

DECEMBER 2019

SLINKY WEST VISIONING CHARRETTE

Charrette Record

Report by:
Clarissa Huffman
Libby Macphail

City of Dawson



INTRODUCTION

What is a Charrette Record?

The Government of Yukon and the City of Dawson are working together to assess the potential to develop a 33 ha study area on the Dome Road for serviced lot development, such as residential and/or commercial development.

As a first step, the Government of Yukon and the City of Dawson developed a planning charrette to develop a vision statement, neighbourhood principles and values, a summary of key issues, opportunities, and challenges; and a preliminary concept(s) for the area.

This charrette record will include a summary of the charrette, including a summary of events, results, deliverables, and next steps. This charrette record will be used as a base level document to inform future steps and documents in the planning process.

CHARRETTE SUMMARY

The Slinky West Visioning Charrette took place on December 3rd to 5th. The 2.5 day event was split into a dinner and open house, developing a community vision, an issues and opportunities session, design modelling, and a naming exercise. Participants were encouraged to pick and choose the events they wished to attend, but RSVPs were still welcome. The exact schedule is on the next page.



SCHEDULE OF EVENTS

DATE & TIME	HIGHLIGHTS
Day 1: Evening (5:30-8:00 PM)	Dinner, presentations, and an open house to network and ask questions
Day 2: Morning (8:00-12:00 AM)	Coffee & networking and determining a vision with "Dotmocracy"
Day 2: Afternoon (1:00-4:30 PM)	Open Space Discussion- issues, opportunities and challenges discussed in an open space format to help the planning team understand what is important to residents.
Day 3: Morning (8:00-12:00 AM)	Coffee & networking and design modelling of a new neighbourhood
Day 3: Afternoon (1:00-3:00 PM)	Naming Exercise, next steps, questions, and final remarks

EVENT ATTENDANCE

Day 1 of the event had 32 participants; with 7 and 6 participants on Days 2 and 3, respectively. Feedback indicates that most people in Dawson prefer evening sessions for consultation, as events during the day are more challenging for those who work. A potential solution would be to hold primarily evening sessions, with lunch or daytime 're-cap' sessions for those who were unable to attend in the evening.

The purpose of the charrette was to set the foundation and detailed planning and engineering work to follow. The charrette was purposefully high level so that it can adequately adapt to new information and conditions, as well as ensure that the planning team addresses the concerns, values, and ideas of the community and stakeholders from the beginning.

VALUES

for the Visioning Charrette

OBJECTIVES

1

To gather information from the public including current conditions, challenges, opportunities, and aspirations for the area;

2

To raise awareness and kick-start the planning process;

3

To help determine public engagement objectives and principles moving forward;

4

To work with partners, stakeholders, and community members to develop a vision, common neighbourhood principles, and design considerations for the new neighbourhood;

5

If possible, to develop specific directions for housing, density, transportation, parks and greenspace, neighbourhood amenities, and other emergent topic areas.

Inclusive

- Include messaging about accommodations for those with disabilities and ensure that the space is physically accessible
- Be prepared to hire additional services if required to support those with barriers to participation
- If possible, choose a neutral location for the public
- Provide all materials in advance so that people have time to read and prepare ahead of the meetings
- Determine how someone might be able to participate in the process if they cannot attend the charrette

Transparent

- Be honest and open about what is known and what is yet to come
- Share with the public what decisions have been made to date and why
- Provide an adequate level of detail on available background information
- Recognize the need for sustainable decision making that balances the needs of all community members.

Value Contributions of Participants

- Explain the outcomes and how the information will be used
- Commit to use the information provided from participants in a meaningful way
- Report back to the community and encourage feedback on the process

DELIVERABLES

The Charrette Record is intended to be a transcription of what occurred at the event. Analysis of the data will follow in a separate report.

1

Develop a neighbourhood vision.

2

Create guiding neighbourhood principles.

3

Design preliminary neighbourhood concepts.

4

Develop potential neighbourhood names.

CHARRETTE RESULTS

A detailed transcription of each session is located in Appendix A.

Open House

The open house included a catered buffet dinner; presentations from Clarissa Huffman (introduction to the workshop) and Ben Campbell (Key considerations & best practices); and an open house. The open house portion was thematically split between four categories: housing, transportation, recreation and community. Participants were encouraged to share their thoughts with presenters and engage in conversations. As well, post it notes and wall areas were designated for people to share their thoughts in an informal written format.

Visioning Exercise

In Phase 1, participants were given sticky notes to write words or short phrases to put up on a brainstorming web on the wall. The brainstorming web was again themed using the open house themes of greenspace, transportation, community, and housing. Each participant was then given 5 green dots, 3 yellow dots, and 2 red dots to “vote” for their favourite (green) and least favourite (red) ideas, as well as ideas that were neutral (yellow). In Phase 2, ideas generated were grouped into common groups by the facilitators. The group then came together to discuss the theme in more detail, how it could fit into a community vision, and to discuss what the project team should be thinking about in order to manifest the theme in the final design. In Phase 3, the ideas were synthesized to create a set of community values and neighbourhood principles for the planning area that will inform the future development.

RESULTS CONTINUED

Open Space Dialogue

In the open space session, the floor was opened to discuss the issues, opportunities, and challenges as viewed by the participants. Each issue was discussed in length and was recorded. This open space discussion will help the planning team understand what is important to residents and how to avoid or mitigate issues so that the project is successful.

Design Modelling

In the design modelling session, participants were split up into two groups with a map of the study area, along with a variety of materials and supplies. With these tools and the vision developed Day 1, each group was asked to design their ideal neighbourhood for the study area. In step 1, each group worked together to create an ideal design. In step 2, the groups shared their results with one another. In step 3, each individual was asked to fill out a feedback form for each model.





Naming Exercise

The Slinky West mine site is a landmark well known in Dawson, and often negatively. Therefore, the Planning team decided that the charrette would be a good opportunity to develop a new name that reflects community values and key features of the site. In the first step, each individual brainstormed physical attributes, stories, and geographical features surrounding the site. Then, participants in pairs came up with names. These names were then presented to the larger group and voted on using a proportional voting system. The top three names were then disseminated in a survey, and Mayor and Council will have a final say.

NEXT STEPS

Spring and Summer
2020

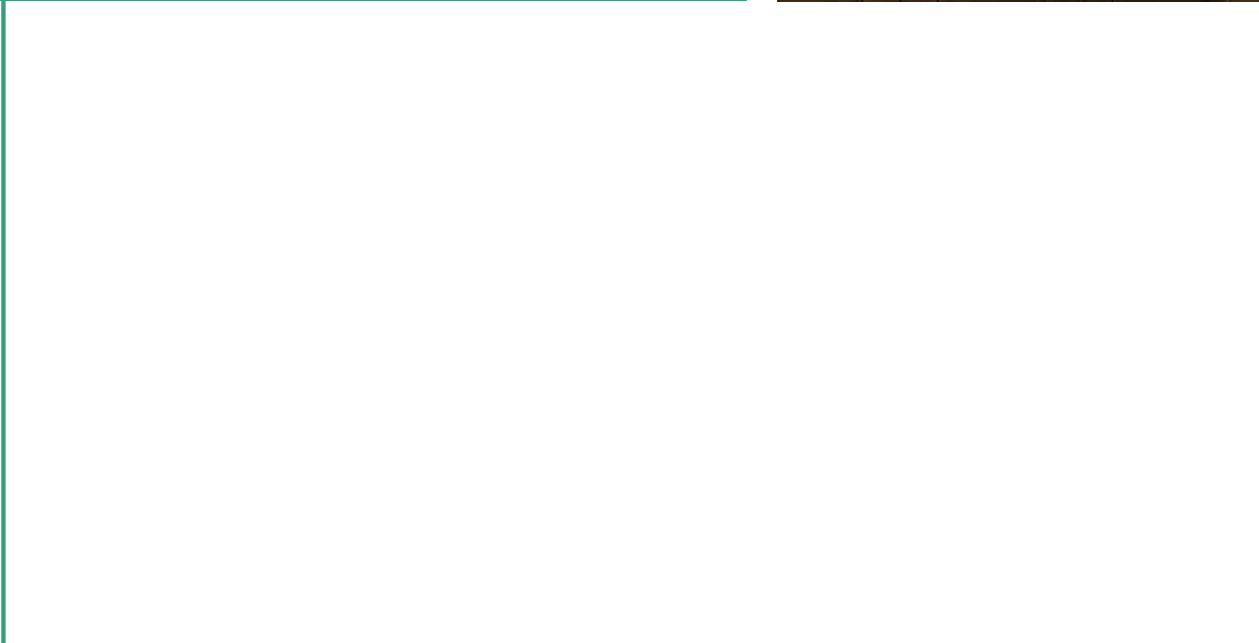
The visioning charrette was only one step in the process towards a comprehensive and forward-thinking development project.

-  Analyze charrette and survey results to understand the wants and needs of the community.
-  Circulate these ideas to ensure that the input was captured the way that it was intended.
-  Present the resulting neighbourhood vision as a basis for more detailed planning and design work.
-  Finalize relevant preliminary work such as heritage and environmental studies.



APPENDIX 1

Transcribed Charrette Notes



Post-it Notes from Open House

Greenspace/Environment

- Environment consideration: trees for birds! Lots of trees & bushes, spruce, birch, larch
- Integrate ski-trails into community space for Area C
- Greenspaces- community garden plots; preserve potential privacy greenage or windbreaks?; preserve ski hill; have a shortcut trail to town
- Ski trail to town?!; Furnicular? (75% joking)
- Off-leash Dog Park w/access to trail system
- Plant Yukon bushes, mayday trees; often beautiful plants in public land around the privately-owned land
- The photos of lovely green lawns are a bit off-putting. Lawns are bad for the environment. Alternatives to lawns should be assessed.
- Public Investment \$ in landscaping/greenspaces/green belts ASAP- don't leave it a moonscape for years!
- Greenspace doesn't only have to mean grass! Consider native species & bushier spaces, in addition to nice grassy sitting spots
- A variety of trails to accommodate different users (motorized & non-motorized)
- Community Garden; playground; pedestrian pathways- not on road
- Playground!
- Community Garden!
- Greenbelts w/ walking paths
- Trails passing thru properties causes disturbances & conflict.
- Pedestrian trails as "commuter trails"
- Access to trails from private lots
- Greenspace area/lots in the prime area should have access to main trail system.

Community

- Need for transient lots for summer labour
- Wastewater treatment plant is not working properly right now. What happens with way more houses hooked up to it?
- Individual housing/design *Not Developed* where all the houses are built to look alike.... Think Whistle Bend UGH!!
- Including a community gathering place, like a town hall; allowing for small services i.e. Café
- Buildings need to be energy efficient
- Potential allowances for alternative building approaches and water/electrical systems i.e. off grid, grey water, composting toilets
- Community (social) also includes T.H. citizens. How can we incorporate indigenous values? How can we ask the right/good questions here for social inclusion? - not legally required here- but we are one town.
- "Gold-Rush Chic"? Updated modern Dawson Style?
- Allow chemical composting toilets; allow wind power

- Limited inclusion of commercially zoned lots? A neighbourhood could really use a coffee shop but doesn't need a bookkeeper or hair salon... not sure how to guide/restrict that!
- Where will children in these developments go to school? RSS is overfull today.
- Community Park
- No Vinyl Siding
- Shared green space with access to trails
- Community green space AND community garden
- Encourage net-zero/energy efficient building- more talk of incentives already in place & possible expansion
- Please do not allow this community to be privately developed "cookie-cutter" situation, i.e. Whistle bend
- I don't think that a "fully-serviced" (as in amenities) satellite community is so desirable (certainly some like playground/garden) But Dawson- the town- should remain a hub/a focus. It seems odd to encourage commercial development, etc. when our downtown is underused and underdeveloped. Similarly housing for transients should- and is- focused downtown in Apt. complexes/multiuse buildings in an area designed (but not efficiently used) for densification. There is a paucity of affordable housing with enough space for longer term residents- this new development is an opportunity for a 'more spacious' and conscientious residential community.
- Allowing diversity & creativity in building design, while still respecting the existing precedents.
- Wastewater treatment plant capacity
- Would it be possible to create an energy situation in which the community could supply their own power?
- Public washrooms! (esp. w/increased volume of trail users, not just slinky residents)
- Playground! And somewhere warm for winter months.
- Potential to design new developments in proposed area with renewables in mind, i.e. Solar-Dome receives incredible amounts of sunlight for the majority of the year.
- Vernacular architectural guidelines, not by 1898 standards but still considerate
- What does filling up this subdivision mean for schools, medical clinic, and other public services?

Transportation

- Bike lanes that follow most gradual route (meaning probably increasing bike safety on Dome Rd.)
- Have well marked trails, have trail maps, make a bike lane.
- Ensuring that non-vehicular traffic has a useful, direct route to town, may include existing trails, but should make sense for a commute.
- Dedicated non-motorized roads, paths, & walkways (and not just for recreation)
- Accessible & safe means for transport for those that don't own or have access to a vehicle.
- Lot sizes large enough to accommodate residents with rentals or recreational toys/snowmobiles/quads, trailers, multiple vehicles so to avoid parking on the street.
- Consider high speed traffic on dome road as potential safety concern.
- Mary McLeod is currently not the safest for pedestrian/cycling traffic. Possible bike lane/parallel trail.
- Mary McLeod is currently CLOSED for part of each winter so... that can't be safely relied on.

- Road safety
- Dome Road needs to be widened for cars, pedestrians and bikers (more traffic)
- The Dome Road is currently not safe for bikes or pedestrians. It is too narrow.
- Paving? Yes to paving.
- Back alleys to facilitate lot access and off-street parking (+ without filling up your front yard with vehicles!)
- Street parking, especially winter. Would be good to have a neighbourhood parking area (for guests and extras) in addition to driveways.

Housing

- Houses need to be affordable for individuals as more people are on their own than in the past. Smaller more affordable housing.
- Mixed housing, single, duplex, small apt. buildings; more, smaller lots (50 x 100); prioritize new/first time homeowners; allow diversity & owner-built homes
- Mix of multi-unit housing, garden suites for single family, community style town houses with shared greenspace
- 2ndary suites/income housing- rentals for seasonal workers. Labour shortage is directly affected by housing. Also, income housing provides relief for cost of living for homeowners.
- Make sure that re-selling lots doesn't balloon lot prices, as the latest dome lottery has done.
- Penalties for abandoning vacant lots/lots with historic buildings.
- Work/live arrangements for artists etc. to make as much use of land as possible.
- Incentives for building home & living on it for at least 2 (3?) years
- Apartment or townhouse style? Or, reasonably sized lots- country res; Not tiny homes; Not Airbnb?
- Housing is too expensive- whether buying or renting. Affordable housing is important.
- Mixed housing sizes would be best. Duplexes only if they are not horribly ugly and uniform. Yukon architecture doesn't need to be like a suburb.
- Curb Airbnb!
- Geothermal & alternative energy possibilities? Ex. Mayo campus, Yukon College heating & cooling system
- Energy efficiency minimums- No fuel sourced homes.
- How to ensure people aren't already owning multiple properties/local ownership
- We need housing for seasonal staff in summer and students in winter.
- Mixed rental and owned properties? Another KDO-built small apt?
- Tiny House Revolution!
- Ensure that a lottery prioritized people currently excluded from the housing market
- Tiered lottery for lot sales
 - First phase locals only
 - Second lot release Yukon-wide
 - 3rd tier- broader eligibility
- Mixed types of housing & mix of owner-builds/developer-builds
- Infilling! Pressure (Tax?) to do something with dormant lots

- For land lottery- do it restricted; new owners first (no landowner in Dawson before); residential lots not sub-dividable for 10 years to avoid flipping; buyers have to build within given-reasonable amount of time
- Accommodate both owner built and developed homes
- Allow owner-built homes on some lots
- To increase density, have a multi-unit building amongst single family houses
- Avoiding a “Whitehorse” approach to developing Dawson
- Reasonably priced lots- does the goal of tying in water/sewer make this attainable
- Important to encourage energy efficient homes and incentivize use of alternative use of alternative energy sources- solar/wind etc.
- Preference: Country res or townhouse/apartment. NOT tiny homes, NOT a long-term solution for residents.
- Affordable lots. We are not WH and should not be compared.
- Density; Services; Affordable lot prices!
- Split areas A, C, F, D into different sizes of lots & purpose
 - A: at least 2 town lots not subdividable for 10 years
 - C: Regular dome lots= large
 - F: Rooming houses for summer staff
 - D: Commercial

Neighbourhood Values and Vision Activity Notes (Dotmocracy)

Idea	Green Dots	Yellow Dots	Red Dots
Model Neighbourhood		1	
Keep taxes stable	1		
Communal Gathering spaces/” meeting space” (benches, open area, paths meeting)	1	2	
Consider Emergency Access & Safety	2		
Name: Using the name “Slinky” has negative connotation for many residents of Dawson!	2		
Dealing with Mining Claims			
Plant Trees! & Shrubs/ Planting Trees	4		
Sewage Lagoon		1	5
Estate Lots			4
Environmentally friendly/efficient design; Houses oriented to maximize solar capacity & passive energy; Incorporate renewable energy; Aware of sun path: plan for residential uses in more sun lighted areas, commercial institutional uses in areas with less sun; consider solar!	10		1
Phased development	1		
Sewer & water- This requires regular size lots due to capital costs; septic and water connect with Mary MacLeod residences?	2		
Connectivity (to town, trails); Leisure areas connecting with trails; trail linkages; connecting the trail system;	7		

Trail connections to dome trails and to town; walking paths to town			
Spacing for possessions (trailers, boats, snow machines, vehicles)	1	3	
Remember spacing to deal with SNOW (expect more and more with climate change!)			
Need diversity to accommodate wide variety of residents (varied housing values)	1		
Pedestrian safety and orientation; pedestrian oriented	3		
Informal greenspaces incorporated throughout	3		
Accessibility (reducing travel)- trails	1		
Not Isolated		1	
Residential Lot Affordability; Affordable and Mixed; Ensure high density of housing; mixed housing	12	1	
Different size lots; flexible lot sizes and infrastructure-enable gradual densification	5	1	
Maintain downtown commercial focus; keep the DT viable!	6		
Community feel; Community incorporating Tr'ondëk Subdivision; All ages welcome	5		
Encourage & design for alternative modes of transportation- walking, biking	2		
No design guidelines; following the existing design guidelines		2	6

- Small Scale Greenspace, Tree planting
 - Site doesn't have a lot of trees
 - Issues of affordability and landscaping- group believes it doesn't make sense to plant trees or landscape on lots, as contractors need space to move. However, some reclamation work should take place for some areas of the development.
 - Incentives and Disincentives for Landscaping:
 - Incentive- tax break if you landscape
 - Disincentive- stronger nuisance bylaws
 - Greenspace must be included in the final product.
 - Possible sledding hill?
- Environment & efficiency
 - Lots of sun exposure on this site. Need to make sure the lots are oriented properly to capitalize on this.
 - The group was split as to whether or not Microgeneration or macro generation would be most appropriate- there is an opportunity for the City to take initiative for renewable energy.
- Trail linkages & Pedestrian Oriented Development
 - Need to make sure trails are well integrated into the current trail system
 - ATV & Snow Machine connections are important to reduce trail conflicts.

- Mary McLeod Rd is an interesting opportunity as it is not a very safe road, but could be a good road for ATV traffic
 - The road is very steep and there are fire access issues
 - TH has raised concerns in the past of “downgrading” the road
- Concerns about pedestrians using the Dome Rd. & Klondike Hwy- need to provide good trails for them to use next to the highway and directly to town
- Is small scale transit feasible?
- How do you place housing and trails to encourage daily walkers & people with no cars?
- Affordability & Housing
 - Prices of lots- what will they look like? 250,000 is unreasonable
 - Water and Sewer are important because Country Residential lots with septic fields are not a good use of this opportunity.
 - Want to ensure a range of lot sizes to increase variety & diversity of home design, incomes, and affordability.
 - Socioeconomics of Dawson- many people work service jobs, and many workers are not able to afford building homes or lots. Securing mortgages can also be very difficult for service workers, as banks do not view many service jobs as careers.
 - It is important to phase the lots so as to not overwhelm the market
 - Sewer & water implications- the current facilities are not sufficient. The sewage lagoon project is incoming
 - Housing Types- would like to see more duplexes, fourplexes. Condos could be a great model for these housing types. Condos are not used in Dawson currently.
 - Estate lots are not preferred by the group. They are more expensive property tax wise and go against the values already discussed. Area C however may be appropriate for some estate lots as delivering water & sewer there will probably be expensive.
- Community
 - Community is very connected to housing diversity
 - Accessibility is very important, but very difficult to deal with here in Dawson.
 - Playgrounds- not completely seasonal. Could look into indoor options in this development.
 - C4 is quite isolated from the rest of the town
 - Aging in place can be encapsulated with condo living
 - Preference for a DT Commercial focus:
 - DT Core revitalization should be prioritized over small scale commercial development in Slinky West
 - Is there a way to have access to the river?
 - Design Guidelines
 - Is vinyl siding undesirable? Vinyl is affordable.
 - Historic Townsite guidelines are not appropriate
 - Some design themes: “Northern” “Cabin” “Rustic”
 - Dredge Pond does not have design guidelines, and it creates an interesting place because of the different designs and levels of affordability. However, in a denser environment this may not be desirable.

- Worried about cookie-cutter design and also worries about extreme inconsistency (towards the polar ends of the design control spectrum). Somewhere in the middle will be preferable.
- Need to value freedom and affordability.
- More research and reporting back to the community from the project team is needed.

Open Space Discussion

- Mining Claims
 - Mining is incompatible with residential
 - Need progressive & higher reclamation than what is normally done.
 - Opportunity for reclamation to set the stage for residential development when done.
- Amenities
 - Schools- Can Robert Service School handle the current growth rates in Dawson?
 - Vision report was recently created for RSS, they need more space.
 - Loss of trust in community in regards to school development.
 - Vision report for RSS recently released
 - Solutions for the school are probably better realized within the Townsite than with this development.
 - Medical
 - Hospital was built with the anticipation of growth
 - MacDonald Lodge also has room.
- Housing
 - No lots in Dawson- we are losing people due to this. We are being stifled by the lack of housing- lots and lots of jobs, but no rentals.
 - Water and Sewer servicing brings lots of choices to housing, lot sizes, and affordability.
 - Country Residential may not be appropriate for this development.
- Emergency Servicing
 - Important to think about a possible reservoir for water so that gaps in fire service don't exist. This can impact house insurance.
- Community Gathering
 - A recreation complex on Site D would allow for the entire community to gather.
 - The Ski lodge provides an opportunity as well. More robust warming huts for downhill & cross-country ski areas
 - Toboggan hill & fire pits
- Summer Housing/Housing Shortages
 - A short-term housing/hostel style development "Wall Tent City" would go a long way to address the summer housing shortages. This model would be difficult to have it conform with the Zoning Bylaw, but site-specific zoning options do exist. It is logistically difficult as well (who would build it, what resources, etc.)
 - Possible collaboration with KVA, KDO, Chamber of Commerce
 - Mixed housing (duplex & fourplex) also encourages rental suites for the summer

- WWTP
 - The new WWTP will be a lagoon
 - ~6-year timeline at the most
 - Need to know what capacity the current WWTP could handle with this new area in the meantime.
- Lottery & Disposition Method of Lots
 - Collusion is very present in Dawson (people putting in names for other people)
 - Need to ensure that the values of the community are preserved during the lottery
 - Affordability
 - Locals given first choice
 - Addressing the housing problem head on
 - Doing market research to ensure that the lottery properly speculates the phased development
- Reducing Home Ownership Barriers
 - Dawsonites have difficulty getting mortgages- CIBC has a process that doesn't quite work for Dawson.
 - YHC has some programs, but they aren't all sufficient.
 - CoD should work with these stakeholders to ensure these housing barriers are addressed.
- Tiny Homes
 - Typically on a trailer- 120 to 180 sq. ft. The Zoning Bylaw minimum is 256 sq. ft., and it doesn't appear to be sufficient for Dawson's Tiny House movement.
 - Difficulty with ZBL and Tiny Homes- Tiny Homes, in order to be considered dwellings, need proper sanitary services, cannot be on trailers, and need a good cooking facility.
 - Tiny Homes are often used by Dawson because people have trouble securing land and mortgages but can secure small loans.
 - General consensus that Tiny Homes should not be the only dwelling on the lot, but they are appropriate as secondary suites or in a cluster model.
- Road Patterns
 - Cul-de-sacs are typically used in new neighbourhoods, but they are quite undesirable as they are not walkable.
 - A simple grid with Alleys could be more desirable, as they are more pedestrian oriented, allow for servicing towards the rear, improve emergency access, and secondary suites
- Greenspace & Planting
 - Greenhouse or community garden is desired
 - Try to keep the species natural- birch and willows come naturally here
 - Making sure to still fire smart
 - Lawns aren't typically desired by Dawsonites- typically they like boardwalks, gravel, and little front lawn space.
 - The area is bear habitat- ensure berries and other attractants aren't planted.

- Parking
 - It would be good for the project team to conduct a parking study
 - The culture in Dawson is a driving culture, mainly due to the remoteness. This culture will be difficult to shift.
 - Parking doesn't just include cars- also includes ATVs (hunting, travelling in winter).
 - Idea of a community parking spot- recognize that this would be operationally challenging.
- Safety
 - Non-motorized access- very important to separate ATVs and pedestrians.
 - Traffic Calming measures are important too
 - The Mary McLeod & Dome Road Junction are unsafe

Notes from Meeting with Council – V1

- Make sure to look at the Trail Management Plan and ensure consistency with this.
 - Dome Road & Mary McLeod Road are unsafe right now, esp. the intersection.
- Notes about Design Guidelines:
 - Council agrees with the sentiments of the Heritage Management Plan. They believe that this area will still need some guidelines though, in order to establish a baseline.
 - Design guidelines are not popular to the public in general, but Council views them as a necessary tool.
- Lot sizes and lot costs:
 - Lot sizes should be small in order to maximize tax revenue.
 - Lot costs shouldn't be too high. Lot costs have been skyrocketing in Dawson and we should be striving to do our best to offer a fair price that matches with Dawson's economy.
- Solar- How can the City do this feasibly?
- Housing Types:
 - Mobile Homes/Modular Homes- Modular homes are an inexpensive way to build. Many people in Dawson have a hesitation regarding mobile homes because a lot of them were brought in after the 70s flood, and they are not aesthetically pleasing. Modular homes and mobile homes today don't look like they used to. A general consensus that modular homes or mobile homes should not be banned because the neighbourhood should be affordable and banning mobile homes can be viewed as dog whistling.
 - Condos could be a great option for this neighbourhood and to manage duplexes, townhomes, and tiny home clusters.
 - "Wall Tent City"- Idea was brought up during the open house and the project team pitched it to Council. Some enthusiastic support was garnered by Council for this idea. Some Councillors themselves lived in Tent City when they first arrived in Dawson. There are impacts of having Tent City becoming dismantled- the difficulty of attracting service workers due to having no affordable summer rentals has hurt the business community.
- Parking & Traffic Flow
 - The lifestyle of Dawson includes ATVs, vehicles, sheds, & outdoor equipment. We need to plan for this reality.
- Greenspace, Open Space, & Playgrounds

- Total support from Council
- Some Ideas: Basketball/Tennis/Cricket, natural playgrounds, sledding hill, firepit, central launch for trails.
- Dawson is lacking public washrooms- should consider this heavily.
- Small Scale Commercial:
 - Sentiment from the public of not wanting to draw away from the DT Core.
 - Council raised the counterpoint that some healthy competition is not a bad idea.

Notes from Meeting with Council – V2

- Trail Management Plan- meant to come up with a solution for walking, as roads are unsafe for walkers. Council would like to see good trails.
- Design Guidelines as they exist for the townsite are not a good fit, but some guidelines are important. We could relax the current guidelines.
- Wide range of lots are great, but this is the last good place we have for development.
- Renewable energy from a design perspective is okay, but how can council and administration incentivize this or support it?
- Design speaks to our architectural heritage
- Mobile homes increase affordability, but more research is needed if this needs to be its own zone or integrated into the community.
- Mobile homes in other jurisdictions have a specific zone, Dawson is the only place we know of where this is not the case.
- We can control affordability by controlling the costs of lots.
- Condos are a good option for entry level home ownership.
- Parking and traffic flow is a concern from Council.
- Greenspaces:
 - Where's the playground? No playgrounds outside of the townsite.
 - Flexi-use spaces are attractive- basketball, tennis, cricket area
 - A central spot for the trail system in this neighbourhood would be great!
 - We need more public washrooms.
 - Informal, wide open green spaces are well used in Dawson.
- Leaving commercial spaces as an option so that businesses could open if desired
 - 13 Ways to Kill a Community- book to read
 - Wayne mentioned that not having healthy competition in your business sector is a quick way to kill a community.
- Need to acknowledge where people will realistically walk & design for it.
- Agree with the fact that we have outgrown our school
 - Needs to be given some real thought
 - Current school is short sighted
- Businesses do a great job at bringing people up for the summer, but then have no place to have them live.
- “Wall Tent City” idea well received by council
 - Already happening illegally, so we should recognize this and create better opportunities.
- Tiny Homes: Where should they go?

- Percentage of small lots
- Cluster Housing
- Secondary Suites
- To an extent- Council still needs us to consider revenues.
- Other Issues:
 - What did Darrell Carey leave up there? What is needed to bring it up to a residential standard?
 - Making some lots available for developers is critical- but we need to control the 'cookie cutter' aspect.
 - We need good, reliable statistical information.
 - We need to give some thought to migration
 - Phasing of the development is critical; how do you phase the costs to make sure it is affordable?
 - Who will pay for O&M during phasing?
 - Capitalize on existing skills, expertise, and capacity of project team. Would be a shame to do all this work and then hand it over to a consultant.

Modelling Exercise- Design A

- Area A
 - Mary McLeod Rd realigned to create a 4-way with the ski trails entrance
 - 2 other access points utilized where miner created existing roads
 - Trail connectivity to crocus bluff trails with an open space trailhead for gathering- also to protect access to nature
 - Buffer of greenspace along steep slopes to protect development and allow everyone to have access to views
 - Higher density housing with potential for commercial on the south side in between two access points
 - Mix of housing forms and lot sizes throughout the remainder of the site- discussed the possibility of a site-specific zone to encourage mixed housing
- Area C
 - Tiny home cluster along street front wider area
 - Buffer of greenspace along slope for similar reasons to area A
 - Country residential along thinner parts
 - Access road along north area of site to protect potential future connectivity to existing and future developments
- Area D
 - Predominately a consistent mix of lot size and housing form that matches area A
 - This area viewed as a quick win- these lots are closer to existing infrastructure and would be relatively simple to release to the public.
- Area F
 - "Wall Tent City"- located here because it is a spot that is closes to town for walkability
 - Improvements of multimodal transportation to town (ex. Expansion of millennium trail) need to think of safety with these trails
 - Pedestrian crossing to C-4

- Buffer of greenspace between wall tent city and more dense residential areas.

Modelling Exercise- Design B

- Reduced speed zone after bridge over Klondike River- changing the highway to a street (50 km/hr zone) to help slow traffic down as we enter residential areas
- Area D could be an area for a seasonal housing opportunity, such as “tent city”- we thought it could be a great feature as you enter the historic townsite area
- Important to have ‘connection’ to the TH subdivision. Not necessarily a physical connection, but some way to integrate the developments.
- Area F could include a new recreational facility. It was felt this was a central enough location for the larger municipal boundary. People coming into town for work in the morning could stop in for a morning workout on the way into town. Also felt it was a good fit with the existing recreational facilities at this location (ball diamond/soccer field).
- Area F could also house a more multi-family/higher density development that would be close to recreational facilities, and closer to downtown to facilitate walking/biking into downtown.
- Potential to maintain the snow dump area within area F
- Area A- we had the concept of overall mixed housing all together and not segregated but have pockets or phases of development with some kind of small greenspace of buffer between phases.
- We also tried to align access points for safe transportation engineering purposes, with access points considering sight lines for safety also
- We included a buffer and a park space at the northern portion of Area A to help buffer new development from existing development.
- We included a trail/greenspace in Area A along the escarpment to keep this view area open for everyone.
- Trails to connect to existing trails- blue marker represents existing trails and rec areas. Purple clay represents trails in construction. Green clay represents new trails
- We included an area for service connection down the slope from Area A
- Created a connection to Area A and the recreational ski trails, across the Dome Road.
- It was suggested to improve the Mary McLeod/Dome intersection and include an access point into Area A at this junction
- We proposed a lift station across from Area A to service A & C.
- Identified existing recreational areas with the down hill and cross-country ski trails and some way to connect new development in area A with these recreational uses.
- Area C- we also included a public green space/trail along the escarpment to keep this open to everyone, with a road behind this trail area, which would give the proper geotechnical setback from the steep slopes from development
- We identified the natural sloping terrain- higher elevation to the north that would facilitate more view lots at this northern portion, looking over the development/housing on the southern portion.
- Also include a park space at the Dome Road in Area C, as a meeting space for the trail along the escarpment, and the idea of developing a parking area in the natural bowl area on the NW portion of Area C, because it may be less favourable for housing.

Modelling Exercise Feedback Forms

Question	Design A	Design B
<p>What was your favourite aspect of the neighborhood design? Least favourite?</p>	<p>Favourite:</p> <ul style="list-style-type: none"> • Thoughtful of greenspace integrated into mixed housing styles to accommodate multiple income ranges & residents • Trail/walking connections • Room for “tiny houses” and compact lots • Like connectivity with recreation-ski hill/trails • The views & keeping them public 	<p>Favourite:</p> <ul style="list-style-type: none"> • Getting together to figure things out. • Lots and lots of varying sizes to cater to all income groups • I like having the leisure areas connect with the current and new trails. • Incorporates greenspace into community design • Good trail connectivity • Maintain affordability & variety of housing • Possibility of year-round pool at site F • Keeping views public
	<p>Least Favourite:</p> <ul style="list-style-type: none"> • Not considering having the new recreation complex across from the Tr’ondëk subdivision. I think it would be a great gesture of reconciliation to have the Rec. complex across the street from the subdivision. Also, geotechnically this is a better location than the others. • Not in favour of CR lots (very few) at the east end of Area C. It is a colossal waste of the only land remaining for standard size lots (50’x100’) in the municipality. • Potential issues of access roads on corner of Dome Road • Don’t foresee success with larger lots in Area C. • Road access- will need to ensure safety- the population will take a while to get used to crosswalks, etc. 	<p>Least Favourite:</p> <ul style="list-style-type: none"> • Seemingly emphasizes on moderate/single family sized lots & little focus on higher density • Dislike location of rec. facility outside of town. • Need to sort out size/location/feasibility of new Rec. centre <u>before</u> proceeding • The rec centre could be an issue.
<p>What is the most important element a neighbourhood should have, and that the project team must consider?</p>	<ul style="list-style-type: none"> • A sense of community • not trying to separate styles of homes/incomes into clusters • having ready access to greenspace • safe non-vehicular traffic • compact & modest lots • Future vision • Climate change/sustainability 	<ul style="list-style-type: none"> • Sense of community • Sense of community • Incorporating greenspace • Trying to integrate different housing for all members of community • Compact & modest lots • Future vision • Needs to be multi-faceted approach- (unreadable) notion of

		school/recreation and employment opportunities in unison with housing
Would you live in the neighbourhood your group designed? Why or why not?	<ul style="list-style-type: none"> I would live there because this style of neighbourhood incorporates a lot of important aspects not only in terms of creating viable options for housing but also focuses on maintaining greenspaces & green building I would prefer to live in town if possible; the lots for sale would need to be less expensive. Yes, looking to retire. I would, however, I think that while it's a great idea to have clusters of tiny houses, they will still need to be able to spread out. I wouldn't necessarily want to live on the same lot/" cluster" with a bunch of people. I would like my privacy and I'm sure others would as well. Keep the clusters, but offer alternatives for more private development as well? 	<ul style="list-style-type: none"> Yes, it's a great area, well above a flood zone. Good views, easy access to trails, geotechnically stable area. I most likely would as it does incorporate high level concepts that are important. I would prefer to live in town if possible; the lots for sale would need to be less expensive. Yes, at the stage of downsizing/retirement and option for low maintenance housing. Yes, I like this layout the best.
Any final thoughts?	<ul style="list-style-type: none"> Overall a great base for further details & workshopping. Upholds core values discussed & agreed upon during previous sessions. Summer residence area is possibly contentious. 	<ul style="list-style-type: none"> I wish higher density was more considered to make best use of the space, but lots of incorporation of greenspace! Keeping connectivity to other future subdivisions.

One participant decided to submit a form for both designs:

What was your favourite aspect of the neighbourhood design? Least favourite?

Favourite: Truly mixed housing types and densities, plus affordability; Making the best use of resources; Focus on non-motorized access

Least Favourite: In reality people will use vehicles more for access.

What is the most important element a neighbourhood should have, and that the project team must consider?

Mixed types of housing and appropriate uses- creating a community

Maintaining a connection with the Downtown Core

Accommodating full range of demand

Would you live in the neighbourhood your group designed?

Would prefer to live Downtown- close to facilities within walking distance

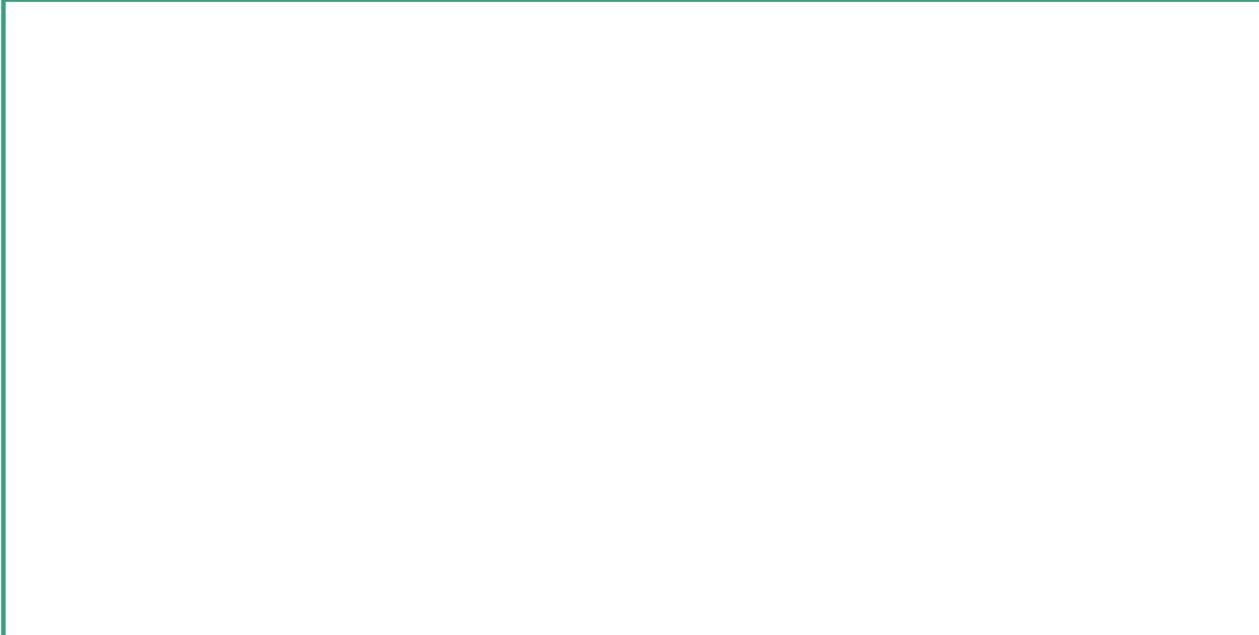
Any final thoughts about your neighbourhood?

Still not convinced this is the best option at this stage. Prefer "incentives" (high taxes) to make lots available as the priority.

Naming Exercise

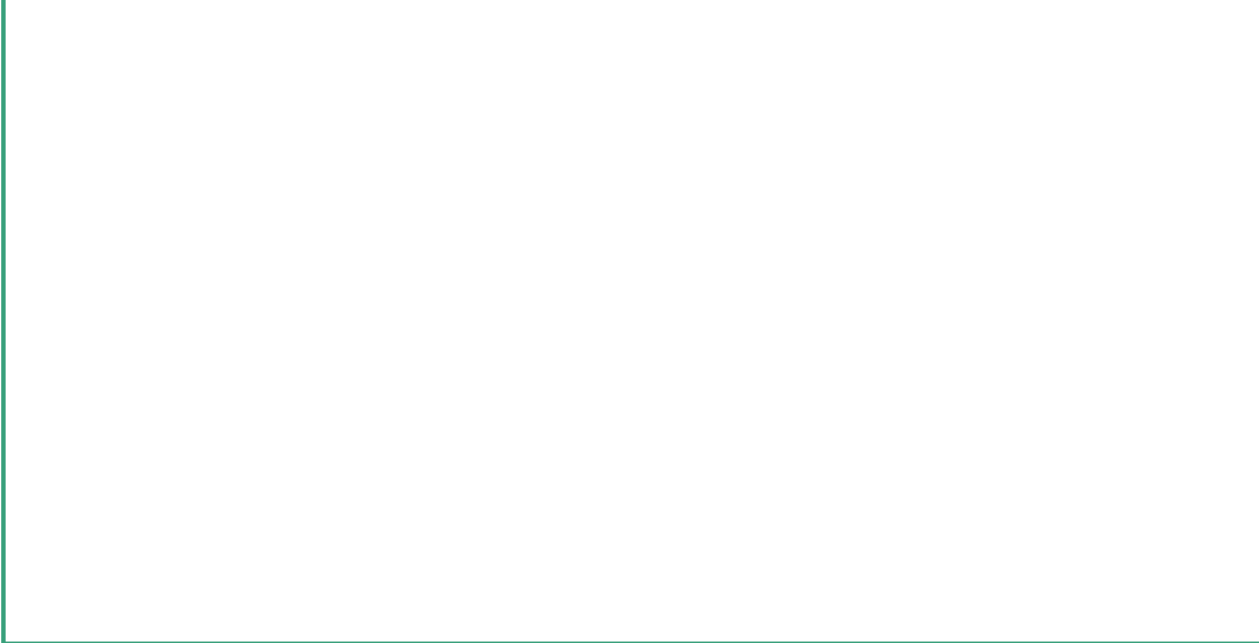
Names:

1. Gold Ridge- 35
2. Aurora Heights- 34
3. Crocus Bench/Ridge- 16
4. 'Our Home' in Han (Tied with 5)- 9
5. Acklen Cliffs/Bench/Ridge (Tied with 4)- 9
6. Han name for Dome- 7
7. Placer Ridge- 6
8. Prospector Ridge (Tied with 9)- 5
9. Miner's Folly (Tied with 8)- 5
10. Perseverance Point- 4
11. Klondike Bench-0

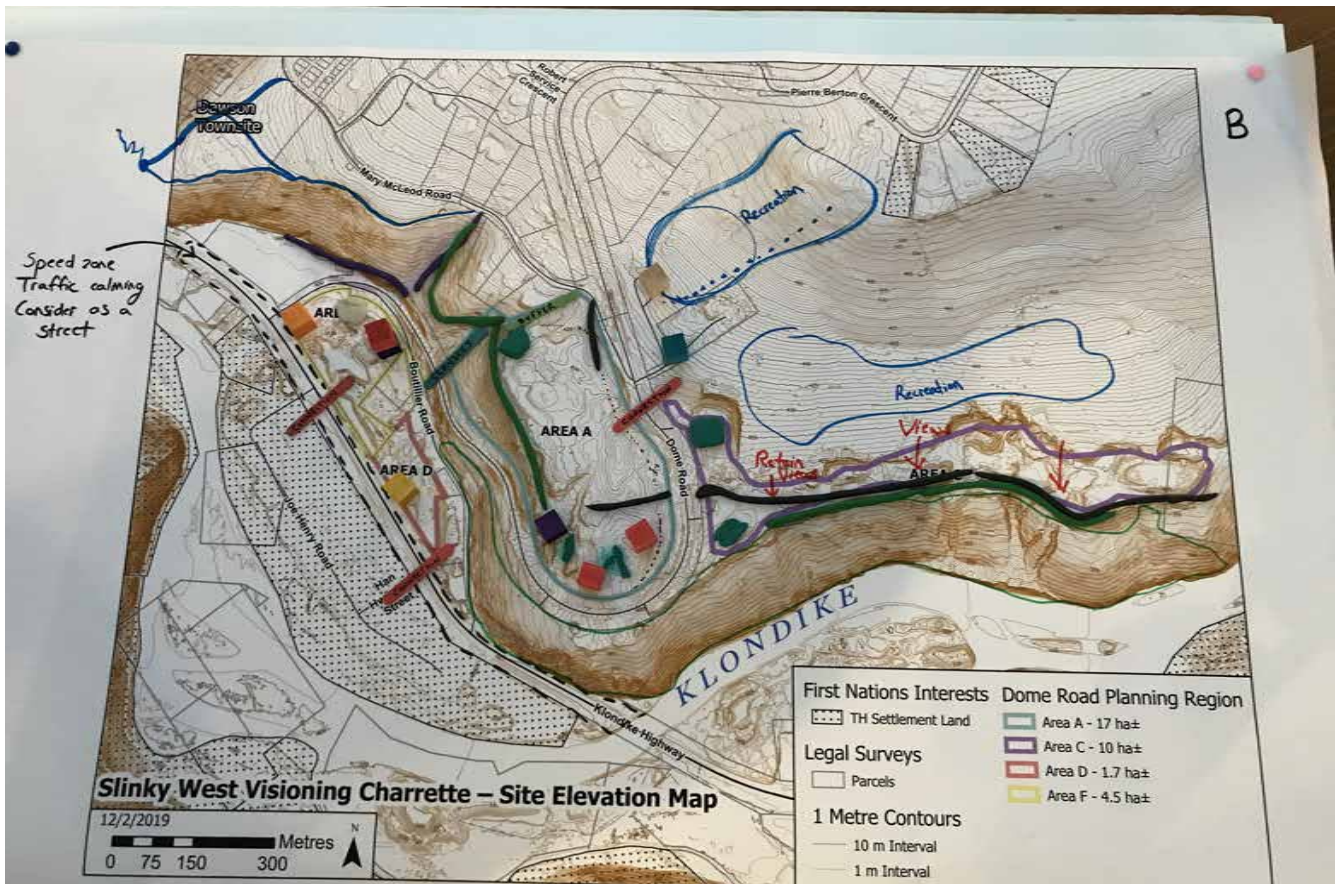
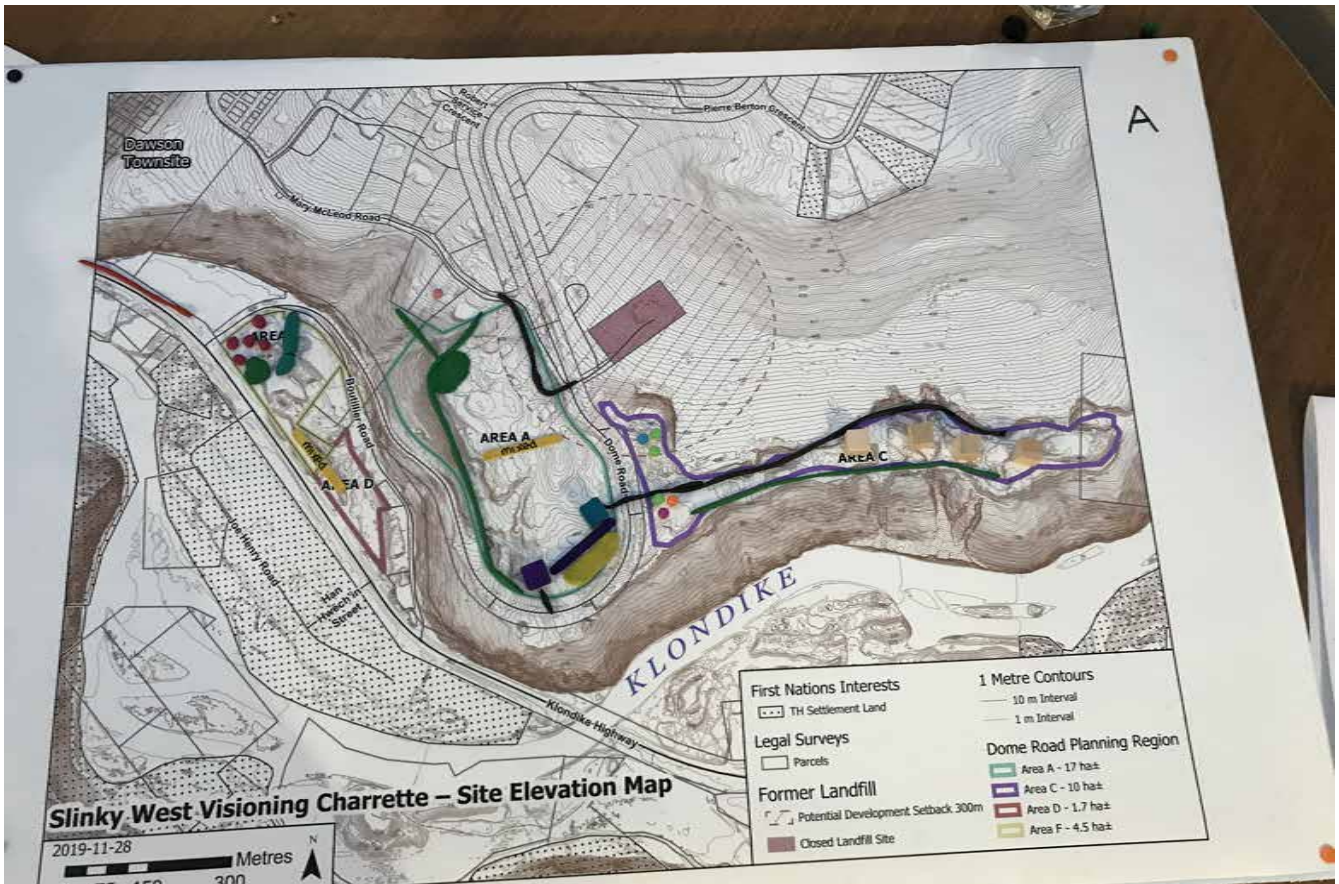


APPENDIX 2

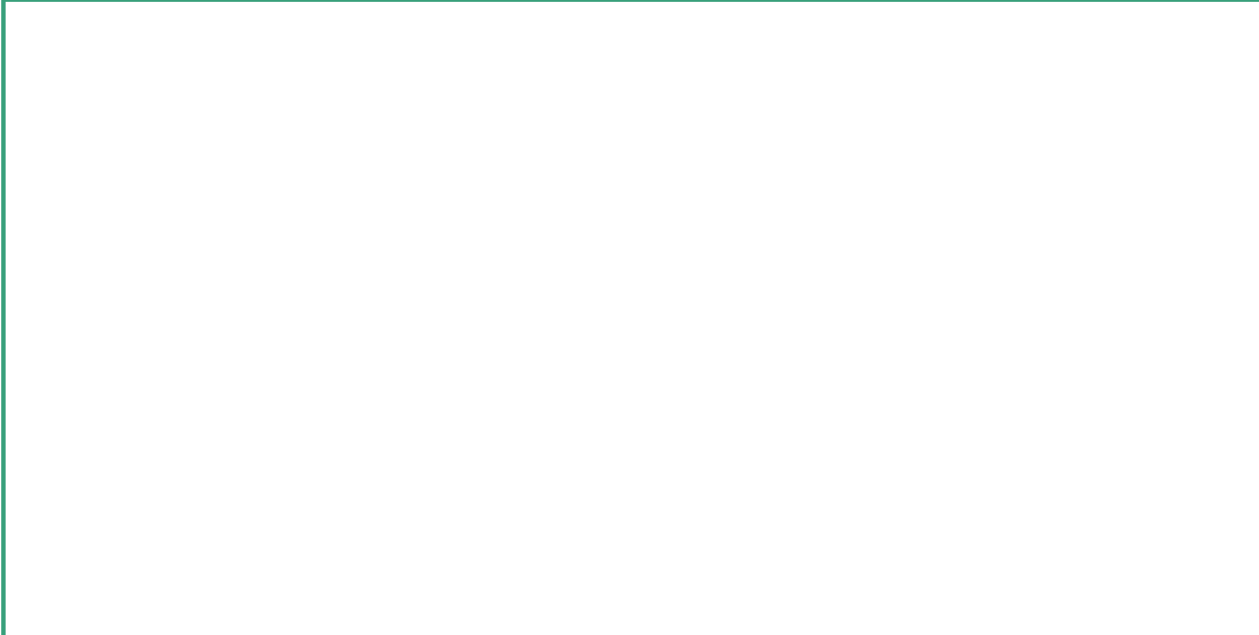
Photos of Design Concepts



DESIGN A

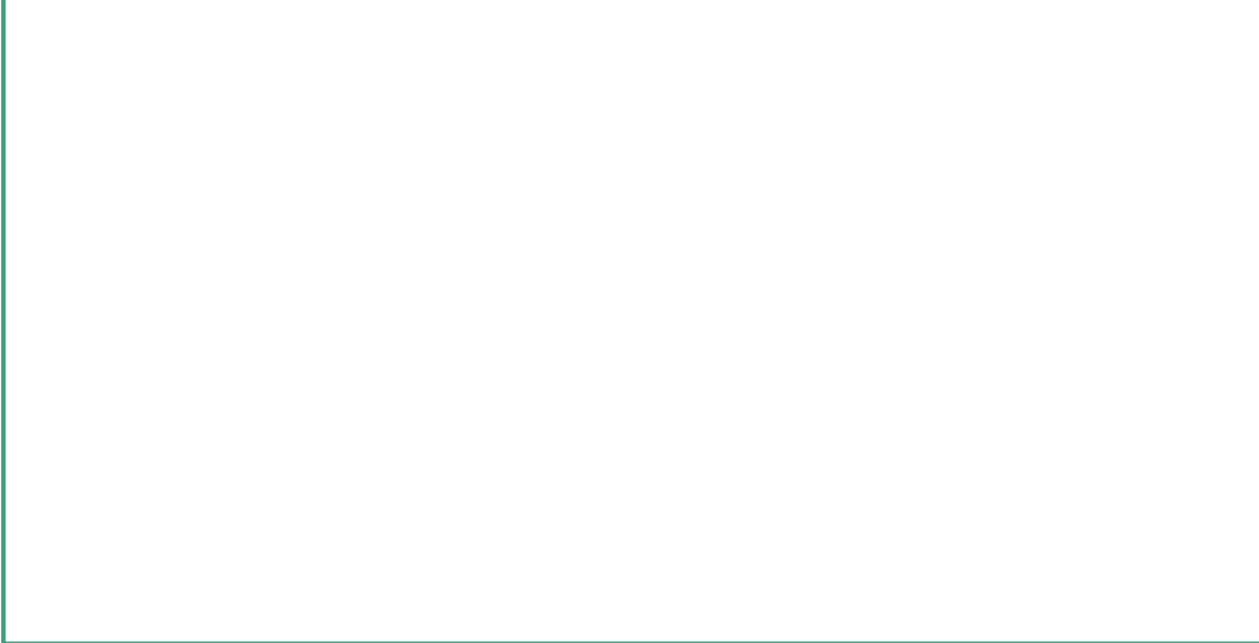


DESIGN B



APPENDIX 3

Public Engagement Photos



WHAT DO YOU THINK ABOUT TRANSPORTATION?

QUESTIONS TO CONSIDER

How can we **encourage other modes of transportation** use in the area?

How can we support **mobility for all ages** of the community?

What methods can we employ to ensure that **transportation and land use** are compatible?

What are ways we can moderate **parking**?

How can we make the neighbourhood **accessible and safe** for those **without a car**?

How can we design our streets so they're **safe for everyone**?

There are several
ways to
improve the way
we use the space

Some Road
needs to be
wider for cars
pedestrians and
bikers (and traffic)

dedicated
HOV lanes

What? Please
specify what
would be used to
have a HOV lane?
What's the need for
that? (what's the
benefit?)

Some Lane
How the street
is used for cars
and for bikes
is a concern

Increased bike riding
to encourage
people to use
bicycles for
commuting and
recreation
requires creating
spaces for people
to ride on the
street

you need
to have a
dedicated bike
lane or a
shared space
with a
dedicated
space

the idea of
having a
dedicated bike
lane is
a good one

Every street
should have
a dedicated bike
lane or a
shared space
with a
dedicated
space

dedicated
bike lane

Back alleys
to encourage
people to use
bicycles for
commuting and
recreation
requires creating
spaces for people
to ride on the
street

dedicated
bike lane
is a good
idea

Every street
should have
a dedicated bike
lane or a
shared space
with a
dedicated
space

dedicated
bike lane
is a good
idea

road safety



WHAT DO YOU THINK ABOUT RECREATION & GREENSPACE?

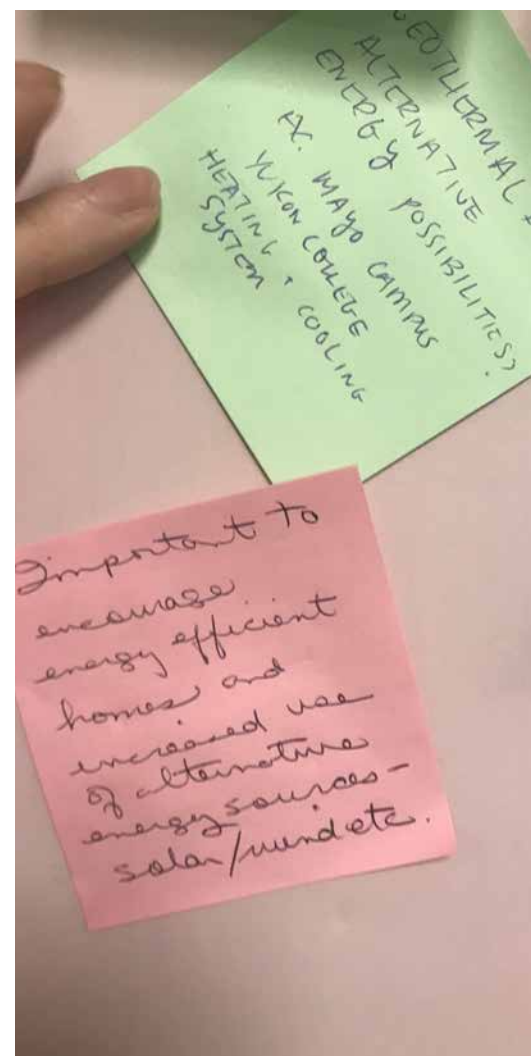
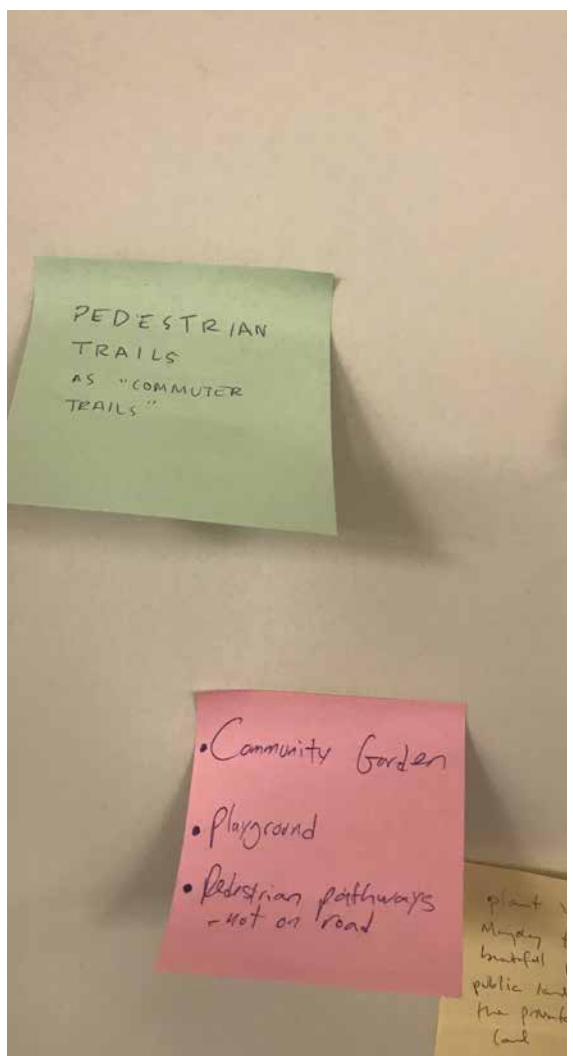
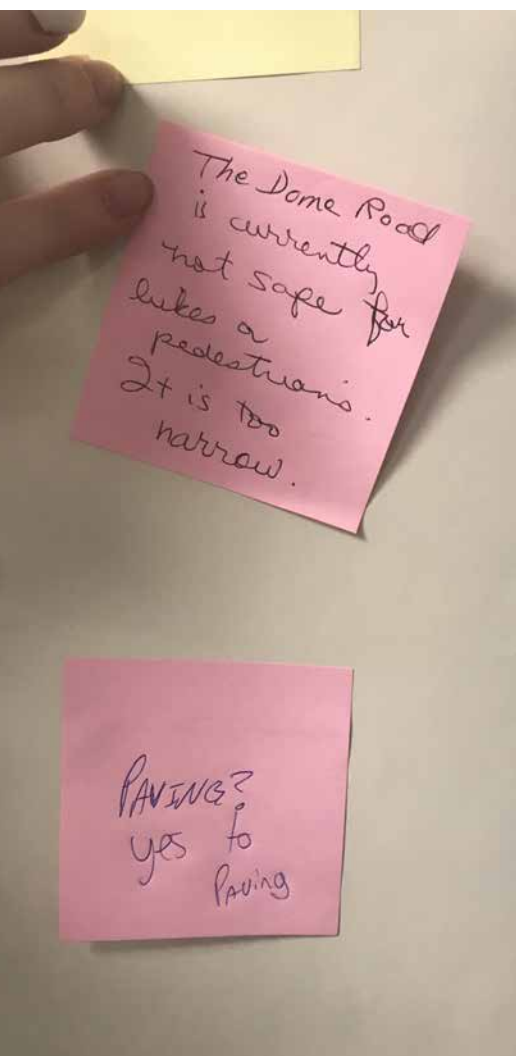
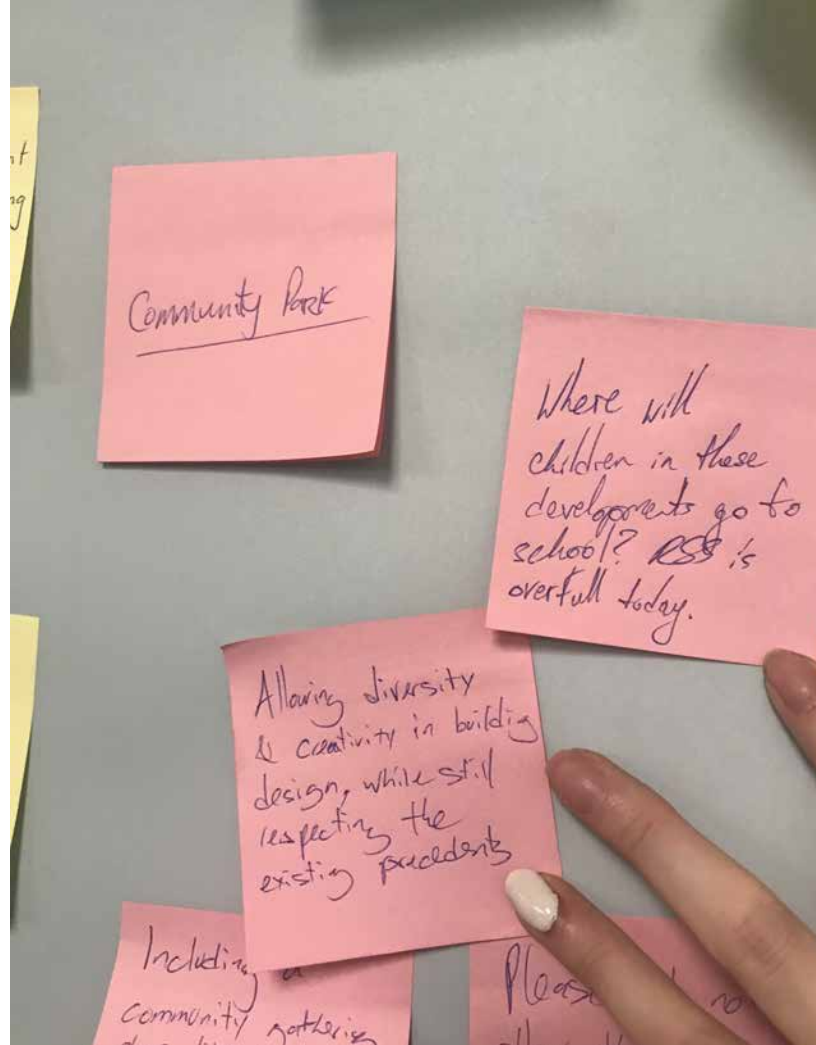
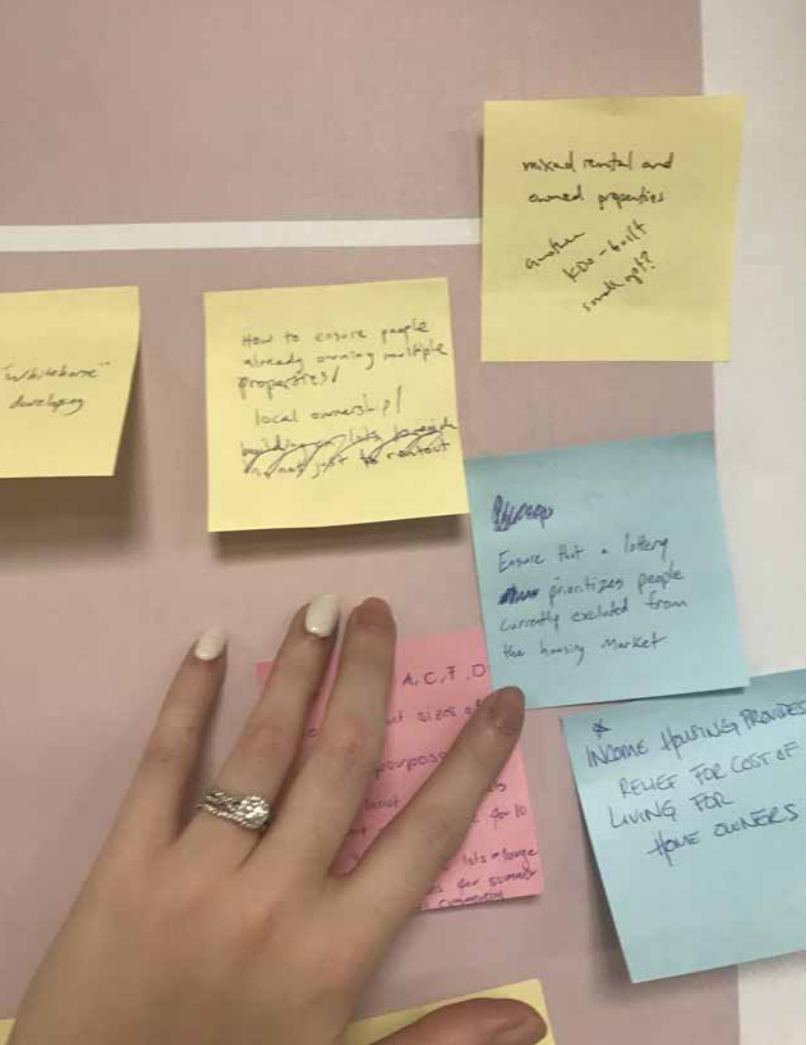
QUESTIONS TO CONSIDER

- What **open space** opportunities do you think are most important?
- What areas of **greenspace** should we aim to **preserve**?
- How can we best **accomodate** different **trail users**?
- How can we **integrate new trails** into the existing system?
- How can we design the area with **sustainability** and the **environment** in mind?

Handwritten notes on sticky paper:

- greenhouse w/ walking paths
- Community garden
- Playground
- Community Garden
 - Playground
 - Walking paths
- More trees, shrubs, grass, other natural plants - public and around the privately owned land
- green space is just a privilege to many cities! Consider active spaces + walking spaces, it could be a nice way to use the space.
- public investment in landscaping/green space/green belts. A2AP - suit least it a mandate for years!
- A variety of trails to accommodate different users (motorized & non-motorized)
- Green space community garden. People should bring things to share! (potatoes, etc.) What a beautiful way to share!
- access to trails from private lots
- Green space area / lots that are in the main area w/ access to main trail system
- More investment in the main area including parking, walking paths, etc. (or some of it)
- All have to have a function (not just a house)





- Mixed housing - single, duplex, small apt buildings
- More, smaller lots (50x100)
- Prioritize new/first time home owners
- Allow diversity & lower-built homes

fier for
→ f
lo
→ s
→

Vernacular architectural guidelines, not by 1898 standards but still considerate

Limited inclusion of commercially-zoned lots? A neighborhood could really use a coffee shop, but doesn't need a bookkeeper or hair salon... not sure how to guide/ restrict that!



Green Spaces - Community Garden plots
Preserve potential privacy greenage or windbreaks?
Preserve Ski Hill
Have a shortcut trail to town?

access to trails from private lots

Need for transient lots for summer labour

Buildings need to be energy efficient

Shared Green Spaces WITH ACCESS TO TRAILS

Waste water treatment plant in park



playground!

increase density, multi-unit amongst family houses

Reasonably priced lots, Does the goal of trying in water/sewer make this attainable

Avoiding a "whitehorse" approach to developing Dawson

Integrate side-trails into community space

(TAX?) Pressure something with

Mixed types of housing + mix of owner-builds

Ensuring that non-vehicular traffic has a useful, direct route to town may include creating trails, but should make sense for a community.

Back alleys to facilitate ^{lot access and} off-street parking (without filling yr front yard with vehicles!)

Mary McLeod is currently closed for part of each week go... that can be safely relied upon

road safety

"Good-Rush CHIC"?
UPDATED MODERN
DANSON
STYLE?

allow chemical composting
facilities
allow wind power

playground!
AND
Somewhere warm
for winter months

Mary McLeod is currently
NOT THE SAFEST FOR
PROTESTANT/CHURCH TRAFFIC.
PARENTS HAVE LIVED/PAID
TOWN

CURB AIR BNB!

mixed housing sizes
would be best.
duplexes ONLY if they
are not horribly ugly
and uniform.
Yuban architecture
doesn't need to be like
a suburb

more people are
individuals for
the apartment
in the part -
smaller more
affordable housing.

consider high
speed traffic on
dome road as
potential safety
concern.

Split areas A, C, F, D
into different sizes of
lots + purpose
A: at least 2 town lots
not subdivisible for 10
years
C: Regular dome lots - large
F: Rooming houses for smaller
lots D: commercial

*
Income Housing
RELIEF FOR COST
LIVING FOR
HOME OWNERS

TINY HOUSE
REVOLUTION!

Seasonal
staff in
and students in
winter

CURB AIR BNB!

bushes, spaces,
in addition to nice grassy
sitting spots

A variety of trails
to accommodate
different users
(motorized +
non-motorized)

trail to

playground!
AND
Somewhere warm
for winter months

Should it be
possible to
create an
energy

Potential allowances
for alternative building
approaches and water/
electrical systems.
ie: off grid, grey water,
composting toilets

wastewater
treatment
plant capacity

I DON'T THINK THAT A "FULLY-SERVED"
(as in amenities) SATELLITE COMMUNITY
IS SO DESIRABLE (certainly some like a
playground/garden) BUT DAWSON - THE
TOWN - SHOULD REMAIN A HUB. ~~IT'S~~ /
~~IT'S~~ ~~NOT~~ ~~HERE~~ ~~THE~~ ~~FOCUS~~
A FOCUS. ~~IT~~ ~~SEEMS~~
ADD TO ENCOURAGE COMMERCIAL
DEVELOPMENT, ETC. ~~IT~~ ~~WHEN~~ ~~OUR~~
DOWNTOWN IS UNDERUSED AND
UNDERDEVELOPED. SIMILARLY HOUSING
FOR TRANSIENTS SHOULD - AND IS -
FOCUSED DOWNTOWN IN APT. COMPLEXES/
MULTI USE BUILDINGS / ETC. ~~WHEN~~ -

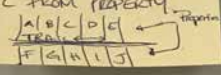
IN AN AREA DESIGNED (BUT NOT
EFFICIENTLY USED) FOR DENSIFICATION.
~~IT~~ ~~IS~~ ~~LONG~~ THERE IS A PAUCITY OF
AFFORDABLE HOUSING WITH ENOUGH
SPACE FOR LONGER TERM RESIDENTS -
~~THESE~~ ~~ARE~~ ~~CURRENTLY~~ ~~FORCED~~ ~~TO~~ ~~RENT~~
~~ACCOMMODATION~~ THIS NEW
DEVELOPMENT IS AN OPPORTUNITY FOR A
'more spacious' AND CONSCIENTIOUS
RESIDENTIAL COMMUNITY

Have well marked
trails
Have trail maps
make a bike lane

Dome Road
needs to be
wider for cars
pedestrians and
bikers (more traffic)

ACCESSIBLE LIFES
MEANS FOR TRANSPORT
FOR THOSE THAT CAN'T
OWN OR HAVE ACCESS TO
A VEHICLE

TRAILS PASSING THROUGH
PROPERTIES CAUSES
DISTURBANCES +
CONFLICT. WOULD BE
GOOD TO HAVE ACCESS TO
TRAIL FROM PROPERTY.



The photos of
level green
lawns are a
bit off putting.
Lawns are bad
for the environment
Alternatives to
lawns should be
encouraged

environment considerations
trees for
birds!
lots of trees + bushes
space, birds, larch



