

MINUTES OF SPECIAL COMMITTEE OF WHOLE MEETING CW21-04 of the Council of the City of Dawson called for 7:15 PM on Monday, February 15, 2021, City of Dawson Council Chambers

PRESENT:	Mayor Councillor Councillor Councillor Councillor	Wayne Potoroka Stephen Johnson Bill Kendrick Natasha Ayoub Molly Shore
REGRETS:		
ALSO PRESENT:	CAO EA CDO CFO	Cory Bellmore Elizabeth Grenon Stephanie Pawluk Kim McMynn

Agenda Item: Call to Order

The Chair, Wayne Potoroka called the meeting to order at 7:15 p.m.

Agenda Item: Agenda

CW21-04-01 Moved by Mayor Potoroka, seconded by Councillor Ayoub that the agenda for Committee of the Whole meeting #CW21-04 be accepted as presented.
Carried 5-0

Agenda Item: Special Meeting, Committee and Departmental Reports

a) Request for Decision RE: Lots 1-20, Block Q, Ladue Estate, Socioeconomic Planning Study Report

CW21-04-02 Moved by Mayor Potoroka, seconded by Councillor Ayoub that Committee of the Whole acknowledge receipt of Lots 1-20, Block Q, Ladue Estate, Socioeconomic Planning Study and Engagement Summary and provide comments.
Carried 5-0

Paul Kishchuk gave an overview of the Block Q Ladue Estate Planning Study.

The 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. The three development alternatives that they were tasked with were, (1) considering and looking at where the status quo of the RV style campground that’s in place now, (2) residential development, (3) rec centre.

A broad view was taken of the assessment of the economic and social factors to be considered and that was informed by the extensive public engagement process. The report includes both quantitative and qualitative factors. Environmental factors, specifically the suitability of the Block Q site, regarding permafrost, was not within the scope of the planning study. For planning purposes, it has been assumed that the Block Q site is potentially suitable for use by all three alternatives.

Based on broad community perspective it’s the conclusion of the study team that the development of residential housing represents the highest and best use of the Block Q site. This was based largely on the housing constraints in Dawson. The housing situation in Dawson is so acute that 20 new lots would be the equivalent of 20 new families. Residential development on Block Q site would help both the economic infrastructure and the social infrastructure.

Based on the numbers produced from Tourism Industry Association of the Yukon, it’s indicated that between 15,00 and 16,000 visitors were staying at the existing campground in a given year. Going

through the numbers, it was found that the two existing private campgrounds could almost entirely accommodate visitors from the existing campground.

The large physical footprint needed for a new rec centre limits the options for constructing a new facility within the historic townsite.

In conclusion, the recommendation of the study is that residential use be considered as the most suitable use for the Block Q site.

Committee held discussion regarding the Block Q Ladue Estate Planning Study prepared by Stantec Consulting Ltd and Vector Research.

- Comment: The survey may not have caught a broader demographic of Dawson because of the limitations due to COVID-19.
- Comment: The average spending of \$78,000/year for a household probably doesn't reflect Dawson.
- Comment: It doesn't seem possible for the other two private campgrounds to be able to create 75 more sites. Also, the amenities of these other private campgrounds is already oversubscribed.
- Comment: Regarding the stats about stays at the Yukon River Campground, those are averaged out for the months. It's important to note that not everyday of the week is equal in Dawson, we've got days of the week that experience higher rates of visitation.
- Comment: Would have liked to see a comparative analysis on the spending habits between those campers that are staying in town in the Gold Rush Campground compared to those campers at Bonanza Gold RV, for example.
- Comment: This could be an opportunity to push vacant landowners to develop their lots before displacing a very well-respected business.

- Comment: Section 5.0 Conclusion- The report mentions that the Gold Rush Campground is one of four RV-style campground facilities located within 3.5 kms. However, if one of the four is the Yukon River Campground then it is not the same as the other three as it does not have the same amenities, i.e., electrical hookup, water/sewer hookup, showers, etc.
- Question: Did you look at the RV trends at all?
- Answer: No, tourism demand was not looked at.
- Question: The report says that the Tourism Industry Association of Yukon estimates would appear to be based on the assumption that people travel to the Klondike region to visit the Gold Rush Campground as opposed to traveling to the Klondike region to visit Dawson City. Any comment on that sentence?
- Answer: It's the basis for the \$2.3 million. That number seems to suggest that if the campground is closed then \$2.3 million would be lost to the Dawson economy. What we found is that there is existing capacity within the community to host those people so that the entire \$2.3 million is not lost, people would be able to stay in other campgrounds.

- Comment: There are a few assumptions in the report:
 - o All will still come if Gold Rush Campground is closed
 - o All are going to spend the same amount of time in Dawson
 - o All will be perfectly content with the alternative products (other campgrounds)
 - o There won't be increased RV parking in town
 - o With new residential homes we will gain substantial resident spending

- Comment: Good to have outside perspective on this issue
- Question: Want to note the assumption about the ground not being suitable for houses. It's basically the same ground conditions for anything north of Church Street; lots of homes built north of Church Street.

- Question: From the number of visitors travelling to the Yukon, did you produce a total number of visitors to Dawson?
- Answer: Not directly, visitation numbers aren't presented in the report.
- Question: Spending Attributable to Gold Rush Campground (Table)- Is the \$330,681 under Accommodation what visitors spent on renting campsites at the Gold Rush Campground?
- Answer: Yes.
- Question: Can you describe what the \$738,972 under Transportation is?
- Answer: The visitor exit survey intercepted people as they were leaving the territory and asked the visitor to reflect back on where they went, what they did, how much they spent, and how much they spent among those different categories on the table.
- Question: Outside of the money spent renting a campsite and fuel, the money spent walking around in town is roughly \$617,000?
- Answer: Yes.
- Question: What is induced spending?
- Answer: How much they spend in relation to where they are staying.
- Question: It came up in the report the idea that visitors staying outside of the historic townsite are observed to go to town for the full day and not return to eat meals back at their campsites. Where did that information come from? Someone in the know or is that something that someone just mentioned in a discussion?
- Answer: That was something that came up in one of the interviews.
- Question: Is there any way to measure the social value of what particular expertise might come as a result of making available land for people?
- Answer: That kind of analysis is possible but not within the scope of this report.
- Question: What are household operations?
- Answer: Power, water, sewer, etc.
- Question: Would the money going to local businesses would be greater with 22 lots occupied by year-round residents?
- Answer: Yes, with caution though because comparing numbers with numbers gets tricky.

- Question: In the report, there was a fairly short analysis of the rec center option, why is that? Was it influenced strongly by the engagement of the community?
- Answer: The community did not want to see a rec center on that site.
- Question: Is it possible to quantify that?
- Answer: Yes, it will be quantified through the public engagement.

- Question: (With respect to the Yukon Bureau of Statistics 2017/18 Visitor Exit Survey) When a visitor wants to get to on the road to their next destination how long does it take them to fill out the survey?
- Answer: If the visitor is arriving by air, the surveyors are in the departure lounge while people are waiting to get on the plane. There are surveyors at the borders to cross into the US and BC. Not sure how long it takes someone to do the survey, maybe approximately 10-15 minutes.
- Question: Is the average of \$217 per party per night 100% accurate?
- Answer: It's published by the bureau of stats so from their perspective it is.

- Question: Noted in the report is the lack of public warm spaces and that the City needs to consider than when choosing the location for the new rec center. Where did that information come from?
- Answer: It was consistent among the people you would expect to have a comment on it.

Agenda Item: Adjournment

CW21-04-03 Moved by Mayor Potoroka, seconded by Councillor Kendrick that Committee of the Whole meeting CW21-04 be adjourned at 9:02 p.m. with the next regular meeting of Committee of the Whole being March 3, 2021.
Carried 5-0

THE MINUTES OF SPECIAL COMMITTEE OF THE WHOLE MEETING CW21-04 WERE APPROVED BY COMMITTEE OF THE WHOLE RESOLUTION #CW21-08-03 AT COMMITTEE OF WHOLE THE MEETING CW21-08 OF MARCH 24, 2021.

Original signed by:
Wayne Potoroka, Chair

Cory Bellmore, CAO