



Dawson City

Official Community Plan & Zoning Bylaw Update

PUBLIC OPEN HOUSE

Thursday, December 8, 2011

6:00 – 9:00 pm

Dänojà Zho Cultural Centre



What is an OCP?

An Official Community Plan (OCP) is a bylaw and the main policy document in a community. It states the goals and policies used to guide decisions on planning and land use management within the community. It should be a visionary and future oriented document that answers the questions: **“What do we want our community to be?”** and **“How are we going to get there?”**

An OCP **MUST** proactively address:

- future land use and development within the municipality boundaries;
- how the municipality will provide services and facilities to residences and businesses;
- any environmental matters in the municipality;
- how utility and transportation systems will be developed or maintained; and
- when and how OCP and Zoning Bylaw will be, reviewed, with each review to be held within “a reasonable period of time”.

An OCP **MAY** address any other matter that Council considers important – this could include::

Culture and heritage

Energy conservation

Land use patterns

Water quality & protection

Growth boundaries & management of growth

Environment & habitat

Affordable housing

Pollution

Economic development

Mining & resource protection

Transportation, including trails

Sets direction for other bylaws, such as zoning bylaw and subdivision servicing bylaw



What is a Zoning Bylaw?

Zoning bylaw Update

- Updating the zoning bylaw based on direction from the OCP

What is a zoning bylaw?

It regulates property and can address the following types of regulations

- Permitted land uses
- Location of different land uses
- Size of lots and parcels
- Density of development
- regulation of lands subject to hazards
- Height and volume of buildings
- Parking
- Design character and architectural appearance
- Removal of earth
- Tree cutting
- Lighting



The Process

Phase 1 – Project Initiation (November 2011)

- Develop a consultation plan for engaging residents and stakeholders
- Collect and summarize relevant community information and data on a wide range of issues

*Phase 2 – Consultation Session # 1 (December 5 to 9, 2011) - **We are here***

- one-week consultation process to inform people in Dawson and get them talking about their ideas and concerns. The process will include a combination of workshops, open houses, presentations and informal discussions with the public.

Phase 3 – Develop First Draft of OCP

- write the first draft of the OCP, based on community dialogue and feedback;
- facilitate a workshop with Staff and Council to discuss the draft;

Phase 4 – Consultation Session # 2 - March 2012

- Prepare summary newsletter on the OCP and host a virtual town hall meeting
- Meet with relevant community agencies

Phase 5 – Finalize OCP & Develop a New Zoning Bylaw - April to August 2012

- Finalize draft plan and begin the process to adopt it
- Develop, finalize and adopt new zoning bylaw
- Showcase event to “launch” the new bylaws in the community



Potential Land Use Changes

Summary of Issues

- Vacant and underutilized parcels in the Historic Townsite, along with too much land dedicated to parking
- Potential for more residential use in the Historic Townsite
- Demand for additional residential land: location, amount
- Concern about potential uses and servicing in the North End, Klondike Valley, the Dome
- Balance between surface land development and placer mining
- Concern and interest over allowing more intensive use of existing residential parcels (e.g. garden suites, two homes per lot)
- Land use conflicts in some locations (Slinky mine area, possible residential next to industrial)

Broad Goal

- Work towards a more compact, efficient, compatible and sustainable land use pattern that meets the existing and future needs of the community

Potential Policies

Commercial/ Transition /Townsite

- Make more effective use of existing serviced vacant and underutilized land, particularly in the historic townsite
- Encourage apartments and townhouses in combination with commercial uses within the Core Commercial and Tourist Service designations



Potential Land Use Changes

Potential Policies

Commercial/ Transition /Townsite

- Consider allowing the construction of buildings that accommodate only residential uses, with no commercial component, in the core commercial designations in the historic townsite, under specific conditions
- Encourage the construction of additional residential buildings uses, without necessarily including a commercial component, in the single multiple transition designations in the historic townsite
- Investigate options to encourage owners of vacant land to develop their properties to meet market demands, through the use of disincentives and incentives. For example, the disincentives should be aimed at discouraging land owners from holding on to vacant lands indefinitely. Incentives should encourage development
- Reduce the amount of parking required for commercial uses, in order to allow development of parcels currently used as parking lots
- Allow shared parking for commercial uses that require parking during different times of the day or year

Residential

- Review areas extending up the hillsides above the historic townsite for potential residential use, for example, investigate additional potential for residential use above seventh avenue and on an extension to eighth avenue
- Consider allowing garden suites on residential properties subject to specific conditions, such as a requirement to connect to community water and sewer, and the availability of adequate space and access



Potential Land Use Changes

Potential Policies

Residential

- Continue to work towards accelerating the completion of placer mining operations to allow the lands to be developed for surface uses such as residential uses.
- Continue to allow development to the east, up the Klondike valley in order to fill part of the demand for residential uses on larger lots that do not have connection to community sewer and water.
- Require further investigation of geotechnical issues (e.g. the presence of asbestos) in the Dome area prior to considering further development in this neighbourhood.
- If further development is identified for the Dome area, ensure that servicing issues, particularly fire protection, are addressed. (i.e. develop a year round source of water for fire protection.)

Special Planning areas

- Identify the North End, (north of Albert Street) as a special planning area, and undertake further analysis and consultation to determine the appropriate future direction for this area. Specific topics to be addresses include: level of servicing, preservation of historic buildings and structures, potential for additional public use areas, road alignment, appropriate land uses in the area.
- Investigate alternative uses for the existing RV park in the historic townsite. Consider more intensive uses such as residential use, but also address the potential to ensure that RV users still have ready access to walking around the historic townsite.



Financial Sustainability

Summary of Issues

- A lack of understanding of City financing and taxation, and funding sources
- Lack of understanding about what things cost, and the level of effort and money required to implement ideas
- Potential future costs without a clear plan for cost recovery and financing.
- Multiple jurisdictions responsible for financing.

Broad Goals

- Enhance understanding of and agreement upon how to ensure long term financial sustainability of municipal and community projects and operations

Policies

- Ensure that the financial implications for initiatives identified in the Official Community Plan are considered.
- Increase understanding of municipal financing by residents and business owners, through the provision of information, and through engagement in decision making regarding financial decisions.
- Actively generate information on costs of alternatives for specific initiatives, and distribute and discuss information regarding those costs
- Ensure that for every city service, a clear plan for cost recovery for operations and maintenance has been established
- Prepare an asset management plan that identifies the city assets, age and condition, and replacement requirements, and identifies the financing approach to replacing the capital assets in a timely manner
- Identify the jurisdiction responsible for replacing and upgrading specific capital assets, along with the potential sources of financing



Guiding Principles

Guiding principles are established to help inform how Dawson City, and the community as a whole, will work to implement the Official Community Plan. These guiding principles include:

SIMPLICITY

- It is critical that all solutions are clear, simple, implementable and take into account the local capacity and capabilities that exist within Dawson City.

FULL CIRCLE

- Initiatives should be pursued that balance social, economic and environmental benefits to Dawson City. In addition, initiatives should be thought about in a broader context and cost should not be the only determinant of success.

COLLABORATION/PARTNERSHIP

- The City will leverage the expertise and passion within the community to implement key initiatives and enable key groups to succeed. The City will encourage partnerships between different levels of government, Tr'ondëk Hwëch'in, local industry, small business and community groups to develop workable solutions to current and future issues.



Guiding Principles

ROLE OF LOCAL GOVERNMENT

- Recognize that the City of Dawson will play a number of different roles as the community moves forward. On some initiatives the City will lead while in others it will facilitate, support, encourage and/or enable the actions of others. The decision making process on key issues in Dawson City will involve public consultation and a full, open process to build trust.

RESILLIENCE

- Ensure that Dawson City is prepared for uncertainty and resilient to change that may occur in the future, through becoming more self-sufficient and ensuring that decisions are made that support the long-term resilience of the community.

CREATIVITY

- The City will embrace innovation and the creativity within the community by keeping an open mind with respect to new technologies and process. The City will strive to be a leading, vibrant, sustainable community in the Yukon.



Transportation

Summary of Issue

- Transportation in Dawson City is challenging and rising fuel prices are making transportation more costly and is influencing how people travel, where people live in the community, and the type of vehicle they use to travel
- Transportation in Dawson City can have a significant environmental impact due to greenhouse gas emissions, and stormwater runoff from roads
- There is a desire to broaden the range of feasible transportation options in Dawson City

Goal

- Increase the access to and through the community for all modes of travel

Potential Policies/Actions

- Ensure that a wide range of active modes of transportation are accommodated
- Encourage the Yukon Territorial Government to consider the feasibility, cost, and timing of an improved Yukon River crossing and communicate this with residents of Dawson City
- In keeping with the heritage theme of Dawson City, ensure that traditional forms of transportation, including dogsleds and skijoring are accommodated in the community (i.e. provide a long-term dog storage area in the downtown)
- Support the use of snowmobiles and ATVs as a form of transportation within the community



Transportation

Potential Policies/Actions

- Encourage walking by providing places for people to tie up dogs for short term (i.e. less than an hour)
- Improve the accessibility and safety of sidewalks in the community for people with limited mobility
- Identify and maintain the scope of an accessible, safe, and continuous historic boardwalk system for the core commercial area
- Encourage the development of a community rideshare program where people could share rides between communities as well as within the community
- Encourage commercial and institutional building owners to provide space for people to securely store bicycles and skis
- Review parking supply and demand in the downtown
- Encourage the development of a truck/car co-op in Dawson City
- Encourage the development of a taxi service in Dawson City
- Continue to develop and maintain the trails network in Dawson City with an aim of connecting all neighbourhoods via a trail where possible and ensure that future development does not impede existing trails and that new subdivisions connect to the trails network
- Develop a Trails Master Plan and Greenways Strategy that includes trails classification and standards as well as maintenance guidelines, and identifies connections into regional trails and greenways
- Promote the development of a compact urban form to reduce community transportation requirements
- Consider the development of a transit/shuttle bus that would serve the downtown, outlying subdivisions, airport and outlying communities
- Advocate for better connection between Dawson City and Whitehorse (i.e. bus)



Economic Development

Summary of Issue

- Increasingly, traditional community revenue streams cannot meet expenses, leading to a need to cut services, raise taxes, or increase transfer payments from Yukon and Canada

Goal

- Build a resilient Klondike and increase community independence and fiscal self-sufficiency by widening and deepening the **economic base** that can afford to pay the costs of services

Potential Policies/Actions

- The municipality will participate in the development and implementation of the Tr'ondëk Hwëch'in Traditional Territory Regional Economic Development Plan as needed
- Support Klondike Development Organization and its strategic initiatives to engage citizens, networks and organizations in collaborating to build a sustainable economy
- Develop a comprehensive strategy to support the non-profit third sector of the economy
- Ensure that effective business and economic development related services are delivered to the community from within the community
- Review all new municipal bylaws and policies against local economic development criteria and consult with the entrepreneurial community for their impact before implementation
- Enforce existing municipal bylaws and policies consistently and fairly



Economic Development

Potential Policies/Actions

- Encourage Yukon Government to decentralize the delivery of services for the community to the community
- Formalize a clear understanding of the respective roles of Klondike Visitors Association, the municipality, Tourism Yukon and other key partners in supporting destination marketing
- Review the destination marketing strategy and ensure all partners deliver consistent messaging focused on the distinctive competitive advantages of the Klondike
- Work with the Klondike Placer Miners Association and claim holders to maximize the economic opportunities of feasible deposits within the municipality while ensuring that all other socio-economic and environmental interests are considered



Food Security

Summary of Issue

- Dawson City imports most of its food from very far away and is becoming more costly and less reliable due to increasing energy costs, climate change, and population increases
- Dawson currently has a community garden, Farmers Market, and some local farms operating
- Food shipped into Dawson City often requires significant packaging which results in solid waste

Goal

- Work to increase the self-sufficiency of Dawson City's food supply in light of increased food costs and global climate change impacts and position Dawson City as a northern leader in terms of meeting its own food needs

Potential Policies/Actions

- Encourage the development of a local food policy council to lead/enable food security initiatives
- Encourage the development of local food knowledge through initiatives that educate residents on foods that can be grown locally, how to grow food organically, how to preserve food, and the nutritional values associated with various local foods
- Support the development/expansion of community gardens in other areas of the community
- Consider enabling the raising of chickens and other small animals in backyards for food production



Food Security

Potential Policies/Actions

- Consider the development of edible landscaping in the City by changing ornamental landscaping (i.e. gardens, planters, underutilized grass space) to produce food which could be made available to everyone
- Consider the construction of a community greenhouse in conjunction with the sewage treatment plant
- Work with Parks Canada, Tr'ondëk Hwëch'in, and other agencies to identify land suitable for agricultural purposes
- Develop a City purchasing policy that encourages the use of locally produced food for municipal events
- Encourage the development of a central community farm where produce can be grown and animals raised
- Encourage local entrepreneurs to address key food security issues such as need for abattoirs and food preservation and storage
- Determine the potential of using vacant lots for some sort of food production
- Encourage the Yukon Territorial Government and other government agencies to remove barriers to the development of a small scale local agricultural economy
- Support the local agricultural economy by continuing to operate, and potentially expanding the Farmers Market



Parks & Recreation

Summary of Issue

- Recreation facilities in Dawson City are widely distributed throughout the community and in poor condition, resulting in families leaving the community
- In order to sustain a year-round population and attract new residents to Dawson City, all recreation facilities need to be improved upon, including accessibility, staffing, condition, etc.
- There is a desire to ensure that any recreation facility encompasses the entire range of needs and age demographics within Dawson City

Goal

- To provide a range of recreational resources to meet the needs of the diversifying population in order to encourage a healthy and active community

Potential Policies/Actions

- Maintain and further develop year-round quality recreational resources and programs – parks and recreational resources and programs should be planned and maintained towards year-round use in order to improve the health and well-being of the community, reach out to a wider range of residents, and retain residents in Dawson City.
- Encourage a healthy and active lifestyle by providing opportunities for people to use active modes of transportation, such as skijoring, dog mushing, walking, cross-country skiing, biking, and walking/hiking
- Ensure access to a wide range of programs and recreation types for all types of residents including youth, adults, and seniors
- Continue to provide a welcoming environment for a variety of events year-round



Parks & Recreation

Potential Policies/Actions

- Partner with various regional, provincial, industry and non-government organizations to enhance the quality of the trails in the area, such as the development of the Yukon Ditch Trail, mountain biking trails, and maintain and developing trail linkages between neighbourhoods, the historic downtown and Klondike Valley
- Continue to provide access into natural areas for a variety of uses including mushing, skiing, snowmobiling, ATVs, hiking and biking
- Partner with the Yukon Territorial Government, Parks Canada, Tr'ondëk Hwëch'in and private organizations on parks and trails development and maintenance in natural areas
- Continue to support the development of community sports organizations – continue to provide affordable and quality space for community sports to thrive and work with the volunteer base to ensure that these sports are sustainable over the long-term
- Continue to partner with the School District on the provision of facilities for recreation and sports facilities
- Look for the opportunity to acquire additional community space for programming that is separate from the school
- Consider the development of a Parks and Recreation Master Plan which will inventory current parks and recreation infrastructure, programs and services, analyze future needs, and determine how to accommodate future needs



Parks & Recreation

Potential Policies/Actions

- Determine the feasibility of new parks and recreation facilities such as a gymnasium/dry space and indoor multi-use facility, including how these facilities could be provided and operated (i.e. City-led, private sector led, partnerships, etc.)
- Work with the volunteer community to ensure that there is a wide range of recreational/sports programs for various groups including youth, adults, and seniors
- Ensure appropriate parks and greenspace are incorporated into new development areas where appropriate

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Community Development

Summary of Issue

- The community often draws people to Dawson – not jobs
- The residents of Dawson City have a tremendous amount of energy, community spirit and entrepreneurial drive
- In many cases, individuals, groups and organizations struggle to build capacity (e.g. training, education and exposure)
- Dawson City is largely dependent on volunteers and non-profit organizations – and in many cases people are overworked and “burning-out”
- Many individuals, groups and organizations could be working more collaboratively and instead of working in “silos” – sometimes duplicating efforts
- Many groups are competing for a limited amount of resources in terms of space, time, and personnel
- If proposed mines go ahead they will put a big strain on social infrastructure

Goal

- To work with community groups and provincial agencies to ensure the social needs of the community can be largely met within Dawson City

Potential Policies/Actions

- Support the volunteer base and non-profit organizations in Dawson City to ensure more community programs and services are offered
- Develop a voluntary registry for non-profit organizations operating in the community to track and recognize their achievements



Community Development

Potential Policies/Actions

- Consider establishing a position of “community coordinator” within the City to ensure volunteers and non-profit organizations are linked and working in tandem
- Develop and maintain an updated City website that is aimed at promoting community events and engaging residents
- Prepare a Community Resource Needs Assessment Program to identify and quantify important needs in the community and forecast impacts that potential mining development could have on the community
- Work with Territorial agencies to expand the range of social services offered in the community
- Encourage the expansion of daycare resources in the community
- Support the continued operation and expansion of Health services in Dawson City
- Promote the development of a healthy and active community
- Diversify the educational opportunities for all ages in the community
- Advocate for higher levels of service and staffing from the RCMP in the summer months
- Advocate for increased levels of staffing at the hospital (doctors, nurses, etc) in the summer months
- Work with community groups and organizations, and territorial agencies to accurately identify, and quantify space requirements and needs
- Work with Tr’ondek Hwech’in to explore the possibility of new residences for seniors/elders



Community Development

Potential Policies/Actions

- Develop a strategy and priorities for dealing with old (often historic) buildings that are located throughout the community that are fire and safety hazards
- Ensure that bylaws are enforced for the upkeep of residential and commercial properties
- Consider the ability for emergency services to access new properties in a timely and efficient manner when planning all new development

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Heritage

Summary of Issue

- Dawson City has a rich and colorful heritage that is nationally recognized and is worth protecting
- Dawson City's heritage extends beyond the built environment and includes the activities, lifestyles, and attitudes of the people
- Dawson City's heritage draws people to the community and is a critical pillar in the local economy
- It takes time and resources for the community to protect and celebrate its history
- Dawson City is more than a museum – it is a dynamic community that people live in and call home
- The City's current "Heritage Regulations" can sometimes restrict the lifestyles and choices of some people and businesses in the community

Goal

- To protect and celebrate Dawson's heritage while at the same time allowing the community to evolve and prosper into the future

Potential Policies/Actions

- Consider implementing the recommendations contained in the City's Heritage Management Plan, with the following priorities:
 - Look for opportunities to help build capacity within the community in terms of historic architecture, design and construction standards
 - Work with strategic partners in the community and invest in the development a centralized photographic inventory of historic Dawson City



Heritage

Potential Policies/Actions

- Look for opportunities to invest in the protection and preservation of key vulnerable Historic Buildings and sites throughout the community
- Recognize, celebrate and promote the fact that Dawson City's heritage extends beyond the Klondike Gold Rush era (1897-1918)
- Carefully evaluate and consider the cultural, social and financial impacts that would be associated with pursuing and achieving UNESCO World Heritage Status
- Work collaboratively with strategic partners such as Tr'ondek Hwech'in and community organizations to effectively recognize, celebrate and promote the full scope of Dawson City's heritage
- Review, clarify and define the roles and responsibilities of the Heritage Advisory Committee
- Regularly review the City's Heritage Management Plan and "heritage regulations" and continually work to ensure that they can evolve so that the community can continue to prosper into the future



Energy

Summary of Issue

- Due to its climate, Dawson City uses a significant amount of energy for power, heating, and transportation
- Due to rising costs for oil, the community is likely to spend more money on energy, with much of this money leaving the community
- Dawson City's energy use results in significant greenhouse gas emissions due to the use of heating oil and diesel generators for a portion of its power supply

Goal

- Produce more energy locally to meet the community demand, sustain the economy, reduce environmental impacts and reduce costs of energy consumption

Potential Policies/Actions

- Develop a community energy and emissions plan for Dawson City which focuses on identifying current and future energy needs, the cost of energy, and the greenhouse gas emissions associated with energy use and determine potential options for energy efficiency, fuel switching, and alternative energy keeping in mind the need for locally relevant solutions
- Pursue the development of a bio-energy plant which utilizes local feedstock such as waste wood from the sawmill and from nearby land clearing and forestry operations. Develop a district energy strategy based on the bio-energy plant



Energy

Potential Policies/Actions

- Undertake a corporate energy plan to determine the current and future costs for energy use and to identify potential solutions to increase efficiency. Review potential changes to the City's fleet (i.e. alternative fuelled vehicles, rightsizing of the fleet) and buildings (i.e. efficiency upgrades) to reduce energy costs
- Undertake a review of potential options for larger scale alternative energy production to complement the future energy produced by the proposed bio-energy plant which will take into account local conditions and capacity
- Consider the development of a solar hot water ready bylaw which would require new homes to have the plumbing installed to enable the simple installation of solar hot water heating systems
- Promote the use of small scale wind and solar energy technologies for homes and businesses
- Encourage developers to construct energy efficient buildings in the community
- Ensure that new City-owned and operated buildings are built to exceed energy efficiency standards
- Consider the feasibility of using more LED streetlights as well as consider the feasibility of reducing lighting requirements and/or utilizing light sensors



Arts & Culture

Summary of Issue

- Arts and culture are a defining aspect of the community and form an important part of the local economy in terms of job creation
- Dawson City is a growing a center for the arts in the Yukon and beyond
- Significant investments have been made at the Federal and Territorial levels to encourage the growth of Arts and Culture
- Locally, most arts programs and events are driven by local non-profit organizations with limited resources
- The City could be doing more to support and recognize the importance of the arts in Dawson City

Goal

- To celebrate, support and promote Dawson City as a centre for arts and culture

Potential Policies/Actions

- The municipality recognizes arts and culture as a key pillar of the socio-economic health of the community
- Promote Dawson City as the “Cultural Capital” of the Yukon
- Pursue opportunities to further diversify the economy through strategic investments in local festivals and events that are geared towards the arts
- Work with community organizations and the Yukon School of Visual Arts to enhance arts programming for local residents
- Consider dedicating a regular portion of municipal tax revenues towards funding arts programs in the community through an arts fund



Arts & Culture

Potential Policies/Actions

- Recognize the importance of the non-profit organizations that work to provide arts programming in the community and collaboratively work with them to access funding from Territorial and Federal programs
- Provide venues for both temporary and permanent public art displays throughout the community
- Incorporate public art into all future City landscaping projects

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Environment

Summary of Issue

- Dawson City is home to a beautiful natural environment full of a wide variety of flora and fauna
- Due to its location and its economy, Dawson City has a significant impact on the local environment
- Environmental impacts include solid and liquid waste, energy use, access into wilderness areas for resource development
- Addressing environmental impacts is a key community issue

Potential Policies/Actions

- Increase the level of environmental education and awareness in the community and improve the connection between people and nature
- Ensure that environmental impacts are considered in all Council decisions
- Promote the development of a compact urban form to reduce the environmental footprint of the community

Solid Waste

- Examine the potential of implementing user fees for garbage disposal and how this could be done to limit the amount that people might choose to dispose of in the natural environment
- Examine methods for delaying the need for the opening of a new landfill such as further waste diversion, utilization of a trash compactor, etc.
- Educate residents on the costs and impacts of operating the existing landfill and opening a new landfill as well as potential waste diversion efforts such as composting, reducing consumption, recycling, etc.



Environment

Potential Policies/Actions

Solid Waste

- Undertake a lifecycle cost-benefit assessment of various waste diversion activities such as recycling to determine if the overall costs (i.e. diverting and shipping recyclables) outweigh the overall benefits (i.e. financial including maintaining existing landfill capacity, environmental benefits) in Dawson City
- Require better disposal of demolition and construction waste (i.e. require that materials be sorted for potential re-use)
- Consider developing more neighbourhood composting bins which would provide better access for people to divert their food waste
- Consider the use of a co-collection, automated vehicle which can make collecting and sorting recyclables, solid waste and composting more efficient, particularly if curbside pick-up is to continue
- Work with local businesses to reduce the use of plastic shopping bags
- Work with the Yukon Territorial Government to find better ways to deal with hazardous waste generated in the community and the surrounding area

Water Protection

- Develop a riparian area strategy to protect key waterways in Dawson City. For example, development could be restricted within a certain distance of waterways such as the Klondike and Yukon Rivers
- Encourage the naturalization of the Klondike River channel in Dawson City
- Encourage the development of a regional watershed management plan



Environment

Potential Policies/Actions

Community Environmental Protection

- Work with appropriate Territorial agencies to mitigate the potential impact of wildfires on Dawson City
- Encourage respect of natural hazards such as slide areas and prohibit development in these areas
- Support the work of local agencies to increase the traditional knowledge of the natural environment for all residents of Dawson City and to protect and enhance key natural areas
- Encourage the reduction of environmental impacts from nearby mining operations recognizing the value of this industry to the local economy

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Infrastructure

Summary of Issue

- Maintaining, operating and replacing infrastructure is very costly in Dawson City in terms of construction and energy costs due to the climate
- Climate change impacts and changes to the permafrost could substantially result in deterioration of the City's infrastructure

Goals

- Ensure that infrastructure servicing is financially and environmentally sustainable to meet the needs of the community

Potential Policies/Actions

- Promote the development of a compact urban form to reduce infrastructure costs
- Develop a level of service plan for the City that identifies where water and sewer infrastructure will be allowed recognizing that a compact urban form is a key policy
- Establish sustainable water and sewer rates that will pay for current operations and maintenance as well as developing reserves for future infrastructure rehabilitation and expansion
- Develop an asset management plan for the City's infrastructure
- Complete the sewage treatment plant
- Experiment with the use of composting toilets in places that are not currently serviced
- Develop a wellhead protection plan that will address the fact that groundwater is under the direct influence of land uses on top



Infrastructure

Potential Policies/Actions

- Continue to develop a biomass fueled water heating system
- Compile and adopt best practices for construction in permafrost in such a way that enhances longevity and reduces operations, maintenance, and capital upgrading costs.
- Enhance water service levels in various parts of the community, such as looping the water system in the North end.
- Consider ways to mitigate the impacts of stormwater runoff in the community, particularly at the landfill
- Gradually introduce user rates for the landfill
- Consider reviewing the applicability and practicality of back alley ways, particularly in new development



Housing

Summary of Issue

- There is a lack of quantity and quality of housing in Dawson City, both for temporary and permanent residents
- There is a fair amount of land that is either undeveloped or contains vacant and underutilized buildings – these lands should be encouraged to develop
- The cost of housing in Dawson City is not easily attainable; this may be partially due to mismatches in the stock and access to finance

Goals

- To support the development of new housing and the adaptive reuse of existing buildings to meet a variety of housing needs

Potential Policies/Actions

- Ensure that there are a range of housing types to meet the needs of a diverse, temporary and permanent population – there is a demand for small lot residential, larger lot residential and multi-family dwellings (i.e. townhouses, apartments, duplexes, semi-detached houses, etc.)
- Ensure that there is attainable and safe housing – there is a desire to ensure that everyone (young adults, young families, seniors, etc.) has the ability to meet their housing needs without significant hardship



Housing

Potential Policies/Actions

- Ensure a reasonable stock of rental/temporary housing – encourage the establishment of more rental housing to ease the integration into the housing market for seasonal and new residents to the community
- Encourage developing homes that are resilient to change and accessible (i.e. level entryways, a housing supply that is adaptable to change)
- Encourage the retrofit and renovation of existing homes to improve the housing stock – due to the age of the existing housing stock, there is a significant need to invest in retrofits and renovations in order to continue to make these houses attractive places for people to live.
- Designate land for residential development in the OCP land use plan. Generally, the following will be encouraged:
 - Historic Townsite – encourage above ground-floor residential suites in new and existing commercial buildings. Encourage higher density development within the townsite.
 - Klondike Valley - encourage a diversity of lots and housing types including larger single family lots, semi-detached lots, townhouses, manufactured homes, mobile homes, etc.
- Encourage the development of vacant, serviced lands before extending services to un-serviced lands



Housing

Potential Policies/Actions

- Encourage owners of vacant land and underutilized parcels, particularly in the commercial core, to either develop or sell their land to encourage residential infill development
- Encourage the revitalization of the commercial core by permitting residential development where appropriate
- Review the business case for extending services to develop new residential lots:
 - To the east of Seventh and Eighth Avenues between Princess and Albert Streets
 - To the north of Edward Street through a comprehensive neighbourhood development that respects and reinforces the established character and physical patterns
- Permit garden suites as a form of attainable housing where appropriate and develop direction in the Zoning Bylaw for such development
- Consider finding a location and management model to re-introduce a “Tent City” for seasonal accommodation
- Work with industries, developers and other agencies/organizations to expedite the development of housing to meet the diverse needs of the community
- Continue to promote economic diversification in the community in order to stabilize the economy and ensure the resilience of the housing market
- Actively monitor the supply and demand of housing and its effect on housing prices