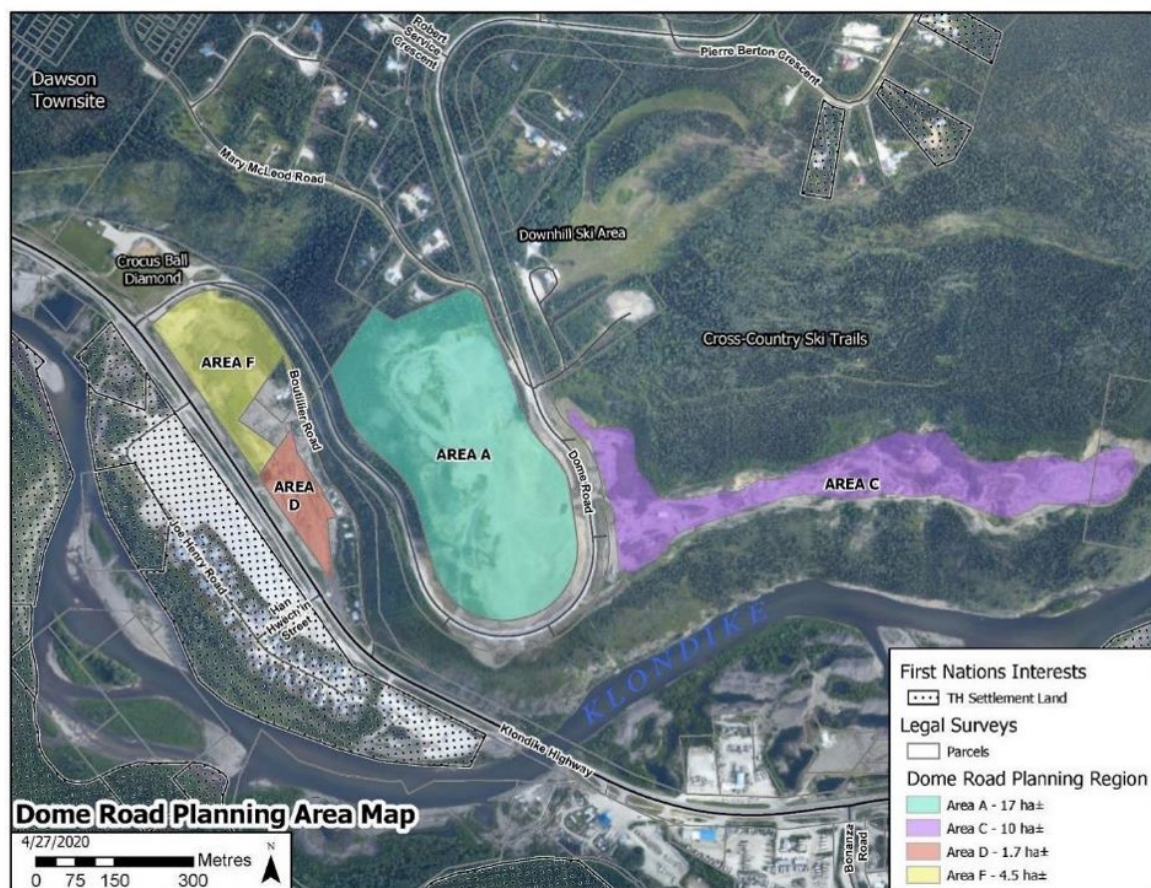


Brief Project Introduction

The Dome Road Subdivision will be a mainly residential neighbourhood, located south of the historic townsite in the City of Dawson. This area is critical to the future growth of Dawson and the Government of Yukon (YG) and City of Dawson are working together to complete a Master Plan that will guide this development. The Dome Road Subdivision represents an important opportunity to meet the housing needs of the City of Dawson and develop a new neighbourhood that Dawsonites want to call home.

As shown in the figure below, there are four separate development areas which will be planned and designed comprehensively, recognizing the unique and different opportunities of each site. Stantec Consulting Ltd. has been hired by YG Land Development Branch to provide the planning and engineering services to develop the Dome Road Master Plan.



Planning Process

This is not a new project for Dawson; a residential subdivision has been envisioned along the Dome Road for many years. The project was restarted in December 2019 when the City of Dawson led the Slinky Mine Charrette to begin work on a new vision, guiding principles, and design ideas for the future neighbourhood. In January - February 2021, community engagement was done to review the opportunities and constraints for each parcel.

Using the feedback provided during all the past planning processes, we have prepared draft concept layouts for each area. Please take time to review each layout and consider how they achieve the project's overall vision and goals --and let us know what you think.

Vision

"The Dome Road subdivision will be a comprehensively planned neighbourhood that represents a **long-term housing solution for Dawson**. This area will provide a **range of housing types at different price points** to meet the needs of Dawsonites at different stages of life. **Access to Settlement Parcel 94-B, Thomas Gulch, and other special areas to the east will be protected** and formalized so that Tr'ondëk Hwëch'in citizens can continue to participate in cultural, social, and traditional pursuits on their lands.

Homes will be built around a system of **connected greenspaces** and **served by municipal water and sewer**. Roads and trails will provide **safe and direct access for pedestrians, cyclists, and vehicles** including cars, ATVs, and snowmachines, within the neighbourhood and to downtown, the river, and other destinations. The housing types, density, and focus of the four development areas will reflect the **unique opportunities, constraints, and features of each site**."

Goals

- Goal 1** Provide a Variety of Housing Types
- Goal 2** Create a Sense of Character
- Goal 3** Plan for a Complete Neighbourhood
- Goal 4** Respect the Tr'ondëk Hwëch'in Interest
- Goal 5** Provide Connectivity and Access for Drivers, Walkers, and Cyclists
- Goal 6** Efficient Infrastructure
- Goal 7** Sustainable Design

Getting Started

1. We know that Dawsonites may have multiple interests in this project.

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

- ☐ Dawson Resident - Inside the Historic Townsite
- ☐ Dawson Resident - Outside the Historic Townsite
- ☐ Tr'ondëk Hwëch'in Citizen
- ☐ Non-Dawson Resident
- ☐ Other (please specify) _____

2. Please indicate which engagement activities you participated in prior to completing this survey.

Note: It is strongly recommended that you review presentation materials prior to completing this survey.

- ☐ In-person information session on Tues Sept 14, 2021
- ☐ In-person information session on Wed Sept 15, 2021
- ☐ Online information session on Thurs Sept 16, 2021
- ☐ Reviewed the presentation materials but did not attend an information session
- ☐ None of the above
- ☐ Prefer not to say

Parcel A

Please review each of the following layouts and provide your feedback below.



Key features

- Unserved lots
- Consistent with surrounding areas (acreages)
- Potentially quicker/ simpler to develop
- Lowest density

Challenges

- Does not meet the vision of serviced lots
- Does not meet the long-term housing needs
- Inefficient use of land



Key features

- Serviced lots
- Land use transition from those surrounding (large acreage) to new smaller lots
- Mix of larger and smaller single family lots
- Higher density
- High quality open space and trail connections
- Lower servicing cost
- More affordable lots

Challenges

- Higher traffic volumes
- Servicing costs



Key features

- Serviced lots
- More traditional single family lots
- Efficient servicing
- High quality open space and trail connections
- Lowest servicing cost
- Most affordable lots

Challenges

- Highest densities and traffic volumes
- High initial servicing cost
- Continuity of character with the surrounding area



DOME ROAD MASTER PLAN

Parcel A

Optional:

Please share any comments you may have about each layout that you think should be considered when finalizing a concept for Parcel A.

3. Parcel A - Layout 1



Dome Road Subdivision - Draft Concept Layout Review

Community Engagement #2 Feedback

4. Parcel A - Layout 2

5. Parcel A - Layout 3

Parcel C

Please review each of the following layouts and provide your feedback below.



Key features

- Mix of serviced/ unserviced lots
- Mix of acreages and traditional lots

Challenges

- Single loaded road
- High cost of lots
- Single access safety concerns
- Mining claims



Key features

- Serviced lots
- Smaller traditional lots

Challenges

- Single-loaded road
- Highest densities and traffic volumes
- Single access safety concerns
- High servicing costs
- High cost of lots
- Inefficient services
- Mining claims



DOME ROAD MASTER PLAN

Parcel C

Optional:

Please share any comments you may have about each layout that you think should be considered when finalizing a concept for Parcel C.

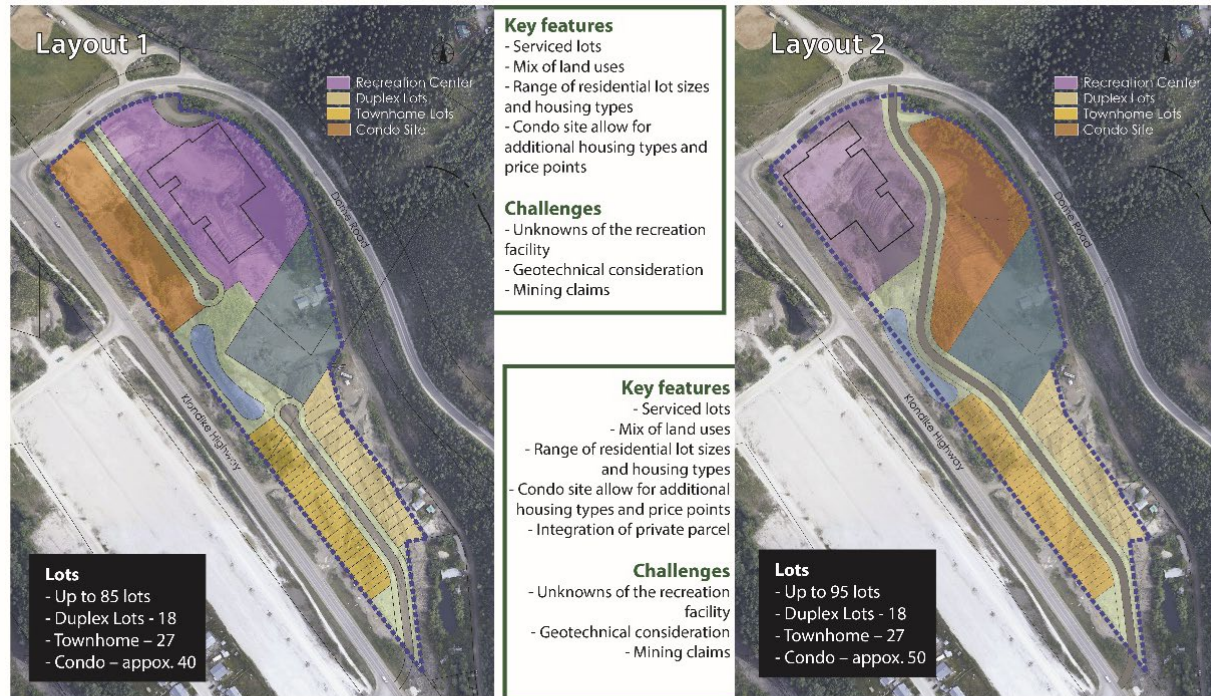
6. Parcel C - Layout 1



7. Parcel C - Layout 2

Parcel D/ F

Please review each of the following layouts and provide your feedback below.



DOME ROAD MASTER PLAN

Parcel D/F

Optional:

Please share any comments you may have about each layout that you think should be considered when finalizing a concept for Parcel D/ F.

8. Parcel D/ F - Layout 1

9. Parcel D/ F - Layout 2

10. Medium-density housing (e.g., townhouses, duplexes, and condo development) has been proposed in Parcel D/ F to support the vision of the Dome Road Subdivision. Do you think the amount of medium-density housing is appropriate for this area?

- ☐ Yes, I think the amount of medium-density housing proposed is about right
- ☐ No, I think there is too much medium-density housing proposed
- ☐ No, I think there is not enough medium-density housing proposed
- ☐ No opinion

11. Would you like to see any other land uses included in Parcel D/ F that may support this area; such as those to accommodate small-scale food or drink establishments, retail, personal services, childcare centre, etc?

- ☐ No
- ☐ Unsure
- ☐ Yes - please specify below what types of uses you think would be beneficial to this area



Community Engagement #2 Feedback

12. Please share any other thoughts that should be considered. (Optional)

[illegible]

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