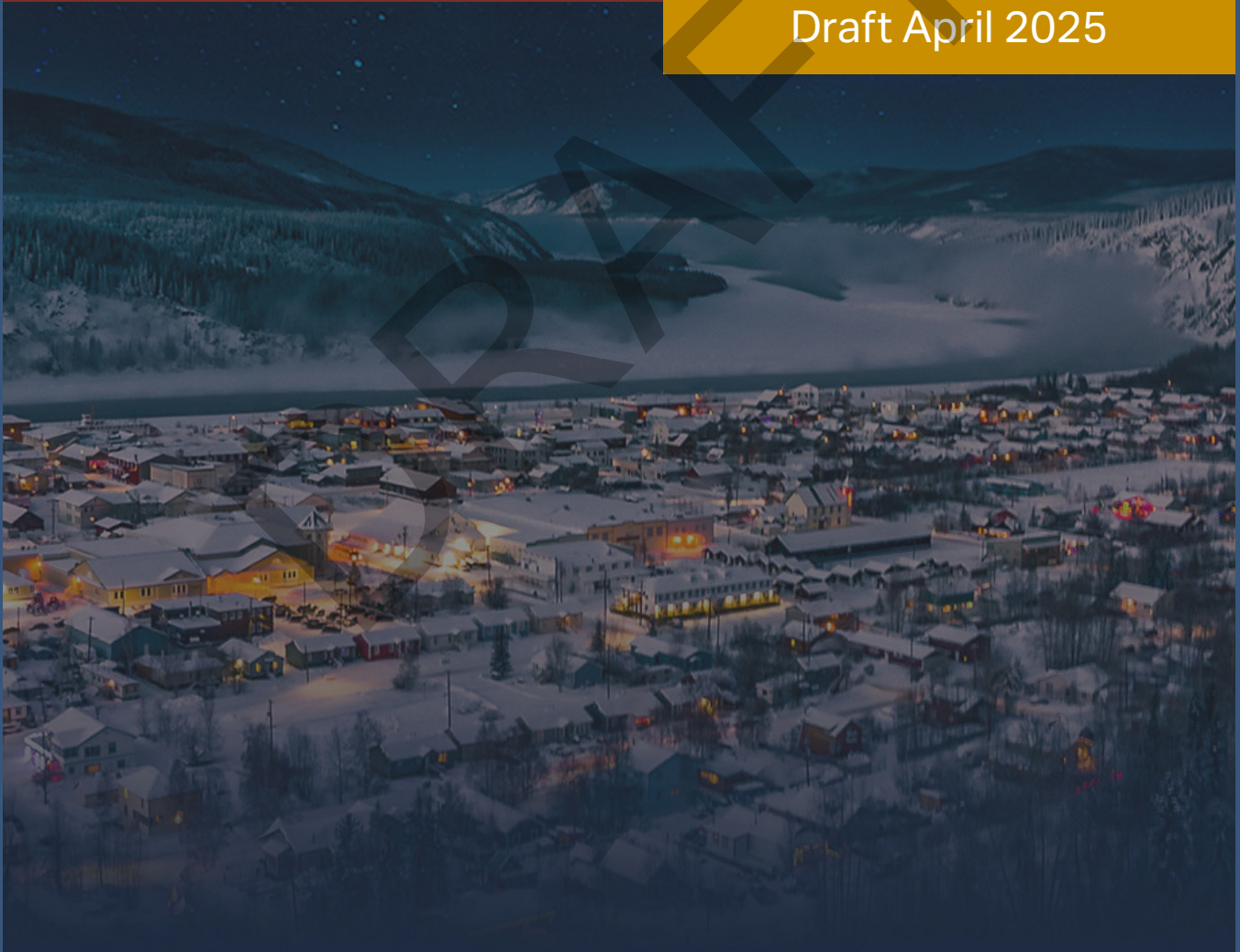
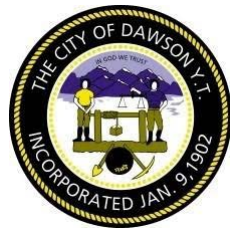


# DAWSON CITY HERITAGE MANAGEMENT PLAN

Draft April 2025





Dawson City Heritage Management Plan  
Draft Report  
March 2025

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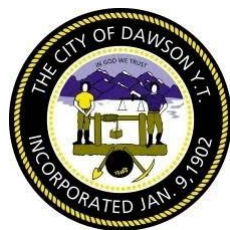
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**Giaimo** narratives



In collaboration with a Working Group comprised of: City of Dawson, Parks Canada, Tr'ondëk Hwëch'in, and Government of Yukon.



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## ACRONYMS AND ABBREVIATIONS

<b>CAHP - Canadian Association of Heritage Professionals</b>
<b>HMP - Heritage Management Plan</b>
<b>HRA - Heritage Resources Act</b>
<b>ICOMOS - International Council on Monuments and Sites</b>
<b>KIAC - Klondike Institute of Art &amp; Culture</b>
<b>MOU - Memorandum of Understanding</b>
<b>OCP - Official Community Plan</b>
<b>OUV - Outstanding Universal Value</b>
<b>PCA - Parks Canada Agency</b>
<b>SOVA - Yukon School of Visual Arts</b>
<b>SDG - Sustainable Development Goal</b>
<b>TH - Tr'ondëk Hwëch'in</b>
<b>TKWHS - Tr'ondëk-Klondike World Heritage Site</b>
<b>UNESCO - United Nations Educational, Scientific and Cultural Organization</b>

## LAND ACKNOWLEDGMENT

We acknowledge that the land on which we gather on is the traditional territory of the Tr'ondëk Hwëch'in, the Dënezhu, the people of the river. For countless generations, Dënezhu have maintained an enduring relationship with the land, with heritage deeply intertwined with its landscapes. Dënezhu stories are written on the land, and Tr'ëhudè embodies a reciprocal relationship with all living things, upholding the integrity of land as an interconnected entity.

The Klondike Gold Rush of the late 19th century brought profound changes to this region, leading to the displacement of the Tr'ondëk Hwëch'in from their ancestral lands, such as Tr'ochëk, to Moosehide Village. Despite these upheavals, the Tr'ondëk Hwëch'in have continually adapted, preserving their cultural identity and fostering resilience. The inscription of Tr'ondëk-Klondike as a UNESCO World Heritage Site recognizes this unique cultural landscape and the enduring legacy of the Tr'ondëk Hwëch'in.

As the City of Dawson engages in heritage management planning, we commit to honoring the Tr'ondëk Hwëch'in's deep connection to this land and to upholding the principles of Tr'ëhudè. These teachings call us to live with integrity, justice, balance, interdependence, and respect. By embracing these values, we aim to ensure that our actions support the health of the land and the well-being of all its inhabitants. This includes maintaining balance with nature, honoring our interconnectedness with all living beings, and caring for each other through community cooperation.

As you consider changes to your home or land, or engage with this Heritage Management Plan, we ask that you do so with intention. Reflect on what it means to live and build on Tr'ondëk Hwëch'in Traditional Territory. Let this be more than a statement. Let it be a personal commitment to uphold the teachings of Tr'ëhudè, to respect the land as a living being, and to contribute to a future rooted in care, humility, and responsibility.

# 1 - INTRODUCTION: A LIVING COMMUNITY



Klondike Institute of Art & Culture, DĒnākār Zho

## 1.1 A NEW FRAMEWORK

Dawson City's heritage is more than its buildings — it's a living landscape shaped by the people, culture, and history that continue to evolve. With its designation as part of a UNESCO World Heritage Site in 2023, along with shifts in heritage conservation best practice nationally and internationally, Dawson's approach to heritage management must reflect both conservation and continuity, acknowledging the deep relationship with the Tr'ondĕk Hwĕch'in and the vibrant community that calls this historic place home.

This Heritage Management Plan (HMP) updates and expands upon the 2008 HMP, providing practical, forward-thinking strategies that respect Dawson's unique character and cultural heritage values, while adapting to modern realities. Rather than replacing past work, this plan builds on decades of knowledge to ensure heritage conservation remains a cornerstone of Dawson's future.

### What's in This Plan?

This HMP focuses on Dawson City's historic townsite (see figure 8); areas outside the historic townsite are briefly addressed in this Plan. Guidance beyond Dawson City can be found in the UNESCO Tr'ondĕk-Klondike Heritage Management Plan. Prepared with a focus on usability, and in alignment with current policy frameworks, the HMP includes:

- Policy & Framework – Outlines the conservation policy landscape, including jurisdictional mapping and key regulatory considerations.
- Fields of Action – Highlights how heritage conservation can contribute to Dawson's growth, with a focus on stewardship, quality of life, climate resilience, and accessibility.
- Heritage Management Areas – Defines Dawson's two Heritage Management Areas (Downtown & Residential) and provides policies and guidelines, including Cultural Landscapes.
- Implementation Toolkit – Introduces key tools to assist residents and community members with implementing development projects, including the Heritage Bylaw, Design Guidelines, and Research Guide.

By grounding this plan in collaboration, continuity, and care, it serves as a practical tool for conservation while embracing Dawson's evolving identity - one that recognizes its UNESCO status, strengthens its connection with Tr'ondĕk Hwĕch'in stewardship, and reflects the needs of the people who live, work, and create here today.

A detailed description of the project process is included in Appendix A.

## 1.2 COMMUNITY VISION

Dawson City envisions a future where its cultural, built, and natural heritage are thoughtfully and holistically managed to enhance residents' quality of life and attract visitors from around the world. The community's vision emphasizes a heritage management approach that supports a living community and addresses how conservation intersects with housing, livability, tourism, economics, risk management, and climate change.

This updated Plan aims to align with this vision, amplifying the stories of the entire history of the Klondike Valley, with particular emphasis on the Gold Rush era of 1896-1910, while also highlighting the deep-rooted heritage of the Tr'ondëk Hwëch'in and the diverse cultural layers that have shaped the region.

Front Street with view of Èdhä Dädhëçą

A What We Heard report, outlining the community engagement process and feedback summary, can be found in Appendix C.

## 2 - CONSERVATION POLICY FRAMEWORK

### 2.1 POLICY OVERVIEW

There are numerous existing policies, bylaws, acts, plans, and guidelines that impact and dictate, directly or indirectly, heritage conservation in Dawson City. These have been used to develop this updated Heritage Management Plan and are briefly outlined in this section to provide guidance to municipal staff, council, and community members looking to understand the conservation and protection framework that impacts Dawson's heritage:

#### UNESCO Tr'ondëk-Klondike World Heritage Site Management Plan

In particular, the associated Memorandum of Understanding (MoU) from 2023 between Tr'ondëk Hwëch'in, Government of Yukon, Parks Canada Agency, and City of Dawson, states the City of Dawson is obliged to the following:

The City will protect the components of TKWHS [Tr'ondëk-Klondike World Heritage Site] that are recognized as the basis for its OUV [Outstanding Universal Value] by the World Heritage Committee, and under its jurisdiction, according to its policies, bylaws, and the Dawson City Heritage Management Plan, in order to protect the OUV of TKWHS.

The City will ensure that all its management activities related to land under its jurisdiction within TKWHS and its Buffer Zone, support the OUV of TKWHS and the Principles and Goals set out in Section 5 of the MOU.

The City will notify the Stewardship Committee of projects and activities that may occur within, or in the vicinity of, TKWHS and the Buffer Zone and that could have an impact on the OUV of TKWHS.

The City will provide the necessary information to the Stewardship Committee to report on the condition of TKWHS, including but not limited to monitoring data on municipal heritage sites, and annual summaries of development permit activity within the Dawson City Component.

The above roles and responsibilities are excerpts from Schedule A – Detailed Roles and Responsibilities of the MOU. Please refer to the MOU document included in Appendix F to review Principals and Goals set out in Section 5 and the complete City of Dawson obligations.

## Poligies, Guides, and Legislation:

### Tr'ondëk Hwëch'in Heritage Act

An Act to provide direction for the management of Yukon First Nations heritage and culture, to: i. recognize and affirm the inherent right of the Tr'ondëk Hwëch'in over its heritage and culture; ii. recognize and affirm the Tr'ondëk Hwëch'in Self-government Agreement Section 13 powers over Tr'ondëk Hwëch'in heritage and culture; iii. recognize the uniqueness of Yukon First Nations concepts of heritage; and iv. fulfill the Tr'ondëk Hwëch'in Final Agreement Chapter 13 provisions to respect and foster the culture, history and values of Yukon First Nations People.

### Tr'ondëk Hwëch'in Final Agreement

The present Final Agreement between the Government of Canada, the Tr'ondëk Hwëch'in First Nation (formerly known as the Dawson First Nations) and the Government of Yukon is made under section 35 of the Constitution of Canada and sets out the rights of the aforementioned First Nation and its people and particular ways in which the federal, territorial and First Nation governments interact. Of particular relevance to heritage conservation in the Dawson City is the Definition of Boundaries and Measurement of Areas of Settlement Land.

Additionally, the Final Agreement includes Chapter 13 - Heritage, which is particularly relevant. Numerous objectives are identified, such as "to manage Heritage Resources owned by, or in the custody

of, Yukon First Nations and related to the culture and history of Yukon Indian People in a manner consistent with the values of Yukon Indian People, and, where appropriate, to adopt the standards of international, national and territorial Heritage Resources collections and programs" and "to recognize that oral history is a valid and relevant form of research for establishing the historical significance of Heritage Sites and Moveable Heritage Resources directly related to the history of Yukon Indian People."

### Yukon Historic Resources Act (HRA)

The purpose of this Act is to promote appreciation of the Yukon's historic resources and to provide for the protection and preservation, the orderly development, and the study and interpretation of those resources. It includes policy on: Boards, Educational Programs and Financial Assistance, Designation of Historic Sites, Protection of Sites, Designation of Historic Sites by Municipalities, Historic Objects and Human Remains, and General policy proceedings.

### Yukon Municipal Act

This Act was established with three primary purposes:

- to provide a legal framework and foundation for the establishment and continuation of local governments to represent the interests and respond to

the needs of their communities;

- to provide local governments with the powers, duties, and functions necessary for fulfilling their purposes; and,
- to provide local governments with the flexibility to respond to the different needs and changing circumstances of their communities. This Act includes specific details on how committees and councils should operate, the requirements for the creation and enacting of bylaws, specific requirements for planning, land use, and development (including requirements for official community plans and zoning bylaws ) and powers of inspections and enforcement.

### Yukon Archaeological Site Regulations

This regulation outlines details for the two classes of permits: A Class 1 permit authorizes archaeological research that does not disturb or in any way alter an archaeological site. Class 1 Permit holders are not permitted to collect artifacts. A Class 2 Permit authorizes the excavation of sites and the collection of artifacts It also states that archaeological sites and access to site information are protected by legislation in the Yukon.

### City of Dawson Official Community Plan

This is the main policy document for the City of Dawson. It outlines the goals and policies that are used to guide

decision making on planning and land use management. The Official Community Plan (OCP) is intended to illustrate the overall vision of the municipality and provide general direction for future growth. In addition to guiding Council's decisions, the OCP sets the stage for other municipal planning documents and development processes, such as bylaws relating to zoning, subdivision, or heritage management.

### City of Dawson Zoning Bylaw (ZB)

This document has four main purposes:

- implementing the goals and objectives of the Official Community Plan;
- establishing land use zones and associated regulations to control the use, location, type, and level of development allowed to occur on a parcel of land within the City of Dawson;
- setting out rules and procedures, information requirements, and processes to regulate land use and development within the Dawson City; and,
- maintaining and enhancing the unique character and history of Dawson City.

Currently within the Zoning Bylaw there are specific regulations outlining the heritage committee's operations, specific regulations for heritage conservation, inspection, and enforcement, as well as zone specific requirements.

## Additional relevant legislation and resource documents

### City of Dawson Heritage Bylaw

The Heritage Bylaw regulates, prohibits, and imposes the heritage requirements regarding development applications in the Dawson City. This includes defining the Heritage Advisory Committee structure and proceedings, Historic Resources Permit, Heritage Fund, Incentives, and Penalties.

### City of Dawson Bylaw #07-03

A Bylaw to regulate the proper maintenance of property and the abatement of nuisances, including property or things that: (a) Affect the safety, health and welfare of people (b) Affect the amenity of a neighborhood. This bylaw addresses property standards within the community and outlines specific enforcement tools. It is suggested that this bylaw be re-examined and specific provisions be added in for the protection of properties and sites listed on the City of Dawson's heritage register.

### Tr'ondëk Hwëch'in Community Knowledge Protocol

Tr'ondëk Hwëch'in Heritage have developed a form that should be filled and submitted as part of the protocol for conducting research related to Tr'ondëk Hwëch'in and/or accessing community knowledge.

### Government of Canada Historic Sites and Monuments Act (1985)

Regulates protection of a site, building, or other place of national historic interest of significance.

### Tr'ondëk Hwëch'in Lands and Resource Act (2004)

Provides Tr'ondëk Hwëch'in with full authority to manage and administer their settlement lands in Tr'ondëk Hwëch'in Traditional Territory.

### Tr'ondëk Hwëch'in Self Government Agreement (1998)

Land claims agreement that ensures Tr'ondëk Hwëch'in traditional decision-making institutions and practices are maintained and can be integrated with a contemporary form of government.

### Umbrella Final Agreement (Federal, 1993)

Yukon First Nations' collective land claims agreement that creates a framework for the Tr'ondëk Hwëch'in Final Agreement and Self-Government Agreement and establishes numerous boards and committees to ensure joint management of national and heritage resources across Yukon.

### Yukon Environmental and Socio-economic Assessment Act (Federal, 2003)

Establishes a process for review and assessment of a broad range of activities on federal, territorial, First nation, and private land.

### Heritage MOU between the Government of Yukon and Yukon First Nations (2019)

A Memorandum of Understanding (MOU) establishing a formal process for collaboration on heritage management between the Government of Yukon and Yukon First Nations. The Memorandum of Understanding lays the foundation for all parties to work towards a clear and constructive process for heritage matters throughout the territory, including archaeological and paleontological discoveries, cultural artifacts, and the stewardship of heritage and historic sites.

### Parks Canada Standards & Guidelines for the Conservation of Historic Places

A document that provides a pan-Canadian benchmark for heritage conservation practice in this country. It offers results-oriented guidance for sound decision-making when planning for, intervening on and using historic places.

### Parks Canada Agency Act

Authorizes Parks Canada to negotiate and recommend to the Minister the establishment and acquisition of national historic sites. The Act outlines PCA's responsibilities for the development and

implementation of management plans and policies for national historic sites, to protect and present national parks, national historic sites, and related heritage areas.

### United Nations (UN) Sustainable Development Goals

The 2030 Agenda for Sustainable Development, adopted by all United Nations Member States in 2015, provides a shared blueprint for peace and prosperity for people and the planet, now and into the future. At its heart are the 17 Sustainable Development Goals (SDGs), which are an urgent call for action by all countries - developed and developing - in a global partnership. While this does not directly dictate heritage conservation restrictions for the City of Dawson, this provides important considerations relevant to heritage and have been used to help develop the Fields of Actions in this Plan.

### ICOMOS Heritage and the Sustainable Development Goals: Policy Guidance for Heritage and Development Actors (2022)

Building on doctrinal texts created by ICOMOS global membership, the Policy Guidance document draws upon scientific expertise of the ICOMOS SDGs Working Group and ICOMOS Scientific Committees from all five global regions and all areas of expertise, to illustrate the many ways in which heritage can address the UN's SDGs and demonstrates the potential of harnessing heritage in achieving sustainable development.

## 2.2 JURISDICTION

This Heritage Management Plan is focused on the historic townsite of Dawson City. While the City of Dawson’s HMP apply to all land within the municipal boundaries, it also acknowledges that heritage conservation is a collaborative joint effort and the following jurisdiction applies to Dawson:

Government Authority	Jurisdiction
Federal: Government of Canada	Management of all Parks Canada Agency lands, properties, and Klondike National Historic Sites properties.
Territorial: Government of Yukon	Heritage Resources on Crown lands (outside of Federal, First Nation, municipal, or private lands); and designated Yukon Historic Sites. Protection of archaeological sites on Crown lands, municipal lands, and private lands fall under the HRA and archaeological site regulations.
First Nation: Tr’ondëk Hwëch’in	Heritage resources on First Nation Settlement Lands and heritage resources within traditional territory that are directly related to the culture and history of the First Nation; and land use and land planning on settlement lands.
Municipal: City of Dawson	Management of all heritage resources and historic resources on lands within the municipal boundary, with the exception of Tr’ondëk Hwëch’in lands and First Nation Settlement Lands.

Figure 1: Overview of different government authorities’ justification.

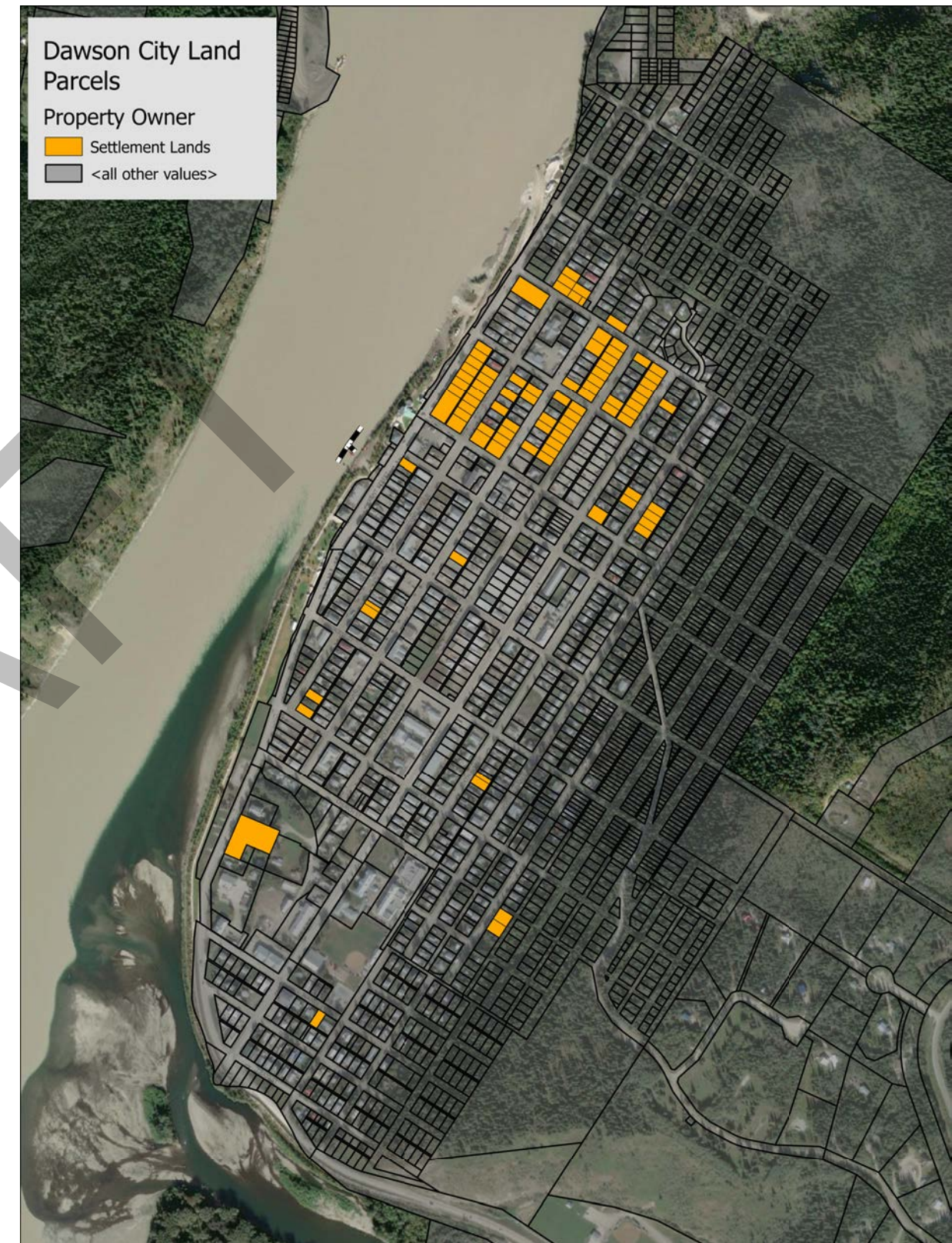


Figure 2: Settlement Lands within Dawson City’s historic townsite.

## 3 - AREAS OF ACTION



Yukon Saw Mill Building, Yukon Historic Site

### 3.1 OVERVIEW OF AREAS OF ACTION

Heritage conservation, especially in Dawson City, impacts all aspects of life and growth. It must be recognized that Dawson City is a living community, and not a static asset.

During the public engagement process in August 2024, a number of diverse and wide-reaching community needs and critical issues within Dawson City were identified as priorities (see What We Heard in Appendix C). While many of these needs extend beyond the scope and capabilities of this HMP, the community expressed a strong desire to ensure these considerations were integrated into the HMP.

To ensure the HMP reflects citizen involvement, the community needs expressed have been analysed in relation to the UNESCO "5 C" strategy (Credibility, Conservation, Capacity Building, Communication and Community). From this analysis, 4 Areas of Action categories have emerged:

1. Stewardship, capacity building, and education
2. Quality of life, residences, commerce, and tourism
3. Environment, climate change, and risk management
4. Accessibility and inclusivity

These 4 Areas of Action categories provide pathways to ensure heritage conservation is integrated into these considerations. In this section, each category includes a description and list of key community needs, followed by recommended actions.

## 3.2 STEWARDSHIP, CAPACITY-BUILDING, AND EDUCATION

In addition to regulations and policy, the local community and citizens play a significant role in the protection and care of heritage. To strengthen this aspect of conservation, greater capacity-building must be pursued to encourage stewardship and pride in place.



Figure 3: Dawson Daily News, owned by Parks Canada and used for an artist print workshop in 2024

### Community Needs

- Public and community access to using and activating underutilized historic buildings.
- User-friendly guide to heritage conservation and research
- Make information about and process of heritage conservation more accessible to the public and easier to navigate
- Prevention of demolition by neglect

### Recommended Actions

- Foster partnerships, such as with the arts community and building owners. Example: Parks Canada's 2024 partnership with print artists and Yukon School of Visual Arts (SOVA) was a successful activation of a historic site, and further opportunities like this should be explored and encouraged such as with Parks Canada, Tr'ondëk Hwëch'in, Yukon Government, as well as private property owners where possible.
- Ensure the availability of heritage information and offer research and resource guides. A Research Guide has been developed in 2025 (see section 5.4) and should be publicly available, circulated, and updated over time.
- Explore opportunities for heritage training, especially for planning staff and volunteer HAC members, as well as for community members interested in participating such as through schools.
- Encourage greater restoration/ investment in historic buildings and places at risk of demolition by neglect. Potential incentive models could be explored by staff and Council, such as the City of Paducah's Artist Relocation Program model (see Sources for more details)
- Underused and unused buildings can be a burden for their owners, yet they may also present an untapped resource for conversions or temporary use. Securing temporary uses, where appropriate, for underused and unused buildings should become a priority.
- Identify and remove barriers to community-led stewardship
- Promote local materials and trades to help conserve historic building methods
- Explore opportunities for financial incentives that support heritage conservation, and ensure public awareness of any available financial resource

### 3.3 QUALITY OF LIFE, RESIDENCES, COMMERCE, AND TOURISM

Heritage is core to Dawson’s identity, and thus intersects with the quality of life for residents, visitor experiences, and local economic viability. The ability to conserve heritage, from cultural landscapes to built history, is directly tied to the state of these factors. As such, it is imperative that any heritage conservation approaches take into account the overall ability for community members to thrive and grow in Dawson, and aim to improve, not restrict, quality of life.



Figure 4: Residential house in Dawson City

#### Community Needs

- More affordable and attainable housing is needed to allow for social and economic growth within the community
- Desire to have new buildings, such as infill and additions, integrate with historic fabric as to not negatively impact tourism (visitor experience) or quality of life for residents

#### Recommended Actions

- Streamline development process for building new housing – this is addressed in the new Heritage Bylaw and Design Guidelines
- Improve guidelines for designing new infill, renovations, and retrofits – this is addressed in the new Heritage Bylaw and Design Guidelines
- Allow for some level of flexibility with material selection and specific design guidelines to make building housing easier, in select areas. This is addressed in the 2025 updated Heritage Management Areas and Heritage Design Guidelines (see section 5.3)
- Foster cultural pride and increase opportunity for sustainable tourism growth, and ensure collaboration with Klondike Visitors Association, Tr’ondëk Hwëch’in, local businesses, and other community groups and members.
- Ensure any future City of Dawson Plans coordinate and align with the HMP and wider heritage conservation efforts
- Ensure the inclusion and representation of diverse voices in arts, culture, and heritage practice, such as youth and the outdoor recreation sector, as well as in collaboration with Tr’ondëk Hwëch’in
- Explore and pursue additional partnerships between heritage efforts and arts community such as Yukon SOVA and Klondike Institute of Art and Culture (KIAC).
- Review and understand the impacts of major projects on the quality of life of the town.

### 3.4 ENVIRONMENT, CLIMATE CHANGE, AND RISK MANAGEMENT

Dawson’s heritage is directly tied to the natural and built environment. Conservation efforts must take a climate action lens. Increasing extreme weather events continue to put heritage at risk around the world, and these specific risks for Dawson should be considered. Additionally, resiliency and resourcefulness are core themes in Dawson’s heritage, and these principles should be allowed to continue and evolve to meet present and future needs.



Figure 5: Third Avenue Hotel Complex, colloquially known as the “kissing buildings” as the building is slanting due to permafrost degradation and has been stabilized by Parks Canada

Community Needs	
<ul style="list-style-type: none"> <li>Decarbonization strategies to reduce overall carbon emissions</li> <li>Ability to undertake climate-sensitive building renovations</li> </ul>	<ul style="list-style-type: none"> <li>Protection of heritage buildings and spaces against threat of natural disasters, extreme weather events, and other risk</li> </ul>
Recommended Actions	
<ul style="list-style-type: none"> <li>Dawson’s heritage includes a history of material salvage, reuse, and circularity, and the ability to continue this way of building should be allowed and encouraged. If demolition occurs, deconstruction should be encouraged as an alternative approach to ensure local and historic materials remain in circulation when possible.</li> <li>Align with Tr’ondëk Hwëch’in recommendations to climate resilience and action, such as the Yuhke Hwëdëk energy initiative.</li> <li>Ensure building energy retrofits align with the historic character of Dawson. The 2025 Design Guidelines provide direction to building owners on building alterations that are incompitble and should be avoided.</li> <li>Develop guidance on common climate risk issues and approaches to adaptation for historic sites and places (example: Climate Change Adaption for Traditional Buildings, Historic Environment Scotland, 2017)</li> <li>Align with Yukon’s Heritage Emergency Response Network</li> </ul>	<ul style="list-style-type: none"> <li>“Keep your land clean, keep your animal, that’s your friend. You look after them; they’ll look after you. You look after your water, land, trees, you look after it, respect it. That’s our spirituality. Respect your fellow men, all these elder will tell you.” – Percy Henry, 1993. Dobrowolsky, Helene. <i>Hammerstones: A History of the Tr’ondëk Hwëch’in</i>. 2nd ed., Tr’ondëk Hwëch’in, 2014.</li> <li>Undertake a risk assessment of the community and help prepare owners and community groups for a potential disaster including severe storms, floods, earth movements, and forest fires. Example: Disaster Preparedness Toolkit, Heritage Victoria, last updated July 2024, Australia.</li> <li>Ensure heritage conservation is considered during the development any climate action plans in Dawson City. Similarly, ensure heritage conservation efforts are in alignment with goals set out in these documents, such as the Dawson Climate Change Adaption Plan (2011)</li> </ul>

### 3.5 ACCESSIBILITY AND INCLUSIVITY

The ability for people to enjoy, experience, and celebrate heritage is contingent on their ability to access it. Improving accessibility to both historic sites and public spaces is crucial to ensure that all residents and visitors can engage with the town’s unique heritage and the evolving cultural narratives of the community.



Figure 6: Yukon School of Visual Arts (SOVA), example of boardwalks typical in Dawson City

Community Needs	
<ul style="list-style-type: none"> <li>Improved mobility accessibility, that address issues such as unpaved roads, uneven terrain, raised buildings, and disconnected boardwalks</li> </ul>	<ul style="list-style-type: none"> <li>Better acknowledgement and celebration of the multi-layered narrative of Dawson</li> </ul>
Recommended Actions	
<ul style="list-style-type: none"> <li>Encourage connection of boardwalks where possible</li> <li>Allow design features that support aging in place, including ramps between buildings</li> <li>Undertake an accessibility audit to better understand barriers, challenges, and opportunities for improvement</li> <li>Diversify Dawson’s tourism appeal by incorporating Tr’ondëk Hwëch’in cultural histories and landscape. Balance the preservation of Gold Rush heritage with evolving community identities (arts, Indigenous culture, music).</li> </ul>	<ul style="list-style-type: none"> <li>Improve access to information and heritage processes. Both digital and print copies of resources should be available when possible, with clear user interfaces.</li> <li>Ensure heritage conservation efforts align with Accessibility, Inclusivity, Equity and Diversity government mandates. Example: the Yukon Sustainable Tourism Observatory’s Preliminary Study (2022) outlines “Tourism contributes to accessibility, inclusivity, equity and diversity in the Yukon” as a monitoring goal.</li> </ul>

### 3.6 INTENDED OUTCOMES

Areas of Actions are not constituted as static, but rather are flexible groupings that allow for a cross-cutting approach to Dawson City's changes and needs, whether present or future. The recommended actions are intentionally high-level, to ensure relevance and adaptation into the next decade.

The main two intentions of the Areas of Actions are:

**1) To support future heritage conservation initiatives and decision-making:** These Areas of Actions are intended to ultimately serve as foundational guiding principles that can be referenced by community members, City staff, and Council when making decisions surrounding heritage conservation in Dawson. For example, if there is a new idea for a heritage program or grant brought to Council by community members, this new idea should align with and be supported by one of these Areas of Actions, but may not be directly written in this HMP. This is because the priorities and needs of the living community will change over time, so these Areas of Actions were created as initial first steps in supporting both community-led and City-led heritage conservation efforts. While there are some specific examples provided in these Areas of Action (to help give more concrete ideas on potential next steps), it should also be recognized that there are many additional ideas that exist and will develop over time.

**2) To communicate how heritage conservation intersects with all aspects of living in Dawson City:** These Areas of Action also serve as a reminder that decisions surrounding heritage conservation do not occur in a silo, rather they intersect with and impact various aspects of everyday life and growth. And the inverse is also true; when non-heritage led initiatives, from city-planning to tourism efforts, are undertaken in Dawson City, these Areas of Action can be referenced to better understand how heritage will be impacted.

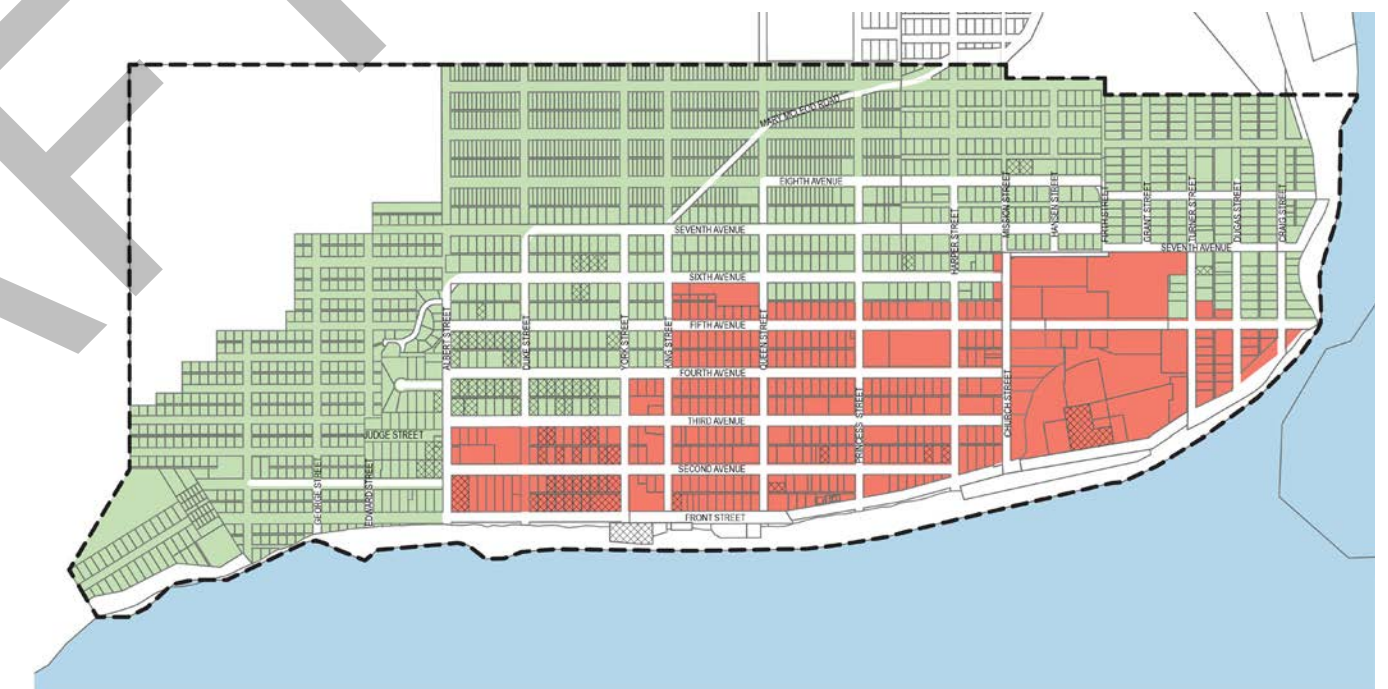


Figure 7: Various spaces, buildings, and landscapes showing aspects of Dawson City's heritage.

## 4 - HERITAGE MANAGEMENT AREAS

### 4.1 INTRODUCTION TO MANAGEMENT AREAS

While this Plan focuses on management of heritage within Dawson's historic townsite, different approaches are required for different areas. As such, this Plan defines two Heritage Management Areas – Downtown, and Residential.



- Residential Management Area
- Downtown Management Area
- Tr'ondëk Hwëch'in
- Historic Townsite Boundary

Figure 8: Map of Dawson's historic townsite showing Downtown Management Area and Residential Management Area boundaries.

## 4.2 INTRODUCTION TO MANAGEMENT AREAS

These two Heritage Management Areas, Downtown and Residential, are fairly similar to the Heritage Management Areas of the historic townsite in the 2008 HMP, but have been revised to closely align with the current zoning framework.

The Downtown Heritage Management Area is predominantly zoned for Commercial and Institutional uses and high density residential, reflecting the district's role as the economic, civic – and tourist – hub. Meanwhile, the Residential Heritage Management Area consists mainly of house-form buildings, preserving the traditional streetscapes and architectural patterns that define Dawson's historic

neighborhoods.

While some exceptions exist, this correlation between zoning and Heritage Management Area borders allows for the development of Design Guidelines based on the Heritage Management Areas that provide a framework for supporting historically sensitive development, encouraging property owners to balance contemporary needs with Dawson's architectural heritage.

By aligning with existing zoning regulations, the Heritage Management Areas ensure that growth and preservation efforts work together, maintaining the character that makes Dawson unique.



Figure 9: Streetscape within the Downtown Heritage Management Area

## 4.3 DEVELOPMENT WITHIN HERITAGE MANAGEMENT AREAS

The Heritage Management Areas should be used in coordination with the Design Guidelines. Any development applications for infill, new construction, and major renovations within the historic core of Dawson City must align with the guidelines provided in the Design Guidelines based on the Heritage Management Area they are located within.

Recognizing that the Downtown Heritage Management Area includes the bulk of the recognized historic Gold Rush-era structures, and serves as a major tourist destination, the Design Guidelines recommend a greater emphasis on historical accuracy in the selection of

materials, details, and architectural components in this area.

Comparatively, in the Residential Heritage Management area the requirements and recommendations are reduced to simplify the construction process for owners and address the needs for housing, growth, and development, but still include some guidelines to mitigate negative impacts to the historic fabric of Dawson City.

The Design Guidelines, and how to use them, are further described in Section 5.3 Design Guidelines.



Figure 10: Streetscape within the Residential Management Area

## 4.4 CULTURAL LANDSCAPES

While this HMP and the two Heritage Management Areas focus on Dawson City's historic townsite, it should also be acknowledged that Dawson City is recognized as a cultural landscape, shaped by generations of Tr'ondëk Hwëch'in stewardship, the transformative impacts of the Klondike Gold Rush, and the ongoing evolution of the community.

As described in the 2008 Heritage Management Plan, this plan acknowledges the Klondike Valley Cultural Landscape, which extends from Hunker Creek in the Lower Klondike River Valley to the confluence of the Klondike and Yukon Rivers.

A cultural landscape refers to the combined works of nature and humanity, reflecting the long-standing relationships between people and the land (UNESCO Operational Guidelines). In Dawson, this includes the traditional territory of the Tr'ondëk Hwëch'in, the pathways of gold seekers, the remnants of industrial and commercial activity, and the ongoing relationship between land, heritage, and community.

**"[Lucy Wood] said this Dawson area use to be marsh country for moose, they hunt moose in this area, swamp. Lousetown use to be where they dry their fish and dry their meat when they go hunting...Lousetown too, they go up on the hill and they picked cranberries and blueberries in the fall time for their winter feed. Then they use to fish up the Rabbit Creek that they used to call it."**

**– Doris Roberts (Adair), 1993**

### Layers of the Landscape

Within this broader cultural landscape, Dawson City contains distinct character areas, each reflecting different aspects of its heritage. These include the historic core of Dawson, industrial mining zones, and the natural features that have guided human movement and settlement. These Character Areas were defined in the 2008 HMP and further developed overtime, and can be found in Appendix E.

While the majority of the heritage buildings located in the historic townsite reflect the Gold-Rush era, the land itself tells a much older and continuing story, shaped by the Tr'ondëk Hwëch'in for thousands of years. The city and its surroundings continue to evolve, balancing historic preservation, economic development, and cultural resilience. Some key cultural features include:

### Èdhä Dädhëchä (Moosehide Slide)

Èdhä Dädhëchä, or Moosehide Slide, is a landmark of immense cultural and historical importance, and a Municipal Heritage Site. The Tr'ondëk Hwëch'in named this feature for its resemblance to a moose skin stretched out to dry. It has long served as a point of navigation, a place of identity, and a symbol of belonging. For many stamperers arriving by river during the Gold Rush, the sight of the slide signaled the end of their journey. Today, it remains an enduring presence, representing Tr'ondëk Hwëch'in sovereignty, connection to the land, and the layered history of Dawson City.

**"My dad [Chief Isaac] saw that they'd get civilized with that gold rush and was afraid that his people would learn bad habits from the white people, drinking and trouble like that. He wanted his people to be moved away from the city, so he talked to government and got them moved three miles down to Moosehide."**

**– Patricia (Isaac) Lindgren, 1977**



Figure 11: Èdhä Dädhëchä

## Tr'ochëk

Located at the confluence of the Klondike and Yukon Rivers, Tr'ochëk was a traditional salmon fishing camp of the Tr'ondëk Hwëch'in before being displaced by the influx of gold seekers in the late 19th century. Now designated as a National Historic Site, Tr'ochëk continues to be a place of gathering, teaching, and cultural renewal for the Tr'ondëk Hwëch'in.



Figure 12: Tr'ochëk

**"Grandma told me when I was nine or ten, Lousetown was over there. When the white people came, they didn't know where they come from. So they traded them with things like sugar, tea and flour. Then they get some gold. They say it was real gold, but it was not...it was just painted rock, so Grandma noticed it, you know. They say they were looking for gold theirselves. They know it right away, the whole bunch of them there all together. They wanted to know where the whiteman come from, but the whiteman they don't know where they come from. They trade everything to the natives, so they wanted this Lousetown bad. Not even much food they get, and they take this Lousetown away from them. Then they moved down to Moosehide, stayed there...Not even much they pay for, they cheat, you know that...They took this Lousetown for nothing; it all belongs to native."**

**– Chlora Mason, 1993**

## A Living Landscape

Recognizing Dawson as a cultural landscape ensures that heritage management extends beyond individual structures to include the natural, built, and lived environment. This approach supports the protection of significant sites while also ensuring that Dawson remains a dynamic and evolving community, where history is both preserved and actively shaped by those who live here today. By aligning with the Tr'ondëk-Klondike UNESCO World Heritage Management Plan, this HMP fosters a balanced, inclusive approach to heritage conservation – one that respects the deep histories embedded in the land while ensuring Dawson's future as a place of belonging and continuity.

## Tr'ondëk Hwëch'in Presence Within Dawson

Dawson is a community where Tr'ondëk Hwëch'in people live, lead, and shape the landscape alongside others. Homes, gathering places, and settlement lands are found throughout town, reflecting a continuous relationship to this place that is both deep-rooted and ongoing. This is not a pattern of separation, but of shared space, where presence and belonging are interwoven across the cultural and built environment.

This way of living together - where Indigenous presence is not pushed to the margins but integrated into the rhythms of daily life - is central to what makes Dawson City unique. It reflects relationships that have endured across generations and continue to guide how the community moves forward.

Recognizing this presence is essential to understanding Dawson as a living cultural landscape, grounded in connection, responsibility, and continuity.

# 5 - IMPLEMENTATION TOOLKIT



Corner of Queen St and Second Avenue

## 5.1 OVERVIEW OF IMPLEMENTATION TOOLKIT

While the Heritage Management Plan provides an overarching framework for heritage conservation in the Dawson City, a number of other tools are required as part of heritage conservation. These tools include the Heritage Bylaw, Design Guidelines, and a Research Guide and Resource List. Each has their own specific purpose and can be referenced directly for specific needs, while together they form a toolkit for heritage conservation. The following is a brief description of each, and where to find these tools.

<b>Heritage Bylaw</b>	
The Heritage Bylaw is a regulation that governs the preservation and management of historic resources in Dawson City, including development applications, permits, funding incentives, and penalties.	
<b>Design Guidelines</b>	
Design Guidelines ensure new development is well integrated with the historic context by focusing on key architectural elements like form, scale, and proportion, while allowing for modern construction. They simplify the approval process and provide clarity for applicants, staff, Council and HAC.	
<b>Research Guide &amp; Resource List</b>	
The Research Guide is a comprehensive list of resources available for research into Dawson's history and heritage. This guide is a tool for those submitting development applications who want to further research and understand Dawson's history and heritage.	

## 5.2 HERITAGE BYLAW

The Heritage Bylaw regulates, prohibits, and imposes the heritage requirements regarding development applications in Dawson City. This includes defining the Heritage Advisory Committee structure and proceedings, Historic Resources Permit, Heritage Fund, Incentives, and Penalties.

The Heritage Bylaw can be found [here \(link\)](#).

## 5.3 DESIGN GUIDELINES

### Overview

Design Guidelines have been used in Dawson City for decades as a tool to ensure new development is well integrated into the historic context. In 2025, the guidelines were revised with the goal of making the development process more user-friendly for citizens and applicants, as well as to help streamline and clarify approval processes for staff, Council, and the Heritage Advisory Committee.

Currently, this Plan is recommending inclusion of these guidelines as part of the Heritage Bylaw to simplify the number of documents referenced for applications.

The Heritage Design Guidelines for Dawson build upon the city's existing zoning approach, and are written as form-based zoning applied to two Heritage Management Areas. The City's existing zoning already includes some elements of form-based zoning, and this approach is permitted within the Yukon Municipal Act.

Since the general building approach during the Gold-Rush era in Dawson involved relatively simple and quick designs (with the exception of Government buildings), the Design Guidelines developed are intended to not be overly burdensome for applicants looking to build within the town. The Guidelines focus on fundamental architectural principles—such as form, scale, proportion, and higher levels of detailing—that align with the town's historic character while allowing for functional, modern construction.

By emphasizing straightforward and historically appropriate design elements, related to the zoning that they would be building in, the requirements provide clarity for builders and property owners, ensuring that new developments integrate well with Dawson's heritage streetscapes. Rather than imposing restrictive or complex design mandates, the guidelines serve as a practical framework, making it easier for applicants to contribute to the town's historic fabric.

### How to Use the Design Guidelines

Depending on 1) project category and 2) which Heritage Management Area the development is located within, applicants will be directed to an applicable section of the Design Guidelines. The project categories are as follows:

- Infill, Redevelopment, and Major Renovation: Residential Management Area and Downtown Management Area have specific guidelines for these projects.
- Reconstruction of Historic Buildings: Projects that aim to restore lost structures will be granted a streamlined approval process, provided they are based on thorough archival evidence.
- Conservation of Historic Buildings: Sites that have heritage recognition through City of Dawson or Yukon Governments and UNESCO.
- Major Projects: Projects that are institutional or large scale, as defined in the Design Guidelines, require Heritage Impact Assessment and planning approvals.

The Heritage Management Areas are described in section 4.1.

The Design Guidelines can be found [here \(link\)](#).

The Design Guidelines do not apply to Settlement Land; Tr'ondëk Hwëch'in have their own jurisdiction (see Figure 2).

It is important to understand that while these guidelines support heritage conservation across the municipality, Tr'ondëk Hwëch'in stewardship of land, history, and cultural continuity is ongoing and distinct. Tr'ondëk Hwëch'in ways of knowing, governance, and land relationship principles - including Tr'ëhudè - inform planning, design, and heritage practice within Settlement Land and beyond.

As Dawson City evolves as a shared cultural landscape, care must be taken to avoid cultural appropriation in design. This means that using visual elements, motifs, or stories from Tr'ondëk Hwëch'in culture without direct involvement, permission, or relationship can be harmful and is not appropriate. Cultural appreciation, on the other hand, begins with collaboration, consent, and respect - ensuring Tr'ondëk Hwëch'in voices are guiding how their culture and knowledge appear in the built environment. When in doubt, ask, listen, and seek direction from appropriate Tr'ondëk Hwëch'in Government representatives.

**How to Use the Design Guidelines Cont'd**

The **flow chart** on the subsequent page outlines the different project streams established as part of the revisions to the Heritage Bylaw and the associated Design Guidelines. This visual tool is designed to help users navigate the updated framework by categorizing projects based on their scope and type.

By following the flow chart, applicants, heritage professionals, and municipal staff can efficiently determine the applicable Design Guideline section relevant to their specific project.

Within each referred section, the necessary application requirement references are clarified, along with procedural steps for each project type. This approach provides applicants with a clear pathway to compliance. Whether a project involves restoration, adaptive reuse, infill development, or alterations to heritage properties, or is a major project, the chart is intended to help streamline the process by directing users to the appropriate guidelines, documentation needs, and approval mechanisms.

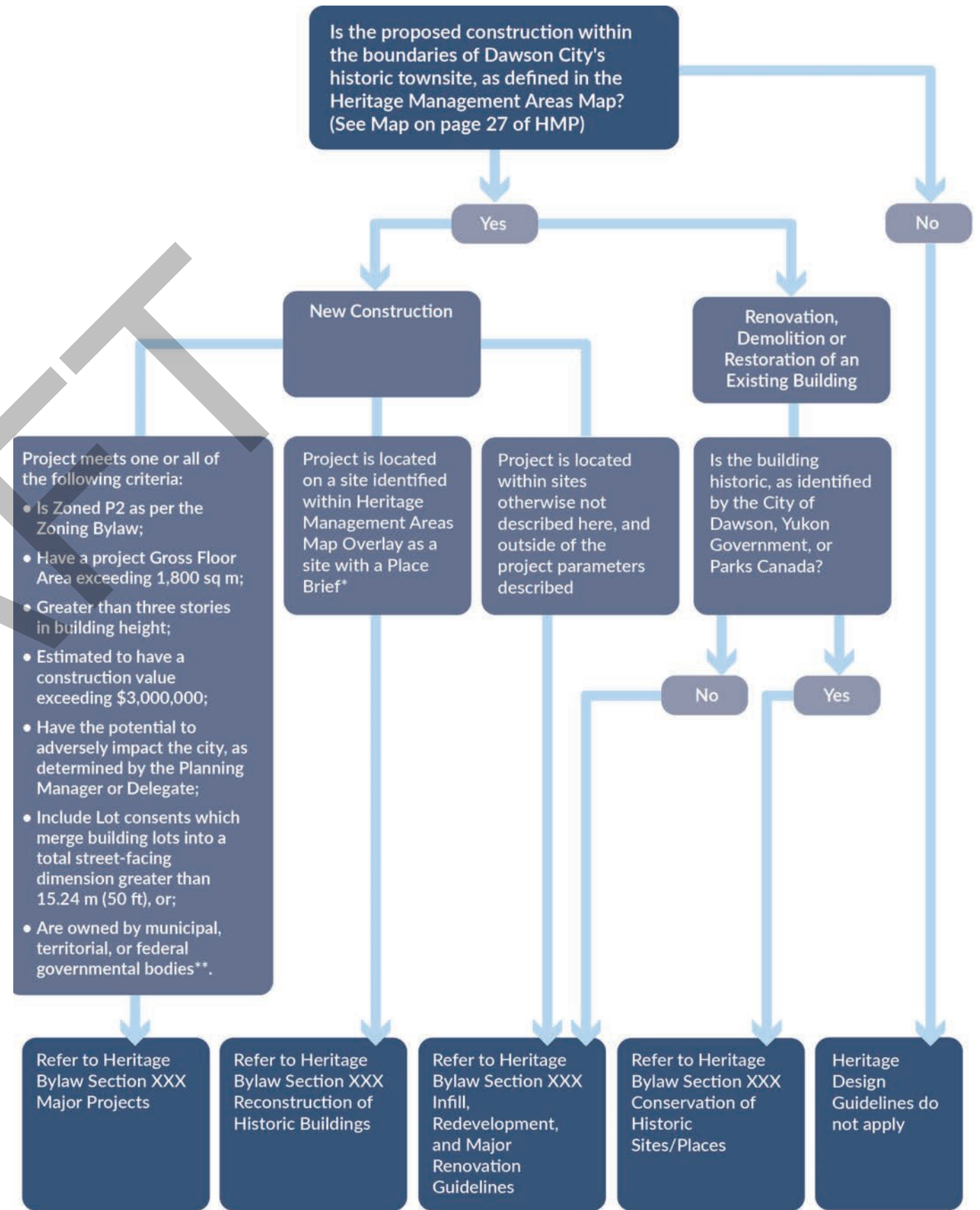
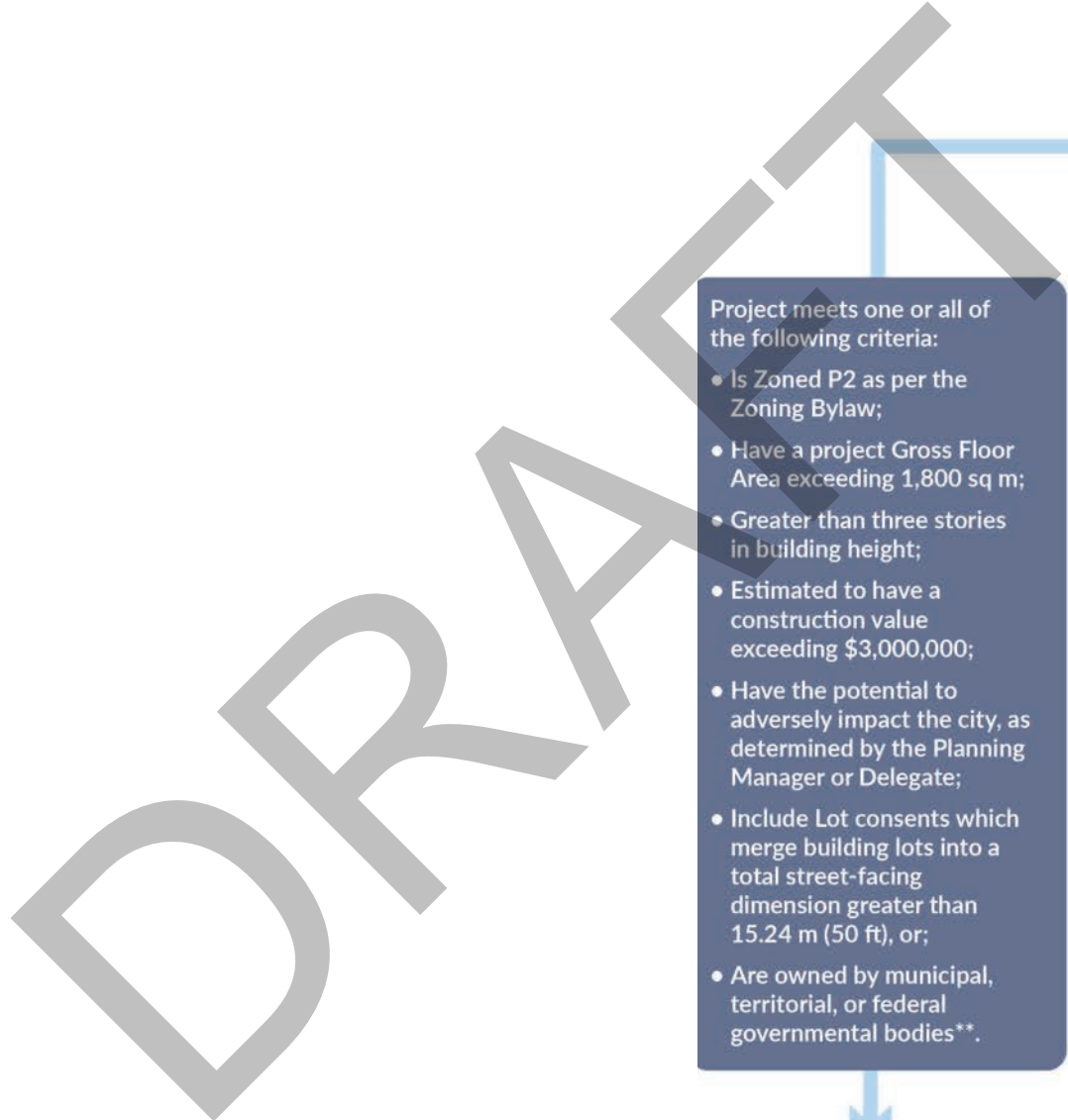


Figure 13: Design Guidelines User Flow Chart

\*This layer will be developed as part of the final plan.

\*\*Unless project parameters fit within definitions of Infill, Redevelopment and Major Renovation Guidelines.

## 5.4 RESEARCH GUIDE & RESOURCE LIST

While this HMP provides an overview of policy and principles for heritage management, and the design guidelines provide guidance on new developments, residents and community members in Dawson have also expressed interest in having a research guide. The purpose of the research guide is to compile a comprehensive list of all the resources available for research into Dawson's history and heritage. This research guide is a tool for those submitting development applications who want to further research and understand Dawson's history and heritage beyond the HMP and Design Guidelines.

The Research Guide and Resource List can be found here ([link](#)).

Whether for a development application or general public curiosity, this research guide intends to provide resources for those asking:

- What is the history of Dawson City?
- Where can I find archival photographs to use for design inspiration?
- What are historic construction materials?

And more!

A "How to Cite Sources" section is also included to ensure accuracy when citing sources.

## APPENDIX

DRAFT

## A - PROJECT PROCESS

A consultant team led by Giaimo + Associates Architects Inc. (“Giaimo”) with sub-consultants M.R. Letourneau and Associates Inc. and Narratives Inc. was engaged by the City of Dawson through an RFP process in July 2024 to undertake a comprehensive review and update of the Dawson Heritage Management Plan and Heritage Bylaw.

Deliverables include a new/revised:

- Heritage Management Plan
- Heritage Bylaw
- Design Guidelines

The scope of work for these deliverables, as outlined in the RFP, were focused on creating contemporary and pragmatic tools for heritage management, as opposed to undertaking research into the history and heritage of Dawson given that significant historical research has already been completed by many (see Research Guide).

A Working Group and Advisory Committee were established for this project:

- Working Group: The Working Group for this project included representatives from the City of Dawson, Tr’ondëk Hwëch’in, Yukon Government Historic Sites, Parks Canada. A total of 4 Working Group meetings were held throughout this process, in addition to discussions that took place during the site-visit.
- Advisory Committee: Made up of volunteer community members, the Advisory Committee’s primary role is to share local insights and act as a sounding board for the HMP & HB Project Team during the creation of the renewed HMP & HB; as such, they will provide high-level feedback on: the public meeting format, opportunities and challenges of the current HMP & HB, and visioning and direction for the renewed HMP & HB. While the HMP & HB Project Team will carefully consider the recommendations or comments provided to them by the Committee, they will not be bound by such suggestions. A total of 3 Advisory Committee meetings were held throughout this process, as well as discussions that took place with Committee members during the public engagement stage. A full Terms of Reference is included in the Appendix.

The project process and timeline is as follows:

- July 2024 background review : As the initial step for this project, the consultants completed a background review of relevant documents, material, and information to inform the project process. Additionally, a gap analysis that outlined, based on this review, a preliminary assessment on the strengths, weaknesses, opportunities, and challenges for this project was prepared.

- August 2024 site visits, tours and, public engagement: The project team visited Dawson to introduce the initiative and engage with the community through a public meeting. Community Co-creation Feedback Boards were displayed at Town Hall for a week, providing an opportunity for residents to share their input. The feedback gathered from the public engagement was then carefully reviewed and analyzed. During their visit, the team also met with representatives from the Tr’ondëk Hwëch’in Natural Resources, Heritage, Housing, and Infrastructure departments, as well as Dawson City staff and the project Working Group. Additionally, the Yukon Government and the City of Dawson hosted a guided tour of the city for the team.
- September-October 2024 precedent research : Thorough research was completed to explore proven strategies in the following categories: Plan Format and Content, Heritage Advisory Committee, Design Guidelines, Indigenous Heritage, Environmental Sustainability, and other comparable community contexts.
- November-December 2024 develop proposed approach: Based on public engagement analysis, the team’s visit to Dawson, and Working Group’s feedback on the precedent study, an approach for the revised HMP and HB was developed and presented to the Working Group and Advisory Committee
- January-March 2025 develop draft report
- March-April 2025 review and discussions on draft report
- May 2025 presentation to council, revise draft report based on direction from council
- June-July 2025 submit final report

While the initial RFP schedule stated that this project would be completed by May 2025, the project team and City determined that it would be best to extend the timeline to July 2025 to allow for alignment with the Official Community Plan (OCP) project update that is also underway. Multiple meetings were held between this project team and the OCP project team throughout both processes.

## B - PROJECT TEAM

**Gaiimo + Associates Architects Inc. ("Gaiimo")** is an architecture and heritage conservation consulting firm founded in 2015 with extensive experience in a wide range of public and private sector projects across Canada. Gaiimo has overseen a number of award winning projects, such as The Oculus Revitalization which received a 2023 Toronto Urban Design Award for Community Activation, a 2022 Heritage Toronto Award for Built Heritage, Architecture and Planning, a 2021 Lieutenant Governor's Ontario Heritage Award, Excellence in Conservation, a 2021 ACO Award for Heritage Public Education and Engagement, and a 2021 CAHP Award for Heritage Education, Awareness & Scholarship. As Prime Consultants, key personnel involved in this project include:

### **Joey Gaiimo, OAA CAHP MRAIC, Principal-in-Charge**

Role: As Principal at Gaiimo, Joey provided review for this project, with particular focus on the Heritage Management Plan and Design Guidelines.

Bio: An licensed architect (Ontario Association of Architects - OAA) and educator, Joey brings 30 years of experience across Canada in the architectural, heritage, and engineering professions, including an extensive portfolio in integrating design and conservation. As Principal, he has led dozens of public and private sector projects that integrate new design within existing buildings through renovations, retrofits, restoration, and adaptive reuse. His projects have received numerous awards, including a Lieutenant Governor's Ontario Heritage Award for Excellence in Conservation for the revitalization of the Oculus pavilion. For over seven years, Joey has been an instructor in the Department of Architectural Science at Toronto Metropolitan University (previously Ryerson University) where he acts as thesis advisor, lectures on heritage conservation, and teaches design studios with an emphasis on heritage conservation and adaptive reuse.

### **Mitchell May, OAA CAHP CPHD, Associate and Heritage Architect**

Role: As a core team member, Mitchell was involved in collaborating on all aspects of the project, with particular focus on leading the development of the Heritage Design Guidelines.

Bio: As an architect (Ontario Association of Architects - OAA), heritage consultant and member of CAHP (Canadian Association of Heritage Professionals), and certified passive house designer (CPHD), Mitchell brings over a decade of diverse experience on project across Canada that integrate new with old. Over the last nine years at Gaiimo, he has led dozens of architectural projects within heritage-designated buildings. Dedicated to developing sustainable solutions for clients, his work integrates low-carbon design, circular economy principles, and passivehouse approaches within existing buildings. Mitchell is a member of the City of Toronto's Toronto Preservation Board, as well as the CAHP Education and Professional Development Committee.

### **Stephanie Mah, CAHP, Creative Director and Project Lead**

Role: As the Project Lead/Manager and a core team member, Stephanie was involved in collaborating on all aspects of the project, with particular focus on leading the development of the Heritage Management Plan, public engagement, and overall project coordination, presentation, and communications.

Bio: Stephanie brings a decade of multi-disciplinary expertise in architectural history and conservation, sustainable city-building, public engagement, and placemaking. She is an architectural historian with a Bachelors of Arts (Honours) from Carleton University with a major in History and Theory in Architecture, and a member of Canadian Association of Heritage Professionals (CAHP). She specializes in community building, circularity and reuse, and heritage as climate action. Since 2014, Stephanie has held various positions at the non-profit charitable organization Architectural Conservancy of Ontario (ACO), most recently serving as President of ACO Toronto Branch from 2022-2024 where she led the award-winning Oculus Revitalization. She is a board member of ICOMOS Canada, past member of the Downtown Yonge Business Improvement Area (BIA) Board of Directors, and past member of the Society for the Study of Architecture in Canada (SSAC) Diversity, Equity, Inclusivity, and Sustainability Committee.

### **Sara Shemirani, B.Arch.Sci.**

Role: As an architectural designer and heritage specialist at Gaiimo, Sara contributed to various aspects of this project, including research and production for the Heritage Management Plan.

Bio: Sara is an architectural designer with experience working on existing buildings and heritage projects across Ontario. Over the last five years at Gaiimo, she has contributed to a range of projects from multi-unit residential renovations, building condition assessments, and conservation plans to design exhibits and heritage interpretation installations. Sara has volunteered for the non-profit Architectural Conservancy Ontario (ACO) since 2019, most recently as the ACO NextGen Vice Chair, and is a Toronto Metropolitan University alumnus member of the Department of Architectural Science's Equity, Diversity, and Inclusion Committee.

### **Trevor Whitten, M.Arch**

Role: As an OAA Intern Architect at Gaiimo, Trevor contributed to the development of the Design Guidelines.

Bio: Trevor is an OAA Intern Architect with over half a decade of experience working at architecture firms across Canada. Since joining Gaiimo in 2021, Trevor has worked on a range of architectural projects including the revitalization and transformation of The Hermant Building in Toronto, restoration of Rockwood Academy, multiple renovations of heritage building for University of Toronto, and various municipal Cultural Hub Feasibility Studies for the City of Oshawa and Town of Collingwood. Trevor is interested in how quality design and craftsmanship can prolong a building's lifespan and bring new value to existing objects, structures, and places.

**M. R. Letourneau and Associates Inc.**, is a specialized heritage and strategic planning firm founded in 2024 focused on creative solutions for the management of cultural heritage resources. As the heritage planning sub-consultant, key personnel involved in this project include:

### **Dr. Marcus Letourneau, MCIP, RPP, CAHP, CIPM**

Role: As a core team member, Marcus was involved in collaborating on all aspects of the project, with particular focus on leading the development of the Heritage Bylaw.

Bio: Marcus brings over 20 years of experience to his practice, which is particularly focused on

## C - WHAT WE HEARD REPORT

heritage legislation, strategic planning, heritage planning and processes. He has been involved in over 300 projects either as the project director, project manager or as the senior heritage planner. He has been qualified as an expert heritage witness for the Ontario Land Tribunal (former OMB/LPAT/CRB) (heritage planning with a specialization in cultural heritage landscapes; land use planning with a specialization in heritage conservation; cultural heritage specialist, and heritage conservation), and as an expert witness for both a Superior Court Hearing and a judicial inquiry for the Public Lands Act. He co-authored the second edition of *Heritage Planning* (Routledge) with Dr. Hal Kalman (2020). He is also an Adjunct Assistant Professor in the School of Planning and Contributing Associate for the Heritage Resources Centre at the University of Waterloo and an Instructor for the Cultural Resource Management program at the University of Victoria. He co-teaches the facilities management course for the Ontario Museum Association.

**Narratives Inc. ("Narratives")** is a planning firm founded in 2017, specializing in impact assessment, Indigenous planning and advisory services, and conflict resolution. Narratives has over 30 staff and collectively we have received numerous awards and recognitions, including the 2024 International Association for Impact Assessment Corporate Initiative Award with the Niiwin Wendaanimok Partnership on the Harmonized Impact Assessment model used on the TransCanada Highway Twinning Project, and the 2021 Award of Merit for Planning Excellence - Reconciliation from the Canadian Institute for Planners. Narratives is driven by the pursuit of holism- to continuously push the boundaries of research, policy, planning, and design through innovative and inclusive methods and techniques. As the land relations sub-consultant, key personnel involved in this project include:

### **Desirée Theriault, B.EnvD, M.LArch**

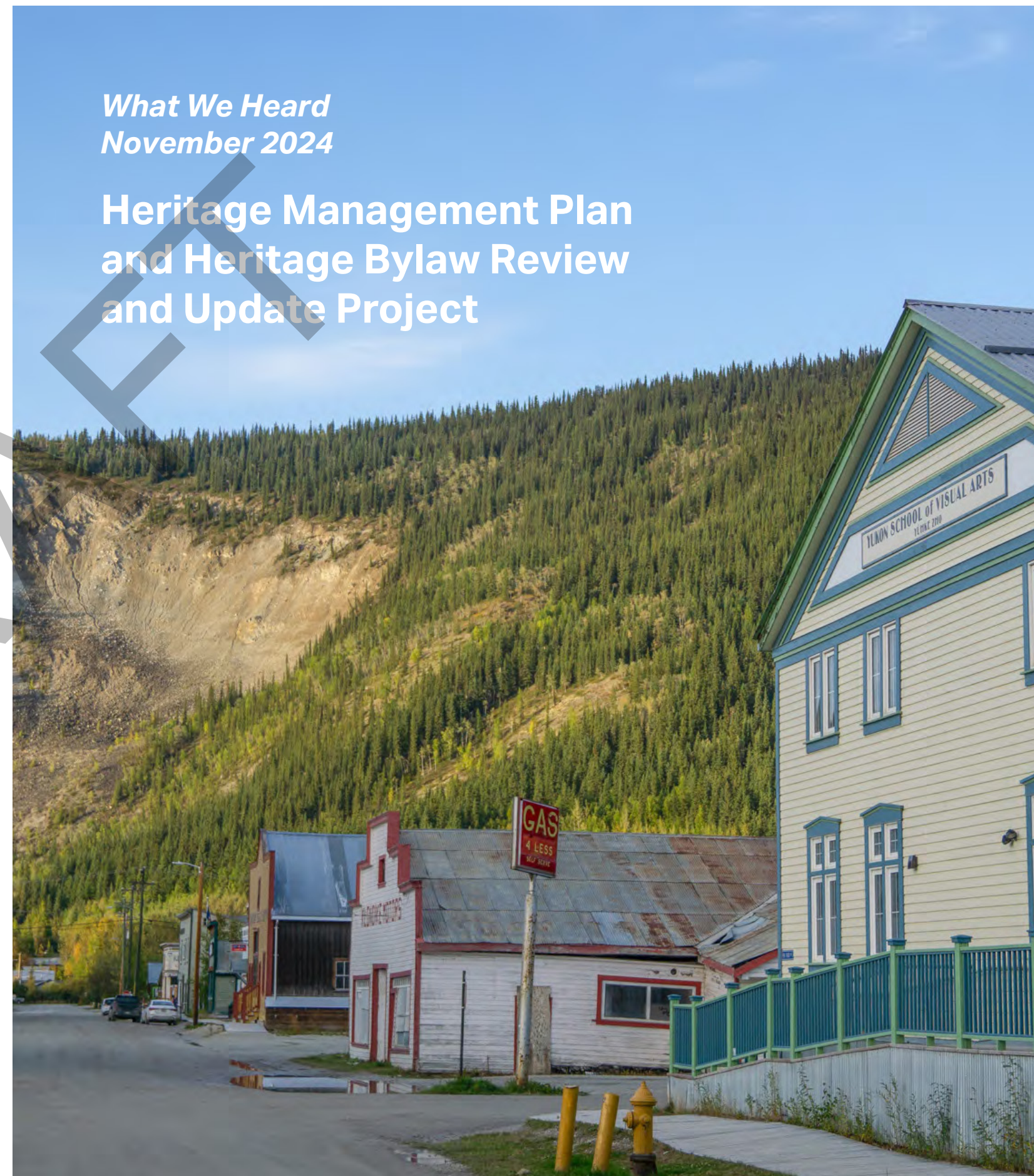
Role: As core team member, Desirée was involved in collaborating on all aspects of the project, with particular focus on leading efforts to work collaboratively with Tr'ondëk Hwëch'in First Nation and integrate Tr'ondëk Hwëch'in heritage throughout the Heritage Management Plan.

Bio: Desirée is an award-winning Métis designer, as well as a partner and senior landscape designer with Narratives Inc. As a Métis designer, Desirée's professional journey is deeply rooted in trauma-informed experiences, combining Indigenous social, cultural, and spiritual resurgence to honor memories and stories. Her primary expertise revolves around the intersections of trauma-informed design, memorialization, Indigenous cultural reclamation, and ecological stewardship. Desirée is recognized for her work in community engagement through resilient placemaking, representation, and the pursuit of spatial justice.

### **Dr. Lydia Schoeppner, PhD, MA**

Role: As core team member, Lydia was involved in collaborating on all aspects of the project, with particular focus on leading efforts to work collaboratively with Tr'ondëk Hwëch'in First Nation and integrate Tr'ondëk Hwëch'in heritage throughout the Heritage Management Plan.

Bio: Lydia is a senior researcher at Narratives Inc. In this role, she directs and coordinates the collection of oral testimonies using conversation as the main method, the requisition and analysis of archival records, and the preparation of collected materials for data repatriation. She completed her Ph.D. in Peace and Conflict Studies at the University of Manitoba. Lydia has roots in Germany, where she completed her master's in political studies at Philipps-University Marburg.



*What We Heard  
November 2024*

## Heritage Management Plan and Heritage Bylaw Review and Update Project

# INTRODUCTION



## About the Project

A consultant team led by Giaimo + Associates Architects Inc. ("Giaimo") with sub-consultants M.R. Letourneau and Associates Inc. and Narratives Inc. has been engaged by the City of Dawson to undertake a comprehensive review and update of the Dawson Heritage Management Plan (HMP) and Heritage Bylaw (HB). A project kick-off meeting was held on June 26, 2024.

The project scope is to complete a comprehensive review of the HMP and HB and update these to reflect practical and forward-thinking strategies and policies to improve heritage conservation initiatives, while actively involving and engaging the wider community:

- **Heritage Management Plan, 2008:** The City of Dawson's local guiding document for overseeing development in Dawson. Includes vision and objectives, character areas, procedures for heritage management, tools for heritage conservation, design guidelines, and incentives for conservation of historic places and process for recognizing heritage places.

- **Heritage Bylaw, Bylaw No. 2019-04:** Bylaw that outlines the duties and obligations of the Heritage Advisory Committee; the designation and protection of municipal historic resources; and the framework of a Heritage Fund program.

The updated HMP will specifically focus on the historic townsite.

## Working Group and Advisory Committee

A Working Group and Advisory Committee have been established for this project. The Working Group includes representatives from Tr'ondëk Hwëch'in (Heritage), Yukon Government (Historic Sites), Parks Canada (Klondike National Historic Site), and City of Dawson (Planning and Development). The Advisory Committee includes 10 volunteer community members from diverse industries and backgrounds to provide local insights and knowledge and act as a sounding board for the project; the Advisory Committee Terms of Reference is included in the Appendix.

# PROCESS



## Community Engagement

A public meeting was held on Tuesday, August 27, 2024. It was attended by 20 community members, as well as members of the Working Group, HMP consultant team, and OCP consultant team. The format was a brief 15-minute project presentation by the HMP consultant team followed by a 1-hour co-creation session which focused on two topics: 1) what we've heard (challenges) and 2) where we're going (priorities). Interactive engagement boards, as well as printed out sheets, were used during the co-creation session to help prompt discussion and gather community inputs. The goal was not to develop solutions in the moment, but rather to understand the limitations and frustrations with the current HMP and what community members would like to see addressed and achieved through the new HMP.

Additionally, a drop-in session was held on Thursday, August 29, 12-1pm at Council Chambers, City Hall, which was attended by 3 people. The interactive engagement boards and sheets remained in-person at Council Chambers for 7 days, so that community members could drop by and add comments on their own time. Digital copies of the engagement sheets were also uploaded to the City's website and shared on Facebook, allowing community members to submit feedback via email, however none were received. The presentation and interactive engagement boards are included in the Appendix as reference.

## Meetings, Tours, and Discussions

The consultant team was in-person in Dawson from August 27-30, during which time they also had meetings and tours with a number of key community interest groups, organizations, and representatives, including:

- Parks Canada, Klondike National Historic Sites
- Yukon Government, Historic Sites
- Tr'ondëk Hwëch'in, Heritage
- Tr'ondëk Hwëch'in, Housing and Infrastructure
- Tr'ondëk Hwëch'in, National Resources
- City of Dawson, staff (CAO Office, Bylaw Services, Parks and Recreation, Planning and Development)
- Stantec, Official Community Plan (OCP) Consultant team
- City of Dawson, Fire Department
- Yukon Energy
- Klondike Development Organization

During this in-person visit, the consultant team also made an effort to discuss the HMP casually with residents, staff, and tourists at various establishments in Dawson including coffee shops, restaurants, Dänojà Zho Cultural Centre, Yukon School of Visual Arts, and Klondike Institute of Art and Culture, to gain additional insights. We also met with developers and architects who have built projects in Dawson, to understand their experience following the HMP & HB.

# SUMMARY OF KEY THEMES



Based on this variety of input channels, a number of key themes emerged in relation to *challenges* and *priorities*:

## Format and User Experience

*Challenge:* the HMP is not seen as user-friendly, particularly due to:

- Length: residents found that the extensive length, order of content, and overall process is not easy to navigate or understand
- Lack of clarity: There are a number of sections in the HMP that community members expressed confusion over both application and relevancy, including the purpose of the 8 character areas vs 3 management areas

*Priority:* focus on creating a practical guide that provides tools to the community by:

- Communicating clear process
- Ease of access to information
- Better graphic design and visual aids such as flowcharts, timelines, diagrams, and images
- Consider other forms of info sharing such as a website, podcast, video, etc

## Development Process

*Challenge:* concern that the HMP makes the development process difficult by:

- Delaying new housing: going through the HAC process is too slow, a frustration further amplified by the brief construction period which means projects easily get pushed back by a year if they don't receive feedback and approvals promptly
- Lack of clarity: feeling that the design guidelines and HAC process are well-intentioned but too subjective, inconsistent, and/or confusing, making it difficult to follow and thus not always resulting in high quality projects
- Lack of Indigenous considerations: The design guidelines, with their emphasis on Gold Rush Era colonial architecture, are not relevant or appropriate for Tr'ondëk Hwëch'in developments



*Priority:* there was overall agreement that the new HMP must provide new Design Guidelines with greater clarity that help streamline the process, but the preferred approach to achieving this varied between:

- Stricter design guidelines: about half of respondents felt that more explicit, direct, clear guidelines that specify building material and ratio requirements would solve the above challenges
- Flexible approvals: about half of respondents felt that approvals should be more flexible, focusing on sense of place and thematic values as opposed to specific architectural requirements, to respond to the above challenges
- Visual aids: there was widespread agreement that better visual aids, graphics, and drawings were needed
- Revise HAC process: reassess the HAC process to provide greater clarity and consistency
- Tr'ondëk Hwëch'in jurisdiction: acknowledge that Settlement Land is Tr'ondëk Hwëch'in jurisdiction and thus the Design Guidelines and HAC process are not applicable to development on Settlement Land

## Tr'ondëk Hwëch'in Heritage

*Challenge:* there is an overall lack of Tr'ondëk Hwëch'in heritage, style, and cultural expression in the plan:

- Missing Values: the HMP is missing focus on heritage as a living thing; not only the historical and architectural aspects of heritage but also the cultural, spiritual, and environmental dimensions
- Outdated: A lot of progress was made in conservation efforts through the Tr'ondëk-Klondike UNESCO designation, which isn't reflected in the HMP

*Priority:* work with Tr'ondëk Hwëch'in to ensure the HMP takes a more holistic approach to heritage conservation:

- Update policy framework: Settlement Agreement, the Tr'ondëk Hwëch'in Heritage Act (2016), Tr'ondëk-Klondike World Heritage Site Management Plan (Draft December 2020), 2022 Yukon's Living Heritage campaign, the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) and the Truth and Reconciliation Commission of Canada Reports, at minimum should be integrated into the HMP policy framework
- Living heritage: recognition that heritage is not historic and static, but is living and we must focus on moving forward together. Ensuring citizens are able to access the land they need, for housing, traditional pursuits etc
- Defining Tr'ondëk Hwëch'in Jurisdiction: Clearly defining jurisdiction as per the Tr'ondëk-Klondike World Heritage Site Management Plan to prevent appropriation of TH styles by external developers

## Living Community

*Challenge:* given that the plan is from 2008, it no longer reflects the current social and economic state of 2024:

- Lack of relevance: concern that there isn't a point in the heritage conservation of Dawson if no one can afford to live here
- Demo by neglect: concern over both safety and loss of heritage of derelict properties; at the same time it is frustrating that so many buildings are vacant when there is a need for space for housing, community gathering, arts activities, and other possibilities



*Priority:* focus on how the HMP impacts quality of life:

- Livability: update to include key topics that must be addressed such as affordability, climate, and housing
- Community collaboration: explore opportunities of mutual benefit in leveraging local heritage and conservation efforts in collaboration with local groups, such as with the arts community
- Sense of place: important to consider not only individual buildings, but the urban fabric as a whole including the walkable scale, community gathering spaces, and other important elements that contribute to sense of place

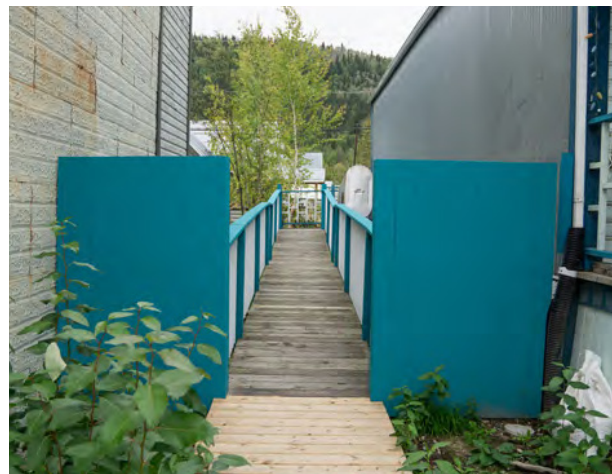
### Environment & Climate

*Challenge:* The HMP does not address the implications of climate change:

- Heritage at risk: concern that historic structures are at higher risk of loss due to extreme weather and natural disasters
- Sustainability-led decision making: as the environment impacts all aspects of livability, any Plans must integrate decarbonization strategies

*Priority:* integrate more recent climate crisis considerations:

- Risk Management: consider strategies for responding to the increases in forest fires, flooding, rising temperatures, and other natural disasters
- Retrofit design guidelines: consider guidelines for how to undertake retrofits while still conserving heritage value of structures, such as for energy upgrades, fire protection, and integrating new green technologies in historic contexts



### Financial Sustainability

*Challenge:* concern over the number of historic structures being lost to neglect and abandonment, due to high cost of restoration and reuse.

*Priority:* explore models that encourage more affordable conservation methods, so that community members can afford to reuse vacant historic buildings

### Tourism

*Challenge:* tourism is a significant economic driver for Dawson, however there is concern that it may be put at risk due to:

- New developments: if not designed well, new developments dilute the heritage value and historic authenticity of Dawson and thus the tourism appeal
- Relevance: concern for future potential decline in interest in Gold Rush era tourism
- Livability: tourism industry cannot grow due to lack of affordability resulting in not enough people to work in the industry

*Priority:* addressing the needs of a living community is essential in supporting the tourism industry.

- Diversify: Diversify Dawson's tourism appeal by incorporating TH cultural histories and landscape. Balance the preservation of Gold Rush heritage with evolving community identities (arts, Indigenous culture, music).

### Accessibility

*Challenge:* concern that living and visiting Dawson isn't inclusive of all abilities due to historic features such as unpaved roads and uneven terrain.

*Priority:* explore options for improving accessibility while still maintaining heritage value and character.

### Education & Capacity-Building

*Challenge:* it's unclear how community members can learn more about conservation processes and use the HMP as a practical tool due to:

- Difficulty navigating resources: while there is an extensive wealth of historical research resources, many community members were unaware of how to find and use these resources or didn't have time to sort through all resources
- Lack of professional heritage expertise: concern that across HAC, municipal staff, and contractors, there wasn't sufficient heritage knowledge to actually abide by the intent of the HMP

*Priority:* use this project as an opportunity to support educational efforts including:

- Knowledge-sharing: creating space and resources for citizens to be stewards of their city

## NEXT STEPS



### Draft Report

This community feedback is essential in guiding the direction of the HMP and HB. Given that a majority of the priorities express expand beyond the scope of a typical HMP, it has become clear that there is a need to align the HMP and HB closely with the OCP project which is currently also underway.

While numerous approaches to heritage management exist internationally, understanding community concerns and goals have highlighted how unique Dawson is and how the HMP and HB play an important role in supporting Dawson as a living community. As a next step in analysis, a precedent study was completed by the consultant team, but differed from typical precedent studies in that it had to recognize

## D - GLOSSARY

This section will be developed as part of the final report.

that no single precedent will be found that can offer all the solutions needed in Dawson. Rather, a large number and variety of precedents were researched related to each key theme.

Based on this community feedback, in combination with research, analysis, and previous professional experience and expertise, the consultant team has developed proposed approaches for the HMP and HB update. These proposed approaches will be presented to the WG and AC in December 2024 for feedback, prior to developing each approach into a draft report. A draft report will then be prepared in Q1 2025, submitted to the City, and presented to the WG, AC, and Council. Based on Council direction, any updates to the draft, if needed, will be made to work towards a final report.

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## F - CHARACTER AREAS

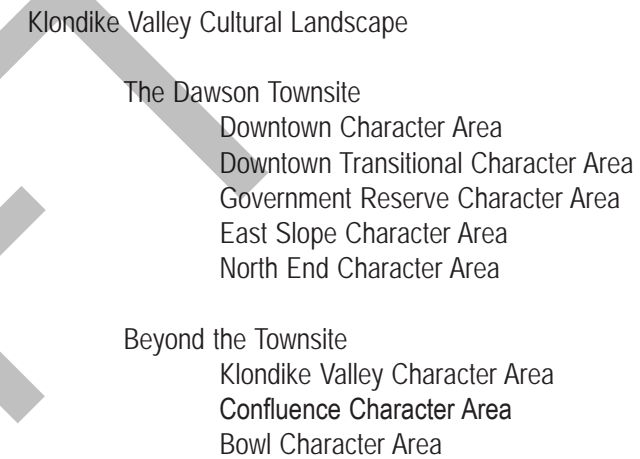
In the 2008 Heritage Management Plan, multiple Character Areas were identified within Dawson City. Given that these Character Areas do not have an impact or influence the Design Guidelines (and what can and cannot be built in Dawson City) they have been removed from this 2025 updated Heritage Management Plan.

However, recognizing that the Character Areas do have valuable information including character descriptions, they are still useful tools when doing research. As such, they are being included in this Appendix.

### 3.2 Character Areas

This Heritage Management Plan divides the Klondike Valley Cultural Landscape into eight Character Areas for the purposes of understanding their individual features and providing a basis for management. The present section identifies the character areas and describes their principal character-defining elements.

The chart that follows identifies the components.



The Dawson Townsite, its five character areas, Beyond the Townsite, and its three character areas are all described in the pages that follows. Each includes a list of character-defining elements (CDEs). In the Dawson Townsite’s three commercial and public character areas, the CDEs comprise positive features from the Gold Rush era that are intended to be emulated in infill construction. In the two residential character areas, the CDEs stress the variety of existing house- and landscape-types created over the 20th century, because infill construction is not necessarily intended to reproduce Gold Rush-era features. (See Chapter 4.)

CDEs are usually considered as a component of Statements of Significance that are prepared as part of the Historic Places Initiative. Full Statements of Significance have not been prepared for the present Heritage Management Plan. However, it is recommended that, over time, they be written for each character area and for some or all designated historic places. This recommendation is included in the Implementation Plan in Chapter 7.

DRAFT

## The Dawson Townsite

The Dawson Townsite corresponds to the Historic Townsite Overlay in the present *Zoning Historic Control Bylaw* (1997). It comprises the Dawson Townsite that was surveyed in 1897-98 by James Gibbon, D.L.S. It is enclosed by the Dome and adjacent mountains to the east and north, the Yukon River to the west, and the Klondike River to the south.

The Dawson Townsite also corresponds generally to the Designated Place defined in Parks Canada's Management Plan for the Dawson Historical Complex NHS, except that Parks Canada's Designated Place also extends to the ridge of the Dome and above the Slide. The higher ground is considered to be beyond the Townsite in the present plan.

The principal character-defining elements of the Dawson Townsite include:

- Located on the flats at the confluence of the two rivers.
- The topography rises gently towards the east, providing sloped sites for residential lots along 6<sup>th</sup> to 8<sup>th</sup> Avenues, beyond which point the forested slope climbs steeply to a ridge 1,500 feet above the river.
- The topography also rises towards the north, providing for residential lots overlooking downtown.
- The most prominent natural features are the Yukon and Klondike Rivers and the Moosehide Slide, a scar on the face of the slope at the north end of the townsite.
- The townsite is oriented parallel to the river, with major avenues running north-south and streets running east-west. The grid of streets articulates the urban layout and provides the framework within which buildings and structures are organized.
- Narrow lots with mid-block lanes establish the scale of the buildings and the tradition of buildings located close to – or even abutting – each other. Lots are narrower on streets in the residential district.
- The form and mass of buildings is predominantly one- and two-storeys, with few buildings rising to three storeys.
- Commercial buildings are typically gable-ended, with boomtown false fronts of varying height facing the street. Wood siding and wood windows and doors predominate. Corrugated metal roofs have typically replaced or covered early wood-shingle roofs.
- Commercial signage has strong period character.
- Gravel-surfaced roads are bordered by wood boardwalks, overhead services, and power lines.
- Volunteer plants in vacant (and occupied) lots create a disorderly overlay in contrast to the well laid-out grid system of streets and lots.
- Rear yards contain service structures, sheds, and landscape features, leaving front yards generally open to the street.



The Dawson Townsite corresponds to the present Historic Townsite Overlay in the *Zoning and Historical Control Bylaw*. This Heritage Management Plan divides it into five character areas.

## 1. Downtown Character Area

### Boundaries

The Downtown Character Area comprises the area from Church Street at the south to Albert Street at the north, and from Front Street and the dike eastward to an irregular boundary between mid-block of Second and Third Avenues and mid-block of Fifth and Sixth Avenues. The boundaries contain the most attractive and intact streetscapes, particularly First, Second, and Third Avenues, and King Street.

### Significance

The Downtown Character Area is the area that best depicts the commercial core of Dawson during the Gold Rush. It contains the town's principal businesses and features a unique collection of Gold-Rush-era commercial architecture, as well as more recent buildings in the Gold Rush manner.



The Flora Dora Hotel is a survivor from the Gold Rush era. The structure remains empty. (H. Kalman)



The Downtown Hotel was built in the early 1980s to accommodate increasing tourism. Its scale is larger than the Flora Dora and other Gold Rush buildings. (Photo: H. Kalman)

### Character-defining elements

#### Topography

- Flat
- Front Street is situated at a higher elevation (about one metre), as it was the original dike.
- The land rises sharply at the present dike, which was built in the early 1980s.
- Park-like setting of the landscape along the dike, which provides a pedestrian walkway along the Yukon River.

### Views

- Good views of the Bowl, including the mountains to the east (the ridge that leads to the the Dome), the north (including the Slide) and the west (Top of the World)
- Long views are restricted by the Bowl
- North-south streets have views to the Slide, a natural landmark that provides orientation
- East-west streets have views to the Dome
- Important views from the principal streets to certain public buildings that have become landmarks: e.g. St. Mary's Church, Post Office, Bank of Commerce, and Dänojä Zho Cultural Centre

### Buildings and Structures

- Contains most of Dawson's Gold Rush-era commercial buildings
- The dominant character among both old and recent buildings is that of the Gold Rush era
- Typically built close to the side lot lines and the street line
- Commercial buildings typically have false fronts, with elaborate and well-defined cornices, masking gabled roofs whose ridges are perpendicular to the street
- Mixture of 1- and 2-storey buildings, with a few 3-storey buildings
- Building heights are rarely consistent from property to property
- Older buildings tend to be sited close to ground level. Many newer buildings have been raised as high as 1.5 metres above grade, often on gravel and wood pads, to create a crawl space that minimizes damage from freeze-thaw cycles, enables easy access, and rises above the flood plain.
- Generally wood frame or log construction
- Predominantly wood cladding, with some metal cladding
- Many corrugated metal roofs
- Wood windows and doors
- Inset entrances
- Treatments of ground and upper floors are distinct, with fascia signage and other details often providing a transition zone between the two
- Street-level glazing with large windows and panes



The CIBC on Second Avenue is a recent building with Gold Rush features. Its high ground floor and entrance walkway respect the flood plain but alter the streetscape. (Photo: H. Kalman)

- Fire escapes generally on the sides or rear of buildings

#### Landscape Features

- Gridiron street pattern
- Small lots - many are fragments of the lots originally surveyed - with historic buildings often over lot lines
- Mid-block lanes running north-south, parallel to the numbered avenues
- No setbacks
- Gravel roads
- Wooden boardwalks
- Informal pedestrian ways between avenues
- Clear views of skyline and night sky

## 2. Downtown Transitional Character Area

### *Boundaries*

The Downtown Transitional Character Area comprises the area between Church Street and mid-block of Queen and King Streets; and between the lane west of Fourth Avenue and the lane east of Fifth Avenue

### *Significance*

This area contains many of Dawson's public and institutional buildings, most of which have been built in the past generation; it also contains some recent commercial buildings and some residential buildings.



The Westmark Inn is a large building whose elevation has been treated as if it were a number of small, Gold Rush-era buildings; however, the uniform flatness of the wall and the design proportions lack any conviction. (Photo: H. Kalman)



The Robert Service School / Dawson Public Library complex uses Gold Rush-era forms and details on a building whose scale is far greater than buildings from the historical period. (Photo: H. Kalman)

### *Character-defining elements*

#### **Topography**

- Land begins to rise gently up the hill to the east.

#### **Views**

- Good views of the Bowl from most places and glimpses of the Yukon River looking west.

#### **Buildings, Structures, and Infrastructure**

- Contains several buildings whose scale and massing are much larger than elsewhere in the Townsite. All have been built in the last two decades; e.g., Robert Service School, Recreation Centre, Westmark Inn.
- Other buildings are a mixture of Gold Rush era and later buildings

#### **Landscape Features**

- Gridiron street pattern
- 5<sup>th</sup> Avenue is a major arterial road, slightly wider than the other avenues

### 3. Government Reserve Character Area

#### Boundaries

The Government Reserve Character Area comprises the land from Front Street to the lane behind Sixth Avenue, and from Church Street south to the Klondike Highway.

#### Significance

This area coincides generally with the land reserved for government building. It contains most of the important historical public / institutional buildings that expressed the authority of Government of Canada and the religious organizations. It also contains residential properties from the early and mid-20th century.



The Old Territorial Administration Building (now the Dawson Museum) is set in Minto Park, establishing the tone for government buildings and landscapes from the Gold Rush era. (Photo: H. Kalman)



The Dawson City Health Centre is a new building whose scale and landscape setting fit the Government Reserve. (Photo: H. Kalman)

#### Character-defining elements

##### Topography

- The land is flat, rising gently from Minto Park to 6th Avenue.

##### Views

- Good views of the mountains on three sides from most vantage points.

##### Buildings and Structures

- Larger-scaled historic buildings, particularly the Museum (the Old Territorial Administration Building), the Courthouse, and the Commissioner's Residence
- The principal buildings are situated in park-like settings
- The main government buildings are classical in design, in contrast to the general Gold Rush style; the classical architecture expresses the authority of the Government in the years around 1900

##### Landscape Features

- Several large grassed and landscaped areas, producing park-like settings.
- Deviations from the gridiron pattern, particularly to the north.
- Residential yards are landscaped with mature trees.

### 4. East Slope Character Area

#### Boundaries

From York Street at the north to the Klondike Highway; from Sixth Avenue (exact boundary varies) east up the slope beyond Eighth Avenue, to include the Old Dome Road (Mary McLeod Road), the surveyed Ninth Avenue, and the Cemeteries.

#### Significance

This was, and remains, the principal residential district of Dawson. A feature of the southern portion of 8<sup>th</sup> Avenue is 'Writers Row', which comprises the residences of Robert Service, Jack London, and Pierre Berton. The first two are open to the public, operated by Parks Canada and the Klondike Visitors Association respectively; the Berton House is occupied by a writer-in-residence. Also includes Dawson's cemeteries: The Yukon Order of Pioneers cemetery on Eighth Avenue and the group of cemeteries a distance up the Old Dome Road (Mary McLeod Road).



This well-maintained house on 7<sup>th</sup> Avenue is a survivor from the Gold Rush era. (Photo: H. Kalman)



This row of houses built by the Yukon government and other recent buildings on 7<sup>th</sup> Avenue suggest the variety of house-types in the East Slope Character Area. (Photo: H. Kalman)

#### Character-defining elements

##### Topography

- Slopes up to the east, gently at first and steeply above Seventh Avenue; relatively level north to south.

##### Views

- Views westward from most streets over the metal roofs of downtown buildings to the Top of the World, with some good views of the Yukon River; excellent view of the Top of the World.
- Views northward from most streets to the Slide.

### Buildings and Structures

Contains a wide variety of types of single-family and multiple residential buildings, including:

- Small frame and log Gold-Rush-era houses
- Larger houses built in the last generation, mostly with features inspired by historical forms, but used in a new context
- Mid-20<sup>th</sup>-century houses, typically small and medium in scale, and designed in the vernacular of the day
- Trailers, many brought in after the flood of 1979
- Standard-design social housing built by the Yukon government since the 1970s
- Multiple-unit housing built by the Yukon government
- Houses are mostly one storey and closely spaced (except where buildings have been demolished and not rebuilt).
- Larger houses are often located on corner lots, two storeys high
- Style of older buildings tends to be small scaled, cottage character, log or frame construction, with the gable end facing the street
- Front entries, porches, or verandas architecturally expressed with ornamentation
- Mainly wood cladding, with some metal; corrugated metal roofs; wood windows and doors

### Landscape Features

- Gridiron street pattern, with deviations south of Mission Street
- Many houses are set back from the streets, with front lawns and side yards; some are well tended, others overgrown, many with trees of various kinds
- Cemeteries are open spaces with marked graves, generally in a state of deterioration, and with mature trees
- Hiking trail from Dome Road to Crocus Bluff with lookout

## 5. North End Character Area

### Boundaries

The North End Character Area comprises the land north of York Street to the end of development up the north slope; and between Front Street (north of Albert Street) and the lane between Second and Third Avenues (between Albert and York Streets), eastward to the end of development up the east slope. The townsite gridiron street pattern is maintained north to Albert Street, but beyond Albert the plan deviates from the gridiron.

The North End includes a block of settlement land, over which the Tr'ondëk Hwëch'in has self-government jurisdiction. Other portions of the North End include land that is owned by the Tr'ondëk Hwëch'in and by the Yukon Government, but which is within the jurisdiction of the City of Dawson.



An early log cabin survives in the brush in the North End. (Photo: H. Kalman)



A day care centre built by the Tr'ondëk Hwëch'in on Second Avenue is one of a number of new buildings in the North End. (Photo: H. Kalman)

### Significance

This area was a secondary residential district in Gold Rush days, developed in a more transient manner than the East Slope. It has significance today for being the urban portion of the settlement lands governed by the Tr'ondëk Hwëch'in. Both Aboriginal and non-aboriginal residents have lived here for many years. The oldest cemetery in Dawson is located on 3<sup>rd</sup> Avenue.

### Character-defining elements

#### Topography

- Slopes upwards to both the east and the north.

#### Views

- Fine views in all directions from most streets, particularly as one ascends the hill. Dominated by the views of the Moosehide Slide to the north and the Yukon River to the west.

### Buildings and Structures

- Contains a wide variety of types of single-family and multiple residential buildings, including:
  - Small frame and log Gold-Rush-era houses (similar to the East Slope)
  - Single-family and multiple housing built by the Yukon government and by the Tr'ondëk Hwëch'in since the 1970s
  - Trailers, many brought in after the flood of 1979
  - Many sheds and auxiliary structures to the sides and rear of properties, often unmaintained

### Landscape Features

- Gridiron street pattern north to Albert Street; deviations beyond Albert Street.
- Most houses are set within landscaped lots; some set back from the street, others relatively close to it.
- Some landscapes well tended, others overgrown
- Area to the north, beyond Edward Street, is overgrown and partly reforested, with a number of buildings contained within the landscape

### Beyond the Townsite

The remainder of the Klondike Valley Cultural Landscape lies beyond the Dawson Townsite. The only parts that fall within the city limits of Dawson are the lower portion of West Dawson and the western portion of the Klondike Valley. These relatively small areas comprise the Klondike River Historic Overlay and the Top of the World Historic Overlay in the *Zoning and Historic Control Bylaw*.

The rest of the cultural landscape lies outside the Dawson city limits. All of it is unincorporated. The land is controlled by either the Yukon Government (as Crown Land or privately-owned property) or the Tr'ondëk Hwëch'in (as settlement lands).

Three separate character areas can be identified. These are defined and described more succinctly than those in the Dawson Townsite because this is not the focus of the Heritage Management Plan.

## 6. Klondike Valley Character Area

### Boundaries

The Klondike Valley Character Area comprises the Klondike River Valley from Hunker Creek to Bonanza Creek (and including Bear Creek and Eldorado Creek) and the Ogilvie Bridge (across the Klondike River). It extends from the river and the creeks up to the ridges of the flanking mountains, including Hunker Summit and King Solomon Dome to the south. The north side of the Klondike River has fewer landmarks of note, but forms an important part of the character area.



The Klondike Valley Character Area is dominated by the tailings from the many dredges that worked the creek beds. (Photo: Google Earth)



Canadian Klondike Mining Company Dredge No. 4 at work. (From David Neufeld and Patrick Habiluk, *Make It Pay!*)



Three wannabe prospectors survey Bonanza Creek at Discovery Claim National Historic Site. (Photo: H. Kalman)

### Significance

This area along and south of the Klondike River contained the primary gold fields during the Gold Rush (Bonanza Creek, Eldorado Creek, and Hunker Creek) and during the era of extraction by the Yukon Consolidated Gold Company and its predecessor companies. It contains two national historic sites: Dredge No. 4 NHS and Discovery Claim NHS.

### Character-defining elements

#### Topography

- The character is defined by the Klondike River flowing through a flat-bottom valley with steeply rising forested hills, shaped by descending creeks at either side

#### Views

- Views along the river bottom are extensive in all directions. Those from the hillsides and the creeks are restricted by trees.

### Buildings, Structures, and Artifacts

- The area is strewn with buildings, structures, and artifacts relating to gold extraction, some of them in use, others abandoned.
- The Bear Creek complex (owned and operated by Parks Canada) is situated within this character area; it contains numerous structures that were formerly used by the Canadian Klondike Company and later the Yukon Consolidated Gold Company. Most are utilitarian wood structures.

### Landscape Features

- The extensive modification of the natural landscape caused by mining activity is seen primarily in the extraordinary serpentine tailings that snake across the river valley and the numerous ponds
- Rising above the river valley, the landscape is generally treed, with cleared swatches that mark past or current extraction.
- The Yukon Ditch Klondike Syphon, which brought water to Binanza Creek from the Tombsite Range, 70 km to the north. It appears as a scar on the hillside.

## 7. Confluence Character Area

### Boundaries

The Confluence Character Area comprises the confluence of the Klondike and Yukon Rivers and the principal features along the lower reaches of the shoreline, from the Ogilvie Bridge to the east, to the small islands in the Yukon River to the south, to the west shore of the Yukon River, and to beyond the Dawson Townsite (perhaps as far as Moosehide) at the north. It includes Tr'ochëk (which means 'the mouth of the Hammerstone [Klondike] River') and the bench behind it along the south shore of the mouth of the Klondike; Crocus Bluff, west of the Bridge; the lower portion of West Dawson; and the shoreline below the dike on the east (townsite) bank of the River.



View of the Confluence from the Top of the World lookout. The clear waters of the Klondike River flow into the silty waters of the Yukon River. Trochëk is the point of land at the right; the settling pond at the far right remains from mining activity in the early 1990s. (Photo: H. Kalman)

The two shores at the mouth of the Klondike River are currently controlled as the Klondike River Historic Overlay, and the lowest portion of West Dawson is the Top of the World Historic Overlay.

### Significance

The most significant historical component is Tr'ochëk National Historic Site, the seasonal fishing camp that was used by the Tr'ondëk Hwëch'in until the arrival of the prospectors. During the Gold Rush it was developed by the newcomers and connected to Dawson by bridges; the settlers called it Klondike City and then Lousetown. Its Gold Rush era features included the terminus of the Klondike Mines Railway. Tr'ochëk is a part of the Tr'ondëk Hwëch'in settlement lands. Several archaeological investigations have been carried out by the Yukon Government in recent years. At present the Tr'ondëk Hwëch'in are implementing the Management Plan for Tr'ochëk by undertaking a number of projects aimed at developing the site for increased use by the Tr'ondëk Hwëch'in, residents of Dawson, and tourism.

### Character-defining elements

#### Topography

- The topography consists of the two rivers and their banks.

#### Views

- The fine views of the river and the mountains from numerous locations, particularly the Top of the World lookout.

### Buildings and Structures

- The lowest range of buildings in West Dawson (within the city limits)
- *George Black Ferry* and the two ferry landings
- *S.S. Keno* National Historic Site
- Docks and boat landings
- The Tr'ondëk subdivision ('C4'), with its innovative housing types

### Landscape Features

- The dark blue water of the Klondike River flows into the brown, silty water of the Yukon River, unchanged over time
- Riparian landscape along the shores of the two rivers
- The dike and its landscaped pedestrian walkway

## 8. Bowl Character Area

### Boundaries

The Bowl Character Area comprises the 'bowl' between the ridges that surround the Confluence and the Dawson Townsite, including the Dome, the ridge above the Moosehide Slide, the Top of the World, and the rise south of the bench behind Tr'ochëk. It is a comprehensive character area that includes both the Townsite and the Confluence Character Area. The portion on the Dawson Townsite side (east) of the Yukon River, along with the Townsite, is included in the cultural landscape being proposed by Parks Canada for World Heritage Site designation.

### Significance

The rivers, the mountains, the slide, the trees, the flats – these combine to make up the natural landscape that surrounded Dawson and Tr'ochëk, which have been the setting for the inhabitants of the area over time.

### Character-defining elements

#### Topography

- Steeply sloping mountainsides, with the flat land of the Dawson City townsite at the bottom
- Low bench (Tr'ochëk) south of the confluence, with a higher bench beyond it
- Sheer drop on the west bank of the Yukon River, from the Top of the World viewpoint to the water

#### Views

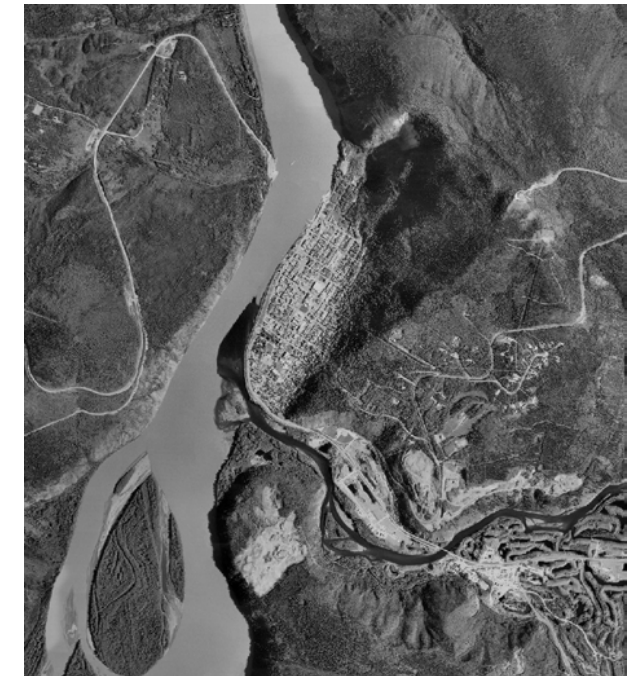
- Stupendous view of the large cultural landscape and the townsite from the viewpoint on the Top of the World Highway
- Unobstructed views in several directions from Crocus Bluff
- Views from the Dome of the Townsite and the entire Bowl

#### Buildings

- West Dawson residential subdivisions

#### Landscape Features

- Moosehide Slide to the north
- Treed mountains on three sides
- Yukon and Klondike Rivers
- Rocky outcrops, including near Tr'ochëk, Crocus Bluff and the Slide



An aerial view of the Bowl, with the summit of the Dome at the upper right and the slide to its left, the Top of the World summit at the left, Trochëk and its bench at the bottom, and the confluence and the Dawson townsite between them. (Department of Community Services, Yukon Government)

DRAFT

# G - MEMORANDUM OF UNDERSTANDING FOR TR'ONDĚK-KLONDIKE

## MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING ("MOU")  
CONCERNING THE JOINT MANAGEMENT AND PROTECTION OF TR'ONDĚK-KLONDIKE WORLD  
HERITAGE SITE LOCATED IN THE DAWSON REGION, YUKON

BETWEEN

TR'ONDĚK HWĚCH'IN ("TH")

AND

GOVERNMENT OF YUKON ("YG")

AND

PARKS CANADA AGENCY ("PARKS CANADA")

AND

THE CITY OF DAWSON ("THE CITY")

(Hereinafter referred to collectively as the "Parties" and individually as a "Party")

### 1.0 Definitions

**"Advisory Committee"** means the Tr'ondĚk-Klondike World Heritage Advisory Committee, the body responsible for preparing the Tr'ondĚk-Klondike Nomination for Inscription on the UNESCO World Heritage List and providing guidance to the Stewardship Committee following designation.

**"Buffer Zone"** means the area surrounding TKWHS as described in the Management Plan.

**"Canadian Delegation to the World Heritage Committee"** is in the group responsible for leading implementation of the World Heritage Convention on behalf of the Government of Canada, as a State Party to the World Heritage Convention.

**"Communications"** means all activities related to the public transmission of information through print, radio, television, web, and any other media, as well as in public events and advertising.

**"ICOMOS"** means the International Council on Monuments and Sites, the World Heritage Committee's official advisory body with respect to cultural heritage matters.

**"Jurisdiction"** means an area under the authority of First Nation, federal, territorial, or municipal governments.

**"Management Plan"** means the Tr'ondĚk-Klondike World Heritage Site Management Plan.

**"Nomination"** means the formal documentation prepared by the Advisory Committee and submitted by the Canadian Delegation to the World Heritage Committee in February 2021, for the purpose of inscribing Tr'ondĚk-Klondike on the World Heritage List.

**"Operational Guidelines"** means the document prepared by the World Heritage Committee officially known as *Operational Guidelines for the Implementation of the World Heritage Convention*, UNESCO 2008. Among other things, the Operational Guidelines provide guidance on the requirements for the preparation of nominations and outline the World Heritage Committee's expectations with respect to management of World Heritage sites.

**"Outstanding Universal Value (OUV)"** means "cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity. As such, the permanent protection of this heritage is of the highest importance to the international community as a whole" (Operational Guidelines, paragraph 49).

**"Regulatory Authorities"** means the government departments or agencies, or independent bodies, with authority under specific legislation regulating an activity within the boundaries of TKWHS or the Buffer Zone.

**"Site Manager"** means the person appointed to support the Stewardship Committee and implementation of the Management Plan

**"State Party"** means the Government of Canada.

**"Stewardship Committee"** means the Tr'ondĚk-Klondike World Heritage Site Stewardship Committee.

**"Terms of Reference"** means the Terms of Reference of the Stewardship Committee, as amended from time to time.

**"TKWHS"** means Tr'ondĚk-Klondike World Heritage Site

**"World Heritage Centre"** means the Secretariat to the World Heritage Committee, provided by the Director General of the United Nations Educational, Scientific, and Cultural Organization (UNESCO), and located in Paris, France.

**"World Heritage Committee"** means the Intergovernmental Committee for the Protection of the World Cultural and Natural Heritage, as established by the World Heritage Convention.

**"World Heritage Convention"** means the international agreement formally known as the Convention Concerning the Protection of the World Cultural and Natural Heritage.

“World Heritage List” means the list of cultural and natural heritage properties created under the World Heritage Convention, which consists of properties that the World Heritage Committee considers having OUV.

## 2.0 Background

In 2004, “The Klondike” was placed on Canada’s Tentative List for potential inscription on UNESCO’s World Heritage List. As such, it was proposed by Canada as a candidate for the highest possible international recognition for cultural and natural heritage sites. It is a distinction that brings greater international attention to an extraordinary place, while fostering community pride and civic engagement.

The Advisory Committee worked from 2013 to 2017 to develop a nomination for TKWHS. This nomination was recalled by the State Party for further work on the nomination. A new concept proposal was submitted to ICOMOS for an upstream review in 2019 and a new nomination was developed by conducting research, heritage values workshops with stakeholders, and management planning exercises. The new nomination was submitted in 2021. The support of local residents, organizations, and all levels of government was instrumental in the completion of the nomination.

Following the submission of a nomination to UNESCO in February 2021, and its evaluation led by ICOMOS, the World Heritage Committee inscribed Tr’ondëk-Klondike on the World Heritage List in September 2023.

There are multiple Regulatory Authorities active within TKWHS. Consequently, and in line with the requirements outlined in the Operational Guidelines, the Parties have jointly developed a Management Plan and a governance structure for its implementation. The Stewardship Committee, composed of representatives from each Party, is well-positioned for collaborative management of TKWHS.

## 3.0 Purpose

The purpose of this MOU is to set out how the Parties agree to collaborate through mutual understanding and assistance to manage, and make decisions regarding, TKWHS. The Management Plan outlines the tools and methods to achieve this.

## 4.0 Scope

This MOU covers the relationship between the Parties and takes effect once ratified by the Parties.

This MOU is subject to the Tr’ondëk Hwëch’in Final Agreement. In the event of any conflict or inconsistency between the MOU and the the Tr’ondek Hwech’in Final Agreement, the Final Agreement will take precedence.

In the case of any conflict or inconsistency with the Terms of Reference, the Management Plan or other documents created pursuant to this MOU, the provisions of this MOU will prevail.

## 5.0 Statement of Commitment

The Parties agree to protect the OUV of TKWHS and the components of TKWHS that are recognized as the basis for its OUV as recognized by the World Heritage Committee at the time of the inscription of TKWHS on the World Heritage List, within their respective jurisdictional powers, mandates, and operational abilities.

The Parties agree to apply the following principles to guide the implementation of the Management Plan during the term of this MOU:

- Principle 1: The Management Plan establishes a framework of existing management plans, regulations and practices that apply to TKWHS and the Buffer Zone.
- Principle 2: The Management Plan places the management and conservation of TKWHS’s OUV within the existing management policies to guide the Stewardship Committee in providing advice and recommendations to assist the Parties in making decisions.
- Principle 3: Management of TKWHS will be delivered through existing government authorities, within their respective jurisdictions, supplemented by advice from the Stewardship Committee and procedures developed to accommodate a designated World Heritage site.
- Principle 4: Management of TKWHS will meet or exceed the Parties’ respective standards of protection, conservation, and presentation outlined in the Management Plan.
- Principle 5: This MOU and the Stewardship Committee’s Terms of Reference support a process in which communication and collaboration will occur to mitigate any actions undertaken by an owner or a government entity with regulatory responsibilities that may impact the OUV and/or components of TKWHS.
- Principle 6: The Management Plan recognizes that TKWHS should support economic viability, diversity, and opportunities for residents and Tr’ondëk Hwëch’in citizens in a manner consistent with the City’s Integrated Sustainability Plan and the United Nations Sustainable Development Goals, while maintaining the OUV of TKWHS, Tr’ondëk Hwëch’in culture and local stewardship.
- Principle 7: The Stewardship Committee will ensure that regular monitoring, as outlined in the Management Plan, continues to occur, and that status reports are assembled on a schedule responding to the reporting requirements of the State Party, the World Heritage Committee, and the World Heritage Centre.

In addition, the Parties agree to pursue the following goals and objectives in relation to the management of TKWHS during the term of this MOU and in collaboration through the Stewardship Committee:

**Goal 1: To instil a strong sense of shared community pride and stewardship in the protection, interpretation, and promotion of TKWHS by:**

- Promoting and protecting Tr’ondëk Hwëch’in heritage and culture within TKWHS;

- engaging residents, organizations, and other regional stakeholders in activities that celebrate the importance of TKWHS;
- employing a governance model that ensures the interests and concerns of local residents and Tr'ondëk Hwëch'in citizens are heard, discussed, and incorporated into the Stewardship Committee's advice to Regulatory Authorities;
- ensuring that local schools are provided with information and opportunities to incorporate TKWHS and its OUV into their curriculum; and
- supporting opportunities for Tr'ondëk Hwëch'in citizens and other Dawson residents to undertake the conservation, interpretation, and promotion of TKWHS.

**Goal 2: To provide for the protection, continuing community and Tr'ondëk Hwëch'in use, and appreciation of TKWHS by:**

- ensuring that visitors have access to appropriate areas of TKWHS and appreciate the site's values without impacting community or Tr'ondëk Hwëch'in use;
- ensuring promotion is managed responsibly in all aspects of publicity, respecting Tr'ondëk Hwëch'in cultural principles in accordance with local interests and United Nations Sustainability Goals; and
- monitoring the economic, environmental and social impact of tourism at the destination level in accordance with the United Nations World Tourism Organization (UNWTO) principles of sustainable tourism development.

**Goal 3: To enrich the lives of residents and visitors by promoting wide recognition, understanding, and appreciation of the educational and cultural values represented by TKWHS by:**

- promoting responsible tourism and through regional, national, and international media;
- creating an interpretation plan to strengthen understanding, guide the presentation of Tr'ondëk- Klondike, and identify opportunities for sharing the site's OUV; supporting ongoing research about the component sites.;
- encouraging and facilitating cross-cultural initiatives among community partners to expand understanding of the impacts of colonialism on Indigenous people; and
- exploring collaborative arrangements with Kluane/Wrangell–St. Elias/Glacier Bay/ Tatshenshini–Alsek World Heritage Site, which is partly located in Yukon.

## 6.0 Roles and Responsibilities

### 6.1 Stewardship Committee

#### Responsibilities

The Stewardship Committee will act in accordance with this MOU and the Terms of Reference

The Stewardship Committee will ensure the conservation, protection, presentation, and transmission of TKWHS's OUV to future generations by:

- Reviewing and approving the draft Management Plan;
- reviewing the Management Plan and approving amendments as needed;
- providing advice to ensure the integrity of TKWHS;
- implementing the Management Plan by coordinating management of TKWHS by the Parties;

- promoting TKWHS's OUV;
- engaging stakeholders, particularly the Advisory Committee, in the stewardship of TKWHS;
- supporting a diverse and vibrant economy in a manner consistent with maintaining the OUV of TKWHS;
- monitoring and reporting on the condition of TKWHS including, as necessary, to the World Heritage Centre through the Canadian Delegation to the World Heritage Committee;
- fostering and facilitating research and information-sharing for the benefit of TKWHS;
- Monitoring proposed development projects taking place within TKWHS or the Buffer Zone in accordance with the Terms of Reference and the Management Plan;
- Review the Advisory Committee TOR and membership appointments to the Advisory Committee; and
- Securing funding necessary to implement the TKWHS Management Plan and to adequately conserve, protect, present, and transmit TKWHS's OUV.

If the Stewardship Committee requires management of financial resources, TH will take on reasonable financial administration on behalf of the Stewardship Committee.

When reporting to the World Heritage Centre about the condition of TKWHS, the Stewardship Committee will work cooperatively with the Canadian Delegation to the World Heritage Committee to ensure the necessary information is collected, integrated, and shared through established mechanisms.

Subject to the terms of this MOU, the Stewardship Committee will develop policies and procedures for decision-making and its operations, including but not limited to dispute resolution. Approval of, or revisions to, the Management Plan requires the agreement of a representative from each Party.

#### Membership

Each Party that is a member of the Stewardship Committee shall appoint one representative and one alternate to attend meetings of the Stewardship Committee.

Alternates are encouraged to attend meetings of the Stewardship Committee, but in the event of a vote being conducted, the alternate may only vote if the representative for the relevant Party is absent.

### 6.2 Advisory Committee

#### Responsibilities

The Advisory Committee will:

- act in accordance with this MOU and its terms of reference;
- meet with the Stewardship Committee twice per year to enhance communications with the community and to collaborate on topics of mutual interest in the conservation and presentation of TKWHS;
- provide advice and recommendations to the Stewardship Committee, including on implementation of the Management Plan and the presentation, promotion, and responsible development of THKWS; and
- promote the OUV of TKWHS.

### Membership

Each of the following organizations may be a member of the Advisory Committee and may appoint one representative and one alternate to attend meetings of the Advisory Committee:

- Tr'ondëk Hwëch'in
- City of Dawson
- Government of Yukon, Cultural Services
- Parks Canada Agency
- Klondike Visitors Association
- Dawson City Chamber of Commerce
- Dawson City Museum
- Klondike Placer Miners Association
- Chamber of Mines

As per the Terms of Reference, the Advisory Committee may appoint up to 4 Dawson City residents to attend meetings of the Advisory Committee. At least one of the appointees must be a Tr'ondëk Hwëch'in citizen.

### 6.3 Site Manager

TH will hire a Site Manager, on terms determined by TH. The Site Manager will support the work of both the Stewardship Committee and the Advisory Committee, and coordinate the implementation of the Management Plan.

In the absence or vacancy of this position, the parties may appoint an interim Site Manager.

### 6.4 The Parties

The Parties are the governments responsible for co-management of TKWHS as per the term of the MOU and form the membership of the Stewardship Committee.

Detailed roles and responsibilities for the Parties are outlined in Schedule A to this MOU.

### 6.5 Canadian Delegation to the World Heritage Committee

The Canadian Delegation to the World Heritage Committee is led by the Vice- President, Indigenous Affairs and Cultural Heritage Directorate, Parks Canada. Any communication between the World Heritage Centre and the Parties regarding TKWHS will be coordinated by Parks Canada in its role as the lead organization for implementation of the World Heritage Convention in Canada.

### 7.0 Communications

A Party will not use the marks, including organizational identifiers, of another Party without that other Party's written consent.

Communications regarding TKWHS, such as media relations, advertising, and public events, will be managed by the Stewardship Committee per its Terms of Reference.

A communications strategy will be developed by the Stewardship Committee

### 8.0 Funding

The Parties commit to jointly fund the Site Manager Position.

The Parties will work collaboratively to develop the funds necessary to implement the TKWHS Management Plan and to adequately conserve, protect, present, and transmit TKWHS's OUV.

### 9.0 Amendments and Termination

This MOU takes effect upon ratification by the Parties and shall remain in effect until terminated with the written consent of all Parties. This MOU may be amended by consent of all Parties provided the amendment is in writing and signed by all Parties.

Any Party may terminate its participation in this MOU by providing to the other Parties ninety (90) days' notice in writing of such termination. Upon expiration of such period of notice, that Party's participation shall be terminated.

### 10.0 General Matters

Any reference in this MOU to a statute, regulation, bylaw, declaration, directive, policy, approval, requirement, standard, or order means the statute, regulation, bylaw, declaration, directive, policy, approval, requirement, standard, or order as amended, revised, consolidated, or substituted from time to time.

The Parties recognize that this MOU constitutes a statement of mutual understanding between the Parties. However, it is not intended to be and shall not be interpreted or construed as a legally enforceable agreement or as creating any legal rights or obligations between the Parties.

The Parties also recognize that each Party and Regulatory Authority retains its authority in respect of the lands and resources under its Jurisdiction. For the avoidance of doubt, TH retains its jurisdiction, as set out in the TH Final Agreement and TH Self-Government Agreement, over (a) Heritage Resources on TH Settlement Land and in its Traditional Territory, and (b) TH Settlement Land and Moosehide Creek Indian Reserve No. 2.

The Parties also recognize that nothing in the MOU, or in the work the Parties undertake together, is intended to be or shall be interpreted or construed as creating an agency, partnership, or joint venture relationship of any kind between the Parties or as imposing on either Party any partnership, joint venture, or agency duties, obligations, or liabilities to the other Party or to any other person.

In dealings with other persons, the Parties will endeavour to ensure that all such persons are aware that the Parties are not acting in partnership, as a joint venture, or as agents for each other. Any disagreements in the interpretation or application of this MOU will be addressed by good faith discussions among the Parties.

A dispute resolution process will be defined in the Terms and Reference to the Stewardship Committee to address any potential impacts to the OUV of TKWHS, resulting from the management decision made by a Party on property within its Jurisdiction, if the Parties cannot come to agreement on a solution.

### 11.0 Notice

The Parties agree that any notice required to be given pursuant to this MOU shall be sufficiently given if personally delivered or mailed to the Parties as follows:

**Tr'ondëk Hwëch'in:**

Executive Director  
Tr'ondëk Hwëch'in  
1242 Front Street  
PO Box 599  
Dawson, Yukon  
Y0B 1G0

**Parks Canada:**

Field Unit Superintendent  
Yukon Unit  
Parks Canada  
205-300 Main Street  
Whitehorse, Yukon  
Y1A 2B5

**Yukon Government:**

Deputy Minister  
Department of Tourism and Culture  
Government of Yukon  
PO Box 2703(L-1)  
Whitehorse, Yukon  
Y1A 2C6

**City of Dawson**

Chief Administrative Officer  
City of Dawson  
1336 Front Street  
PO Box 308  
Dawson, Yukon  
Y0B 1G0

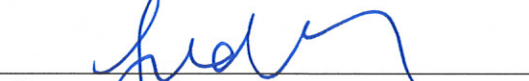
In addition, any notice must be copied to the Stewardship Committee as follows:  
Tr'ondëk-Klondike World Heritage Site Stewardship Committee c/o Tr'ondëk Hwëch'in  
PO Box 599, Dawson, Yukon Y0B 1G0

On behalf of Tr'ondëk Hwëch'in:

  
Signature

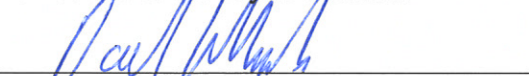
23.12.15  
Date

On behalf of Government of Yukon:

  
Signature

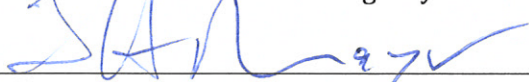
Nov. 20, 2023  
Date

On behalf of the City of Dawson:

  
Signature

Dec 11, 2023  
Date

On behalf of Parks Canada Agency:

  
Signature

December 4, 2023  
Date

### Schedule A- Detailed Roles and Responsibilities

**Tr'ondëk Hwëch'in:**

- TH is a voting member of the Stewardship Committee.
- TH will act to uphold the principles and support goals outlined in Section 5, Statement of Commitment, of the MOU in accordance with its respective jurisdictional powers, mandate and operational abilities.
- TH will protect the components of TKWHS that are recognized as the basis for its OUV by the World Heritage Committee, and under its jurisdiction, according to its policies, in order to protect the OUV of TKWHS.
- TH will ensure that all its management activities related to land under its jurisdiction within TKWHS and the Buffer Zone support the values and objectives of TKWHS and the Principles and Goals set out in Section 5 of the MOU.
- TH will notify the Stewardship Committee of projects and activities that may occur within, or in the vicinity of, TKWHS and Buffer Zone and that could have an impact on the OUV of TKWHS.
- TH will provide support, advice and expertise to the Stewardship Committee on a when and as required basis, subject to the availability of funds and personnel and in accordance with applicable regulations.
- TH will provide support, primarily through Dänojà Zho Cultural Centre, to welcome visitors to TKWHS and to interpret the values and importance of TKWHS, subject to the availability of funds and personnel and in accordance with any tourism or interpretation plans that may be developed by TH.
- TH will help promote TKWHS and encourage projects that will contribute to the knowledge and understanding of the component sites, subject to the availability of funds and personnel.
- TH will provide the necessary information to the Stewardship Committee to report on the condition of TKWHS.
- TH will work with the other Parties to establish a data sharing agreement between the Parties.
- TH will administer the TKWHS Site Manager position on behalf of the Stewardship Committee.
- TH will administer, to the extent reasonable, management of financial resources on behalf of the Stewardship Committee.

**Parks Canada**

- Parks Canada, Yukon Field Unit is a voting member of the Stewardship Committee.
- Parks Canada will act to uphold the principles and support goals outlined in Section 5, Statement of Commitment, of the MOU in accordance with its respective jurisdictional powers, mandate and operational abilities.
- Parks Canada will achieve its legislated mandate to protect the Commemorative Integrity of Klondike National Historic Site. It will manage the cultural resources located under its jurisdiction according to its policies in order to protect the OUV of the TKWHS.
- Parks Canada will ensure that all its management activities related to land under its Jurisdiction within TKWHS and its Buffer Zone support the values and objectives of TKWHS and the Principles and Goals set out in Section 5 of the MOU.
- Parks Canada will provide support, advice, and expertise to the Stewardship Committee on a when and as required basis, subject to the availability of funds and personnel and in accordance with applicable regulations.

- Parks Canada will provide support to welcome visitors to TKWHS and to interpret the values and importance of TKWHS, subject to the availability of funds and personnel and in accordance with any tourism or interpretation plans that may be developed by Parks Canada. Its priority will remain the maintenance of Klondike National Historic Site Commemorative Integrity, including the protection and interpretation of the cultural resources directly related to the reasons for designation as a national historic site.
- Parks Canada provides the Canadian Delegation to the World Heritage Convention under the leadership of the Vice President, Indigenous Affairs and Cultural Heritage. Any communication between the World Heritage Centre and the Parties regarding TKWHS will be coordinated by the Canadian Delegation.
- Parks Canada will work with the other Parties to establish a data sharing agreement between the Parties.
- Working in cooperation with the Stewardship Committee, Parks Canada will support the promotion, marketing, and organization of events and activities related to TKWHS, subject to the availability of funds and personnel.

#### **Government of Yukon**

- YG is a voting member of the Stewardship Committee.
- YG will act to uphold the principles and support goals outlined in Section 5, Statement of Commitment, of the MOU in accordance with its respective jurisdictional powers, mandate and operational abilities.
- YG will protect the components of TKWHS that are recognized as the basis for its OUV by the World Heritage Committee, and under its jurisdiction, according to its policies, in order to protect the OUV of TKWHS.
- YG will ensure that all its management activities related to land under its jurisdiction within TKWHS and Buffer Zone support the OUV of TKWHS and the Principles and Goals set out in Section 5 of the MOU.
- YG will notify the Stewardship Committee of projects and activities that may occur within, or in the vicinity of, TKWHS and the Buffer Zone and that could have an impact on the OUV of TKWHS.
- YG will provide support, advice, and expertise to the Stewardship Committee on a when and as required basis, subject to the availability of funds and personnel and in accordance with applicable regulations.
- YG will provide the necessary information to the Stewardship Committee to report on the condition of TKWHS.
- YG will work with the other Parties to establish a data sharing agreement between the Parties.
- YG will provide support to welcome visitors to TKWHS and to interpret the values and importance of TKWHS, subject to the availability of funds and personnel and in accordance with any tourism or interpretation plans that may be developed, or are existing, particularly the Yukon Tourism Development Strategy (2018-2028).
- Working in cooperation with the Stewardship Board, YG will support the promotion, marketing, and organization of events and activities related to TKWHS, subject to the availability of funds and personnel.

#### **City of Dawson**

- The City is a voting member of the Stewardship Committee.
- The City will act to uphold the principles and support goals outlined in Section 5, Statement of Commitment, of the MOU in accordance with its respective jurisdictional powers, mandate, and operational abilities.
- The City will protect the components of TKWHS that are recognized as the basis for its OUV by the World Heritage Committee, and under its jurisdiction, according to its policies, bylaws, and the Dawson City Heritage Management Plan, in order to protect the OUV of TKWHS.
- The City will ensure that all its management activities related to land under its jurisdiction within TKWHS and its Buffer Zone, support the OUV of TKWHS and the Principles and Goals set out in Section 5 of the MOU.
- The City will notify the Stewardship Committee of projects and activities that may occur within, or in the vicinity of, TKWHS and the Buffer Zone and that could have an impact on the OUV of TKWHS.
- The City will provide support, advice, and expertise to the Stewardship Committee, through its Planning and Development Department, on a when and as required basis, subject to the availability of funds and personnel and in accordance with applicable regulations.
- The City will provide the necessary information to the Stewardship Committee to report on the condition of TKWHS, including but not limited to monitoring data on municipal heritage sites, and annual summaries of development permit activity within the Dawson City Component.
- The City will work with the other Parties to establish a data sharing agreement between the Parties.
- Working in cooperation with the Stewardship Committee, the City will support the promotion, marketing, and organization of events and activities related to TKWHS, subject to the availability of funds and personnel.