

DREDGE POND II: CONCEPTUAL DESIGN OPTIONS

CONCEPT BRIEF

JUNE 06, 2022



PROJECT OVERVIEW

The Government of Yukon and City of Dawson have hired 3Pikas to complete a Master Plan for the Dredge Pond II Subdivision. The Master Plan will provide a vision and a framework for how the area will grow and develop. The Master Plan will articulate what change is expected in the area and how the Government of Yukon and City of Dawson plan to respond and address roads, services, heritage character, parks and open spaces.

The Dredge Pond II Subdivision is expected to provide Dawson with a residential land supply for the short and medium long-term. Due to several physical constraints, residential land is limited in Dawson and the Dredge Pond II area provides an opportunity to create a responsible, affordable, and lasting neighbourhood.



VISION

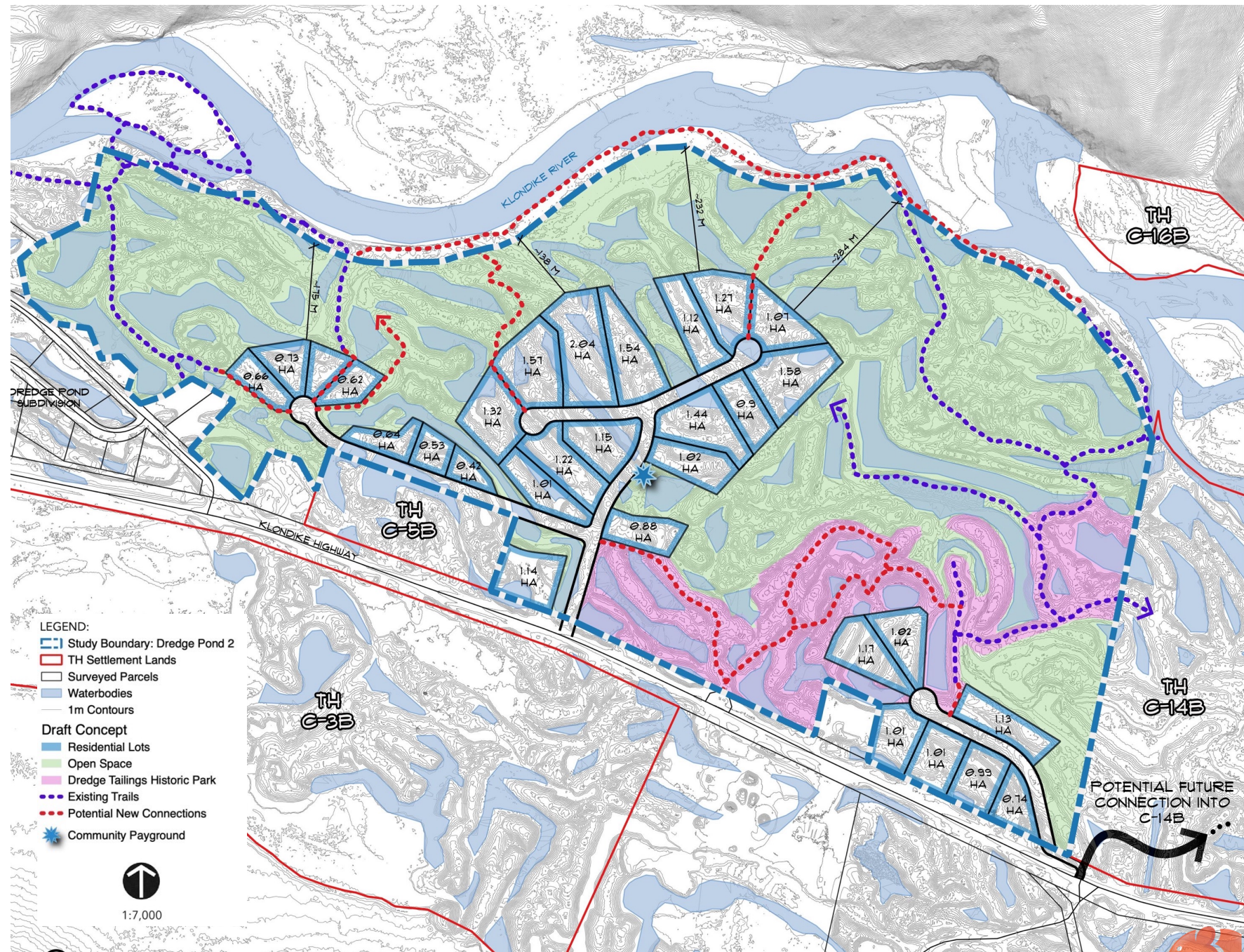
“Dredge Pond II is a unique, livable, connected, and resilient subdivision. It protects the eclectic mix of historic resources and celebrates the diversity of cultures and past. Dredge Pond II is designed to encourage a sense of community and interactions amongst residents and the public. It provides a variety of lot sizes to cater to a range of ages and incomes and family circumstances.

The Dredge Pond II subdivision is centered around an extensive maze of ponds and trails, which wind through the subdivision stretching from the Highway to the Klondike River connecting green space and providing access to natural amenities. It is guided by the Tr'ondëk Hwëchin land, culture, and history and is designed to be integrated with nearby parcels such as TH C-5B and C-14B.”



OPTION 1

- 30 residential lots. Average lot size of 1.07 Ha.
- 7 residential lots are accessed via the Klondike Highway and border TH C-14B.
- The main access is centrally located and provides access to a cluster of 16 large residential lots.
- A road straddles TH C-5B, providing potential future access to the parcel.
- Residential development is set back from the main river channel: Approximately 140m to 650m buffer.
- About 87.4 Ha are retained to access for recreation, habitat function, and flood protection.
- Dredge Tailings Historic Park area provides protection to the dredge tailings cultural landscape and heritage resources. The area is approximately 20.9 Ha.



OPTION 2

- 26 residential lots with an average lot size of 1.1 Ha.
- 7 residential lots are accessed via the Klondike Highway and border TH C-14B.
- The main entrance provides access to a cluster of 15 large residential lots.
- A road straddles TH C-5B providing potential future access to the parcel.
- The road geometry and the presence of ponds result in a configuration of deeper and narrower lots than in Option 1.
- Residential development is set back from the main river channel by approximately 140m to 650m of greenspace.
- Dredge Tailings Historic Park area provides protection to the dredge tailings cultural landscape and heritage resources. The area is approximately 20.9 Ha.

