



THE CITY OF DAWSON

AGENDA – SPECIAL COUNCIL MEETING #C20-15 TUESDAY, SEPTEMBER 8, 2020 at 5:45 p.m. Council Chambers, City of Dawson Office


1. **CALL TO ORDER**
2. **ADOPTION OF THE AGENDA**
 - a) Council Meeting Agenda #C20-15
3. **DELEGATIONS AND GUESTS**
 - a) Yukon Mineral Development Strategy (YMDS) RE: Mineral Development Strategy Consultation
 - b) Northwestel RE: Request for Discussion: Northwestel Major Project
4. **SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS**
 - a) Proclamation RE: Gerry Crayford Day
 - b) RFD- Draft Engagement Materials, Planning Study for Lots 1-20, Block Q, Ladue Estate
 - c) RFD- Community and Recreation Grants
 - d) RFD- Municipal Waterworks Material Purchase Award
 - e) RFD- Recreation Centre Project Management Contract-Extension
 - f) RFD- Parcel K, Government Reserve, Landscaping Plan Amendment
5. **PUBLIC QUESTIONS**
6. **ADJOURNMENT**



YUKON MINERAL DEVELOPMENT STRATEGY

Discussion Paper

Version 1.0



In 2017, the Minister of Energy, Mines and Resources, the Grand Chief of the Council of Yukon First Nations and Chiefs of the self-governing Yukon First Nations signed the Mining Memorandum of Understanding.

Under the Mining Memorandum of Understanding, the Yukon government and Yukon First Nations have established an independent panel to develop and recommend a draft Mineral Development Strategy for the benefit of communities, residents and businesses in Yukon.

The panel will develop the draft strategy through a consultative and inclusive process involving First Nations, industry, stakeholders and interested Yukoners. The Mineral Development Strategy will be a comprehensive long term guide for a successful and responsible mining industry in Yukon.

Yukon First Nations and the Yukon government are committed to the long-term responsible management of Yukon's mineral resources and to supporting a healthy mining industry that adheres to high environmental standards.

The Yukon Mineral Development Strategy will:

- encompass all aspects of placer and quartz mineral development including prospecting, exploration, development, production, reclamation and post-closure management;
- be founded on respect for Yukon First Nations' special relationship with the land and resources in traditional territories; and,
- support the development of a thriving and prosperous economy that benefits all Yukoners.

The purpose of this discussion paper is to initiate a conversation and seek input for the development of a place-based Mineral Development Strategy that ensures all Yukon people will benefit from mineral development opportunities.

What is placed-based development?

"The message from our interactions with people across northern BC is very clear: people want economic development that not only creates jobs for residents, but that also respects people, the environment, and the quality of life that defines the rural and small-town lifestyle.

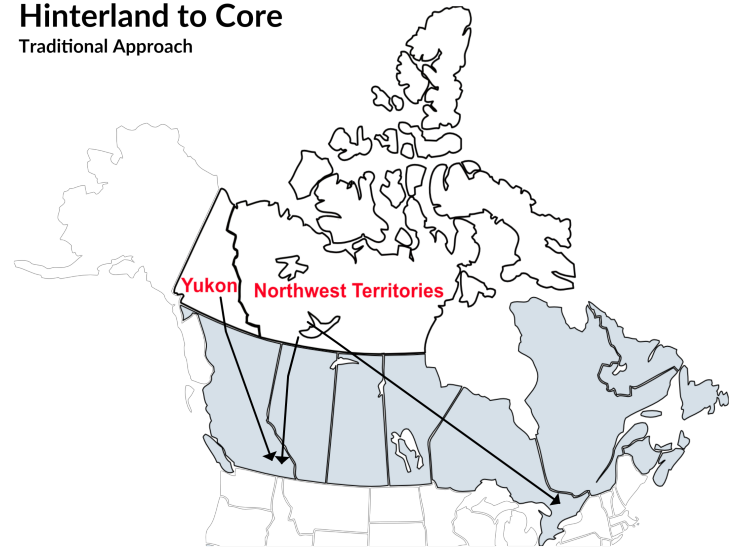
Economic development that depends on flying in employees, where most of the social and economic benefits flow out of the region, and where the region is left only with the social or environmental costs of this new activity, does not fit well with this message."

Markey, S., Halseth, G. and Manson, G. 2012. Investing in Place: Economic Renewal in Northern British Columbia. UBC Press.

The traditional hinterland-to-core model of regional economic development is "spatially blind" — it focusses mainly on the potential value of resource wealth and the transportation infrastructure needed to get raw resources to market.

When regional development is spatially blind, the specific attributes of an area or place – people, culture and governance – are discounted and ignored.

Hinterland to Core
Traditional Approach

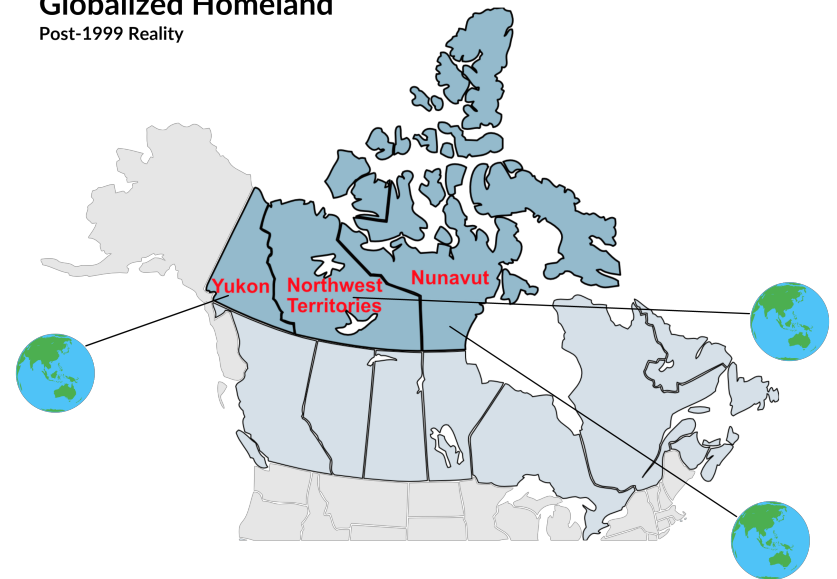


“Place-based development takes advantage of the physical, social, economic and cultural value of the region. Different regions have different strengths, challenges, and problems and it is essential to identify them.

There is a strong emphasis on the concept of agency as no development can take place without active people who give localities meanings from very different points of view and with very different interests.”

Luoto, I. and Virkkala, S. 2017. “Place-based regional development as a strategic guideline”. Finland Ministry of Economic Affairs and Employment Enterprise and Regional Development Department.

Globalized Homeland
Post-1999 Reality



Place-based development focusses on:

- community-level values and outcomes;
- strategies to capture local benefits; and,
- local assets rather than external investments and transfers

...and place-based development emphasizes opportunity rather than disadvantage.



Reconciliation with Yukon First Nations people is at the heart of the place-based approach to northern economic development.

Truth and Reconciliation Commission Call to Action No. 92

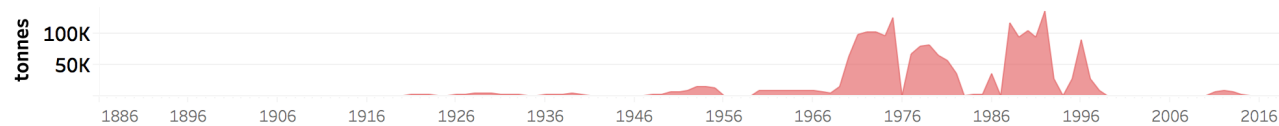
"We call upon the corporate sector in Canada to adopt the *United Nations Declaration on the Rights of Indigenous Peoples* as a reconciliation framework and to apply its principles, norms, and standards to corporate policy and core operational activities involving Indigenous peoples and their lands and resources.

This would include, but not be limited to, the following:

- Commit to meaningful consultation, building respectful relationships, and obtaining the free, prior, and informed consent of Indigenous peoples before proceeding with economic development projects.
- Ensure that Aboriginal peoples have equitable access to jobs, training, and education opportunities in the corporate sector, and that Aboriginal communities gain long-term sustainable benefits from economic development projects.
- Provide education for management and staff on the history of Aboriginal peoples, including the history and legacy of residential schools, the *United Nations Declaration on the Rights of Indigenous Peoples*, Treaties and Aboriginal rights, Indigenous law, and Aboriginal–Crown relations. This will require skills based training in intercultural competency, conflict resolution, human rights, and anti-racism."

The chart below illustrates the volume of historical mineral production in the Yukon between 1886 and 2017 for the five main minerals mined in the Yukon: lead, zinc, copper, silver and gold. Production data are not available for the years 1956 to 1959.

Yukon Lead Production (tonnes)



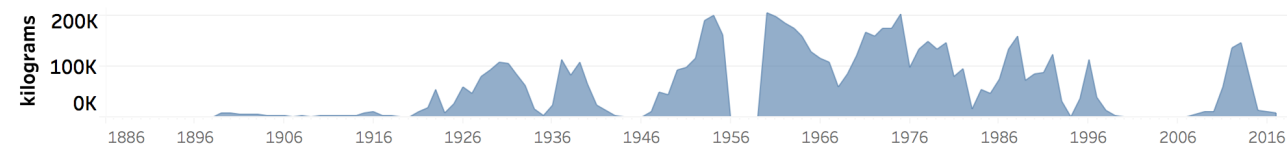
Yukon Zinc Production (tonnes)



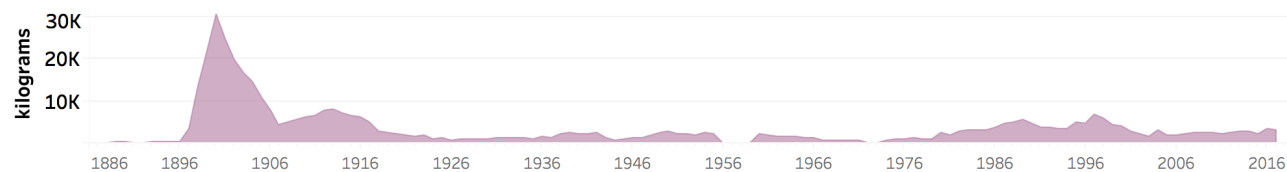
Yukon Copper Production (tonnes)



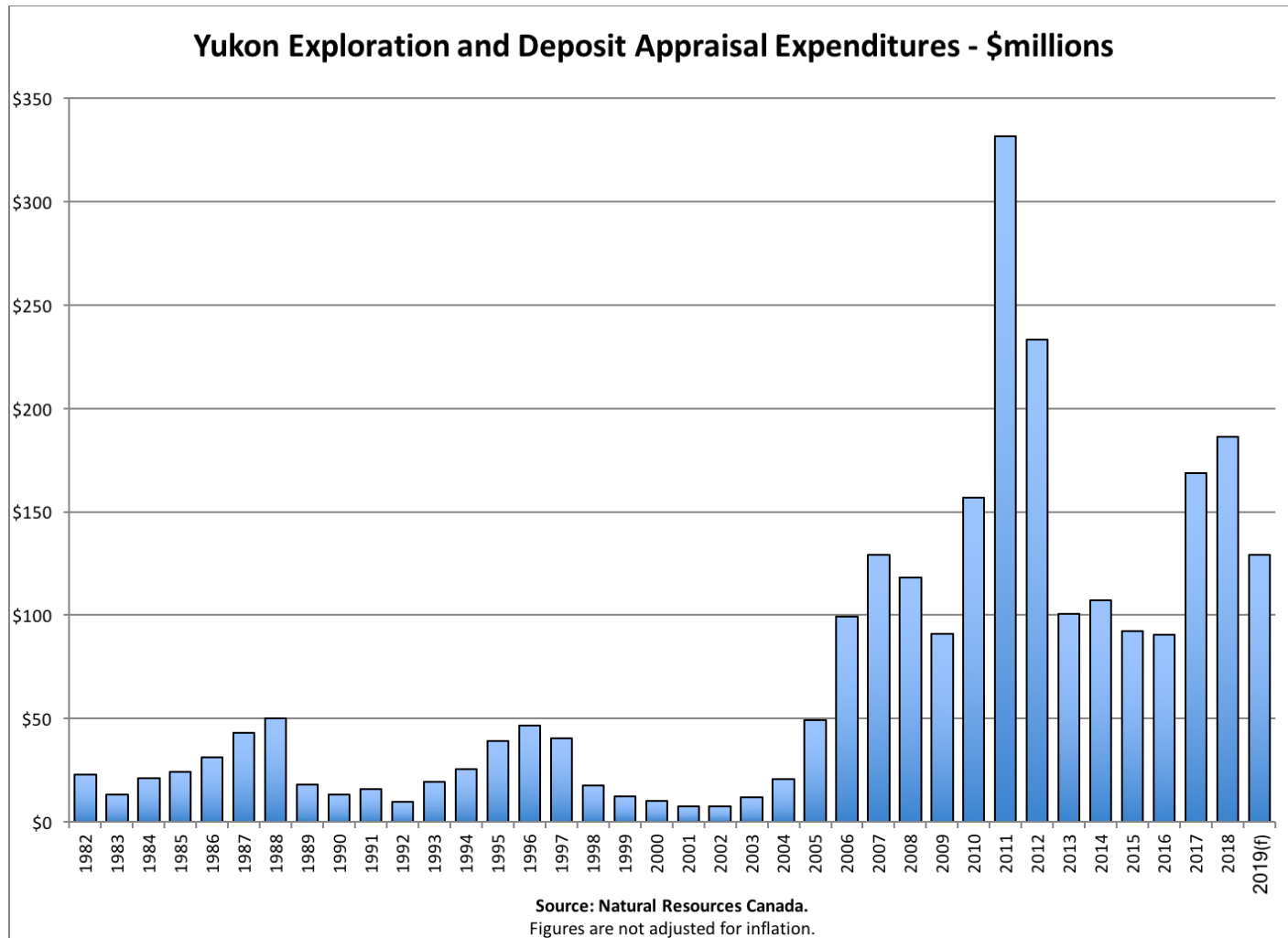
Yukon Silver Production (kilograms)



Yukon Gold Production (kilograms)



Mineral exploration is also a key part of the Yukon's mining industry. Over the last five years, expenditures on mineral exploration and deposit appraisal activities averaged approximately \$130 million per year.



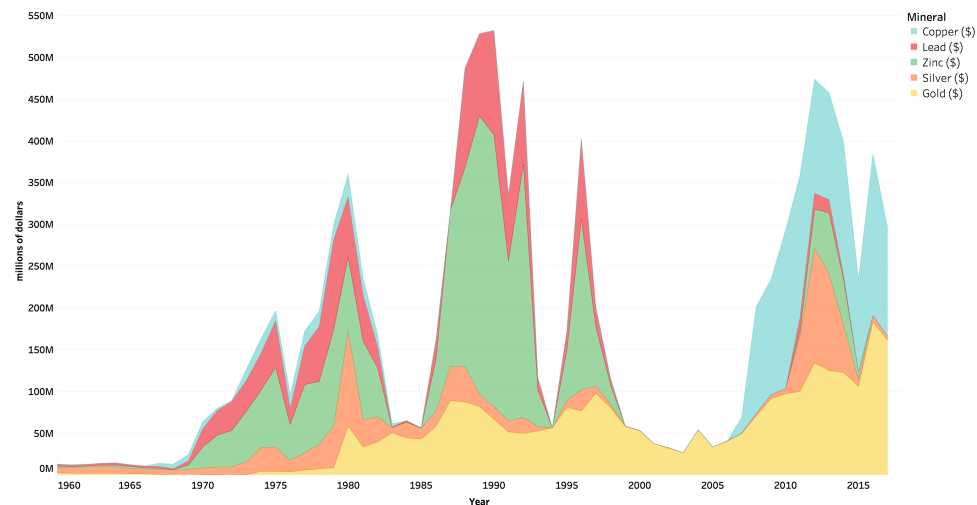
This next section of the paper presents a starter list of eight issues that could be considered in the development of a place-based mineral resource strategy:

Issue No. 1

Sustainable industry development

As illustrated in the chart below, the total value of mineral production was highly variable between 1960 and 2017, in response to changes in metal prices determined in global markets.

Value of Yukon Mineral Production (\$ millions)
1960 to 2017



For discussion:

Given that Yukon mineral producers are price takers, and that production costs in the North are higher than in other jurisdictions, how can a Yukon Mineral Development Strategy help encourage sustainable industry development?

How can a Yukon Mineral Development Strategy help ensure that Yukon communities are involved in development activities and that positive benefits accrue to Yukon people over the long term?

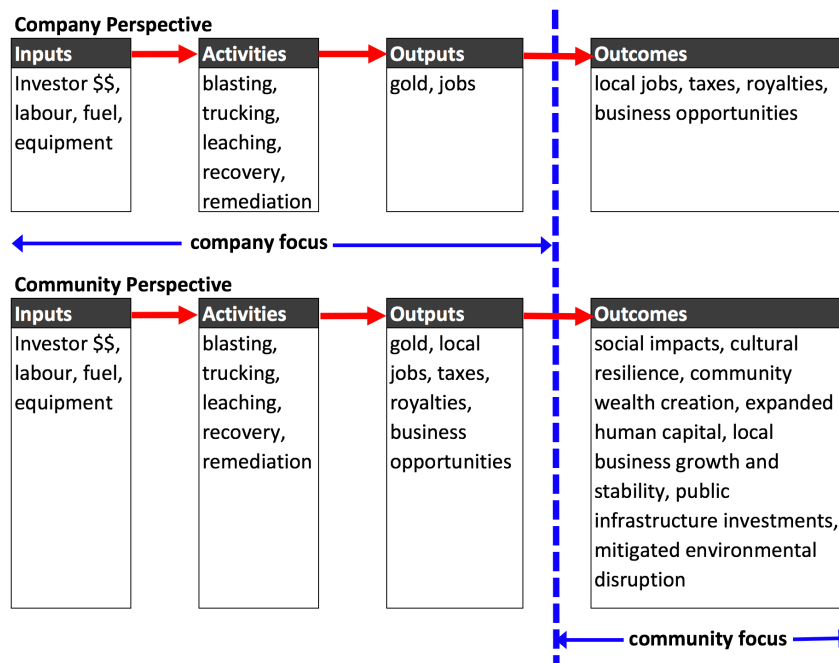
What are some concrete actions that industry, communities and governments can take to maximize positive benefits from mining projects and mitigate negative impacts on Yukon communities?

Issue No. 2

Outcomes-based approach to development

By assuming that undeveloped regions are “empty”, the traditional hinterland to core approach of regional economic development often treats project outputs as outcomes and ignores the outcomes that are valued by community members.

Mining Logic Model



For discussion:

How can the outcomes of interest to community members be considered in a Yukon Mineral Development Strategy?

How can mineral development be undertaken in a way that delivers a net economic benefit to Yukon communities and Yukon people?

How can mineral development be undertaken in a way that improves the cultural resilience of people in Yukon communities?

What additional education and training activities are needed to help ensure that Yukon people and businesses capture a greater proportion of benefits from mineral development?

Issue No. 3

Mining Legislation and Regulations

The *Quartz Mining Act* and *Placer Mining Act* were drafted decades ago and predate both environmental assessment legislation and the initiation of the comprehensive land claims process in Yukon.

As such, both the *Quartz Mining Act* and *Placer Mining Act* continue to reflect the traditional hinterland to core approach to regional economic development.

Both the *Quartz Mining Act* and *Placer Mining Act* were “mirrored” at the time of devolution of responsibility for the administration of mineral resources to the Yukon government from the federal government. Neither Act has been replaced or materially altered since.

For discussion:

What should be considered in a possible update to the *Quartz Mining Act* and *Placer Mining Act*? For example:

- should the requirement to physically stake a mining claim be replaced with map or online staking?
- should the free entry staking system be modified?

How should the *Quartz Mining Act* and *Placer Mining Act* be changed to align with:

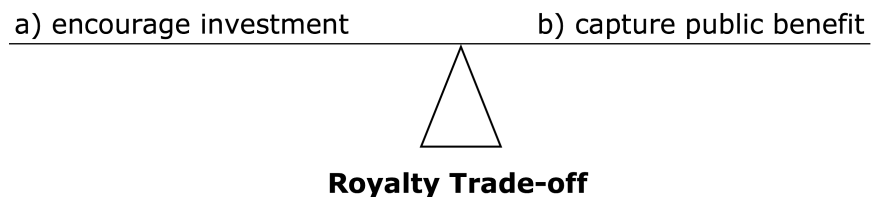
- Yukon First Nation Final and Self-government agreements?
- common law in areas of the Yukon where the land claims process has not been completed?

Issue No. 4

Royalty Distribution

The distribution of profits from resource extraction is a balance between:

- a) encouraging investment and production in the mineral industry; and,
- b) ensuring that a reasonable amount of public benefit (i.e., royalties) is captured by governments on behalf of its citizens.



For discussion:

What is the level of interest in revisiting the current balance between encouraging investment and capturing public benefit? Should the Yukon Mineral Development Strategy consider:

- an alternate approach to mineral taxation such as the cash flow tax used in British Columbia?
- modernizing the resource revenue offset calculation used in Yukon's territorial formula financing arrangements to match the approach now used in the Northwest Territories?
- modifying the resource revenue sharing provisions outlined in Chapter 23 of the Umbrella Final Agreement?
- introducing an aboriginal resource tax that applies within First Nation traditional territories?

Issue No. 5

Regional Land Use Planning

Chapter 11 of the Umbrella Final Agreement contemplates a total of eight land use planning commissions and regional land use plans that were to have been completed soon after ratification of individual land claim agreements.

The Peel Watershed Regional Land Use Plan, signed on 22 August 2019, is only the second of eight regional land use plans to be completed and the first to be completed since the North Yukon Regional Land Use Plan was signed in 2009.



For discussion:

Where does the regional land use planning process fit within the development of a Yukon Mineral Development Strategy?

Are sub-regional land use plans — such as the Beaver River Land Use Plan — a reasonable alternative to regional land use plans from a resource development point of view?

How can a Yukon Mineral Development Strategy help ensure that cumulative effects from development are adequately considered?

Should regional land use plans be subject to periodic review to consider changes in factors such as land use patterns, climate change and advances in geologic thinking?

Issue No. 6

Regulatory Coordination

From reading headlines in the local media, it would seem that few in industry are happy with the current state of affairs for the regulation of resource development in the Yukon.



North

BMC Minerals cancels Yukon drilling program this year, blames red tape

'We would be happy if it were going more quickly,' said BMC president Scott Donaldson

CBC News · Posted: Mar 26, 2019 7:00 AM CT | Last Updated: March 26

For discussion:

Does harmonization between regulatory processes (e.g., YESAB, Water Board and Decision Bodies) need to be improved for mineral development to thrive in the Yukon?

What aspects of environmental regulation specific to mineral development can be addressed in a Yukon Mineral Development Strategy that can help streamline mine permitting in the Yukon?

What other actions are required to establish a more attractive investment climate for resource development in the Yukon while still ensuring a high level of environmental integrity?

How can consistency in decision making within regulatory agencies be improved to encourage mineral resource development?

Issue No. 7

Climate Change Adaptation

The effects of climate change resulting from greenhouse gas emissions are being felt more quickly and acutely in Canada's north, including in the Yukon.

"Research on climate change shows that temperatures in Yukon have risen at a faster rate than in Canada as a whole. In 2016, most of Yukon had average temperatures that were more than 3 degrees Celsius higher than those recorded from 1961 to 1990, according to Environment and Climate Change Canada. The same source states that in Canada, the average temperature rose by 1.7 degrees Celsius from 1948 to 2016."

Source: 2017 December Report of the Auditor General of Canada to the Yukon Legislative Assembly.

For discussion:

How can a Yukon Mineral Development Strategy be integrated with the Yukon's climate change adaptation efforts?

How can climate change adaptation knowledge be harnessed for more effective adaptation strategies in the mineral sector?

What can be done to address vulnerabilities to climate change at mine sites such as loss of permafrost during the post-operational phase of mines?

Issue No. 8

Built Infrastructure

Much of Yukon's mining infrastructure is a legacy of direct federal regional economic development support. Some examples include:

Highways: Nahanni, Robert Campbell, Top of the World, South Klondike

Electricity Generation: Wareham Dam, Whitehorse Rapids, Aishihik Hydro Facility

Electricity Transmission: Faro and Aishihik 138 kV Transmission Lines



For discussion:

Given the Yukon Government's limited capacity to debt finance new infrastructure, how can the repair and maintenance of existing infrastructure, and the development of new infrastructure, be funded?

What kinds of investment partnerships with Yukon First Nation governments could be used to finance the development of new built infrastructure for use in the Yukon's mineral sector?



Thank you for taking the time to read and respond to the issues listed in this discussion paper.

Have we missed anything? What other issues should be considered in the development of a Yukon Mineral Development Strategy?

This paper is the first step in the independent panel's preparation of a comprehensive draft Yukon Mineral Development Strategy. Over the next several months, the panel will be listening to, and engaging with, First Nations, interested Yukoners, industry and other stakeholders to gain a better understanding of issues, challenges and opportunities that should be considered in a Yukon Mineral Development Strategy.

Your comments and suggestions are essential to the development of this important strategy, and your input will be captured in a "What We Heard" document. This important information, along with the panel's cross jurisdictional reviews and additional policy research, will guide and inform the creation of a new place-based Yukon Mineral Development Strategy that the panel will recommend to the Yukon and First Nation governments.

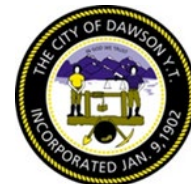
Contact us at:

Email:
support@yukonmds.com

Regular Mail:
Mineral Development Strategy
PO BOX 372
108 Elliott Street Whitehorse, YT
Y1A 6C4

Online:
www.yukonmds.com

Report to Council



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

☐ In Camera

AGENDA ITEM:	Draft Engagement Materials, Planning Study for Lots 1 to 20, Block Q, Ladue Estate	
PREPARED BY:	Stephanie Pawluk, CDO	ATTACHMENTS: Draft project notice letter Draft poster Draft survey Draft project introduction video
DATE:	August 28, 2020	
RELEVANT BYLAWS / POLICY / LEGISLATION:		

RECOMMENDATION

That Council receive the draft engagement materials for the Lots 1 to 20, Block Q, Ladue Estate Planning Study as information and provide feedback.

ISSUE / PURPOSE

For this Council Pre-Engagement Session, the consultant team (Stantec/Vector Research) has provided Council with drafts of the engagement materials for information and to solicit feedback prior to pursuing engagement.

BACKGROUND SUMMARY

Council approved the Planning Study Engagement Plan as amended at the August 18th, 2020 Council meeting. The amendment to the Engagement Plan was the inclusion of a Council Pre-Engagement Session. The purpose of the Council Pre-Engagement Session is to ensure Council's inclusion in the project and to provide an opportunity to provide feedback to the consultants.

ANALYSIS / DISCUSSION

Administration is seeking high-level feedback on the engagement materials. The intent is to provide feedback that the consultants can move forward with to commence engagement activities as soon as possible. As per the Project Terms of Reference, the final report is scheduled for submission on October 30, 2020. This deadline coincides with other projects and is fast approaching. As such, it is recommended that this project proceed as efficiently as possible.

Administration recommends the following edit: Add 'Lots 1-20, Block Q' or 'Block Q, Ladue Estate' to 'Ladue Estate', as appropriate, for the purpose of specificity throughout all documents, as Ladue Estate encompasses more land than this one block.

APPROVAL

NAME:	Cory Bellmore, CAO	SIGNATURE: 
DATE:	August 28, 2020	

August 27, 2020

Attention: City of Dawson landowner

To whom it may concern,

Reference: Ladue Estate Planning Study

The City of Dawson has hired Stantec Consulting and Vector Research to complete a Planning Study for Ladue Estate. The purpose of the study is to determine the highest and best use for the lots in our Historic Townsite, as shown in the figure below. As you know, the site is currently used for the Goldrush Campground; however, it is identified in the City of Dawson Official Community Plan and Zoning Bylaw for residential use.

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

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

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

Engagement activities available during this process include the following:

Location of Ladue Estate



Ladue Estate

Reference: Ladue Estate Planning Study

- A project overview video to help describe the project, hosted on the City's website starting **DATE**
- An online survey used to gather feedback, launching from the City's website on **DATE**
- A public information session, held at **LOCATION on DATE TIME***
- Targeted telephone and in-person interviews with pre-identified stakeholders such as business owners, community organizations
- Meetings with the Tr'ondëk Hwëch'in and Yukon governments beginning early to mid-September

** The public information session and all in-person activities will be subject to applicable COVID-19 health and safety regulations at the time of their scheduled dates; as such, they are subject to change based on updates to local or territorial best practices.*

Following the preparation of the Planning Study; Council will review all the information provided, in addition to any other relevant factors such as the results of YG's recreation facility site review project including geotechnical information and will be responsible for ultimately deciding on which use is the most appropriate to pursue.

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

Sincerely,

City of Dawson Mayor and Council



LADUE ESTATE PLANNING STUDY

Lots 1-20, Block Q



“ *What needs to be considered?* ”

ONLINE PUBLIC ENGAGEMENT
DATE - DATE

IN-PERSON INFORMATION SESSION
LOCATION - DATE - TIME

Visit the www.cityofdawson.ca or City Hall for more information



City of Dawson Planning Study for Ladue Estate Introduction

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



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

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

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



City of Dawson Planning Study for Ladue Estate Introduction

Purpose of this project

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



What uses are being considered?

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

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

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

- Historic use and role
- Existing planning documents
- Municipal priorities and overall direction
- Compatibility with surrounding uses and transportation patterns
- Past engagement feedback
- Housing and land need summaries
- Recreation user information
- Tourism trends
- Visitor exit surveys
- Spending habits of residents and visitors
- Impact of discontinuing the existing use
- Ability of existing campgrounds to absorb additional business
- Property tax assessment information
- Municipal revenue associated with each proposed use
- Stakeholder and community feedback
- Many other items as needed

Purpose of engagement

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

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

What will the Planning Study look like?

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

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

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

How will the decision be made?

After reviewing all the information, Council will ultimately decide which use to proceed with. It must be understood that the Ladue Estate Planning Study and its findings will be one of the many factors which will be considered by Council. Another factor will be the results YG's project which is looking at several different sites for the recreation facility.

DRAFT



City of Dawson Planning Study for Ladue Estate Getting started

*** 2. We know that many Dawsonites wear multiple hats: they are residents, entrepreneurs, property owners, and have ties to many different industries.**

Please select the statement that best describes you and your responses to this survey.

- ☐ Dawson Resident - Historic Townsite
- ☐ Dawson Resident - Outside the Historic Townsite
- ☐ Tr'ondëk Hwëch'in Citizen
- ☐ Business Owner/ Operator - Within the Historic Townsite
- ☐ Business Owner/ Operator - Outside the Historic Townsite
- ☐ Yukon Resident - Outside Dawson
- ☐ Non-Yukon Resident
- ☐ Other

If you would like to complete the survey "wearing a different hat", to describe a different perspective, please complete a separate survey.



City of Dawson Planning Study for Ladue Estate Gathering Advice

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

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

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

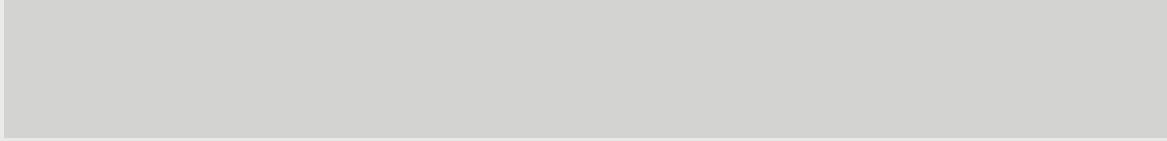
3. What do you think we need to consider when reviewing Use A: Campground?

DRAFT

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

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

6. Please share any other thoughts that should be considered.



DRAFT



City of Dawson Planning Study for Ladue Estate Thank you!

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

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

Name

Address

Email Address

Phone Number

DRAFT

Block U Planning Study Draft Video

The draft project introduction video, currently hosted on YouTube, is to be embedded on the City website, embedded in the SurveyMonkey survey, and shown during the public information session event to provide an overview of the project.

The video can be viewed at this private YouTube link:

<https://www.youtube.com/watch?reload=9&v=aN1RftLdKr8&feature=youtu.be>

Report to Council



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

SUBJECT:	Community and Recreation Grants	
PREPARED BY:	Cory Bellmore, CAO	ATTACHMENTS:
DATE:	Aug 15, 2020	
RELEVANT BYLAWS / POLICY / LEGISLATION: Community Grant Policy #16-01, Recreation Grants Policy 2017-06		

RECOMMENDATION

THAT Council approve the Community Grants, as recommended by the Community Grant Committee in the amount of \$12,148.50 and Council approve the Level 2 Recreation Grants, as recommended by the Recreation Board in the amount of \$3240.36.

BACKGROUND SUMMARY

\$40,000 is budgeted for Community Grants to be dispersed over the three intakes. Council approved a special intake in summer of 2020. The City of Dawson received nine applications for the July special intake of community grants. If council approves the Community Grants as recommended by the Community Grant Committee in the amount of \$12,148.50 there will be \$11967.71 remaining.

The Recreation Board dispenses two levels of funding under the Recreation Grant Program. Level 1 is intended for individuals or small groups. Level 2 is for community groups, organizations, non-profits and leagues. \$43,051.00 is budgeted for Recreation Grants in the 2020 Budget. If council approves the Recreation Grants as recommended by the Recreation Board in the amount of \$2,740.36, there will be \$27,305.64 remaining.

ANALYSIS / DISCUSSION

The evaluation criteria for Community Grants applications is as follows:

- Provide a lasting infrastructure legacy to the community;
- Demonstrate significant volunteer involvement;
- Generate significant local spending and economic impact;
- Maintain open public access to the event or project
- Demonstrate partnership with other levels of government and community groups;
- Show large event attendance and local involvement;
- Have limited access to alternative funding sources;
- Generate awareness of City of Dawson;
- Create a sustainable public and social benefit;
- Involve youth and seniors
- and the *Recreation Grants Policy* establish the criteria

The evaluation criteria for Recreation Grants is as follows:

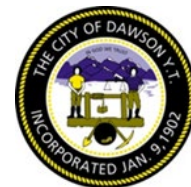
- Public benefit (number of participants, large target audience)
- Reduction of barriers (such as low fees, accessibility, reduce social & cultural barriers, location)
- Building capacity (leadership development, instructor training, activity promotion or infrastructure improvement)
- Application (complete, alternative funding sources, partnerships)

Based on the evaluation criteria established in the *Community Grants Policy* and the *Recreation Grants Policy* the respective committees make the following recommendations to Council for approval:

Applicant	Project Name	Request	Rec Board	Comm. Grants	Recommend
DC Arts Soc./KIAC	Yukon Riverside Arts Festival	1556.50 (INKIND)		1556.50	1556.50
KIAC	Music Education Grant	992.00		992.00	992.00
Klondike Farmers Forum	Klondike Meat Production Planning	3000.00		2500.00	2500.00
Dawson Golf	DDay tournament	3000.00	1000.00	1500.00	3000.00
St. Mary Catholic Church	Cemetery clean-up/refurbishment	20,000.00		1700.00	1700.00
KVA	DC App Development	3000.00		2500.00	2500.00
DC Community Radio Society	Equipment Purchase	400.00		400.00	400.00
DC Minor Soccer	Line Marker Purchase	1740.36	1740.36		1740.36
YOOP	Disco Days Accom	1000.00		1000.00	1000.00
	TOTAL	34,688.86	2740.36	12148.50	15388.86

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE: 
DATE:	August 15, 2020	

Report to Council



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

☐ In Camera

AGENDA ITEM:	Municipal Waterworks Material Purchase Award	
PREPARED BY:	Vanessa Murphy, Public Works Administrative Officer	ATTACHMENTS:
DATE:	August 26, 2020	
RELEVANT BYLAWS / POLICY / LEGISLATION:	<ul style="list-style-type: none">Procurement Policy	

RECOMMENDATION

THAT Council award the purchase of Municipal Waterworks Materials to Northlands Water and Sewer Supplies Ltd. for \$27,272.90 (plus GST) as per their submitted bid.

ISSUE / PURPOSE

To award the purchase of Municipal Waterworks Materials for the PW Department's W & S material needs.

BACKGROUND SUMMARY

To reduce freight charges and replenish inventory, a tender for the purchase of Municipal Waterworks Materials was issued. The materials will be used for w&s infrastructure repairs and installations.


ANALYSIS / DISCUSSION

The City of Dawson released a Request for Quotes for the procurement and delivery of Municipal Waterworks Materials. One valid bid was received from Northland Water and Sewer Supplies Ltd, quoting the price for the following items.

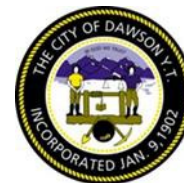
- 20 x CSP 120mm
- 6 x 4" SDR17 HDPE WYE
- 2 x ROBAR Clamp, Repair 6" X 24" (2), 5626 – 7.20 – 24
- 2 x ROBAR Clamp, Repair 8" X 24" (2), 5626 – 8.625 – 24
- 10 x Drain Grate & Frame, "B26B Dobney"
- 10 x 610 dia. Manhole Cover "B-26F Dobney"
- 10 x Manhole Frame 610 dia. "B-26D Dobney"
- 40 x Insulated Half-Shell, STYROFOAM, 1½" X 24" 1½"x 36"
- 40 x Insulated Half-Shell, STYROFOAM, 4" X 16" Coupler 4"x18"
- 40 x Insulated Half-Shell, STYROFOAM, 4" X 24" 4"x36"

As the quote fits within the New Installation Material Costs budget, Administration recommends the purchase of the Municipal Waterworks Materials from Northlands Water and Sewer Supplies Ltd for \$27,272.90 (plus GST).

APPROVAL

NAME:	Cory Bellmore, CAO	SIGNATURE: 
DATE:	Aug 27, 2020	

Report to Council



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

☒ In Camera

AGENDA ITEM:	Recreation Centre Project Management Contract	
PREPARED BY:	Marta Selassie, Recreation Manager	ATTACHMENTS: <ul style="list-style-type: none">Colliers Proposal Extension
DATE:	February 6, 2020	
RELEVANT BYLAWS / POLICY / LEGISLATION:	<ul style="list-style-type: none">Procurement Policy #14-02	

RECOMMENDATION

That council direct administration to extend the contract for Colliers Project Leaders for Project Management Services for a new recreation centre increasing the upset limit by \$18,000 (plus GST).

ISSUE / PURPOSE

To assist the City of Dawson with project management/coordination of a new recreation centre to get us to the goal of submission of an ICIP agreement.

BACKGROUND SUMMARY

Administration has been working on the planning of a new recreation centre in Dawson City with the project management assistance of Colliers Project Leaders.

In Feb, 2020 a time and materials contract award was approved for Colliers with a maximum upset limit of \$29,870. As the scope of work was estimated as this project was evolving.

Additional unexpected work on the Ladue Estate Study, a high volume of proposals to review as well as work to move Geotech work for the locations forward has evolved the scope of this contract and used the contract time faster than originally estimated.

ANALYSIS / DISCUSSION

The 2020 capital budget has allocated \$100,000 for recreation centre planning and is more than required to extend this contract.

The *Procurement Policy*, requires all capital expenditures in excess of \$15,001 be approved by council.

Administration has found high value in working with Colliers on this complex project and would like to continue this contractual relationship. The high level project expertise is required for the success of this project and to ensure City goals are achieved.

APPROVAL

NAME:	Cory Bellmore, CAO	SIGNATURE: CB
DATE:	Aug 27, 2020	

Colliers Project Leaders
P.O. Box 30243
Whitehorse, YT Y1A 5M2



Colliers
Project Leaders

August 13, 2020

Ms. Cory Bellmore, Chief Administrative Officer
City of Dawson
1336 Front Street
P.O. Box 308
Dawson City, Yukon
Y0B 1G0

via email: cao@cityofdawson.ca

Dear Ms. Bellmore,

Re: New Dawson City Recreation Centre – PM Fee Extension

This letter is to request an increase to our existing contract upset limit, as we are nearing the end of our current limit, which is expected to run out by the end of August.

Per our discussion, the City would like to consider extending our original mandate to the end of February 2021, now that the scope and timelines are more defined and better understood. The level of effort of our services were based on a time and materials contract with upset limit. To date, we have expended an average of \$5,000 per month. Some of our time has gone towards the Ladue Estate Land Planning Study project.

To continue providing our services on this project, we recommend increasing our contract upset limit to **\$18,000** plus GST, excluding disbursements. This will ensure continued services for a monthly rate of \$3,000 until the end of February 2021.

Should you accept the increase of our contract value, we will issue a Change Order for signing.

We look forward to continue working with you on this project. Please do not hesitate to contact the undersigned should you have any questions or wish to discuss.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Humphreys", written in a cursive style.

Kyle Humphreys, P.Eng., PMP
Senior Project Manager – Team Lead
Colliers Project Leaders

Tel. 867.689.5183

kyle.humphreys@colliersprojectleaders.com

Report to Council



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

☐ In Camera

AGENDA ITEM:	Parcel K Government Reserve Landscaping Plan Amendment		
PREPARED BY:	Stephanie Pawluk, CDO	ATTACHMENTS: <ul style="list-style-type: none">▪ Permit #18-061▪ Amended landscaping plan	
DATE:	August 28, 2020		
RELEVANT BYLAWS / POLICY / LEGISLATION:			

RECOMMENDATION

THAT Council approve the amended landscaping plan.

ISSUE / PURPOSE

Yukon Government has submitted an amended landscaping plan to the City of Dawson for approval.

BACKGROUND SUMMARY

Council approved the demolition of the 'old' McDonald Lodge as per demolition/development permit #18-061 (attached) via resolution 18-25-07 on August 3rd, 2018. The original approved landscaping redevelopment plan, dated August 14, 2018, is attached to the permit. The redevelopment has been stalled and the City continues to hold the redevelopment security deposit until the landscaping redevelopment is completed. Recently, a local contractor was hired by the Yukon Government (YG) to carry out the work and has amended the plans to better suit the local context of the site. This amended plan was brought forward to Committee of the Whole on August 25th, 2020 for comment and has now been brought to Council for approval.

ANALYSIS / DISCUSSION

Following comments at Committee of the Whole on August 25th, 2020, Administration worked with the proponent to amend the plan as per the feedback received.

The amendments to the proposed plan, since presentation to COW, include:

1. The addition of landscaping (turf) of the northwest corner of the lot.
2. The extension of the hedges to the northwest corner of the lot.
3. The inclusion of picnic table(s) to the 'seating area'.
4. The mass birch plantings have been moved west towards the property line.

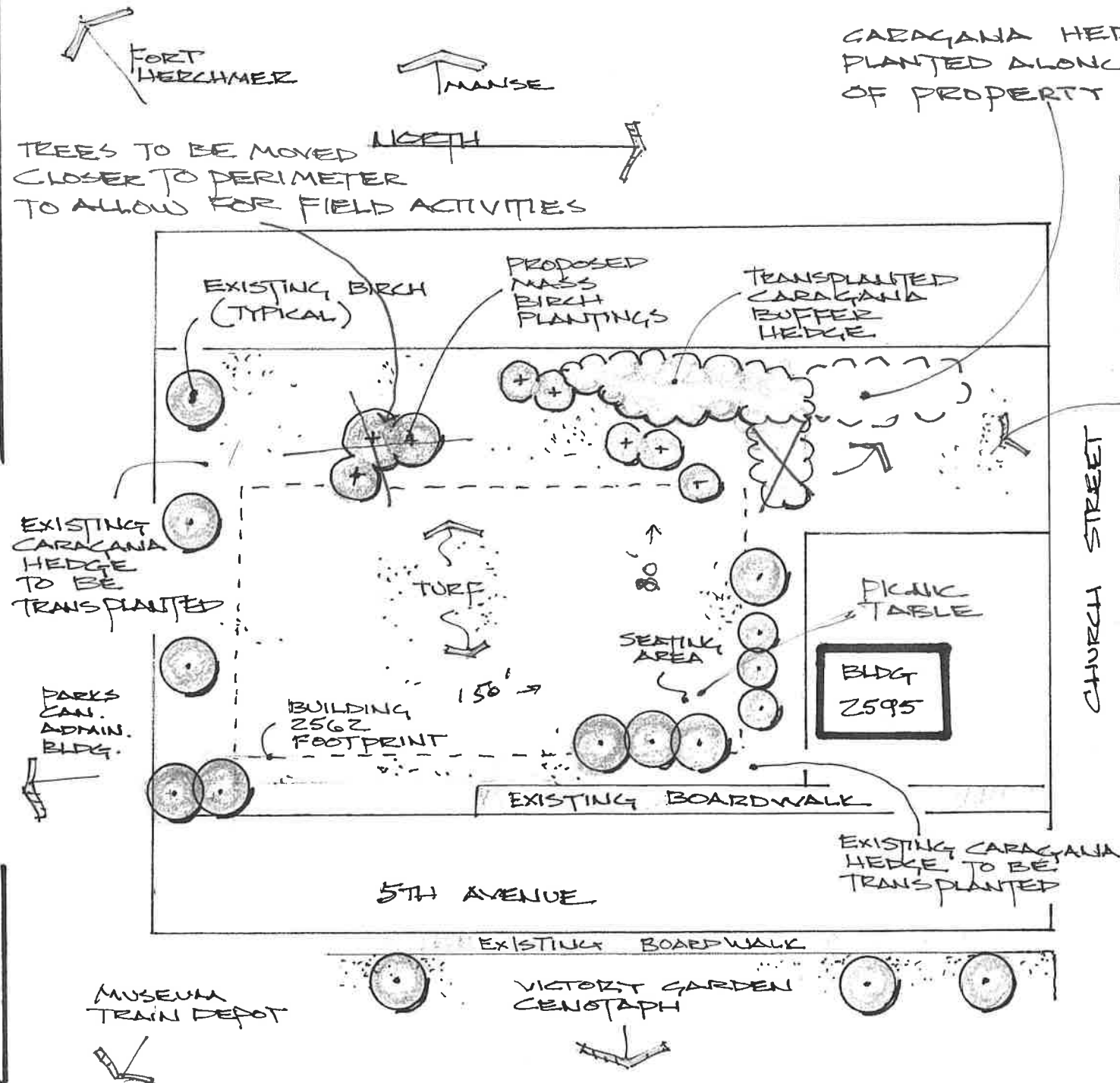
Additionally, Administration reiterated to the contractor/proponent that this landscaping plan is intended to be a placeholder for future development of the site.

OPTIONS

1. THAT Council approve the amended landscaping plan.
2. THAT Council approve the amended landscaping plan with amendments.
3. THAT Council not approve the amended landscaping plan.

APPROVAL

NAME:	Cory Bellmore, CAO	SIGNATURE: 
DATE:	Aug 27, 2020	



DESIGN NOTES

- EXISTING GRAVEL PAD TO BE RE-LEVELLED AND COMPACTED AS IT IS CURRENTLY UNSUITABLE FOR SUB-GRADE FOR TURF.
- LARGE EXISTING CARAGANA HEDGES ON (S) AND (E) BOUNDARIES TO BE TRANSPLANTED TO (NW) CORNER TO PROVIDE BUFFER AND DEFINITION
- REMOVAL OF HEDGE OPENS VIEWS TO VICTORY GARDENS, MUSEUM, TRAIN STATION, FORT HERCHMER, ETC. THIS OPENS THE CENTER OF THIS LARGE HISTORICAL COMPLEX, TIEING IT ALTOGETHER VISUALLY.
- WHITE CHANNEL TRAILS SHOULD BE LEFT OUT OF AREA SO AS NOT TO CONTRAST WITH FORMAL TRAIL LAYOUT IN VICTORY GARDEN.
- ALL EXISTING PLANTS TO REMAIN PROMOTING QUIET, PASTORAL SPACE.
- SEATING AREA TO BE CREATED IN (NE) CORNER, CLOSE TO VICTORY GARDEN, CENOTAPH AND MUSEUM.
- MASS BIRCH PLANTING TO ADDED TO PROMOTE PASTORAL ASPECT.



THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0
PH: 867-993-7400 FAX: 867-993-7434
www.cityofdawson.ca

OFFICE USE ONLY	
APPLICATION FEE:	210.00 + gst
DATE PAID:	invoiced
PERMIT #:	18-061

DEVELOPMENT APPLICATION & PERMIT (DEMO)

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

PROPOSED DEVELOPMENT

CIVIC ADDRESS: 636-5th Ave, Dawson City, Yukon VALUE OF DEVELOPMENT: \$600,000

LEGAL DESCRIPTION: LOT(S) 1 PCLK BLOCK D ESTATE Government Reserve ADD PLAN# CLSR 10470

EXISTING USE OF LAND / BUILDINGS: Old McDonald Lodge Building - Not in Use

AGE OF STRUCTURE: Please provide the age of the structure you wish to demolish and attach supporting evidence.

Alexander McDonald Lodge (old) was constructed in 1969 and is 49 years of age. Attached is a copy of the site plan from original tender document set.

RATIONALE: Please provide justification for the demolition.

Building has reached the end of its useful life based on operational requirements and building condition. A new facility was built in 2016 rendering the old facility redundant.

PROPOSED RE-DEVELOPMENT: Please provide the Permit # of the approved development permit that was issued for this lot, and a brief description of your plans.

A new facility, Alexander McDonald Lodge (new), was built in 2016. This facility was built on a site adjacent to the new Dawson Hospital. This was done for operational and functional reasons. It was the intention that one replace the other but for operational requirements, the new facility had to be completed prior to the demolition of the old.

There are no current plans to re-develop the building site following demolition beyond clearing and leveling the site with gravel.

APPLICANT INFORMATION

APPLICANT NAME(S): Philip Christensen

COMPANY NAME: Government of Yukon

MAILING ADDRESS: PO Box 2703 (W5), Whitehorse, Yukon POSTAL CODE: Y1A 2C6

EMAIL: philip.christensen@gov.yk.ca FAX #: _____

PHONE #: 867 667 8565 ALTERNATE PHONE #: 867 332 5195

OWNER INFORMATION

OWNER NAME(S): Government of Yukon

MAILING ADDRESS: PO Box 2703 (W5), Whitehorse, Yukon

POSTAL CODE: Y1A 2C6

EMAIL: As Above

FAX #: _____

PHONE #: _____

ALTERNATE PHONE #: _____

It is the responsibility of the applicant to ensure that all plans conform to the provisions of the City of Dawson Zoning Bylaw and applicable territorial and federal legislation.

DECLARATION

- I/WE hereby make application for a Development Permit under the provisions of the City of Dawson Zoning Bylaw No. 12-27 and in accordance with the plans and supporting information submitted and attached which form part of this application.
- I/ WE have reviewed all of the information supplied to the City of Dawson with respect to an application for a Development Permit and it is true and accurate to the best of my/our knowledge and belief.
- I/WE understand that the City of Dawson will rely on this information in its evaluation of my/our application for a Development Permit and that any decision made by the City of Dawson on inaccurate information may be rescinded at any time.
- I/WE hereby give my/our consent to allow Council or a person appointed by its right to enter the above land and/or building(s) with respect to this application only.

I/WE HAVE CAREFULLY READ THIS DECLARATION BEFORE SIGNING IT.

JUNE 15/2018

DATE SIGNED

SIGNATURE OF APPLICANT(S)

JUNE 15/2018

DATE SIGNED

SIGNATURE OF OWNER(S)

INSTRUCTIONS AND GUIDELINES

IT IS IMPORTANT TO READ AND UNDERSTAND THE FOLLOWING INSTRUCTIONS PRIOR TO COMPLETING THE APPLICATION FORM.

1. Demolition will only be permitted when an application for a development permit for redevelopment of the site has been approved and issued.
2. Demolition of protected buildings and structures less than 40 years old will only be permitted if the proposed replacement would improve the quality of the built environment.
3. Demolition of buildings and structures more than 40 years old will be demolished only in exceptional circumstances as determined in the sole discretion of Council.
4. An acceptable security \$1.00 per square foot of the lot under consideration will be required to be posted upon issuance of a Development Permit for a demolition to ensure that the intended re-development proceeds.



THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0
PH: 867-993-7400 FAX: 867-993-7434
www.cityofdawson.ca

PERMIT #:

18-061

TO BE COMPLETED BY DEVELOPMENT OFFICER

OFFICE USE ONLY

LEGAL DESCRIPTION: LOT(S) _____ BLOCK _____ ESTATE _____ PLAN# _____

ZONING: _____ DATE APPLICATION RECEIVED: _____

TYPE OF APPLICATION: _____ PERMITTED USE: _____

APPLICANT NAME(S): _____

OWNER NAME(S): _____

☐ APPLICATION REJECTED

COMMENTS / REASONS

DATE: _____ SIGNATURE: _____

☒ APPLICATION APPROVED / PERMIT ISSUED

PERMIT CONDITIONS

as per Redevelopment plan dated 14/08/18
City of Dawson redevelopment deposit invoice
IVC00004855, awaiting payment
approval conditional upon receiving payment.

15-08-18

CH

