, executor Harper

**Previous Ownership 2****Dates**

05/10/1901

**Numbers**

61 D

**Names**

Joseph Ladue &amp; James Wilson, executor Harper

**Previous Ownership 3****Dates**

15/05/1902

**Numbers**

187 E

**Names**

Charles Milne

**Previous Ownership 4****Dates**

15/04/1904

**Numbers**

10 J

**Names**

Merrill Des Brisey &amp; Henry Alan Bulver, merchants

**Previous Ownership 5****Dates**

08/08/1907

**Numbers**

83 N

**Names**

Henry Vaux O Chatterton, manager

**Previous Ownership 6****Dates**

23/07/1909

**Numbers**

246 O

**Names**

Andrew L Grant, gentleman

**Previous Ownership 7****Dates**

11/03/1924

**Numbers**

138 W

**Names**

Alexandra Maria Kirk, widow

**Previous Ownership 8****Dates**

13/09/1935

**Numbers**

39 Z

**Names**

The Yukon Consolidated Gold Corporation Ltd.

**Previous Ownership 9****Dates**

28/08/1970

**Numbers**

63 WW

**Names**

Robert George Caley

**Previous Ownership 10****Dates**

23/06/1980

**Numbers**

80Y463

**Names**

Joan M Veinott, public administrator for R Caley estate

**Previous Ownership 11****Dates****Numbers****Names**

Joyce Caley

**Previous Ownership 12****Dates**

11/02/1982

**Numbers**

82Y70

**Names**

## Photos

**Slide Negative Index**

89.10.103.12 99.05.126.15) south west corner 16) west elevation 17) north west corner 18) north wall 19) north east corner 20) east elevation 21) south east corner 22) south elevation 99.05.111.16s) south east corner 17s) north west corner

**Photo 1****Photo 2**

**Feature Name**

Caley House 1999

**Caption**

Caley House 1999

**Comments****CreditLine**

Yukon Government

**Location**

SW corner

Edit Photo (/lbbit/Photos/Edit/2adbb029-87a2-483b-bfe9-870b0dfe307f)

**Feature Name**

CALEY HOUSE

**Caption**

Photo taken September, 1973.

**Comments****CreditLine**

Parks Canada

**Location**

Dawson City

Edit Photo (/lbbit/Photos/Edit/288debd5-e47b-4a56-aa1b-0abeac7ff56b)

## Management

### Revision Logs

**Revision Log 1****Revision Type**

Monitoring Visit

**Date**

1993/03/17

**Revised By**

B Barrett

**Details****Revision Log 2****Revision Type**

Monitoring Visit

**Date**

1999/03/11

**Revised By**

B Barrett

**Details****Revision Log 3****Revision Type**

Record Update

**Date**

1999/05/18

**Revised By****Details**

D Dickson

**Revision Log 4****Revision Type**  
Monitoring Visit**Date****Revised By**  
B Hogan**Details****Revision Log 5****Revision Type**  
Record Update**Date**

2010/03/09

**Revised By**  
A Claxton**Details****Revision Log 6****Revision Type**  
Monitoring Visit**Date**

2016/09/28

**Revised By**  
R. Jansen**Details****Contacts****Contact 1****Type**  
Owner**First Name**  
Joyce**Last Name**  
Caley**Phone**  
993-5424**Email****Mailing Address**  
Box 57 Dawson City YT Y0B 1G0**Description****Web Links****Jurisdiction**  
None Selected**Recognition Date****Owner Consent**  
None Selected**CIHB Number**  
3-U-1**Publicly Accessible?****YG Building Number****FHBRO Number****YG Reserve Number**

## Descriptions

### Description 1

#### Description Type

2 story frame simple

#### Place Description

### Description 2

#### Description Type

Built in 1914, altered in 1935. Used as boarding house, teacherage in early 1930's. YCGC assistant manager's residence from 1935-42.

#### Cultural History

Temporary emergency hospital in 1951 when St. Mary's Hospital burned. Owned by the Caley's since August 1970. Personal Recollection - John Gould - This in 1920-30's was a rooming house for teachers operated by Miss Kirk. YCGC acquired it in mid 30's for their manager, Art Dailey. Now owned by Mrs. Robert Caley.

### Description 3

#### Description Type

Permit issued June 1993 to relocate and setup building. No final date.

#### Renovation Information

Old foundation was removed, filled in basement and moved back a

few feet from the road.

### Description 4

#### Description Type

Square notched logs with metal gable roof. Single hung windows, closed porch off west wall with a metal shed roof. Ship lap siding on

#### Construction Style

stairway and platform with railings off south wall. Vertical ship lap siding on sawdust boxes. Overhang with metal shed roof off east wall, dual stairways and railings with small platform, also a small square bay with metal shed roof off east wall. Decorative trim over door on east wall. Addition with metal shed roof and ship lap siding off north wall. Double garage door of tongue and groove siding in addition, west wall.

### Description 5

#### Description Type

Joyce Caley, John Gould Dawson City Museum, Vena Bleakley

#### Historical Sources Location

Collection, 984.32 Dawson Municipal Records, Yukon Government,

#### Land Titles, Public Safety

LAND TITLES ACT, SEC. 73: The title granted to the land mentioned in any certificate of title granted under this Act is, by implication, and without any special mention in the certificate, unless the contrary is expressly declared, subject to

- (a) any subsisting reservations or exceptions contained in the original grant of the land from the Crown;
- (b) all unpaid taxes;
- (c) any public highway or right of way or other public easement, howsoever created, upon, over or in respect of the land;
- (d) any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land under the same;
- (e) any decrees, orders or executions against or affecting the interest of the owner in the land, that have been registered and maintained in force against the owner;
- (f) any right of expropriation that may, by statute or ordinance, be vested in the Crown or in any person or body corporate;
- (g) any right of way or other easement granted or acquired under the provisions of the Irrigation Act.

## Certificate of Title

Canada  
Yukon Territory  
Yukon Land Registration District

This is to certify that JOYCE CALEY  
of the City of Dawson, Yukon Territory

is now the owner of an estate in fee simple \_\_\_\_\_ of and in

The whole of Lot One (1), in Block U, in the Ladue  
Estate, in the City of Dawson, in the Yukon Territory,  
as shown on a plan of record in the Land Titles Office  
for the Yukon Land Registration District under number  
8338A;

subject to the encumbrances, liens and interests notified by memorandum underwritten or endorsed hereon,  
or which may hereafter be made in the Register.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

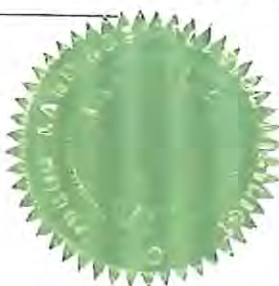
this Eleventh day of February 19 82

P.O. Address

Box 57

Dawson City, Yukon

[Signature]  
Registrar, Yukon Land Registration District



Certificate of Title No.

82Y70





# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 8 Bylaw

Bylaw No. 2020-08

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

**WHEREAS** section 288 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that a council, within two years after the adoption of an official community plan, or as soon as is practicable after the adoption of an amendment to an official community plan, a council must adopt a zoning bylaw.

**WHEREAS** section 288 of the Municipal Act, RSY 2002, c. 154, and amendments thereto, provides that no person shall carry out any development that is contrary to or at variance with a zoning bylaw.

**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 ***Zoning Bylaw Amendment No. 8 Bylaw***.

#### 2.00 Purpose

2.01 The purpose of this bylaw is to provide for

- (a) An amendment to the Zoning Bylaw from C1: Core Commercial to R1: Single Detached and Duplex Residential.



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 8 Bylaw

Bylaw No. 2020-08

### Table of Contents

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PART III – FORCE AND EFFECT .....	3
5.00 Severability .....	3
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# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 8 Bylaw

Bylaw No. 2020-08

### 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) " Bylaw Enforcement Officer" means a person employed by the City of Dawson to enforce bylaws;
- (c) "CAO" means the Chief Administrative Officer for the City of Dawson;
- (d) "city" means the City of Dawson;
- (e) "council" means the Council of the City of Dawson.

## PART II – APPLICATION

### 4.00 Amendment

- 5.00 This bylaw amends Lot 1, Block U, Ladue Estate from C1: Core Commercial to R1: Single Detached and Duplex Residential in the Zoning Bylaw Schedule C: Historic Townsite, as shown in Appendix A of this bylaw.

## PART III – FORCE AND EFFECT

### 6.00 Severability

- 6.01 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.

### 7.00 Enactment



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 8 Bylaw

Bylaw No. 2020-08

7.01 This bylaw shall come into force on the day of the passing by Council of the third and final reading.

### 8.00 Bylaw Readings

Readings	Date of Reading
FIRST	November 18, 2020
PUBLIC HEARING	March 3, 2021
SECOND	
THIRD and FINAL	

---

*Wayne Potoroka, Mayor*  
**Presiding Officer**

---

*Cory Bellmore, CAO*  
**Chief Administrative Officer**



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 8 Bylaw

Bylaw No. 2020-08

### PART IV – APPENDIX (APPENDICES)

#### Appendix 1.

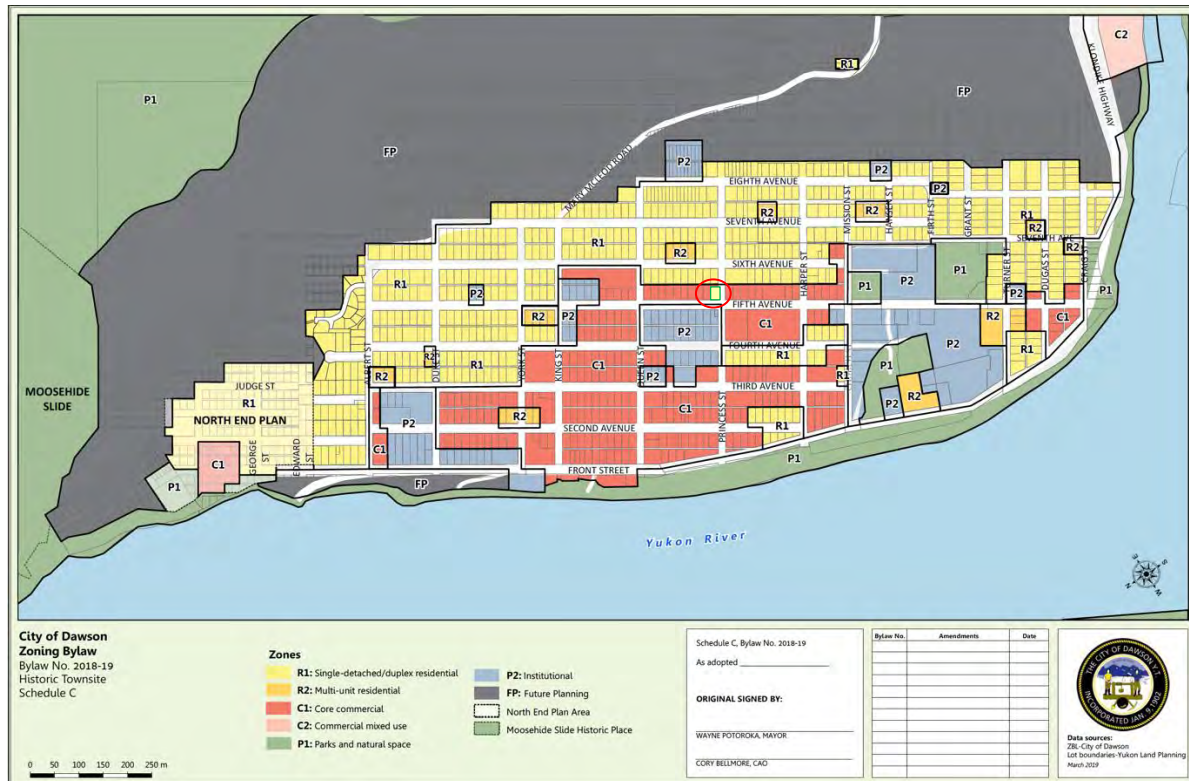


Figure 1. Location Map



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 8 Bylaw

Bylaw No. 2020-08

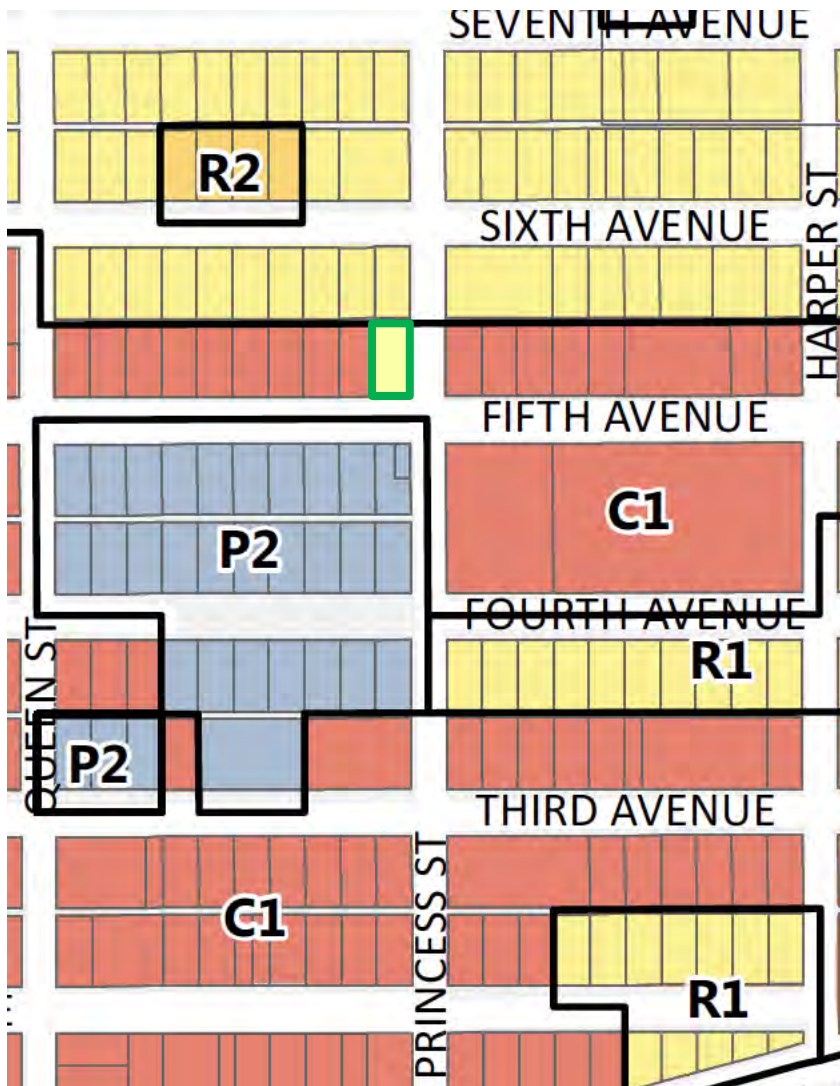
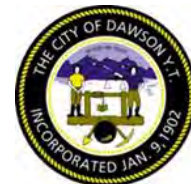


Figure 2. Amended area



# Report to Council



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

☐ In Camera

<b>AGENDA ITEM:</b>	<b>ZBL Text Amendment: Renewable Energy System</b>	
<b>PREPARED BY:</b>	Stephanie Pawluk, CDO	<b>ATTACHMENTS:</b> Bylaw No. 11, #2021-01
<b>DATE:</b>	March 4, 2021	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b> Zoning Bylaw OCP Municipal Act		

## RECOMMENDATION

It is respectfully recommended THAT Council give Second and Third Reading to Zoning Bylaw Amendment No. 11, #2021-01

## ISSUE / PURPOSE

Through the Klondike Development Organization (KDO)'s proposed solar farm project, it was found that renewable energy systems do not fall under any of the current permitted uses listed in the M1: Industrial zone.

A renewable energy system is an appropriate use in the M1: Industrial zone and is fitting with Council strategic goals; therefore, Council initiated a text amendment to Zoning Bylaw #2018-19 to add 'renewable energy system' to the list of permitted uses in the M1: Industrial zone (S. 13.1.1: Permitted Uses).

## BACKGROUND SUMMARY

The Klondike Development Organization has sought support from Council to install a solar farm for renewable energy in Dawson City. They have expressed the desire to lease a portion of the old landfill (Lot 1029 Quad 116B/03) owned by the City of Dawson for this installation. Following initial Council support for the project, the KDO submitted a development permit application for the project (#20-091); however, the application cannot proceed until this amendment is passed due to current zoning constraints.

This bylaw passed First Reading on January 20<sup>th</sup>, 2021 and a public hearing was held on March 3, 2021. No concerns were raised at the public hearing or during the public notification period. This bylaw was reviewed by Department Heads, and no concerns have been raised at the time of the writing of this report.

## ANALYSIS / DISCUSSION

### Zoning Bylaw

As per S. 17.1.1 of Zoning Bylaw #2018-19, "Council may initiate any text amendment to this bylaw. Any such amendment shall be reviewed in accordance with section 3.0 (Duties and Responsibilities)." In order to support this community project, it is proposed that Council initiate this text amendment.

S. 4.04 of the 2019 Housekeeping Zoning Amendment Bylaw No. 2019-15 (passed Third Reading) adds 'renewable energy system' to the list of definitions in the zoning bylaw, as follows:

*“Insert the following definition to s. 2.2: “RENEWABLE ENERGY SYSTEM means a system or device where energy is derived from sources that are not depleted by using them and transformed for use. Renewable energy systems include but are not limited to solar-electric or solar-thermal panel systems.”*

As such, this proposed addition to the permitted uses in the M1: Industrial zone does not require any additional changes to the Zoning Bylaw.

### **Official Community Plan**

The proposed use (renewable energy systems in the M1: Industrial zone) conforms with the Official Community Plan’s Economic Development (S. 8) and Environmental Stewardship (S. 10) goals. Specifically, the Economic Development goals that support this proposed use include:

- “New economic sectors have an opportunity to succeed.”
- “A range of industrial development types are accommodated”

Under S. 10: Environmental Stewardship, it is stated that “addressing local environmental impacts is essential to Dawson’s overall sustainability”. Renewable energy systems, such as solar infrastructure, address local environmental impacts, contributing to Dawson’s overall sustainability.

Lands zoned M1 are designated in the OCP as MU: Mixed Use. The Mixed Use definition is intentionally broad, allowing a diversity of uses, which this proposed use adheres to. The Mixed Use designation is described as:

*“an integrated mix of commercial and industrial uses complemented by residences and small-scale open spaces. These areas may include single uses per parcel or multiple land uses per parcel—a true reflection of Dawson’s unique nature wherein residents’ living and working spaces are often intertwined.”*

No changes to the OCP are required as the proposed text amendment adheres to the OCP, as demonstrated.

### **Municipal Act**

The Municipal Act outlines the requirements and notification procedures of passing a zoning bylaw amendment. Following First Reading, as per S. 294, public notification of the intention to pass this zoning bylaw amendment was administered for two successive weeks prior to holding a public hearing on the issue. As stated above, a public hearing was held on March 3, 2021. No concerns were raised at the public hearing or during the public notification period.

S. 288(2) of the *Municipal Act* states that “a council must not adopt a zoning bylaw, or an amendment to a zoning bylaw, that is not consistent with an official community plan”. The proposed change to the Zoning Bylaw Amendment will be consistent with the OCP, as demonstrated above.

#### **Options**

1. THAT Council give Second Reading to Zoning Bylaw Amendment No. 11, #2021-01.
2. THAT Council give Second and Third Reading to Zoning Bylaw Amendment No. 11, #2021-01.
3. THAT Council forward Zoning Bylaw Amendment No. 11, #2021-01 to Committee of the Whole for discussion.

#### **APPROVAL**

**NAME:** Cory Bellmore, CAO

**DATE:** March 6, 2021

**SIGNATURE:** 



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 11 Bylaw

Bylaw No. 2021-01

**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 289 of the Municipal Act provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

**WHEREAS** section 294 of the Municipal Act provides for amendment of the Zoning Bylaw;

**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

This bylaw may be cited as the ***Zoning Bylaw Amendment No. 11 Bylaw***

#### 2.00 Purpose

2.01 The purpose of this bylaw is to provide for:

(a) A text amendment.



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 11 Bylaw

Bylaw No. 2021-01

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# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 11 Bylaw

Bylaw No. 2021-01

### 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;

## PART II – APPLICATION

### 4.00 Amendment

- 4.01 Insert “renewable energy system” in S. 13.1.1 as a permitted use.

## PART III – FORCE AND EFFECT

### 5.00 Severability

- 5.01 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.

### 6.00 Enactment

- 6.01 This bylaw shall come into force on the day of the passing by Council of the third and final reading.



# THE CITY OF DAWSON

## Zoning Bylaw Amendment No. 11 Bylaw

Bylaw No. 2021-01

### 7.00 Bylaw Readings

Readings	Date of Reading
FIRST	Jan 20, 2021
PUBLIC HEARING	March 3, 2021
SECOND	
THIRD and FINAL	

---

Wayne Potoroka, Mayor  
Presiding Officer

---

Cory Bellmore, CAO  
Chief Administrative Officer





# THE CITY OF DAWSON

## 2021 Tax Levy Bylaw

Bylaw No. 2020-02

**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 **2021 Tax Levy Bylaw**.

#### 2.00 Purpose

The purpose of this bylaw is to levy taxes for the year 2021.

#### 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) “CAO” means the Chief Administrative Officer for the City of Dawson;
- (c) “city” means the City of Dawson;
- (d) “council” means the council of the City of Dawson;
- (e) “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.



# THE CITY OF DAWSON

## 2021 Tax Levy Bylaw

Bylaw No. 2020-02

- (f) “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.

## PART II – APPLICATION

### 4.00 Tax Rates Established

- 4.01 A general tax for the year 2021 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 2021 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 2021 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).
- 5.02 The minimum tax for the year 2021 on any real property in the City of Dawson classified “non-residential” shall be eleven hundred dollars (\$1,100.00).

## PART III – FORCE AND EFFECT

### 6.00 Severability

- 6.01 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.

### 7.00 Bylaw Repealed

- 7.01 Bylaw 2020-04, and amendments thereto, are hereby repealed.
- 7.02 All previous year’s tax levies as presented in property tax notices from the City of Dawson shall continue to apply.



# THE CITY OF DAWSON

## 2021 Tax Levy Bylaw

Bylaw No. 2020-02

### 8.00 Enactment

8.01 This bylaw shall be deemed to have been in full force and effect on January 1, 2021.

### 9.00 Bylaw Readings

Readings	Date of Reading
FIRST	
SECOND	
THIRD and FINAL	

Original signed by:

\_\_\_\_\_  
Wayne Potoroka, Mayor  
Presiding Officer

\_\_\_\_\_  
Cory Bellmore, CAO  
Chief Administrative Officer



# THE CITY OF DAWSON

## *Fees and Charges 2021 Amendment Bylaw*

Bylaw No. 2021-03

**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**

- (a) bylaw #13-05 establishes fees for certain services, and
- (b) council for the City of Dawson approved bylaw #13-05 being the *Fees and Charges Bylaw*, and
- (c) the City of Dawson is desirous of amending bylaw #13-05, 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 *Fees and Charges 2021 Amendment Bylaw*.

#### **2.00 Purpose**

- 2.01 The purpose of this bylaw is to amend bylaw #13-05 being the *Fees and Charges Bylaw*.

#### **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) “CAO” means the Chief Administrative Officer for the City of Dawson;
- (c) “city” means the City of Dawson;
- (d) “council” means the council of the City of Dawson.



# THE CITY OF DAWSON

## Fees and Charges 2021 Amendment Bylaw

Bylaw No. 2021-03

### PART II – APPLICATION

#### 4.00 Amendment

Appendix “A” of bylaw #13-05 is hereby repealed and replaced with the attached Appendix “A”.

### PART III – FORCE AND EFFECT

#### 5.00 Severability

5.01 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.

#### 6.00 Bylaw Repealed

6.01 Bylaw #2020-03 is hereby repealed.

#### 7.00 Enactment

7.01 This bylaw shall come into force on the day of the passing by council of the third and final reading.

#### 8.00 Bylaw Readings

Readings	Date of Reading
FIRST	
SECOND	
THIRD and FINAL	

Original signed by:

Wayne Potoroka, Mayor

Presiding Officer

Cory Bellmore, CAO

Chief Administrative Officer



# THE CITY OF DAWSON

## *Fees and Charges 2021 Amendment Bylaw*

Bylaw No. 2021-03

### **PART IV – APPENDIX**

#### Appendix A – Fees and Charges



FEES AND CHARGES PROPOSED FOR 2021 (Draft #1)		2021 Proposed	2020 Fees	
Administration	Fee Description	Fee	Fee	Unit
	Certified Bylaw	\$25.00	\$15.00	per bylaw
	NSF Cheque Service Charge	\$40.00	\$40.00	each
	Stop Payment Fee	\$35.00	\$35.00	each
	Processing Fee (tax Liens, land registrations)	\$50.00	\$35.00	each
	Tax Certificate	\$50.00	\$35.00	per property
	Administration of Non-Municipal program	5.00%		value of program
Animal Control	Fee Description	Fee	Fee	Unit
	License Fee, Annual - Dangerous animal	\$250.00	\$250.00	per year
	License Fee, Annual - Unspayed/Un-neutered Dog	\$75.00	\$75.00	per year
	License Fee, Lifetime - Spayed or Neutered Dog	\$40.00	\$40.00	per dog
	Feed and Care While Impounded	\$25.00	\$25.00	per dog, per day
	Impound - First Occurrence	\$25.00	\$25.00	per dog
	Impound - Second Occurrence	\$75.00	\$75.00	per dog
	Impound - Third Occurrence	\$125.00	\$125.00	per dog
	Impound - Fourth Occurrence	\$300.00	\$300.00	per dog
	Impound - Fifth and Subsequent Occurrences	\$500.00	\$500.00	per dog
	Replacement Tag	\$15.00	\$15.00	per unit
	Special Needs Dog	No Fee	No Fee	
Business Licensing	Fee Description	Fee	Fee	Unit
	Local - Initial Business License Fee	\$125.00	\$125.00	per year
	Local - Additional Business License for same location	\$60.00	\$60.00	per year
	Regional - Business License Fee	\$210.00	\$210.00	per year
	Non-Local - Business License Fee	\$600.00	\$600.00	per year

FEES AND CHARGES PROPOSED FOR 2021 (Draft #1)		2021 Proposed	2020 Fees	
Cable System	Fee Description	Fee	Fee	Unit
	Analog Service - Residential Regular Rate	\$45.00	\$45.00	per month
	Analog Service - Residential Senior Rate	\$41.50	\$41.50	per month
	Analog Service - Single Unit Commercial Rate	\$45.00	\$45.00	per month
	Analog Service - Multi Unit Commercial / Institution:			
	Base Rate, plus	\$150.00	\$150.00	per month, plus room/site rate
	Room/Site Rate from May 1st to September 30th Inclusive	\$18.00	\$18.00	per room per month
	Room/Site Rate from October 1st to April 30th Inclusive	\$6.00	\$6.00	per room per month
	Digital Service - Residential Regular Rate	\$70.50	\$70.50	per month
	Digital Service - Residential Senior Rate	\$63.50	\$63.50	per month
	Digital Service - Programming Fee for Additional Digital Receiver	\$5.40	\$5.40	per month
	Digital Additional Programming:			
	Digital Specialty Packages #1 Educational, #2 Business & Info, #3 Variety & Special Int, #4 Lifestyle, #5 Primetime, #7 Family & Kids	\$5.40	\$5.40	per package per month
	Digital Specialty Package #8 - Premium Movies	\$20.50	\$22.25	per package per month
	Digital Specialty Package - Entertainment HD	\$8.50		per package per month
	Digital Sports HD	\$5.00		per package per month
	Digital Sportnet World HD	\$20.00		per package per month
	Digital Network News HD	\$6.00		per package per month
	Digital Hollywood Suites HD	\$8.00		per package per month

FEES AND CHARGES PROPOSED FOR 2021 (Draft #1)		2021 Proposed	2020 Fees	
Cable System	Commercial Sportsnet (distribution in Lounges/Bars/RestaruantS)	\$50.00	\$50.00	Seating capacity 51-100, per month
	Commercial Sportsnet (distribution in Lounges/Bars/RestaruantS)	\$62.50	\$62.50	Seating capacity 101-150, per month
	High Definition Additional Programming:			
	Connection for new service:			
	Administration/Connection Fee (Connection already exists)	\$55.00	\$55.00	per connection
	Connection prior to the 15th of the month	1 month Levy	1 month Levy	
	Connection after 15th of the month	50% of Monthly Levy	50% of Monthly Levy	
	Service Charge - New Installation	Cost+15%	Cost+15%	per installation
	Service Charge - Late Penalty & Disconnection	10% of outstanding balance	10% of outstanding balance	per month
	Service Charge - Re-connection for Arrears	\$90.00 plus one month service	\$90.00 plus one month service	per re-connection
	Service Charge - Transfer (Name change only, same location)	\$25.00	\$25.00	per transfer
	Fibre Optic Rental	\$315.00	\$315.00	per month per 1 pair of fibre
	Additional Fibre Optic Rental	\$55.00	\$55.00	per month Per each additional pair of fibre
Camping Bylaw	Fee Description	Fee	Fee	Unit
	Fee to remove a tent	\$75.00	\$75.00	per tent
	Storage fee for tent	\$10.00	\$10.00	per tent per day
Cemetery	Fee Description	Fee	Fee	Unit
	Disinterment or Reinterment of any Cadaver	actual costs	actual costs	each
	Interment of a Cadaver - Normal Business Hours	\$625.00	\$625.00	each
	Interment of a Cadaver - Outside Normal Business Hours	actual costs	actual costs	each
	Interment of Ashes - Normal Business Hours	\$425.00	\$425.00	each
	Interment of Ashes - Outside Normal Business Hours	\$210 plus actual costs	\$210 plus actual costs	each
	Plot and Perpetual Care - Ashes	\$300.00	\$300.00	each
	Plot and Perpetual Care - Cadaver	\$575.00	\$575.00	each

FEES AND CHARGES PROPOSED FOR 2021 (Draft #1)		2021 Proposed	2020 Fees	
Development & Planning	Fee Description	Fee	Fee	Unit
	Advertising - Required Advertising associated with any application	\$80	\$80	signage replacement fee
	Appeal to Council	\$105.00	\$105.00	per application
	Application to Consolidate	\$105.00	\$105.00	per application
	Cash in Lieu of on-site parking	\$3,100.00	\$3,100.00	per space
	Development Permit Application - Change of Use	\$210.00	\$210.00	per application
	Development Permit Application - Commercial, Institutional, Industrial, Multi-Residential, New Builds			
	Base Rate, plus	\$260.00	\$260.00	per application, plus square foot rate
	Square Foot Rate	\$0.25	\$0.25	per square foot of development
	Development Permit Application - Demolition	\$210.00	\$210.00	per application
	Demolition: Redevelopment Security Deposit	\$1.00	\$1.00	per square foot of lot
	Development Permit Application - Major Alteration (additions and changes to main building)	\$105.00	\$105.00	per application
	Development Permit Application - Minor Alteration (decks and non-dwelling accessory structures)(description to be expanded)	\$25.00	\$25.00	per application
	Development Permit Application - Residential New Build (Single-Detached/Secondary Suite)	\$155.00	\$155.00	per dwelling unit
	Development Permit Application - Signage	\$25.00	\$25.00	per application
	Extension of Approval	\$105.00	\$105.00	per application
	OCP Amendment application	\$1,030.00	\$1,030.00	per application
	Permanent Road Closure Application	\$210.00	\$210.00	per application
	Planning - Designated Municipal Historic Site	\$0.00	\$0.00	per application
	Subdivision Application Fee	\$105.00	\$105.00	per lot created- Min. \$250-Max. \$1000
	Temporary Development Permit - Less than 7 days (not defined in bylaw)	\$25.00	\$25.00	per application
	Temporary Development Permit - More than 7 days (not defined in bylaw)	\$105.00	\$105.00	per application
	Variance Application	\$105.00	\$105.00	per application
	Zoning Amendment Application Fee	\$410.00	\$410.00	per application

FEES AND CHARGES PROPOSED FOR 2021 (Draft #1)		2021 Proposed	2020 Fees	
Fire Protection	Fee Description	Fee	Fee	Unit
	Inspection Service: Third Party Requests for Business Premises	\$75.00	\$75.00	per hour
	Inspection Service: File Search	\$75.00	\$75.00	per hour
	Inspection Service: Request for on-site inspection	\$75.00	\$75.00	per hour
	Inspection Service: Non-routine inspection	\$75.00	\$75.00	per hour
	Burning Permit Application	\$0.00	\$0.00	per application
	False Alarm Responses:			
	1-2 responses per calendar year	No Fee	No Fee	
	3-5 responses per calendar year	\$250.00	\$250.00	per response
	greater than five responses per calendar year	\$500.00	\$500.00	per response
	Emergency Response	\$0.00	\$0.00	
	Base Rate, plus	\$500.00	\$500.00	per hour, per unit plus disposable materials
	Disposable materials	Costs + 21.5% Markup	Costs + 21.5% Markup	
	Confined Space Rescue Stand-by	\$500.00	\$500.00	per request
	Confined Space Rescue Response	\$500 + actual costs	\$500 + actual costs	per response
Public Works	Fee Description	Fee	Fee	Unit
	Equipment Rental including operator:			
	Backhoe	\$150.00	\$150.00	per hour (one hour min.)
	Dump Truck	\$150.00	\$150.00	per hour (one hour min.)
	Labour:			
	Service Call / double time	\$150.00	\$150.00	per employee per hour (min 4 hrs)
	Service Call / time and half	\$120.00	\$120.00	per employee per hour (min 4 hrs)
	Service Call / normal business hours	\$80.00	\$80.00	per employee per hour (min 1 hr)
	Other:			
	External contractor and material mark-up	21.5%	21.5%	
	Municipal Dock Rental	\$105.00	\$105.00	per foot per season

FEES AND CHARGES PROPOSED FOR 2021 (Draft #1)		2021 Proposed	2020 Fees	
Recreation and Parks	Fee Description	Fee	Fee	Unit
	Art & Margaret Fry Recreation Centre			
	Arena Ice Rental - Adult	\$120.00	\$120.00	hour
	Arena Ice Rental - Youth	\$60.00	\$60.00	hour
	Arena Ice Rental - Tournament*	\$1,500.00	\$1,500.00	per tournament
	Arena Ice Rental - Tournament additional hours*	\$50.00	\$50.00	hour
	Change fee	\$100.00	\$100.00	
	Locker Rental Fee	\$50.00	\$50.00	per season
	Arena Dry Floor	\$550.00	\$550.00	per day or part thereof
	Arena Dry Floor - Non-profit	\$400.00	\$400.00	per day or part thereof
	Arena Kitchen	\$175.00	\$175.00	per day or part thereof
	Arena Kitchen - Non-profit	\$110.00	\$110.00	per day or part thereof
	Arena Concession Area	\$45.00	\$45.00	per day or part thereof
	Arena - Child Day Pass (3-12 years)	\$4.00	\$3.50	day
	Arena - Chid 10 Punch Pass (3-12 years)	\$32.00	\$30.80	10 times
	Arena - Child Season Pass (3-12 years)	\$140.00	\$140.00	season
	Arena - Youth/Senior Day Pass (13-18 years; 60+)	\$5.00	\$4.50	day
	Arena - Youth/Senior 10 Punch Pass (13-18 years; 60+)	\$40.00	\$39.60	10 times
	Arena - Youth/Senior Season Pass (13-18 years; 60+)	\$180.00	\$180.00	season
	Arena - Adult Day Pass (19-59 years)	\$6.00	\$5.25	day
	Arena - Adult 10 Punch Pass (19-59 years)	\$48.00	\$46.20	10 times
	Arena - Adult Season Pass (19-59 years)	\$210.00	\$210.00	season
	Arena - Family Day Pass (related & living in one household)	\$13.00	\$12.25	day
	Arena - Family 10 Punch Pass (related & living in one household)	\$108.00	\$107.80	10 times
	Arena - Family Season Pass (related & living in one household)	\$470.00	\$470.00	season
	Parks & Greenspace			
	Minto or Crocus - Ball Diamond	\$120.00	\$120.00	per day or part thereof
	Minto or Crocus - Ball Diamond*	\$850.00	\$850.00	season
	Crocus - Day Camp	\$1,200.00	\$1,200.00	season
	Crocus - Concession	\$110.00	\$110.00	per day or part thereof



FEES AND CHARGES PROPOSED FOR 2021 (Draft #1)			2021 Proposed	2020 Fees	
		Minto - Concession	\$150.00	\$150.00	per day or part thereof
		Minto - Kitchen or Concession	\$75.00	\$75.00	per day or part thereof
		Minto - Program Room - program	\$15.00	\$15.00	hour
		Minto - Program Room - private event	\$40.00	\$40.00	first hour
		Minto - Program Room - private event	\$15.00	\$15.00	each additional hour
		Parks or Greenspace*	\$52.00	\$52.00	per day or part thereof
		Gazebo*	\$52.00	\$52.00	per day or part thereof
		Picnic Shelter*	\$52.00	\$52.00	per day or part thereof
		Community Garden Plot	\$30.00	\$30.00	season
Recreation and Parks	Fee Description		Fee	Fee	Unit
	Dawson City Swimming Pool				
		Swimming Pool Rental* - under 25 swimmers	\$120.00	\$120.00	hour
		Swimming Pool Rental* - additional fee for 25+ swimmers	\$32.00	\$32.00	hour
		Swimming Pool - Child Day Pass (3-12 years)	\$4.00	\$3.50	day
		Swimming Pool - Chid 10 Punch Pass (3-12 years)	\$32.00	\$30.80	10 times
		Swimming Pool - Child Season Pass (3-12 years)	\$140.00	\$140.00	season
		Swimming Pool - Youth/Senior Day Pass (13-18 years; 60+)	\$5.00	\$4.50	day
		Swimming Pool - Youth/Senior 10 Punch Pass (13-18 years; 60+)	\$40.00	\$39.60	10 times
		Swimming Pool - Youth/Senior Season Pass (13-18 years; 60+)	\$180.00	\$180.00	season
		Swimming Pool - Adult Day Pass (19-59 years)	\$6.00	\$5.25	day
		Swimming Pool - Adult 10 Punch Pass (19-59 years)	\$48.00	\$46.20	10 times
		Swimming Pool - Adult Season Pass (19-59 years)	\$210.00	\$210.00	season
		Swimming Pool - Family Day Pass (related & living in one household)	\$13.00	\$12.25	day
		Swimming Pool - Family 10 Punch Pass (related & living in one household)	\$108.00	\$107.80	10 times
		Swimming Pool - Family Season Pass (related & living in one household)	\$470.00	\$470.00	season

FEES AND CHARGES PROPOSED FOR 2021 (Draft #1)		2021 Proposed	2020 Fees	
	Equipment Rental			
	Cross Country Ski Package*	\$10.00	\$10.00	per day or part thereof
	Cross Country Ski Package*	\$20.00	\$20.00	3 days
	Cross Country Ski Package*	\$40.00	\$40.00	7 days
	Cross Country Skis, boots or poles	\$5.00	\$5.00	per day or part thereof
	Snowshoes*	\$10.00	\$10.00	per day or part thereof
	Snowshoes*	\$15.00	\$15.00	3 days
	Coffee Urns	\$10.50	\$10.50	per day or part thereof
	Picnic Table	\$12.00	\$12.00	per day or part thereof
	Fitness Centre			
	Fitness Centre*	\$7.00	\$7.00	day
	Fitness Centre*, **	\$35.00	\$35.00	month
	Fitness Centre*, **	\$88.00	\$88.00	3 months
	Fitness Centre*, **	\$165.00	\$165.00	6 months
	Fitness Centre*, **	\$319.00	\$319.00	year
	Deposits			
	Damage Deposit - Facility	\$350.00	\$350.00	fully refundable if conditions met
	Damage Deposit - Parks or Greenspace	\$100.00	\$100.00	fully refundable if conditions met
	Damage Deposit - Equipment	\$20.00	\$20.00	fully refundable if conditions met
	Deposit - Key	\$40.00	\$40.00	fully refundable if conditions met
	Program Cancellation	\$10.00	\$10.00	
	* indicates a 10% discount for youth, seniors or registered non-profit			
	** indicates a 10% discount for residents within the municipal boundary			

FEES AND CHARGES PROPOSED FOR 2021 (Draft #1)		2021 Proposed	2020 Fees	
Single Use Plastics	Fee Description			
	Providing a checkout bag, plastic straw or utensils <u>or</u> providing a bag that is not paper or reusable <u>or</u> discouraging the use of a customers own reusable bag or straw or utensil			
	First Offence	\$75.00	\$75.00	per occurrence
	Second Offence	\$150.00	\$150.00	per occurrence
Traffic Control	Fee Description	Fee	Fee	Unit
	Erection of Barriers for Public Utility	\$350.00	\$350.00	occasion
	Road Closure - Daily Fee	\$50.00	\$50.00	For each day over three days
	Temporary Road Closure Application Fee	\$75.00	\$75.00	occasion
Vehicle for Hire	Fee Description			
	Vehicle for Hire License or Renewal	\$100.00	\$100.00	per application
	Vehicle for Hire Operator's permit	\$30.00	\$30.00	per application
Waste Management	Fee Description	Fee	Fee	Unit
	Waste Management Fee - Commerical Space	\$300.00	300 (25/mo)	year
	Waste Management Fee - Institutional Residential	\$300.00	\$300.00	year
	Waste Management Fee - Non-vacant Institutional Space	\$300.00	300 (25/mo)	year
	Waste Management Fee - Residential Unit (including B&B)	\$195.00	\$195.00	year
	Waste Management Fee - Mobile Refreshment Stands	\$20.80	\$20.80	week or portion thereof
	Waste Management Fee - Mobile Refreshment Stands	\$50.70	\$50.70	month
	Waste Management Fee - Mobile Refreshment Stands	\$152.10	\$152.10	season
	Waste Management Fee - Vacant Institutional Commercial Lot	\$75.00	\$75.00	year
	Waste Management Fee - Vacant Institutional Residential Lot	\$75.00	\$75.00	year
	Waste Management Fee - Vacant Non-Institutional Commercial Lot	\$60.00	\$60.00	year
	Waste Management Fee - Vacant Non-Institutional Residential Lot	\$60.00	\$60.00	year

FEES AND CHARGES PROPOSED FOR 2021 (Draft #1)		2021 Proposed	2020 Fees	
Water Delivery Service	Fee Description	Fee	Fee	Unit
	One delivery every two weeks	\$1,166.88	\$1,020.00	per year
	One delivery every two weeks	\$97.24	\$85.00	monthly installment payment
	One delivery per week	\$2,333.76	\$2,220.00	per year
	One delivery per week	\$194.48	\$185.00	monthly installment payment
Water Services	Fee Description	Fee	Fee	Unit
	Private owned/occupied Residential/ Trondek Hwechin residential	\$635.59	\$635.59	per year - paid quarterly
	Privately owned/rental Residential - Seinor Discounted	\$370.03	\$370.03	per year
	Privately owned/rental Residential	\$635.59	\$635.59	per year - paid quarterly
	Commercial Residential	\$974.40	\$974.40	per year
	Hotel, motel, Inn, Hostel, Boarding Houses, Bed and Breakfast	\$103.66	\$103.66	per rentable room per year
	Non-Residential Cooking Facility - Commercial/Institutional Kitchens	\$512.58	\$512.58	per kitchen per year
	Non-Residential Cooking Facility - Community Halls	\$309.58	\$309.58	per kitchen per year
	Non-Residential Cooking Facility - Staff Kitchens	\$157.33	\$157.33	per kitchen per year
	Non-Residential Washroom - Restaurant, Lounge, Bar, Tavern, Casino			
	First (2) Units (Refer to Table "A" for unit calculation)	\$426.30	\$426.30	per unit per year
	Additional per unit rate for over (2) units (Refer to Table "A" for unit calculation)	\$137.03	\$137.03	per unit per year
	Non-Residential Washroom - Institutional	\$1,141.88	\$1,141.88	per washroom per year
	Non-Residential Washroom - Commercial and all other Non-Residential	\$182.70	\$182.70	per toilet / urinal per year
	Non-Residential Laundry Washing Machine - Institutional Washing Machine	\$1,141.88	\$1,141.88	per machine per year
	Non-Residential Laundry Washing Machine - Hotel/Motel Washing Machine	\$938.88	\$938.88	per machine per year
	Non-Residential Laundry Washing Machine - Hotel/Motel Guest Washing Machine	\$466.90	\$466.90	per machine per year
	Non-Residential Laundry Washing Machine - other Non-Residential Washing Machine	\$466.90	\$466.90	per machine per year
	Janitor Room - equiped with water outlet - Institutional	\$1,141.88	\$1,141.88	per janitorial room per year
	Janitor Room - equiped with water outlet - Commercial and all other Non-Residential	\$182.70	\$182.70	per janitorial room per year
	R.V. Park/Campground	\$86.28	\$86.28	per serviced space per year
	School	\$1,020.20	\$1,020.20	per classroom per year
	Car Wash	\$938.88	\$938.88	per year
	Sewage Disposal Facility	\$340.03	\$340.03	per year
	Public Shower & Staff Shower	\$294.35	\$294.35	per shower per year
	Stand Alone Sink	\$157.33	\$157.33	per sink per year
	Water-Cooled Air Condition, refrigeration or freezer unit and ice machines	\$106.58	\$106.58	per horsepower, per year
	Bulk water pick up at pumphouse	\$3.05	\$3.05	per cubic metre
	Disconnection or reconnection of private water service	1 hr labour + 1 hrs equip. rental including operator + materials OR actual costs, whichever is greater	1 hr labour + 1 hrs equip. rental including operator + materials OR actual costs, whichever is greater	

FEES AND CHARGES PROPOSED FOR 2021 (Draft #1)		2021 Proposed	2020 Fees	
Sewer Services	Fee Description	Fee	Fee	Unit
	Private owned/occupied Residential /Trondek Hwechin residential	\$481.82	\$481.82	per year - paid quarterly
	Private owned/occupied Residential - Seinor Discounted	\$280.51	\$280.51	
	Privately owned/rental Residential /Trondek Hwechin residential	\$481.82	\$481.82	per year - paid quarterly
	Commercial Residential	\$741.76	\$741.76	per year
	Hotel, motel, Inn, Hostel, Boarding Houses, Bed and Breakfast	\$77.52	\$77.52	per rentable room per year
	Non-Residential Cooking Facility - Commercial/Institutional Kitchens	\$391.49	\$391.49	per kitchen per year
	Non-Residential Cooking Facility - Community Halls	\$236.95	\$236.95	per kitchen per year
	Non-Residential Cooking Facility - Staff Kitchens	\$118.48	\$118.48	per kitchen per year
	Non-Residential Washroom - Restaurant, Lounge, Bar, Tavern, Casino			
	First (2) Units (Refer to Table "A" for unit calculation)	\$324.52	\$324.52	per unit per year
	Additional per unit rate for over (2) units (Refer to Table "A" for unit calculation)	\$103.02	\$103.02	per unit per year
	Non-Residential Washroom - Institutional	\$870.54	\$870.54	per washroom per year
	Non-Residential Washroom - Commercial and all other Non-Residential	\$139.08	\$139.08	per toilet / urinal per year
	Non-Residential Laundry Washing Machine - Institutional Washing Machine	\$870.54	\$870.54	per machine per year
	Non-Residential Laundry Washing Machine - Hotel/Motel Washing Machine	\$716.01	\$716.01	per machine per year
	Non-Residential Laundry Washing Machine - Hotel/Motel Guest Washing Machine	\$355.43	\$355.43	per machine per year
	Non-Residential Laundry Washing Machine - other Non-Residential Washing Machine	\$355.43	\$355.43	per machine per year
	Janitor Room - equiped with water outlet - Institutional	\$870.54	\$870.54	per janitorial room per year
	Janitor Room - equiped with water outlet - Commercial and all other Non-Residential	\$139.08	\$139.08	per janitorial room per year
	R.V. Park/Campground	\$48.94	\$48.94	per serviced space per year
	School	\$775.24	\$775.24	per classroom per year
	Car Wash	\$716.01	\$716.01	per year
	Sewage Disposal Facility	\$257.56	\$257.56	per year
	Public Shower & Staff Shower	\$226.65	\$226.65	per shower per year
	Stand Alone Sink	\$118.48	\$118.48	per sink per year

FEES AND CHARGES PROPOSED FOR 2021 (Draft #1)			2021 Proposed	2020 Fees	
	Disconnection or reconnection of private sewer service		2 hrs labour+2 hrs equip. rental including operator +material costs OR actual costs, whichever is greater	2 hrs labour+2 hrs equip. rental including operator +material costs OR actual costs, whichever is greater	
Discount	Seniors Water Delivery Discount Discount:		Fee	Fee	
		One delivery every two weeks, if eligibility requirements met per water delivery bylaw	\$700.13	\$612.00	per year
		One delivery every two weeks, if eligibility requirements met per water delivery bylaw	\$58.34	\$51.00	per monthly installment
		One delivery per week, if eligibility requirements met per water delivery bylaw	\$1,400.26	\$1,332.00	per year
		One delivery per week, if eligibility requirements met per water delivery bylaw	\$116.69	\$111.00	per monthly installment
W&S - Load Capacity	Load Capacity Charge-single family residential		Fee	Fee	
		Single family residential	\$1,550.00	\$1,550.00	per unit (includes 2 bathrooms)
		Single family residential	\$415.00	\$415.00	per additional bathroom
		Multi-family or commercial property	\$415.00	\$415.00	per water outlet
TABLE A:					
151 - 200 = 8 units					
201 - 250 = 10 units					
251 - 300 = 12 units					
301 - 350 = 14 units					
351 - max = 16 units					
Plus 2 units for each additional 50 seating capacity					





# THE CITY OF DAWSON

## 2021 Annual Operating Budget and the Capital Expenditure Program

Bylaw No. 2021-04

**WHEREAS** section 238 of the *Municipal Act*, RSY 2002, c. 154, and amendments thereto, provides that on or before April 15 in each year, council shall cause to be prepared the annual operating budget for the current year, the annual capital budget for the current year, and the capital expenditure program for the next three financial years, and shall by bylaw adopt these budgets; and

**WHEREAS** section 239 of the *Municipal Act*, RSY 2002, c. 154, and amendments thereto, provides that council may establish by bylaw a procedure to authorize and verify expenditures that vary from an annual operating budget or capital budget; 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 **2021 Annual Operating Budget and the Capital Expenditure Program Bylaw**.

#### 2.00 Purpose

- 2.01 The purpose of this bylaw is to adopt the 2021 annual operating budget and the capital expenditure program for the years 2021 to 2023.

#### 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) “CAO” means the Chief Administrative Officer for the City of Dawson;
- (c) “city” means the City of Dawson;
- (d) “council” means the council of the City of Dawson.



# THE CITY OF DAWSON

## 2021 Annual Operating Budget and the Capital Expenditure Program

Bylaw No. 2021-04

### PART II – APPLICATION

#### 4.00 Budget

- 4.01 The 2021 annual operating budget, attached hereto as Appendix “A” and forming part of this bylaw, is hereby adopted.
- 4.02 The 2021 to 2023 capital expenditure program, attached hereto as Appendix “B” and forming part of this bylaw, is hereby adopted.

#### 5.00 Budgeted Expenditures

- 5.01 All expenditures provided for in the 2021 Annual Operating Budget and the 2021 to 2023 Capital Expenditure Program shall be made in accordance with the *Finance Policy* and the *Procurement Policy*.

#### 6.00 Unbudgeted Expenditures

- 6.01 No expenditure may be made that is not provided for in the 2021 Annual Operating Budget and the 2021 to 2023 Capital Expenditure Program unless such expenditure is approved as follows:
- (a) by resolution of council for expenditures which will not increase total expenditures above what was approved in the 2021 Annual Operating Budget and the 2021 to 2023 Capital Expenditure Program.
  - (b) by bylaw for expenditures which increase total expenditures above what was approved in the 2021 Annual Operating Budget and the 2021 to 2023 Capital Expenditure Program.

### PART III – FORCE AND EFFECT

#### 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.



# THE CITY OF DAWSON

## 2021 Annual Operating Budget and the Capital Expenditure Program

Bylaw No. 2021-04

### 8.00 Enactment

8.01 This bylaw shall be deemed to have been in full force and effect on January 1, 2021.

### 9.00 Bylaw Readings

Readings	Date of Reading
FIRST	
SECOND	
THIRD and FINAL	

Original signed by

\_\_\_\_\_  
Wayne Potoroka, Mayor  
Presiding Officer

\_\_\_\_\_  
Cory Bellmore, CAO  
Chief Administrative Officer



# THE CITY OF DAWSON

## *2021 Annual Operating Budget and the Capital Expenditure Program*

Bylaw No. 2021-04

### **PART IV – APPENDIX**

Appendix A – 2021 Annual Operating Budget

Appendix B - 2021 to 2023 Capital Expenditure Program

Budget 2021  
First Reading

			2020 Budget	2020 Actuals	2021 Budget
				Unaudited	O&M Draft #1
REVENUE:					
	General Municipality:				
		General Taxation	2,114,927	2,210,835	2,254,000
		Grants in Lieu of Taxes	994,750	1,003,355	1,010,136
		Grants	2,404,470	2,711,261	2,679,439
		Penalties and Interest	15,750	9,951	13,500
		Other Revenue	17,200	5,443	26,100
		Sale of Services	58,800	91,474	57,000
	Total General Municipality:		5,605,897	6,032,320	6,040,175
	Cable		356,209	207,288	213,000
	Protective Services:				
		Fire Protection	80,329	66,815	74,800
		Bylaw Enforcement	4,000	1,435	5,000
	Total Protective Services:		84,329	68,250	79,800
	Public Works:				
		Water Service	899,826	936,773	905,000
		Sewer Service	644,745	681,405	618,175
		Waste Management	327,599	341,815	337,000
		Other Revenue	158,310	94,502	103,000
	Total Public Works:		2,030,480	2,054,495	1,963,175
	Public Health - Cemetery		3,000	2,723	3,000
	Planning		21,221	74,945	85,200
	Recreation:				
		Recreation Common	46,051	46,171	49,551
		Programming & Events	40,900	10,400	40,000
		AMFRC	51,000	4,825	42,500
		Water Front	38,000	- 476	10,000
		Pool	28,950	-	30,250
		Green Space	23,500	- 529	18,000
	Total Recreation:		228,401	60,391	190,301
TOTAL REVENUE:			8,329,537	8,500,411	8,574,651

**Budget 2021  
First Reading**

			2020 Budget	2020 Actuals	2021 Budget
				Unaudited	O&M Draft #1
EXPENDITURES:					
	General Municipality:				
		Mayor and Council	179,369	136,691	153,558
		Council Election	-	-	10,000
		Grants/Subsidies	360,766	287,690	217,186
		Administration	1,050,236	971,169	1,224,302
		Other Property Expenses	31,160	10,221	17,500
		Computer Information Systems		61,749	150,000
		Communications		8,508	142,700
		Municipal Safety Program	7,459	8,954	9,050
	Total General Municipality:		1,628,990	1,484,982	1,924,295
	Special Projects/Events		45,000	-	-
	Cable		261,193	249,890	223,780
	Protective Services:				
		Fire Protection	330,632	264,482	350,707
		Emergency Measures	29,068	23,824	40,958
		Bylaw Enforcement	138,514	111,944	121,766
	Total Protective Services:		498,214	400,250	513,431
	Public Works:				
		Common	316,332	408,479	375,107
		Roads and Streets - Summer	160,721	116,680	155,793
		Roads and Streets - Winter	303,046	354,689	324,941
		Sidewalks	77,723	42,238	75,346
		Dock	19,550	2,418	14,650
		Surface Drainage	79,925	95,375	74,528
		Water Services	737,435	797,165	862,574
		Sewer Services	319,390	176,166	261,619
		Waste Water Treatment Plant	220,000	219,892	223,911
		Waste Management	775,591	646,435	553,322
		Building Maintenance	1,313,125	1,165,075	1,411,669
	Total Public Works:		4,322,838	4,024,614	4,333,459
	Public Health - Cemetery		15,000	-	13,000
	Planning		343,790	143,019	351,026
	Recreation:				
		Recreation Common	360,888	276,424	397,781
		Programming & Events	280,942	207,211	302,714
		AMFRC	133,051	160,805	229,739
		Water Front	12,307	5,081	22,837
		Pool	145,541	3,016	152,527
		Green Space	278,435	145,908	305,480
	Total Recreation:		1,211,164	798,445	1,411,077
TOTAL EXPENDITURES:			8,326,188	7,101,201	8,770,068
NET OPERATING SURPLUS BEFORE RESERVE TRANSFER					
NET SURPLUS/DEFICIT			3,349	1,399,210	(195,417)

**Budget 2021  
First Reading**

			2020 Budget	2020 Actuals	2021 Budget
				Unaudited	O&M Draft #1
<b>RESERVE TRANSFERS:</b>					
<b>Transfer from Restricted Reserves:</b>					
	Parking				
	Future Land Development				
	Council Equipment				
	Administration				
	Capital		50,000		150,000
	Equipment Reserve		112,410		154,032
	Protective Services		156,000		114,000
	Public Works				
	Equipment Replacement		45,000		232,000
	Water Service		35,000		
	Sewer Service		35,000		
	Road Maintenance				
	Road Replacement				
	Waste				
	Recreation				
	Capital		50,000		160,000
	Equipment Replacement		20,000		240,000
	Facility Reserve (from tax levy)		100,000		100,000
	Cable				
	Heritage				
	Green Initiatives				
	Downtown Revitalization				
	Load Capacity				
<b>Total Transfers From Restricted Reserves:</b>			<b>603,410</b>		<b>1,150,032</b>
<b>Transfer to Restricted Reserves:</b>					
	Parking				
	Future Land Development				75,000
	Council Equipment				
	Administration				
	Capital		77,909		
	Equipment Reserve		25,000		55,000
	Protective Services		60,000		65,000
	Public Works				-
	Equipment Replacement		60,000		50,000
	Water Service				15,000
	Sewer Service				15,000
	Road Maintenance				
	Road Replacement				
	Waste				75,000
	Recreation				
	Capital		50,000		40,000
	Equipment Replacement				100,000
	Facility Reserve (from tax levy)		192,950		350,000
	Cable				
	Heritage				
	Green Initiatives		12,612		12,500
	Downtown Revitalization				
	Load Capacity				
<b>Transfer to Restricted Reserves:</b>			<b>478,471</b>		<b>852,500</b>
<b>Operating Reserve Transfers:</b>					
	<b>For Information - Calculated in O &amp; M budgets</b>				
	Transfer from Cable Reserve		86,509	*	
	Road - Operating Reserve		45,000	*	
* operating transfer reserves are calculated in operational detail and listed here for reserve transparency					
<b>Total Transfer to Restricted Reserves</b>			<b>478,471</b>		<b>852,500</b>



Budget 2021  
First Reading

			2020 Budget	2020 Actuals	2021 Budget
				Unaudited	O&M Draft #1
NET RESERVE TRANSFER FOR FUNDING AND REPLENISHING OF CAPITAL RESERVES			(124,939)		(297,532)
NET OPERATING SURPLUS AFTER RESERVE TRANSFER			128,288		102,115
NON OPERATING EXPENSES:					
	Capital Projects funded through Operating Funds				
	Lot Development				
	Sale/purchase of Lots		100,000		100,000
	Purchase of Gravel/Chemical for Inventory				
	Art Purchase		25,000		
TOTAL NON OPERATING EXPENSES:			125,000		100,000
NET OPERATING SURPLUS AFTER NON OPERATING EXPENSES:			3,288		2,115
NET CASH SURPLUS/DEFICIT			3,288		2,115

**City of Dawson**  
**Administration - Technology**  
**10 Year Equipment Replacement Plan 2021-2029**

Description	Model Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	Future
<b>Communications</b>											
Council Chamber AV System	2021	30,000									
Prometheum Board	2021	14,000									
Phone System	2013			5,000							
Website Upgrade	2018								15,000		
<b>Server System</b>											
Diamond Server	2016						15,000				
General Server	2015	24,462									
Backup Server	2015	20,000									
Asset Management Server	2019				20,000						
Other required Hardware	2021	10,000					10,000				
Software and licensing	2016	27,370					27,370				
<b>Workstations and Computers</b>											
CAO and EA (computers and laptops)	2020				2,000	5,000				2,000	
Front Cash	2021					4,000					
Finance department (4)	2016	6,800					11,200				
Planning department (2)	2019				4,000					4,000	
Portective Services (2)	2013-2019	2,800			2,000		2,000			2,000	
Public Works (8)	2018-2019	6,200			6,000	4,500	6,000			6,000	
Recreation (7)	2014-2019	12,400			2,000		12,000			2,000	
Self-isolating/Work from home	2020					5,000					
<b>Total Expenditure</b>		<b>\$ 154,032</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>\$ 36,000</b>	<b>\$ 18,500</b>	<b>\$ 83,570</b>			<b>\$ 16,000</b>	<b>\$ -</b>

Administration Equipment Reserve Opening Balance	\$104,243	\$ 61,263	\$ 91,263	\$116,263	\$110,263	\$121,763	\$ 68,193	\$ 98,193	\$128,193
Current Year Equipment Expenditures	154,032	-	5,000	36,000	18,500	83,570	-	-	16,000
Administration Equipment Reserve	55,000								
Administration Reserve Contribution									
Covid Restart Funding	56,052	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
<b>Administration Equipment Reserve YE Balance</b>	<b>\$ 61,263</b>	<b>\$ 91,263</b>	<b>\$116,263</b>	<b>\$110,263</b>	<b>\$121,763</b>	<b>\$ 68,193</b>	<b>\$ 98,193</b>	<b>\$128,193</b>	<b>\$142,193</b>

**City of Dawson**  
**Protective Services**  
**10 Year Equipment Replacement Plan 2021-2029**

Description	Model Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	Future
<b>Vehicles</b>											
Bylaw Truck - electric	2013		54,000								
Rescue Truck	1999	60,000									
Command Vehicle	2016									45,000	
Rescue Trailer	2009										9,000
<b>Heavy Equipment</b>											
Fire Engine	2015										400,000
Fire Engine	1998			450,000							
Ladder Truck Upgrades					20,000						
West Dawson Fire Truck upgrades	2020	20,000									
<b>Other Equipment</b>											
Fire Alarm Monitoring System	2002										30,000
Fire Extinguisher Training Unit	2014										35,000
Jordair Air Compressor											35,000
Positive Pressure Fans	2020	8,000									
Extrication Equipment	2002									47,000	
Extrication Equipment	2018										55,000
Extrication Jack Struts	2020	18,000									
SCBA Gear	2016			90,000							
Helmets	2000	8,000				5,000					
<b>Total Expenditure</b>		<b>\$ 114,000</b>	<b>\$ 54,000</b>	<b>\$ 540,000</b>	<b>\$ 20,000</b>	<b>\$ 5,000</b>	<b>\$ -</b>			<b>\$ 92,000</b>	<b>\$ 564,000</b>

Protective Services Equipment Opening Balance	\$162,868	\$113,868	\$109,868	\$19,868	\$49,868	\$ 94,868	\$144,868	\$194,868	\$244,868
Current Year Equipment Expenditures	114,000	54,000	540,000	20,000	5,000	-	-	-	92,000
Protective Services Reserve Contribution	65,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Outside Financing/Sale of equipment			400,000						
<b>Protective Services Equipment Reserve YE Balance</b>	<b>\$113,868</b>	<b>\$109,868</b>	<b>\$ 19,868</b>	<b>\$49,868</b>	<b>\$94,868</b>	<b>\$144,868</b>	<b>\$194,868</b>	<b>\$244,868</b>	<b>\$202,868</b>

City of Dawson

Public Works

10 Year Equipment Replacement Plan 2021-2029

Description	Model Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	Future
<b>Vehicles</b>											
Nissan Rogue	2017							35,000			
Pumphouse Service Truck	2012		70,000								
On Call truck	2018								45,000		
PW Truck	2009										45,000
Plow Truck	2009									70,000	
PW Van	2016						50,000				
Building Maintenance Van	2015					50,000					
Landfill Truck	1997										45,000
PW 1/2 ton truck	1993	36,000									
4x4 Pickup	1997	36,000									
4x4 Pickup	2007										25,000
PW 3/4 ton truck	1990										20,000
PW 1/2 ton truck	1989										60,000
<b>Heavy Equipment</b>											
Crane - 5 Ton	1990	70,000									
IMT Boom Crane	1989	90,000									
Dump Truck	2000							120,000			
Steam Trailer	2013									125,000	
In-Town Backhoe (Caterpillar)	2016						175,000				
Landfill Backhoe (Caterpillar)	2007										105,000
Backhoe (Rubber Tire)	2017							20,000			
Vactor Truck	1996			150,000							
Garbage Collection Truck	2020	-									
Loader/Backhoe (Caterpillar)	1998										105,000
<b>PW Equipment</b>											
Mobile Generator (York Street Lift Station)	1994										30,000
Mobile Generator (Bonanza Gold Lift Station)	1998			10,000							
Electrofusion Machine	2018								6,000		
Pipe Threader	2014										11,000
Plate Tamper	2015					8,000					
Main Lift	2015										15,000
Dri Prime Pump	2015										40,000
Snow Removal Equipment	2017							15,000			
<b>Total Expenditure</b>		<b>\$ 232,000</b>	<b>\$ 70,000</b>	<b>\$ 160,000</b>	<b>\$ -</b>	<b>\$ 58,000</b>	<b>\$ 225,000</b>	<b>\$ 190,000</b>	<b>\$ 51,000</b>	<b>\$ 195,000</b>	<b>\$ 501,000</b>

PW Equipment Reserve Opening Balance	\$ 286,572	\$ 104,572	\$ 84,572	\$ 4,572	\$ 39,572	\$ 16,572	\$ 1,572	\$ 1,572	\$ 5,572
Current Year Equipment Expenditures	232,000	70,000	160,000	-	58,000	225,000	190,000	51,000	195,000
Outside Financing	-								
Public Works Reserve Contribution	50,000	50,000	80,000	35,000	35,000	210,000	190,000	55,000	190,000
<b>PW Equipment Reserve Ending Balance</b>	<b>\$ 104,572</b>	<b>\$ 84,572</b>	<b>\$ 4,572</b>	<b>\$ 39,572</b>	<b>\$ 16,572</b>	<b>\$ 1,572</b>	<b>\$ 1,572</b>	<b>\$ 5,572</b>	<b>\$ 572</b>

City of Dawson  
Recreation Department  
10 Year Equipment Replacement Plan 2021-2029

Description	Model Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	Future
<b>Vehicles</b>											
GMC	2011	45,000									
Toyota Tacoma	2013			45,000							
Ford E350XL Van	2007										60,000
Chev Express Van	2019									60,000	
<b>Arena Equipment</b>											
Ice Resurfacing Machine - Electric	1994	180,000									
Skate Sharpener	-	5,000									
<b>Parks/Landscaping Equipment</b>											
Trailer	2013					10,000					
Riding Mower	2013				16,500						
Husqvarna Roto-tiller	2010										5,000
Husqvarna Aerator	2008		5,000								
Minto Park Playground	2010						75,000				75,000
Waterfront Interpretive Panels	2009				15,000						
Pool Lockers	2019										35,000
<b>Arena Kitchen Equipment Replacement</b>											
Gas Oven/Stovetop	2001										16,000
Curling Stand Up Freezer	2001										5,000
Curling Stand Up Cooler	2001										8,000
<b>Weight Room Equipment Replacement</b>											
Precor Treadmill	2018				10,000						
Precor Treadmill	2010	10,000									
Precor Recumbent Bike	-			5,000							
Precor Bike	2013			5,000							
Precor Treadmill	2013		10,000								
Precor AMT	2013			8,000							
Precor AMT	2013					8,000					
Rowing Machine	2019									5,000	
<b>Total Expenditure</b>		<b>\$ 240,000</b>	<b>\$ 15,000</b>	<b>\$ 63,000</b>	<b>\$ 41,500</b>	<b>\$ 18,000</b>	<b>\$ 75,000</b>			<b>\$ 65,000</b>	<b>\$ 204,000</b>

Recreation Equipment Reserve Opening Balance	\$123,555	\$333,555	\$368,555	\$340,555	\$349,055	\$361,055	\$316,055	\$346,055	\$376,055
Current Year Equipment Expenditures	240,000	15,000	63,000	41,500	18,000	75,000	-	-	65,000
Outside Financing				15,000					
Recreation Facilities Reserve	350,000								
Recreation Reserve Contribution	100,000	50,000	35,000	35,000	30,000	30,000	30,000	30,000	30,000
<b>Recreation Equipment Reserve YE Balance</b>	<b>\$333,555</b>	<b>\$368,555</b>	<b>\$340,555</b>	<b>\$349,055</b>	<b>\$361,055</b>	<b>\$316,055</b>	<b>\$346,055</b>	<b>\$376,055</b>	<b>\$341,055</b>

City of Dawson  
2021 - 2023 Capital Project Plan  
Administration

<b>Projects:</b>	<b>Project Value</b>	<b>Funding Source</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>Future</b>
<b>Expenses:</b>						
Restoration of CBC Building	1,227,000	A/B/E	526,500	326,500	200,000	
OCP Review	150,000	B				150,000
Records Management CP14	50,000	B	50,000			
Land Purchase	100,000	E				100,000
<b>Total Capital Projects</b>	<b>\$ 1,527,000</b>		<b>\$ 576,500</b>	<b>\$ 326,500</b>	<b>\$ 200,000</b>	<b>\$ 250,000</b>
<b>Funding:</b>						
A - Reserves			150,000			150,000
B - Gas Tax Funding			426,500	326,500	200,000	
E - Other Grant Funding						100,000
<b>Total Funding</b>			<b>\$ 576,500</b>	<b>\$ 326,500</b>	<b>\$ 200,000</b>	<b>\$ 250,000</b>

City of Dawson  
2021 - 2023 Capital Project Plan  
Protective Services

Projects:	Project Value	Funding Source	2021	2022	2023	Future
<b>Expenses:</b>						
Backup Generator for City Office/Emergency operations	30,000	B	30,000			
Convert fire training facility to propane	220,000	E/G	220,000			
Upgrades to Training Facility	100,000	B	100,000	100,000	100,000	
Signage and installation (including Han)				25,000		
Space Needs Assessment (PS & PW)	40,000	B	40,000			
<b>Total Capital Projects</b>	<b>\$ 390,000</b>		<b>\$ 390,000</b>	<b>\$ 125,000</b>	<b>\$ 100,000</b>	<b>-</b>
<b>Funding:</b>						
B - Gas Tax Funding			170,000	100,000	100,000	
E - Other Grant Funding			170,000			
G - YG Contribution Agreement			50,000	25,000		
<b>Total Funding</b>			<b>\$ 390,000</b>	<b>\$ 125,000</b>	<b>\$ 100,000</b>	<b>-</b>



City of Dawson  
2021 - 2023 Capital Project Plan  
Public Works

<b>Projects:</b>	<b>Project Value</b>	<b>Funding Source</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>Future</b>
<b>Expenses:</b>						
Water Treatment Plant Demolition	2,000,000	G				2,000,000
Phase 2 - Reservoir Construction	4,000,000	G	4,000,000			
Upsize Loop 4 Water Main	4,000,000	G			4,000,000	
5th Ave Sewer Replacement Craig St to Harper St	2,825,000	G	1,412,500			
5th Ave Sewer Replacement King St to Albert St	2,825,000	G		1,412,500		
Solid Waste Management program design	40,000	A				40,000
Diversion Centre	1,864,000	B	1,864,000			
Garbage Collection Truck	320,000	B	320,000			
Household Collection Bins	67,000	B	67,000			
In House Upgrades to Water/Sewer/Drainage	350,000	A				350,000
<b>Total Capital Projects</b>	<b>\$ 18,291,000</b>		<b>\$ 7,663,500</b>	<b>\$ 1,412,500</b>	<b>\$ 4,000,000</b>	<b>\$ 2,390,000</b>
<b>Funding:</b>						
A - Reserves						390,000
B - Gas Tax Funding			2,251,000			
G - YG Contribution Agreement			5,412,500	1,412,500	4,000,000	2,000,000
<b>Total Funding</b>			<b>\$ 7,663,500</b>	<b>\$ 1,412,500</b>	<b>\$ 4,000,000</b>	<b>\$ 2,390,000</b>

City of Dawson  
2021 - 2023 Capital Project Plan  
Recreation

Projects:	Project Value	Funding Source	2021	2022	2023	Future
<b>Expenses:</b>						
New Recreation Centre Planning	100,000	A.1	100,000			
Geodetic and Datum Surveys	210,000	A	70,000	70,000	70,000	
Glycol Flushing and Replacement	30,000	B	30,000			
Pool - Main Drain	75,000	B	75,000			
Pool Floor - slopes and drains	75,000	B	75,000			
Front Street/9th Ave to Millenium Trail Connectors	25,000	B		25,000		
Trail Connections to Dome/other unfinished trails	50,000	I	50,000			
New Trails Creation and Upgrades	100,000	B		50,000	50,000	
Resurface Millenium Trail	50,000	I			50,000	
Trail Map - Signage	25,000	E/I	12,500	12,500		
Clock Replacement (Waterfront)	10,000	A	10,000			
Interpretive Panels	10,000	I		10,000		
Gazebo Roof Replacement	25,000	I		25,000		
Wood Mulch - Playground	25,000	I		25,000		
Minto Park Playground Resurfacing	20,000	A	20,000			
Concession Upgrades	20,000	A	20,000			
Minto Park Sign	5,000	A	5,000			
Safety Netting - Minto park	10,000	I		10,000		
BMX/Pump Track	60,000	A/E	100,000			
Gaw Field Sign	5,000	A	5,000			
Skate Park Upgrades	50,000	I			50,000	
Redesign Skatepark/Basketball Courts	27,500	I	30,000	25,000		
Basketball nets	5,000	I	5,000			
Crocus Bluff Parkette	25,000	I			25,000	
Outdoor Workout Equipment - Crocus Bluff	7,500				7,500	
Bike Racks in Parks	10,000	I	5,000	5,000		
Front Street Banners	10,000	I	5,000	5,000		
<b>Total Capital Projects</b>	<b>\$ 1,065,000</b>		<b>\$ 617,500</b>	<b>\$ 262,500</b>	<b>\$ 252,500</b>	<b>\$ -</b>
<b>Funding:</b>						
A - Equipment Reserves			160,000	70,000	70,000	
A.1 - Recreation Facility Reserves			100,000			
B - Gas Tax Funding			180,000			
E - Other Grant Funding			82,500			
<b>I - Project Dependant on funding Source Secured</b>			95,000	192,500	182,500	
<b>Total Funding</b>			<b>\$ 617,500</b>	<b>\$ 262,500</b>	<b>\$ 252,500</b>	<b>\$ -</b>