

# THE CITY OF DAWSON

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## NOTICE OF SPECIAL COMMITTEE OF THE WHOLE MEETING #CW23-02

This is to inform you a special meeting of City Council will be held as follows:

**DATE OF MEETING:** WEDNESDAY, January 25, 2023

**PLACE OF MEETING:** COUNCIL CHAMBERS, CITY OFFICE

**TIME OF MEETING:** 7:00 PM

### **PURPOSE OF MEETING:**

- 1) Update from Yukon Government on Dome Road Projects

**DATE MEETING REQUESTED:** January 11, 2023

**MEETING REQUESTED BY:** WILLIAM KENDRICK, MAYOR

Original signed by:  
Dennis Shewfelt, A/CAO

January 16, 2023  
Date

### **JOIN ZOOM MEETING:**

<https://us02web.zoom.us/j/85024871546?pwd=bUd4MkZhZmthY0xpdW9CeFhIVEFqQT09>

**MEETING ID:** 850 2487 1546

**PASSCODE:** 311340



January 25, 2023  
File: 144999000

**Attention: Dawson City Mayor and Council**  
1336 Front Street (2nd Floor above the Fire Hall)  
Box 308  
Dawson City, YT Y0B 1G0

Dear Mayor and Council,

**Reference: Klondike Highway Subdivision Parcel D/F Master Plan**

The Dome Road area has been identified in several planning and feasibility studies over the years as an important future residential area for Dawson City. In 2019, Dawson City Council directed administration to work with Yukon Government's (YG) Land Planning Branch on preliminary planning for this new neighborhood. The resulting Klondike Highway Subdivision Parcel D/F Master Plan represents the efforts of YG, Dawson City, Stantec Architecture and numerous stakeholders. The Master Plan sets out a framework that will allow this area to be developed responsibly and will provide much needed residential lots for Dawson City. A summary of the Master Plan is provided below.

**PURPOSE OF THE MASTER PLAN**

Dawson City is facing a housing shortage that is impacting the community's ability to attract and retain residents. This challenge is multi-faceted and is impacted by the aging stock of historic housing, privately held undeveloped lands in the Historic Townsite, the number and extent of mining interests throughout the Klondike Valley, and lack of suitable development lands available outside the Historic Townsite. The Dome Road area is one of the last readily developable areas within the City, and this Master Plan sets out a development concept that will provide much needed housing and a location for the future Recreation Center.

The Master Plan is guided by the City of Dawson Official Community Plan and builds on the existing information. It also identifies a vision for the area and outlines future land uses, housing types, servicing considerations, open spaces, trails, and phasing of the future neighborhood. The approval of the Plan will provide Council, other decision makers, and the community with a clear understanding of what this area will look like at full build-out. All future efforts including zoning, subdivision, or development permit applications should be consistent with the Master Plan.

**PROCESS**

This Master Plan represents a two-year process that started in fall 2020. The planning process has been comprehensive, and every effort has been made to review and consider this potential development from a variety of perspectives including the broader Dawson community and other governments and stakeholders. The development of the Master Plan included review and consideration of:

Reference: Klondike Highway Subdivision Parcel D/F Master Plan

- Previous efforts, policy, and direction for the Plan area;
- Existing conditions that may impact the developability of the parcels;
- Development potential, challenges, and opportunities of the area;
- Proposed zoning and uses;
- Housing density and population at full build out;
- Existing and proposed servicing (sewer, water, and storm) and roadway network;
- Open space amenities and trails; and
- Phasing, next steps and implementation.

The Plan area is located within the Traditional Territory of the Tr'ondëk Hwëch'in (TH) and is adjacent to Settlement Lands; as such, YG and the City engaged the First Nation leadership and staff throughout the process to inform, gather feedback, and respond to any concerns TH may have regarding the development.

There were two specific engagement periods; one focused on setting the vision and goals in February 2021 and a second one to get input on the draft concepts in September 2021. YG and the City worked together at each stage of the project to ensure that the resulting Plan would meet the objectives of the City, and would reflect and respond to, as much as possible, input received from TH, stakeholders and the public.

## CONCEPT PLAN

The Plan Area located along the Klondike Highway at the intersection of Dome Road, consists of three development parcels as shown in Figure 1. The Master Plan area is made up of several parcels with a combined area of 6.4 hectares (16.0 acres). Parcels D, F (Lot 1059) and Lot 1058-2 are vacant Commissioner's land or lands owned by the City of Dawson. Lands surrounding the Plan area are a mix of Commissioner's Land, TH Settlement Lands, Dawson City land, and privately titled lands.

Figure 2 shows the proposed development concept. This neighbourhood has been designed to create a high-quality community with design considerations that is uniquely Dawson. The neighbourhood will provide a range of housing types at different price points to meet the needs of Dawsonites at different stages of life. Homes will be built around a system of connected greenspaces and serviced by municipal water and sewer. Roads and trails will provide safe and direct access for pedestrians, cyclists, and vehicles within the neighbourhood, to the Historic Townsite, the river and other destinations.

The development is intended to accommodate smaller single detached and medium density housing such as duplexes and townhouses as shown in Figure 3 and Figure 4. A breakdown of the estimated number of units by land use can be seen below.

Reference: Klondike Highway Subdivision Parcel D/F Master Plan

**Table 1 – Unit and Population Projections**

	# of Units	Population <sup>1</sup>	School Age <sup>2</sup>
R1 - Single Detached and Duplex	37	74	9
<i>Single Detached</i>	21	42	5
<i>Duplex</i>	16	32	4
R2 - Multi-Unit Residential	18	36	4
<b>Total</b>	<b>55</b>	<b>110</b>	<b>13</b>

<sup>1</sup> Estimate is based on an average household of 2.0 ppl per household, from the 2016 Stats Canada Census.

<sup>2</sup> The number of school-age children anticipated in Parcels D/F (K-12 at 12%) is derived using the age distributions reported by the YBS for June 2021.

A portion of Parcel F has been identified as the future site of the Recreation Center. Through the planning process, discussions were held with the City and YG Infrastructure Development Branch to determine the size of the required site. The proposed 2.29 ha (5.66 ac) site will allow for the largest proposed recreation facility and required parking. The buildings will be located along the highway to further enhance the visual appeal of the gateway. The Recreation Centre site should also provide landscaped areas that can be used for playgrounds or community gathering spaces. Other small scale commercial uses and services such as a daycare, convenience store or coffee shop should be planned within the Recreation Center.

Figure 5 shows two additional playgrounds and one community node. These spaces can be programmed with passive and/ or active recreation elements such as seating areas, multi-use trails, and play or exercise equipment. In parks without play equipment, community nodes such as seating areas, covered shelters or community gardens could be considered.

Within the Plan area, connectivity is created through a combination of new and existing trails. The Klondyke Millennium Trail runs along the west/ south side of the Klondike Highway from Leggo Lane, an industrial area in the Klondike Valley, to Duke Street within the Historic Townsite. This separated trail provides extensive off-street connectivity throughout the community. To enhance safety for all users of the Klondyke Millennium Trail, proper pedestrian crosswalks has been identified at each intersection and additional safety measures such as rapid flashing beacons should be installed. A second trail has been identified on the north side between Dome Road and the new intersection to provide additional connectivity between Parcels D/F as well as from the C4 subdivision.

## NEXT STEPS

Following the approval of the Master Plan, several steps will need to be taken before construction can occur. These steps include, YESAB approval, technical review, regulatory permitting, municipal approvals and construction services. YG will continue to act as the developer for the Plan area. As the approving authority for the land, Dawson City will approve the Master Plan, amendments to the Official Community Plan and Zoning Bylaw, and subdivision applications. A summary of next steps can be found below.

Reference: Klondike Highway Subdivision Parcel D/F Master Plan

**Table 2 – Future Steps**

TASK	RESPONSIBILITY	APPROVED BY	TIME FRAME
<b>YESAB</b>			
YESAB application and approval	YG	YESAB	3-6 months following submission
<b>Background Studies/ Technical Reviews</b>			
Transportation Impact Assessment	YG	Dawson City and YG Highways and Public Works	60-90 days
Detailed servicing design for the residential development	YG	Dawson City	60-90 days
Stormwater Management Plan	YG	Dawson City	60-90 days
<b>Regulatory Permitting</b>			
Water License (tailings ponds)	YG	Yukon Water Board	60-120 days
DFO Permit (tailings ponds)	YG	DFO	60-120 days
<b>Planning (per Phase)</b>			
Official Community Plan amendment	City/YG	Dawson City	90-120 days
Zoning Bylaw amendment – Residential Zone Regulations and rezoning	City/YG	Dawson City	60-90 days
Subdivision	City/YG	Dawson City	30-60 days
Design Guidelines (optional)	City/YG	YG	
Architectural Controls (optional)	City/YG	YG	
<b>Engineering (per Phase)</b>			
Detailed Design	YG	Dawson City	60-90 days
Development Agreement	YG	Dawson City	TBD
Tendering	YG	YG	TBD
Construction	YG	YG	TBD

\*Note that many of the tasks mentioned above can overlap with each other to maximize timing efficiencies.

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We would like to thank YG, the City, TH and community for the opportunity to work on this forward thinking project and recognize the importance of the development to Dawson City. Great neighbourhoods don't happen by accident, they are the result of the planning process and creating a meaningful vision for the future.

Regards,

**Stantec Architecture**



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**Zoë Morrison** MCIP RPP  
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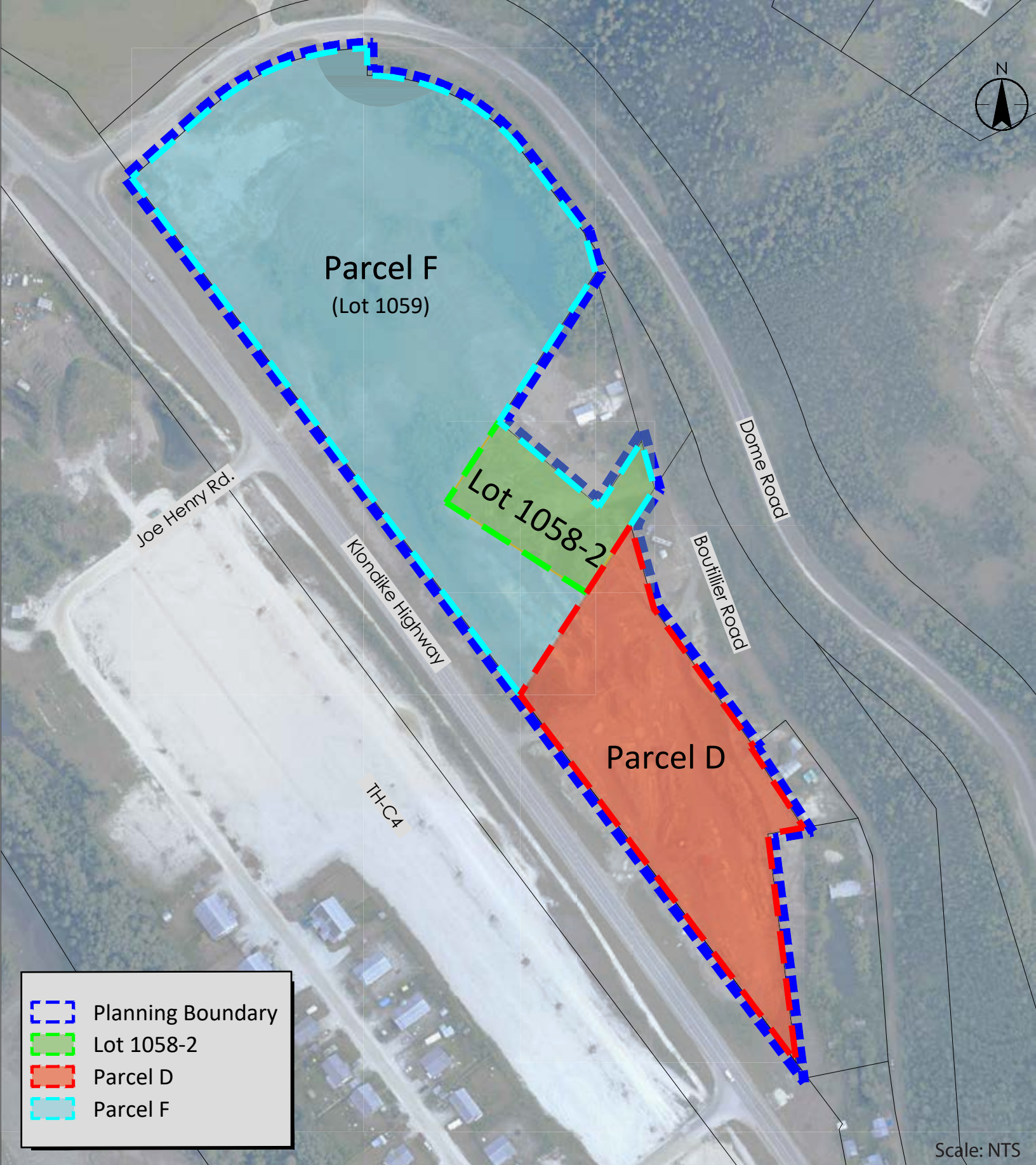


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**Gordon Lau** MCIP RPP  
Urban Planner  
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Gordon.Lau@Stantec.com

Attachment: Figures  
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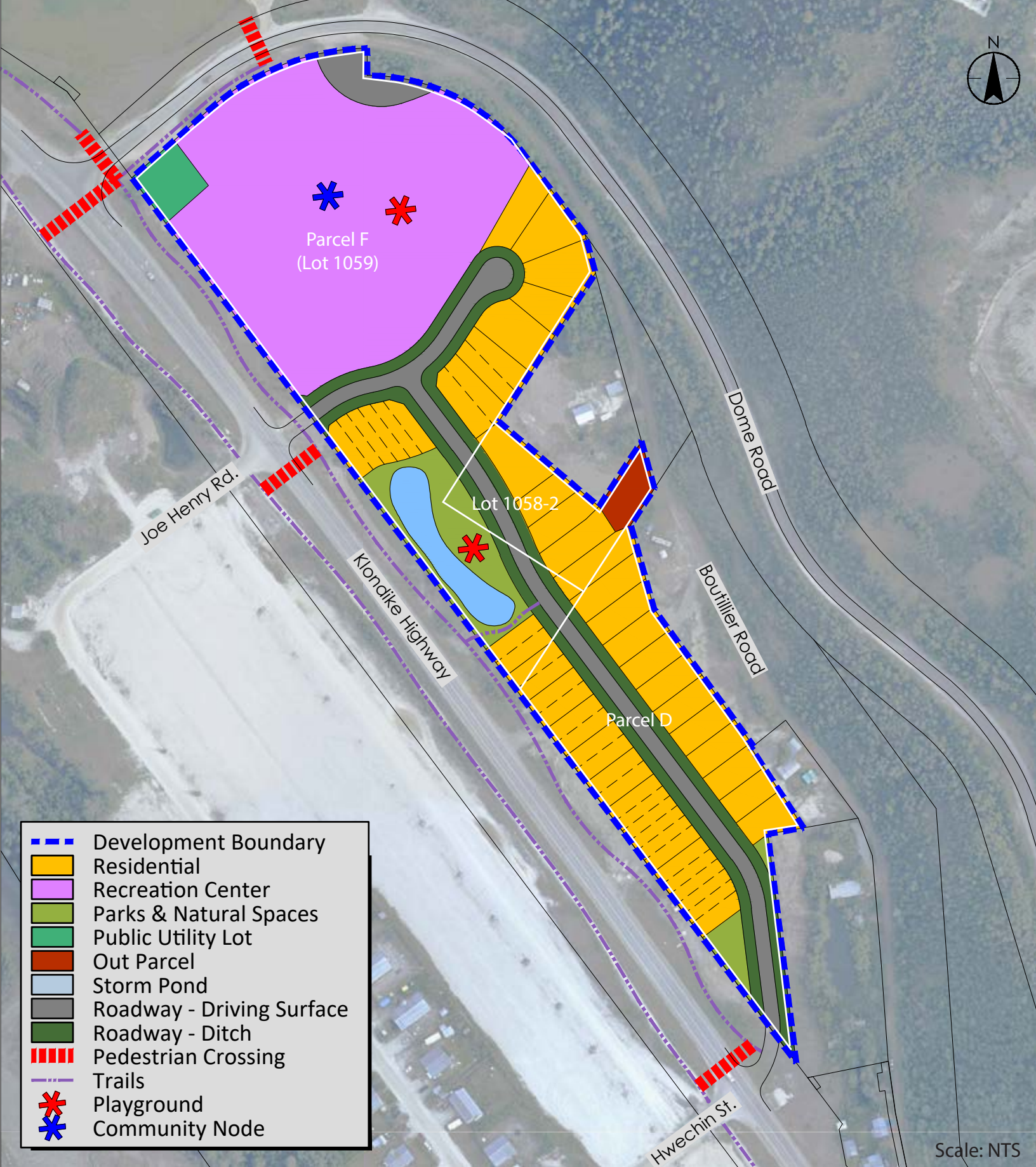




# Figure 1 - Plan Area

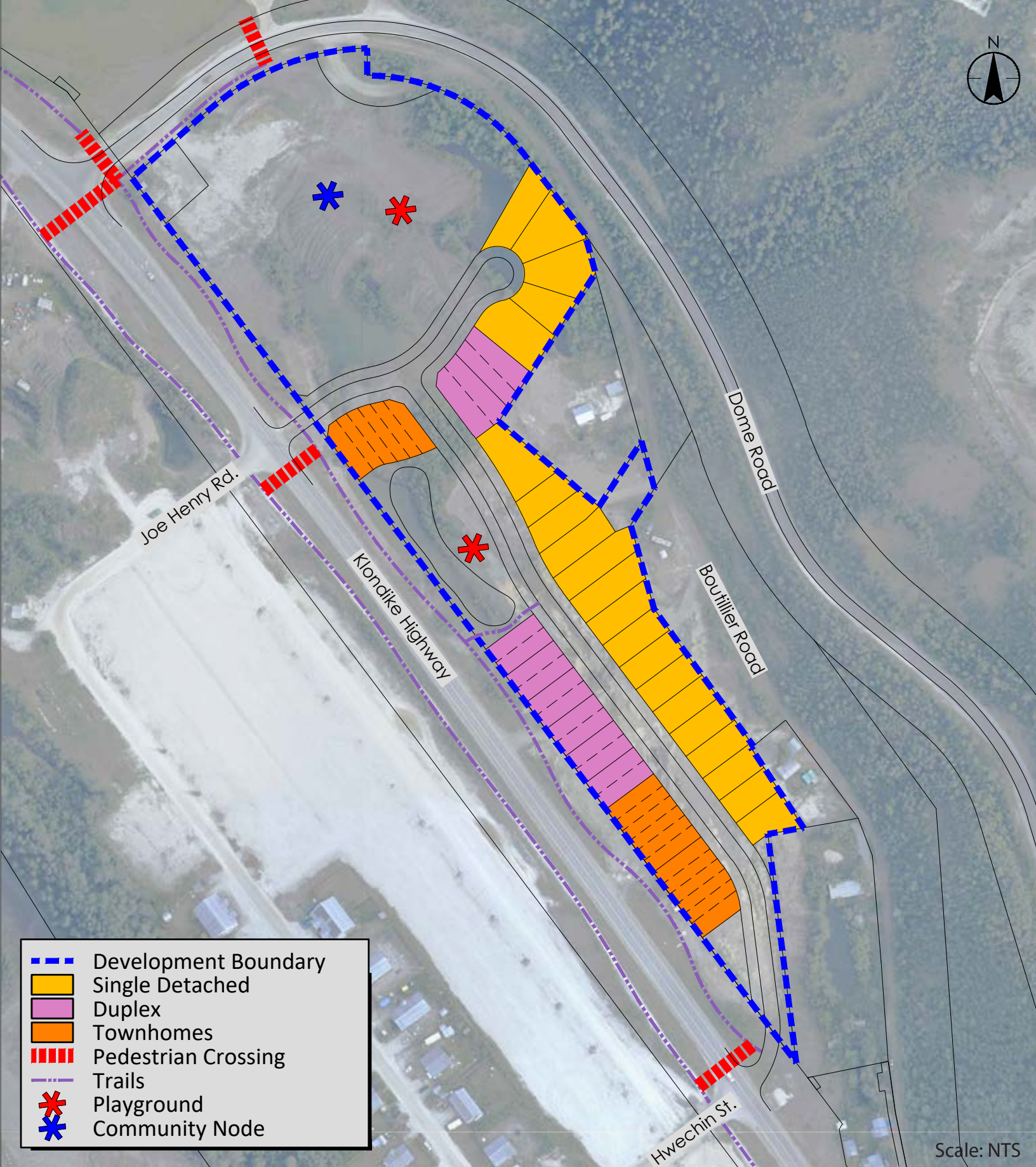
Klondike HWY Subdivision Parcel D/F Master Plan  
Council Meeting  
January 25, 2023





# Figure 2 - Development Concept





## Figure 3 - Lot Types

Klondike HWY Subdivision Parcel D/F Master Plan  
Council Meeting  
January 25, 2023

### **Single Family**

Lot Width - 9.7-15.24 m

Unit Width - 20-40'



### **Duplex Lot**

Lot Width - 7.6 m

Unit Width - 20'



### **Townhomes**

4-6 units

Lot Width - 6.09 m interior

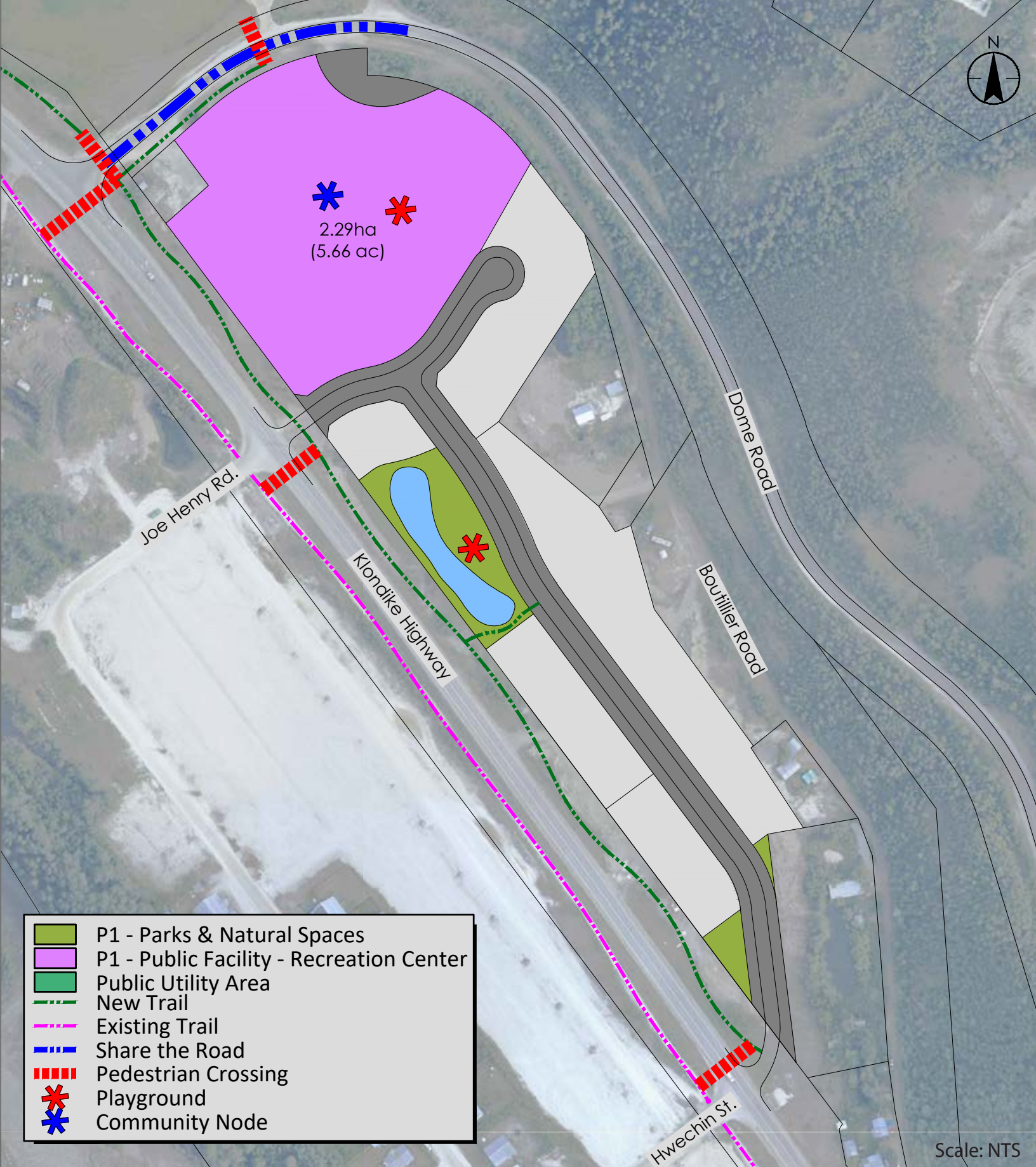
Unit Width - 20' interior



## Figure 4 - Housing Option

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Council Meeting  
January 25, 2023





## Figure 5 - Open Space