



DREDGE POND II MASTER PLAN WHAT WE HEARD

JUNE 6, 2022

1 BACKGROUND

The Government of Yukon and the City of Dawson are working together to develop the Dredge Pond II area for un-serviced residential development. The Dredge Pond II is situated between the Klondike River and the Klondike Highway – approximately 8km from Dawson. Before designing a new subdivision and moving forward with this project, the Government of Yukon and the City of Dawson wanted to engage with the public. The purpose of this engagement on the Dredge Pond II was to:

- Introduce the project and team
- Share information about the site and answer questions
- Gather input from the public in order to help develop a vision for the future subdivision, inform neighbourhood principles, and identify other key design considerations

1.1 ENGAGEMENT OPPORTUNITIES

There were two main opportunities for the public to participate in this project. Due to the escalating COVID-19 restrictions, all in-person public engagement events initially planned for this project were cancelled and held online – occurring in late 2021 and early 2022. As a first step, the Government of Yukon and the City of Dawson launched a survey online. The online survey was released on December 21st, 2021 and was accessible until January 23rd, 2022. Paper copies of the survey were also available for pick up at the City of Dawson Main Office building. On January 11, the Government of Yukon, the City of Dawson, and 3Pikas hosted a webinar that was broadcasted over Zoom. A presentation by the Project Team was followed by a Q & A period. Finally, the Project Team made a presentation of the project to the City of Dawson Heritage Advisory Committee (HAC) on January 20th. A second survey opened to Tr'ondëk Hwëchin citizens only was available online and in paper format for a two-week period in May 2022. A mailout was sent to every citizen residing in the Tr'ondëk Hwëchin Traditional Territory. The purpose of the mailout was to inform Citizens of the project and invite them to participate in the survey and provide input into the project.

This memo includes a summary of the webinar and survey, including a summary of comments received, and the next steps. This memo will be used to inform future steps in the planning process. All relevant information about this project was posted on the Dredge Pond II project page on the City of Dawson website: <https://www.cityofdawson.ca/p/dredge-pond-phase-ii-subdivision-planning>.

2 SUMMARY OF ENGAGEMENT RESULTS

2.1 WEBINAR

Approximately 22 people attended the webinar hosted by 3Pikas. The presentation focused on introducing the Project Team, the planning process, and the project timeline. 3Pikas provided an overview of key constraints and opportunities. After the presentation, the meeting was opened for discussion, questions and to gather input from participants. Participants provided comments on the following:

- Retaining a portion of the tailings.
- The heritage values including the artifacts and cultural resources found on the site.
- Recreation values of the area (including trails, swimming, fishing, etc.).
- The proposed mechanism for releasing the lots out onto the market. The lot release timing and the proposed lot sizes.
- The Klondike River. The interplay between the Klondike River and the flood zone and the need for flood mitigations.
- The potential for the planning exercise to consider the provision for shared septic systems.
- Considerations with adjacent land uses and the future development plans on TH C-14B.

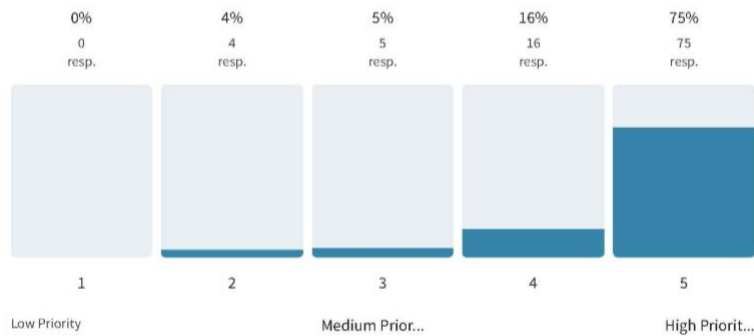
2.2.1 KEY PRIORITY AREAS

Respondents were asked to rank the importance of different areas including the Klondike River, treed areas, and ponds on a scale of 1 to 5 rating (1 Low priority, 3 Medium priority, 5 High priority):

KLONDIKE RIVER

A large portion of respondents (75%) identified the Klondike River as a high-priority area to be considered in the plan. In addition, the Klondike River received a 4.6 average rating.

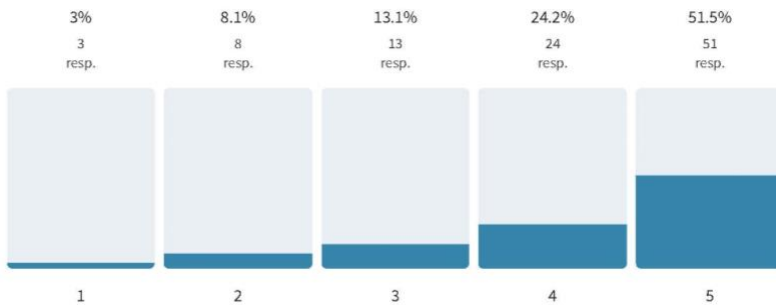
4.6 Average rating



TREED AREAS

51.5% of the respondents identified treed areas as high-priority area to be considered in the plan. Treed area received a 4.1 average rating.

4.1 Average rating



PONDS

Ponds were generally less supported than the Klondike River and Tread Areas; nonetheless, ponds received a 3.5 average rating, demonstrating a moderately high priority level.

3.5 Average rating



OTHER KEY AREAS

Other special areas or features identified by respondents in Dredge Pond II survey include:

- Tailing piles
- Trails
- Water
- Natural areas
- Wildlife areas

The Dredge Pond II area is rich in culture, history, and trails. Trails provide an important linkage between natural areas, the Klondike River, and other community destinations including the existing Dredge Pond Subdivision. In considering the Dredge Pond II Master Plan, respondents were asked to rank the importance of the following on a scale of 1 to 5 (1 Low priority, 3 Medium priority, 5 High priority):

1. Establishing trail linkages to connect Dredge Pond II with existing nearby subdivisions and other parcels
2. Protecting existing trails
3. Establishing trail linkages to connect Dredge Pond II with the Klondike River
4. Preserving the character of the dredge tailings
5. Including interpretative signage
6. Ensuring adequate open space areas
7. Protecting environmentally sensitive areas

8. Including a neighbourhood park (e.g., playground, open space, seating)
9. Making space for things like community gardens

Key highlights include:

- Establishing trail linkages to connect Dredge Pond II with existing nearby subdivisions and other parcels received an average ranking of 3.9. A total of 92% of the respondents identified establishing trail linkages to connect Dredge Pond II with existing nearby subdivisions and other parcels as a medium to high priority consideration to the plan.
- Protecting existing trails received an average ranking of 3.7. 84.7% of the respondents identified protecting trails as a medium to high priority consideration to the plan.
- Establishing trail linkages to connect Dredge Pond II with the Klondike River received a 4.0 average ranking and 88.9% of the survey respondents identified connections as a medium to high priority consideration to the plan.
- Preserving the character of the dredge tailings received a 2.8 average ranking. While 33% of the respondents identified preserving the character of the dredge tailings as a low priority, 20% of the respondents identified preserving the character of the tailings as a high priority consideration to the overall plan.
- Protecting environmentally sensitive areas received a 4.2 average ranking. 61% of the respondents gave protecting environmentally sensitive areas a ranking of 5.
- While including a neighbourhood park (e.g., playground, open space, seating) received an average ranking of 3.6, making space for things like community gardens received an average ranking of 3.4. 80% of the respondents assigned a medium to high priority ranking to neighbourhood parks and 72% identified assigned a medium to high priority ranking to space for community gardens.

2.2.2 SUSTAINABILITY AND RESILIENCY

Sustainability refers to a community's ability to maintain ecological, social, and economic balance, resilience is related to its ability to respond to change and be flexible when faced with change. Respondents were asked what should priorities be in Dredge Pond II to create a more sustainable, resilient subdivision? These were the common themes heard:

- Consider climate change and build climate change mitigations / adaptations
- Incorporate appropriate setbacks from the River to avoid flooding
- Include social and affordable housing
- Preserve a critical mass of historic dredge tailings
- Create appropriate lot sizes
- Partner with Tr'ondëk Hwëchin

- Consider natural eco-systems and maintain publicly accessible greenspace along the Klondike River
- Create community space, community connection, and amenities
- Retain wildlife corridors
- Respect and retain the heritage character and resources
- Encourage revegetation to help increase ecological diversity

2.2.3 BIG IDEAS

Finally, respondents were asked about their big ideas for what would make Dredge Pond II a truly great subdivision? These were the common themes heard:

- Include space for children and youth
- Include a setback from the highway to reduce traffic noise
- Set aside lots and make them accessible to low-income and first-time buyers
- Provide a range of lot sizes
- Consider an innovative land lottery approach
- Create affordable lots
- Provide country residential housing with a shared central community space
- Include a section for higher density neighbourhood residential
- Include a community dock for those who have boats
- Incorporate space for a large community garden
- Provide ATV and trail connections to the rest of Dawson, community-focused housing, and smaller lots
- Consider including a community park
- Consider houseboats on some of the ponds
- Consider setting aside some of the ponds for swimming

3 NEXT STEPS

The feedback received during this engagement process was extremely diverse and extensive. The webinar was well attended, and the discussions were particularly insightful and valuable. The number of surveys received was outstanding and many respondents provided comprehensive and thoughtful comments.

As is often the case with planning, some of the feedback received was outside the scope of this project. For example, some of the more specific comments about the land tenure and houseboats may require additional community conversations and technical investigations, which are outside the scope of this project. It is unlikely that this development will address all the community's concerns about affordability, housing availability, tenure, and so on. However, the feedback received will be used to guide the development of the design options that will be produced in the next step in this Master Plan project.

Next steps include creating a vision for the future subdivision, developing neighbourhood principles, and identifying design considerations. Additionally, 3Pikas and Greenwood Engineering Solutions are working on design options, which will be presented to Mayor and Council in March 2022. Following the presentation, a pre-design and servicing plan will be prepared. This document will describe the engineering and infrastructure requirements for the future subdivision in details, including all of the proposed surface works, grading, drainage, road and highway accesses, and power and telecommunications. Finally, the last step will involve compiling all of the materials into a Master Plan for adoption by Council.

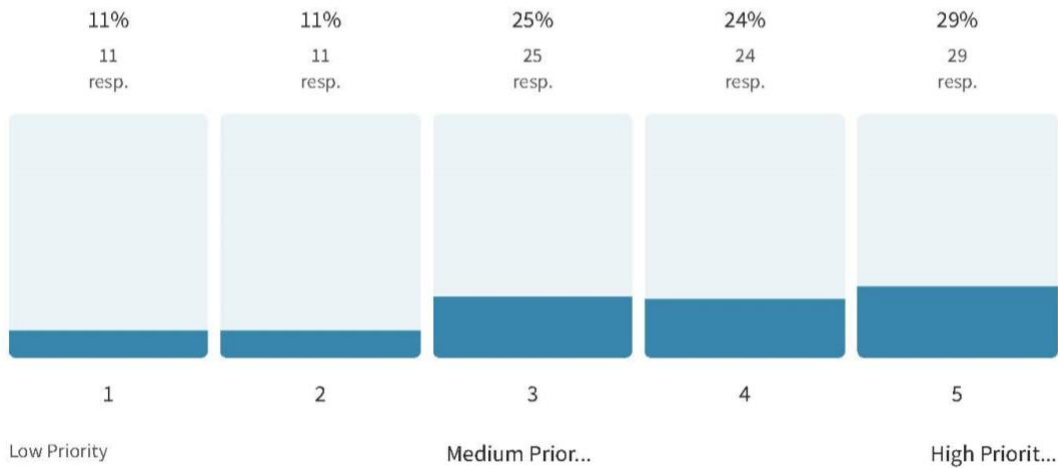
4 APPENDIX A: SURVEY RESPONSES

1 What is one word that captures or describes the 'spirit' of Dredge Pond II?

- COMMUNITY
- fresh start
- ugly
- Industrial devastation
- Rural
- Goldtailings
- unique
- community
- Revitalization
- Rock piles
- Space
- future
- Impressive
- Independence
- Dredge Tailings
- Needed building lots
- Housing
- Community
- History
- Recreation
- Industrial waste
- Filth
- Rockpile
- Rocks
- History
- Tailings
- renewal
- Unique.
- Community
- accessibility
- Necessary
- Riverside
- History
- Maze
- Dredge tailings
- Affordable
- Rocky
- Affordable?
- Mars
- Expansion
- New-beginning
- History
- reclamation
- Historic
- Historical
- Gold
- available
- Hope
- Overdue
- open space
- opportunity
- History
- unique
- Expanding
- Rocks.
- history
- Tailings
- Heritage
- Peaceful
- Future growth
- Remarkable
- Hope
- Space
- I'm not very familiar with the area
- A wildlife habitat
- Space
- Housing crisis
- Rocks
- Undeveloped
- Desperation
- Community
- rehabilitated
- Riverside
- Future
- Reclamation
- Burnouts
- Fortitude
- Quiet
- This is really a question?!
- Desolate
- Grotesque
- Reconciliation
- Glorious
- Housing
- Uncertain
- history
- Freedom
- restoration

A. Ponds:

3.5 Average rating



3 Are there any other special areas or features in Dredge Pond we should be aware of?

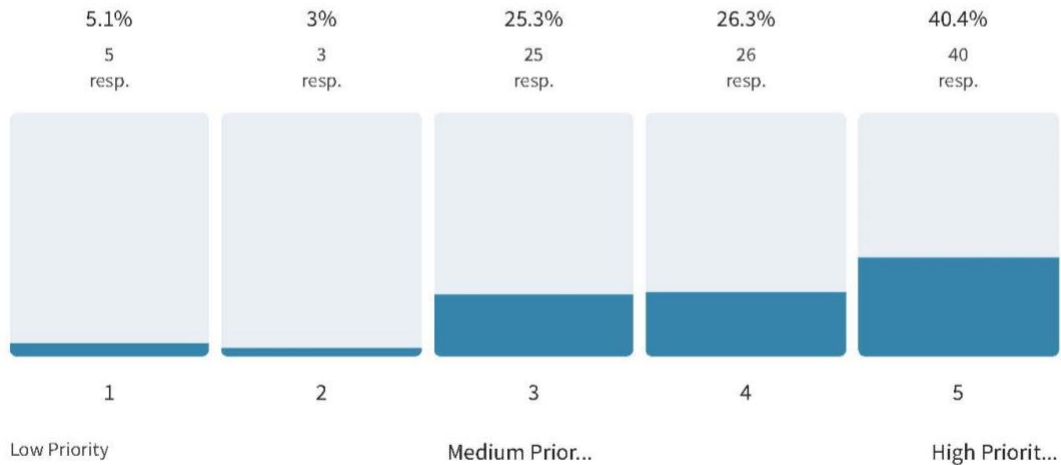
- im not aware of any
- There should be a focus on restoration and reforestation, not just preservation.
- The tailings do have heritage value
- Space
- Highlight a few of the remaining tailing piles
- tailing piles
- Dredge tailings are historically important.
- Tailings piles
- Access to the river
- Existing trails access to river fishing areas
- No , only the River is important
- All it is, is rocks, ponds and trees/scrub ??
- Rise in water levels.
- Make sure people cap the tailings
- flooding
- I would like to see preservation and planning that considers the unique dredge pilings that define the area. These are identified as part of the character defining elements of the Klondike Character Area within the Dawson City Heritage Management Plan, are are considered heritage resources as per applicable legislation.
- wild life crossings and habitat (ex - Moose, bear, beaver, migratory birds, fish, etc.)
- Flat developable lots
- The tailings piles, ponds and treed areas are the critical pieces
- N/a
- Would be nice to keep areas that have started to rejuvenate untouched. There is an odd beauty in the mosses, ferns and trees that have started to repair the land.
- No
- trails. old parts like dredge buckets and cables
- Yes! The Tailing Piles need to be preserved!!! This is a unique landscape of our region and we need to keep these and not bulldoze them all flat.
- No

- a small area of historic tailings could be kept next to the welcome to Dawson pull out area.
- Beaver dams
- just survey it, build a road, power it and go
- wildlife
- Wildlife
- The whole area is steeped in history and just the size of it makes it both surreal and unique
- Hiking and biking trails, wildlife
- Hiking, snowshoe, bike trails
- Certain areas still contain Artifacts from the gold rush
- A healthy representation of the dredge tailings should be preserved.
- Trails, fishing area , island in the Klondike
- Water and rocks , i wouldn't over think it
- Allow tailing piles within a 100 meter or so distance from highway to act as a buffer zone for noise and sight into properties. This will also allow good aesthetics of the tailing piles for persons traveling on the highway.
- Not very familiar with the geography or biology of the area!
- Wildlife habitat and corridor. Too
- No
- Any creeks that run through that area "underground" or under the rocks.
- That the entire area never used to look like this - celebrating the destruction of TH's traditional territory by dredges is in bad taste. This isn't a joint project with TH - are they happy seeing all this mess and are they happy about a new residential development?
- Flatten the gravel piles and build on top of them
- I am super glad you're aware of the importance of the ponds and its wildlife!!!
- There is a great walking trail that goes through (around the edge of the development area I think) and to the river and connects to old sections of highway. It starts across the highway from the road to the dump and this trail + new sections of trail along river should 100% be considered a very high priority in this new development. If you fail to provide access to the river in this new area, you will have failed the community utterly.
- Access trails, and local use of specific ponds for swimming, fishing and ice skating and swimmiio
- There is a high potential of gold that could be mined through the development of the project. Win-win.
- Ferns and vegetation
- Wildlife in 1 acre/big ponds
- No commercial please
- The tailing piles are neat.
- No
- Not that I am aware of
- Ask the seniors
- Riparian zone, wetlands
- Looks
- Wetlands
- mostly the wildlife of all kinds (walkability for other creatures, moose)

4 The Dredge Pond II area is rich in culture, history, and trails. Trails provide an important linkage between natural areas, the Klondike River, and other community destinations including the existing Dredge Pond Subdivision. In considering the Dredge Pond II Master Plan, how important are the following: (1 – 5 rating: 1 Low priority, 3 Medium priority, 5 High priority).

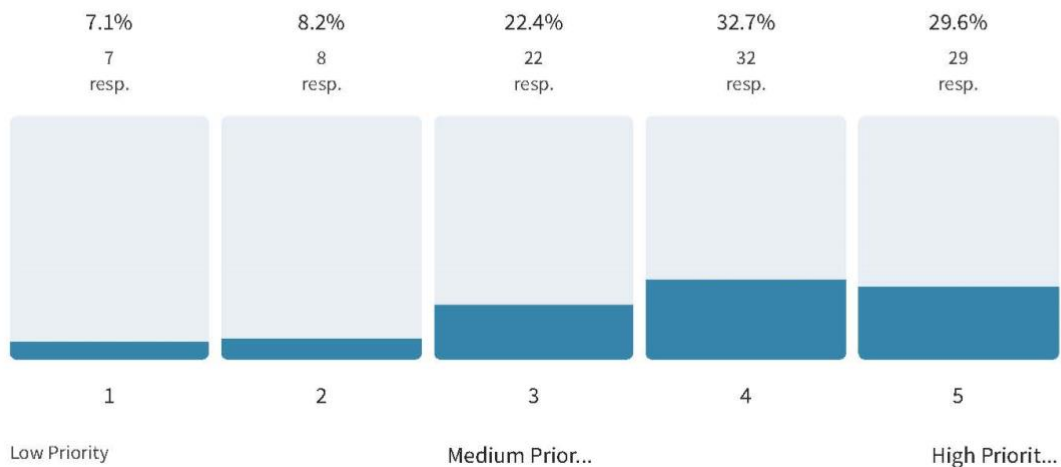
- a Establishing trail linkages to connect Dredge Pond II with existing nearby subdivisions and other parcels:

3.9 Average rating



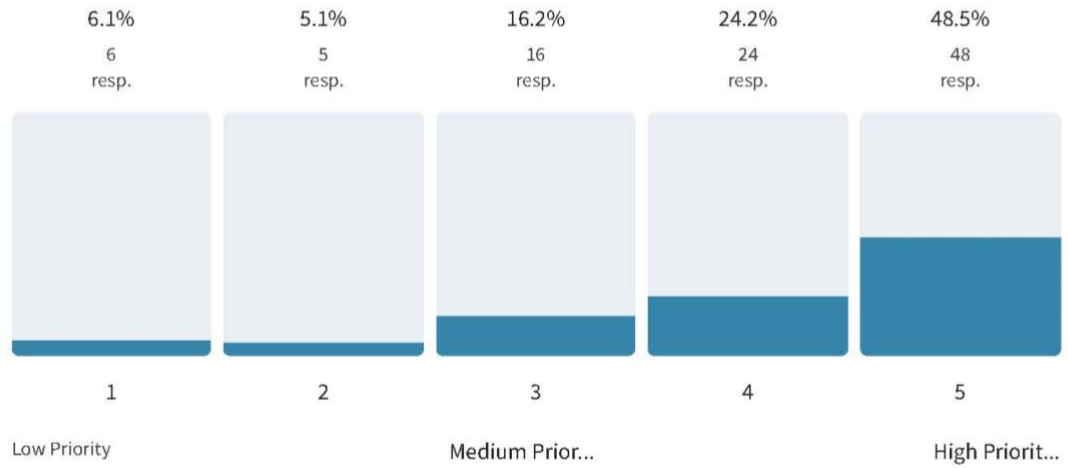
- b Protecting existing trails:

3.7 Average rating



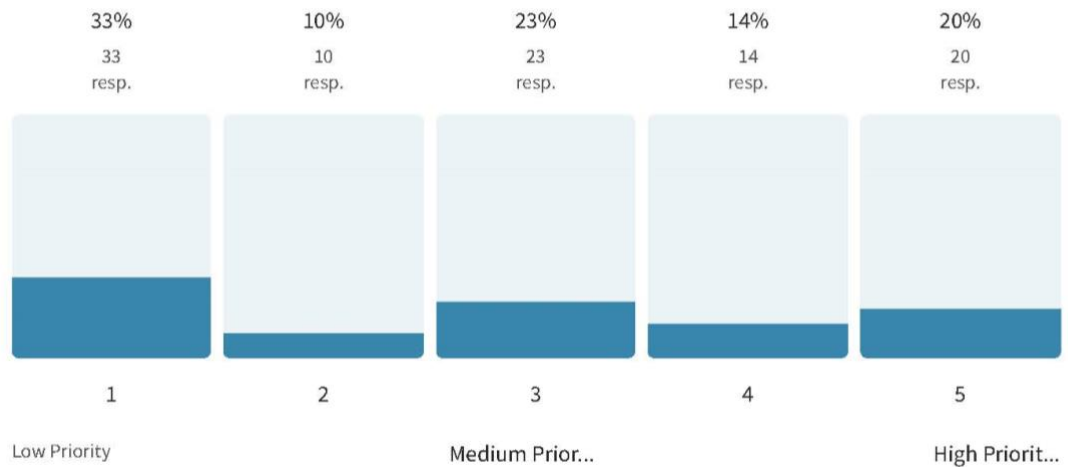
c Establishing trail linkages to connect Dredge Pond II with the Klondike River:

4.0 Average rating



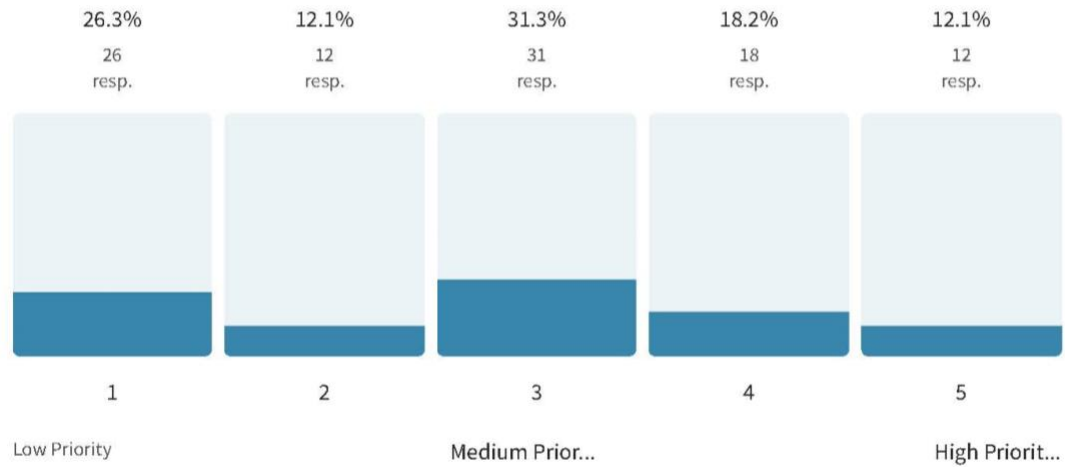
d Preserving the character of the dredge tailings:

2.8 Average rating



e Including interpretative signage:

2.8 Average rating



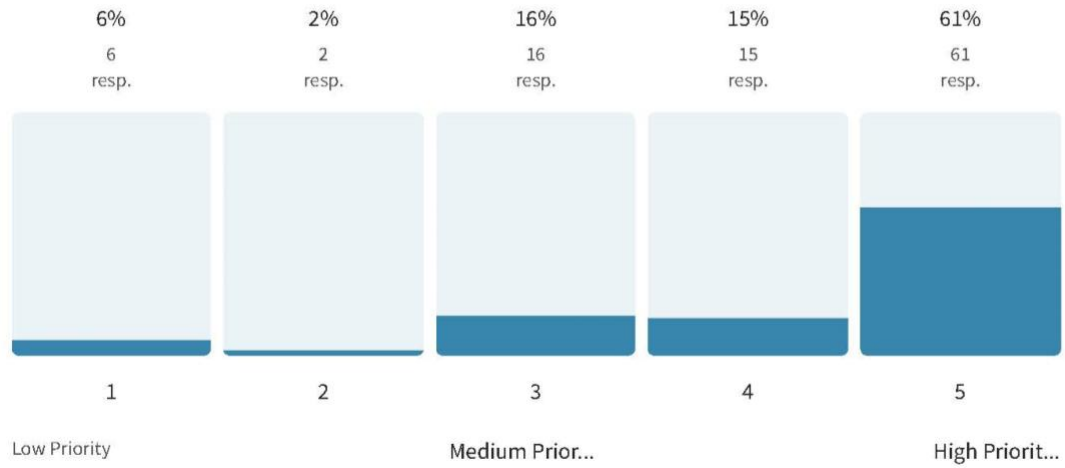
f Ensuring adequate open space areas:

3.5 Average rating



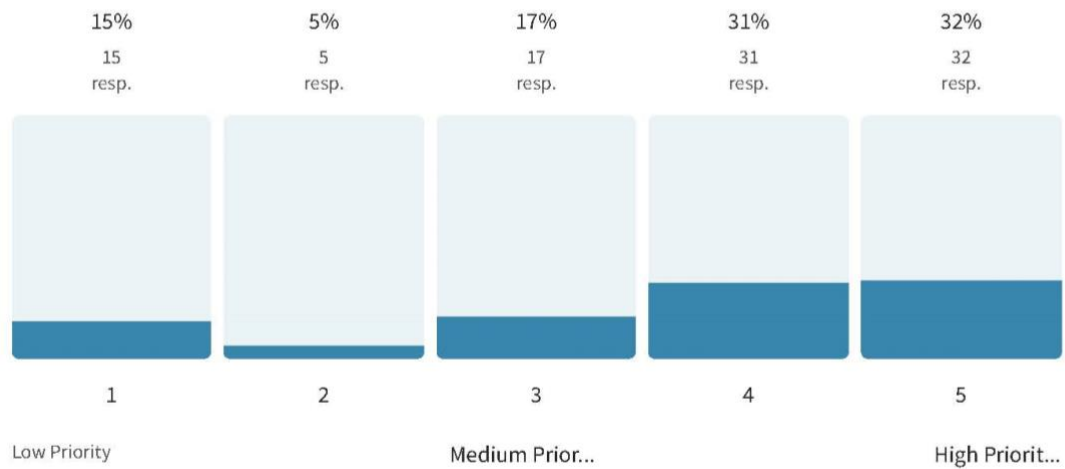
g Protecting environmentally sensitive areas:

4.2 Average rating



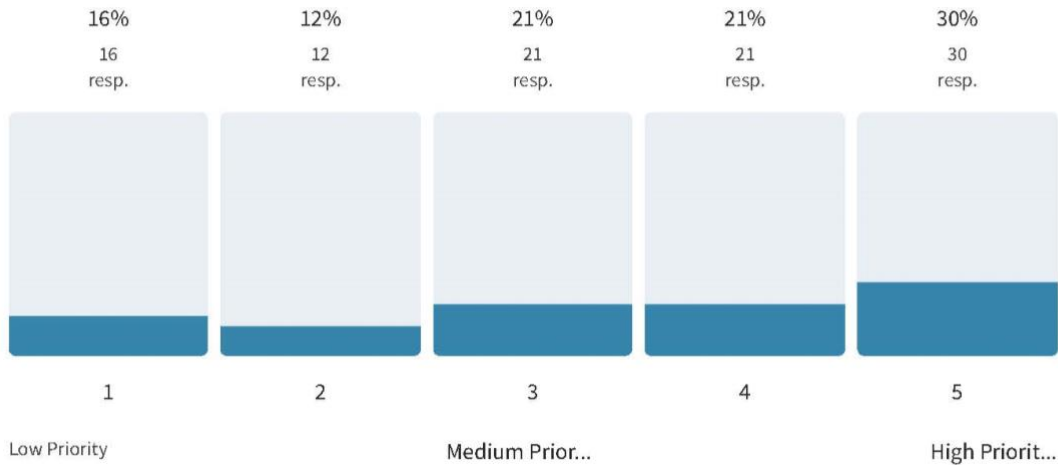
h Including a neighbourhood park (e.g. playground, open space, seating):

3.6 Average rating



i Making space for things like community gardens:

3.4 Average rating



5 Sustainability refers to a community’s ability to maintain ecological, social, and economic balance, resilience is related to its ability to respond to change and be flexible when faced with change.

What should our priorities be in Dredge Pond II to create a more sustainable, resilient subdivision?

- appropriate zoning to prevent industrial use, regulate interference with existing ecosystems, provide on-site recycling facilities
- situate lots to avoid flooding
- Include socialized housing - housing owned by the government and kept at an affordable rent or sale price. Look at models from Paris, Munich, Canmore, etc. etc. Prioritize people and the natural environment over economic sustainability.
- Ensuring it has legitimate and fair servicing regime. NO HOLDING TANKS. And who would be responsible for water delivery? Right now, the town has a two-tiered system depending on where the CR property is located.
- Make a minimum of 1 acre lots to keep a distance between dwellings and not make an overcrowded area so it can preserve some of the charm and history of the tailing piles.
- able to connect to Biomass heating
- Build climate change mitigation/adaptation into every aspect of the subdivision's physical design; ensure public access to natural spaces, i.e. don't limit river access to only those properties immediately adjacent to it; create a layout that fosters social connection with neighbours; preserve a critical mass of historic dredge tailings (visible and coherent from both ground and air) to tell the

story of the Klondike valley's industrial heritage and cultural landscape; consider how subdivision design can support and encourage the development of suitable home-based businesses

- sewage and gray water
- Several community spaces like a small gathering hall and having smaller plots of land that can be closer together similar to C4. Installing solar panels on the houses would be better for the environment and have a battery bank to store possible extra power, for the long winters while still having them connected to the grid if need be.
- create new opportunities
- Subsidies for those building homes
- Promote mining more. Mining should be the number one priority
- Low development cost
- Make it community friendly and recreational too
- Proper sewage (septic fields seem ridiculous in this area so close to the river and only a few meters above the water table) , affordability, space between lots , minimal fill , preserve existing trees and trails
- Allow wildlife pathways as well as trails, with consideration of where there are good established trees/scrub, so animals can travel through the subdivision without having to cross traffic, and co-habitate in selected scrub/forested areas among the residences. Leave the space NOW because once there are homes you can't add it.
- Provide small commercial/retail zoned lots near the hay, along the subdivision access road(s)
- Make sure the wildlife aren't ducked
- Walk and bikeable with dedicated routes and layout that is not dependent on car transportation (no loops or cul-de-sacs). Mixed zoning (residential and commercial) and multi-use buildings. Planning for future water and sewer.
- Do not let people along the river push the tailings into the river. Do not fill in ponds give people access to land. Do not hire the same person to mark out environmental right ways as the last one did not include the mouth of
- Quigley and Bear creek and Mr Vincent cut off the mouth to bear creak and it no longer has fish or flow. Don't sell off the park build it.
- I would like to see how planning can support resiliency initiatives already underway, such as the Klondike Chinook Salmon Restoration project, or support reconciliation through the recognition of drastic impacts(both good and bad) to Tr'ondek Hwech'in way of life from industrial mining, which forever changed this landscape, creating a entirely different but ultimately shared cultural landscape.
- Facilitating “community” and the connection to one another and the land. The development should inspire connectivity to the space and people within. TREES ARE OF EXTREME IMPORTANCE.
- some commercial zoning for potential shops or cafes, so that folks don't always have to commute into town. good connections to trails and bike paths, so that people can safely and comfortably walk or bike into town (i.e. - not on the highway). considerations for sustainable, eco-friendly power options.

- Lots large enough for a house, garage, greenhouse, gardens and fire pit area.
- Making sure the history, wildlife and enjoyment of the land is kept
- Don't over crowd it, we don't need to overpopulate the area just because of the high demand for lots. Keep some dredge tailings to keep the feel and uniqueness of the area. Preserve nicer ponds for people to enjoy
- Effect it as little as possible, keep roads and building sites hidden, don't use straight roads and geometric layout, be organic in design
- Reasonably priced small lots
- Solar farm
- Adequate garbage facilities, most folks don't have outhouses just honey buckets which, there's a heckton of trash n environmental hazards in dredge
- Create a green corridor on the back of lots that also functions as a trail between the existing subdivision and planned park areas. This corridor can include "mini parks" where things like community gardens, dog parks and playground equipment can be away from the dredge pilings that may attract tourists.
- Pushing the use of renewable resources on new builds. Respecting and ensuring accessible and affordable opportunities for everyone.
- Reasonable tax rates. No subdividing.
- Reliable water, septic, and city services
- Sustainable
- Making sure residents can afford it. Seasonal workers don't qualify for a big mortgage. A tiny house community would help
- Please do not destroy the tailing piles.
- Trees and spaced out lots
- be resilient to the flooding that is bound to happen consider shared septic field use between neighbours
- minimum 1 acre lots
- rural residential farming
- Keeping homes in keeping with the area
- It should be left as is, with maybe a few improvements like information boards, so people can explore, swim, canoe and learn the history of this amazing place.
- Affordable and attention to limiting impacts on current wildlife habitats.
- Listen to the public
- Affordable land to build a life on. Incentives from the city to green it up on the individual properties.
- do not allow subdividing of parcels
- I have no idea

- Make sure residents can have a septic field. Holding tanks are unreasonably/prohibitively expensive, especially when these properties will have a large assessed value and, as a result, a high tax bill. Make sure there is a 200 year flood buffer.
- Affordable with decent amount of land per property ... no sardine stack
- Affordable lots for regular people and the future of Dawson able to afford a place to call home.
- Literally Just get it done it's been on the table for over a decade , it's terribly hard to be concerned about any of the questions asked so far interpretive signs , open space, playground , trail linkages, community garden, "spirit"
- ... Has the author visited dredge pond 1 ? There's no signs there's only 1 street light , no open space , no trail, no community garden and rightfully so it's country residential, and the only spirit is angst at the COD for consecutively raising tax to rival downtown lots without sewer and water services or even subsidized water delivery As was advertised when lots were originally put on the market , master plan included a park there is still no park . Residents are happy if the road gets calciumed so they can walk the shoulder of the road trail...
- Develop it, let community grow- collective care will follow.
- Allow for trails around properties to places of interest. Include an open space area that can be used as a park for children/adults. Keep some ponds with proper access to the water and prepare an artificial beach that can be used by residents.
- I think easy trails connecting to town (especially bikeable!), improving the overall feel of the tailings through landscaping (they look so desolate and lifeless), creating a space that will over time look like nice, green, properties (wild or cultivated, just less "wasteland"). It would be cool to have some amenities in the neighborhood (parks, common spaces, maybe a corner store even?) to help it feel like a real community and help limit necessary travel into town all the time.
- Not suitable for homes
- Optimize energy usage, allow for River floodplain
- Small, affordable lots
- I'm not sure what would be considered sustainable for a subdivision.
- Big lots
- TH partnership (they are original stewards of this land), no cul-de-sacs, roundabouts to reduce stopping and unnecessary vehicle, idling, narrow roads to reduce speeds, sidewalks, tree planting, stores (to reduce need to drive into town), mandate building materials, mix of tenure
- Garden spaces for growing foods, allowance of livestock for community sustainability, and would it be too much to ask for natural gas heat? Lol jokes aside though a sustainable community is a top priority
- I really want there to be considerations for eco-systems and how best to protect them WHILE creating housing for people. There should also be affordable housing involved, especially considering the housing crisis we are in.
- Maintain publicly accessible greenspace along the Klondike River. Make sure there is access to the river for canoes. Enable a day use picnic area at canoe access. Maintain trails and treed areas that can act as wildlife corridors to river. I am not knowledgeable about the ponds but assume these also

serve to support wildlife and therefore green spaces aggregating around some of the ponds would make sense as they would serve as mini and interconnected natural (recovered) habitat.

- incorporate green spaces that are already used, protection of river and surrounding ecology, provide trails to town for recreation and commuting
- This area is a moon-scape. No effort for environmental protection needs to be used, all focus should go into creating something that has the highest environmental and ecological value possible. This area can be reclaimed and used for both environmental restoration AND housing.
- Septic and water installed before land purchases
- Respect the current residents there
- No commercial please
- We need more affordable housing options in the Dawson area. I personally don't really care about much else.
- Renaturalization. Removal of tailings and ponds that are unsightly and unnatural. Reconfiguring landscape to have larger ponds and wetlands for stormwater and firebreak management and overall landscape improvement.
- Focus on multi-use developments including shops, corner stores restaurants etc while connecting with other areas by paths not along the highway. Multi use areas near the river with public access for enjoyment of anyone, not simply private land owners.
- Multi purpose trails for active transportation, mixed use development so people can access various amenities close to home
- Equal opportunity, meaning a final development where low to high income is represented. Embrace and celebrate off grid or partially off grid living.
- Need to accommodate the need for the river to reclaim its natural route and to leave a flood plain. There has to be a public trail along the Klondike; there cannot be a repeat of the situation in Phase one where properties block public access to the river
- Housing prices
- Community space, playground or garden
- encourage walkability through proximity to amenities and services
- To include affordable housing to address the housing crisis here. To only use land that won't interfere with the environment. Keep historical sites protected.

6 Finally, what are your big ideas for what would make Dredge Pond II a truly great subdivision?

- provide a space for children and youth, i.e. a youth/ community centre where they can go without having to be driven around by their parents; build the subdivision around existing 'natural features', rather than flattening out the landscape with generic looking, gravelled lots.
- I realize it's not always possible but i like not seeing the highway from my home. Leaving or creating large berms along the highway to try and reduce traffic noise
- Affordability. Set aside lots and make them accessible to low-income and first--time buyers. prohibit existing homeowners from buying lots unless they pay a big surcharge.
- Doing it.
- NO HOLDING TANKS. And give thought to the servicing regime.
- Keep it simple and make it similar to the actual Dredge pond subdivision. We don't need a second "city centre" with all amenities, this is all available in town just a few kilometers away. Just need the country residential lots.
- Have the existing tailings and valuable ponds integrated in development. Have private contractor doing the development to keep the land parcel cost down
- Access to the river and trails
- a variety (2-3) of lot sizes
- Consider an innovative, tiered land lottery approach with a first phase for TH citizens, then Dawson residents who are first-time home buyers, then everyone else. Help the people who have a connection to this place and struggle to enter the housing market.
- Affordable lots
- Country residential housing with a shared central community space.
- affordability and property maintenance bylaws
- Having a section for a denser neighbourhood, which could possibly include small commercial lots uses for simple stores for the residents of the subdivision. A shuttle system and gathering places both indoors and on the land. Community docks would be nice for those who have boats as the subdivision is stretched along the river. It could make for a nice walk I trail along the riverbank from which people could access their boats
- Another casino.
- By promoting more mining
- Topsoil
- This subdivision would be great if it were developed within a reasonable timeframe and resulted in land that is affordable for locals to purchase and build on
- Trails and river access
- Very Large community garden space would be amazing to have in this area and would help bring people together in there own neighborhood something dredge-pond as it is now is lacking. The area also gets lots of sun exposure and the rocks help keep soil warm in to the fall A bowl type skate park

would also fit well in the land scape in dredge pond and give neighborhood kids someplace to go with out having to navigate the highway

- Atv connection to the rest of Dawson, community focused housing, smaller lots like Europe
- Integrate housing with wildlife habitat. If you want fish in the ponds, then pick one close to the river and open a channel to the river, so fish can get in. Right now, there are no fish in the ponds unless people seed them artificially. You could take one pond near the river that already has established trees/scrub, and make a wildlife area. If you do this, then you have to have a corridor to the Highway and some sort of wildlife safe bridge or underpass so the wildlife doesn't have to cross traffic.
- Rigorous enforcement of construction, monitoring, inspection and maintenance of all sewage & greywater disposal and storage systems. Proof of proper use of pump out systems....ie: proof of tank pump outs and proper disposal. The City should provide and guarantee low cost disposal of neighborhood sewage/greywater at the city sewage facilities.
- Don't crowd it like town or C4. Keep some green spaces
- Housing
- A truly well planned and executed civic plan that prioritizes the long term needs of people living in the subdivision and surrounding area and not developers. A plan that encourages cooperative growth between residents and visitors and discourages isolationist land use. Mixed lot sizes for good variety of affordability and land use.
- look after the water ways don't let people fill it all in
- No big ideas, but as noted there are a number of valued components, or character elements, that should be preserved, and which can act to enhance the character of the subdivision (Cultural heritage/features, Klondike River, Salmon etc..).
- Affordable housing.
- lots of green space, ponds preserved, accessible to town with trails. affordable lots!
- Do it safe do it right think long term for river rise seasonally
- 1.5 - 2 acre lots and a boat launch.
- Making it necessary for home owners to create or keep the nature/landscape natural and clean. Respecting the fish, wildlife and people who live there as well as use the trails. Making sure all historical points are made and preserved.
- I would love to see access roads on top of the existing tailings winding around the new subdivision. A playground would be great. Leave the development to the buyers of the property, it is a nice project and they can make each property unique as it should be, it would be like an adults sandbox. Don't level everything off and make it look generic. Leave property along the river open for public use, and have trails connecting the subdivision.
- Keep government designers out of the design and let private sector provide something more creative
- Reasonably priced small lots
- Affordable housing, no shitty slumlords like there is in most of dawson
- Don't try to preserve too many pilings

- Not flattening and covering the entire thing with white channel. And making lots available and give equal opportunity to everyone.
- Don't allow subdividing of lots. Make them affordable to buy. Have reasonable tax rates. Have garbage pickup bins like in town instead of one big bin.
- Space don't Over congest
- reclamation bringing back the greens.renewable energy.alternative building methods.
- See last question
- Please do not destroy the tailing piles. This is our history!!!
- Minimum 1 acre lots trees and landscape no junk yards
- consider a viewing platform at the Welcome to Dawson pull off X number of feet in the air - then just pick a representative sample of tailings are that can be viewed from that. Include some interpretive signage. Simple.
- Just be smart about it
- If it actually happened
- well planned living
- residential/family friendly
- Keeping as much open land with homes kept small
- Building on this area will not be reversible and destroying this area will be regretted in the long term
- Avoid overcrowding of lots
- Affordable lots for people who have been living in Dawson long term, looking for land
- Building on and with rocks. Taking advantage of dredge pond II Heat water and sunlight. No land lottery!
- enforcement of lot cleanliness.Do not allow eyesores
- It would be the perfect area for families starting out, lots of thing near by to do and just adding more housing would hopefully help with the housing crisis in Dawson. It is a great idea.
- NO HOLDING TANKS
- Nature, wild life , peace and quiet , not the city ,
- Privacy, freedom and affordable lots
- Work in the existing natural landscape within reason the ponds and existing trees are lovely but so is the ability to have a septic field as regulations become increasingly limiting currently 100ft from open water if not it's a holding tank ... where what goes in must come out a family of 4 with a 3000l tank can expect 3-4 fills a month @ 70\$ Each and 1 pump out a month @ 300\$ that's close to 600\$ a month on top of property tax for a 3-4 bedroom \$3500-\$4500 a year
- Making it a subdivision.
- Just make the land available to develop. This has been a topic and consumed thought/time for many years now and has been abandoned and revisited many times. Making land available has been at the forefront of discussion in this town and it's time to make it happen.

- Linkage trails, enhancing appearance through landscaping, common spaces, community feel.
- Keep as is. It is the animal's subdivision. Moose, wolves, bears, caribou, fox, lynx, fish, beavers, mink, birds- eagles, swans; bats,
- Feel like a community
- Completely remove all industrial waste and return the land to pre-dredging condition.
- I think have bigger lot sizes so people can move out of town and open up housing for people that want/need to be in town, a multi-age park and some trails that the community as a whole could use for activities (safe running, skiing, walking etc.) right now the only easily accessible trail is the dike.
- Big lots
- For it not to be located here. The City of Dawson should focus on smaller lot development within the townsite, and actively work to reduce the number of unused, empty lots and derelict buildings. I fully support more housing, I think it's criminal council kept the campground as-is when we have people living in the motel and an egregious gangster landowner sitting on land, to name but a few things.
- Reasonably priced and affordable lots. Priced for the average low middle class family. Not priced at the hyper-inflated coats that tend to trend these days
- I love the idea of a community park!
- Trails around entire area and riverside greenbelt/park/picnic area, and canoe/raft access, and pond green spots. Organic shapes- to roads & lots- Make this subdivision work within the existing contours and the recovery that nature has already started in this area. Ensure that the trails and river access are such that the public feels comfortable accessing them- i.e. this should not feel like a gated community with private river trails and tennis courts. Start parks & playgrounds BEFORE people move in to remove possibility of NIMBY veto-ing afterwards
- Water fill-up station, garbage pickup, trails and street lights
- Ask a local miner to mine the area and do their reclamation in a way that supports future development, create ponds and areas that could use composted materials to create soils that could potentially grow plants. Then build inexpensive housing and provide City services to support growth into this area.
- Water and sewer installed
- Respect for neighbours
- No commercial please. Apply it.
- Affordable. Just make it affordable.
- See previous
- Zoned to allow density to tackle the housing shortage in Dawson
- Bio-dome (paully shore's 1996 classic). Create something, anything, that will be recognized around the world.
- The price of the lots being reasonable not out of everyone's reach
- A subdivision that goes some distance towards restoring this devastated landscape. The background image for the survey shows an industrial wasteland; subdivision development should include environmental restoration.

- Level out dredge ponds, plant trees, highly insulated housing, businesses
- Affordable lots
- lots of community space (variety of uses: agricultural, commercial, homes, etc)
- Park and recreational spaces for families of all ages.

7 Any other comments, ideas, or opportunities?

- Thank you to everyone involved
- Provide funding and opportunity for TH to have a presence. Make it clear this is TH land, whether through place names, art, a structure or centre - TH should decide what and if they are interested in this, but their capacity and cost should be covered by YG or Canada.
- NO HOLDING TANKS. And they should be on the town's water delivery program. And if they are, there should be an understanding of what the implications are for the cost of that service and whether it makes sense for the town to take on water delivery, like occurs in every other sensible community.
- Leave the dredge tailings alone
- Please see this project through and avoid consulting the community every year for the next 10 years before making a decision on how to proceed. The community has been exhausted by land development propositions with little to no action over the past several years. We are ready to see a land development project that results in affordable land for purchase by individuals within the next year or 2. It is time to take action on these projects and make land available to the community so we can support economic growth within the region.
- Link it with existing dredge pond subdivision that has no recreational or river or park access.
- Skate park ,swimming hole ,garden space =happy family's Giving lots room for out buildings and shop space , don't pile people on top of each other it's a open space and people want privacy, it's get hot in the summer shade is at a premium save trees ! And most of all don't foul the water with septic fields !
- Keep the property sizes in acreages to the minimum here. This is for housing not ego. Better to have a few more houses and use a larger acreage piece for wildlife sanctuary with a system of wildlife trails and a safe place to cross the highway
- Bylaws that reinforce historic visual themes or tropes are not constructive but well planned bylaws that reinforce long term plans that be if it diverse land use are truly helpful. Many examples of good planning exist in communities from Seaside Florida to Oulu Finland.
- Living in the tailings for 30 years most of my baron rocks are now covered in forest with out bring in soil.
- Keep it yukon. Dont replicate the modern subdivisions of ontario or bc.
- Excited
- Let's get this done in a timely fashion
- Reasonably priced small lots
- Maybe have standards for the houses people rent out in dredge

- Grass in parks as well as "wild" spaces, a dog park, boat launch, affordable lots for single people who want to be land owners as well as larger lots for farmers and families. Have the city put in the power poles.
- Lets not waste millions talking about it, and just do it.
- No
- affordable land ! please!
- I think this is project is great!
- These days it is all about sanitizing our history and tearing down perceived wrongs. This is misguided. The goldrush and the dredges are part of our history. This needs protection. It is a unique feature of our landscape and should not be destroyed.
- Enough surveys already. Just do it.
- Don't put the lots up as lottery so locals have first opportunity in purchasing before people from other provinces buy them all and don't do anything with them
- I really hope this is not going to be a land lottery so people that have been looking for land in this particular area for year can have a chance to fulfill their ideas of building sustainable homes in this oddly beautiful area
- Nope
- Yes, holding tanks are oppressive. This subdivision will fail if they're an option. There are Dredge Pond Subdivision Part One-specific septic tank rules (you'll find them at the Yukon HSS website). Incorporate something like that for here.
- Please don't pille property like a can of sardine , it's shouldn't be a high density neighborhood .. give space to to new resident to enjoy themselves with land to create and make dream come true
- Dredge pond 2 is lame , callison phase 2 is bad enough it's a totally separate area and super confusing to anyone unfamiliar .. give it its own name if it's not immediately connected . Further more keep the money in the community engage with local contractors on how to keep this opportunity local
- Just let it be developed - don't let it be stuck in a bureaucratic nightmare and watch years and years go by.
- Too many ponds to make land to build. Fill in the ponds and have flooding below. Every pond that is filled has an effect. Also there will be no more historic tailings left in the valley. Destroy animal habitat and have human- animal clashes
- Country residential May increase costs beyond the availability of many long term renters in Dawson (like the dome). At least part of the subdivision should be higher density, more affordable lots. Save the waterfront for more expensive developments but maintain access for everyone.
- The first dredge pond subdivision seems very all over the place and not thought out at all. It would be nice to see something a little more cohesive.
- This will never actually happen unless Council are willing to make hard decisions.
- No
- I don't think so

- I don't understand why keeping the tailing piles as part of Dawson's heritage is automatically assumed to be a priority. The Dredge's operations were an environmental assault- it is not something we should feel obligated to recognize, let alone celebrate today. So much of our valleys are consumed by mining claims - it's embarrassing for Dawson to continue to hold the scars of mining up as a legacy as though it is something to be proud of.
- Preserve the heritage of the tailing piles through interpretive panels and careful mapping and planning.
- Some small ponds and trenches have already been given the clearance to be filled by the landowners which should be respected.
- Bring back the tax rate to the slight difference with town it use to be at so it is fair to the actual services offered to the subdivision
- Make it happen.
- Accessibility, affordability, Multi use, public river access and public spaces, connected with multi-use trail system to downtown / the dome. Communal pond area that doubles as rink in winter.
- Build a buffer between the highway and the houses
- I look forward to future opportunities to engage.
- Let people invest
- No
- keep those ponds <3
- Plant trees and landscaping to appear not so open from the elemtns.