

# THE CITY OF DAWSON

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## NOTICE OF SPECIAL COUNCIL MEETING #C18-15

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

**DATE OF MEETING:** TUESDAY, MAY 1, 2018  
**PLACE OF MEETING:** COUNCIL CHAMBERS, CITY OFFICE  
**TIME OF MEETING:** 12:00 PM

### PURPOSE OF MEETING:

- a) North End Planning Concept Options
- b) In Camera Session RE: Land Related Matter

DATE MEETING REQUESTED: April 27, 2018  
MEETING REQUESTED BY: Deputy Mayor Johnson

Original signed by: \_\_\_\_\_ April 27, 2018  
Cory Bellmore, CAO Date

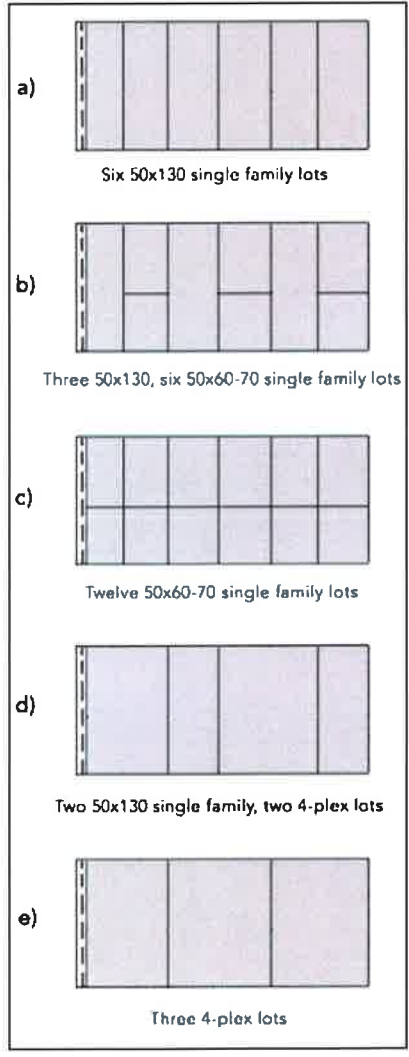


# Overview of Development Concepts

May 2018

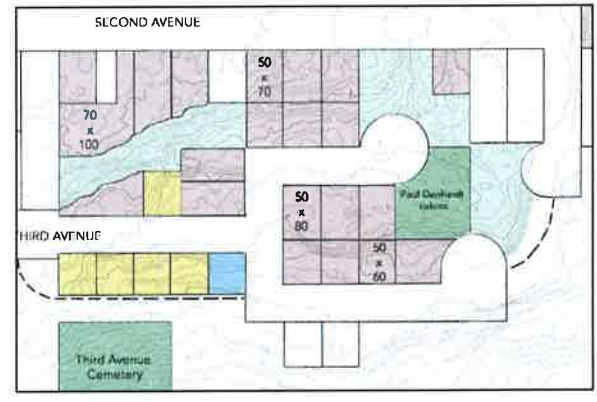
The following overview provides an orientation to two North End development concepts that have been prepared by the consultant Planning Team. Please review the complete design concepts – the diagrams below highlight specific features and areas only.

The primary difference between Concept #1 and Concept #2 is road layout. Both concepts include a set of five sub-options specific to the 11-lot block B of City/Government of Yukon land located between Front Street and 2nd Avenue. Both concepts also envision the development of two new lots on Judge St.



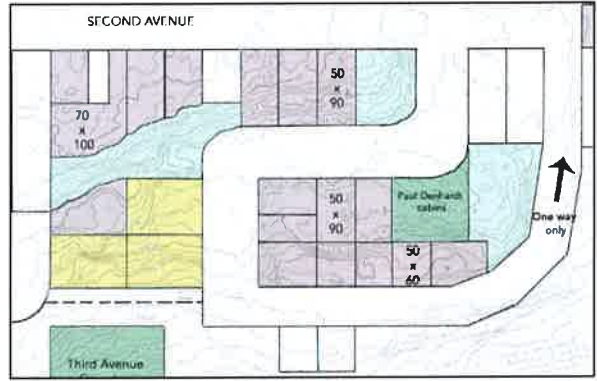
### SUB-OPTIONS A-E (at left)

The Front Street block is the only portion of the planning area where sub-surface conditions are suitable for concrete foundations – and by extension, larger multi-unit residential buildings. To preserve the lower density character of the North End, four-plexes are proposed as the maximum building size. The block would also be suitable for smaller and larger single family dwelling lots.



### CONCEPT #1 (above)

3<sup>rd</sup> Avenue would be straightened and three cul-de-sacs created



### CONCEPT #2 (above)

3<sup>rd</sup> Avenue would be closed off by the cemetery and a new through road built between 2<sup>nd</sup> and northern end of 3<sup>rd</sup> Avenue

A high-level comparison of the two concepts is included below:

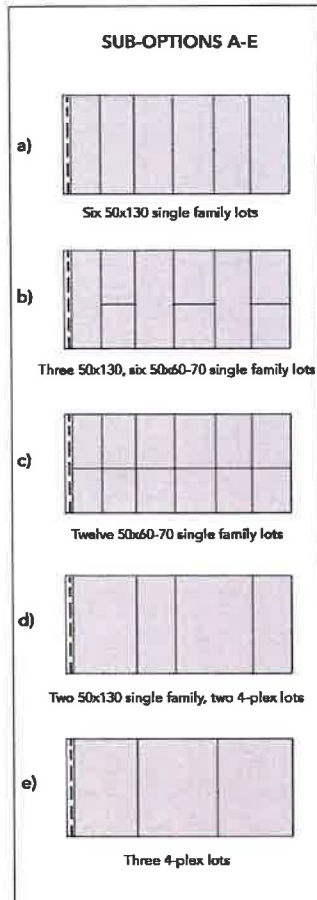
	Concept #1	Concept #2
<b>Number of lots</b>	26-35	22-31
<b>Housing units</b>	33-41	29-37
<b>Lot size distribution</b>	Lot sizes (outside of Front Street block) <ul style="list-style-type: none"> <li>o Small – 11</li> <li>o Medium – 10</li> <li>o Large – 2</li> </ul>	Lot sizes (outside of Front Street block) <ul style="list-style-type: none"> <li>o Small – 4</li> <li>o Medium – 13</li> <li>o Large – 2</li> </ul>
<b>Road layout</b>	Closure of Edward St, creation of 4 cul-de-sacs and re-opening of portion of historic Steele Ave	Closure of Edward St, construction of new road connecting 2 <sup>nd</sup> Ave to (current) 3 <sup>rd</sup> Ave, eastern block of Judge St. converted to one-way
<b>Pilot project</b>	Affordable micro-housing project on City leased land	Affordable micro-housing project on City leased land
<b>Neighbourhood amenity space</b>	Paul Denhardt cabins neighbourhood park	Paul Denhardt cabins neighbourhood park
<b>Advantages</b>	<ul style="list-style-type: none"> <li>• Variety of lot sizes to promote a range and mix of housing types</li> <li>• Promotes efficient use of land</li> <li>• Retains some greenspace within the development</li> <li>• Pedestrian flow through area maintained</li> <li>• Creates neighbourhood park space</li> <li>• Cul-de-sacs help preserve quiet, “off the beaten path” character</li> <li>• Re-opens a portion of historic Steele Avenue</li> </ul>	<ul style="list-style-type: none"> <li>• Variety of lot sizes to promote a range and mix of housing types</li> <li>• Promotes efficient use of land</li> <li>• Retains some greenspace within the development</li> <li>• Pedestrian flow through area maintained</li> <li>• Creates neighbourhood park space</li> <li>• Requires only 1 relocation of a privately owned building that is encroaching on City laneways and/or land</li> <li>• Through road may facilitate better vehicular traffic flow</li> </ul>
<b>Disadvantages</b>	<ul style="list-style-type: none"> <li>• Requires 3 relocations of privately owned buildings that are encroaching on City laneways and/or land</li> <li>• Cul-de-sacs disrupt vehicular traffic flow and complicate snow removal</li> <li>• Interior roads are more narrow than typical right-of-way width (15 vs 20m min)</li> <li>• Impacts about 10 historic tent platforms</li> </ul>	<ul style="list-style-type: none"> <li>• Management and compliance around transition from two-way to one-way road may be challenging</li> <li>• Park setting may be less tranquil next to through road</li> <li>• Through road may require large culvert/additional cost</li> <li>• Impacts about 10 historic tent platforms</li> </ul>

### Other Explanatory Notes

1. Some lot sizes indicated are estimates only. Dimensions are indicated in feet.
2. Historical survey in planning area is comprised primarily of 50 x 60 ft lots.
3. Numerous surveyed lots in the planning area are not highlighted and considered extraneous to concept review.
4. George Street would be widened.
5. Lot size categories are as follows:
  - Small – 50 x 60 ft, Medium – 50 x 90 ft, Large – 50 x 130 ft
6. Housing unit estimates assume:
  - Lots zoned for four-plexes are built out
  - A maximum of one secondary suite on larger lots only
  - Micro-housing project accommodates 4 units
7. Concepts assume that encroachments impeding new development are addressed in cooperation with private landowners involved.



# DEVELOPMENT CONCEPT #1



**CONCEPT #1 SUMMARY**

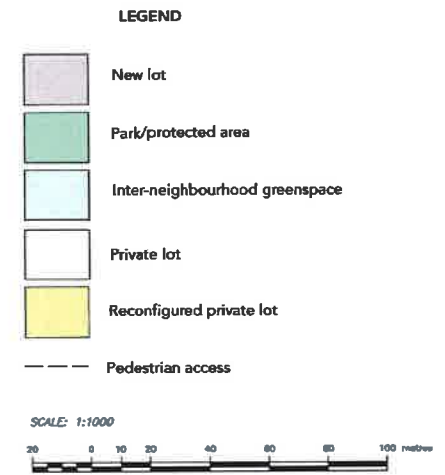
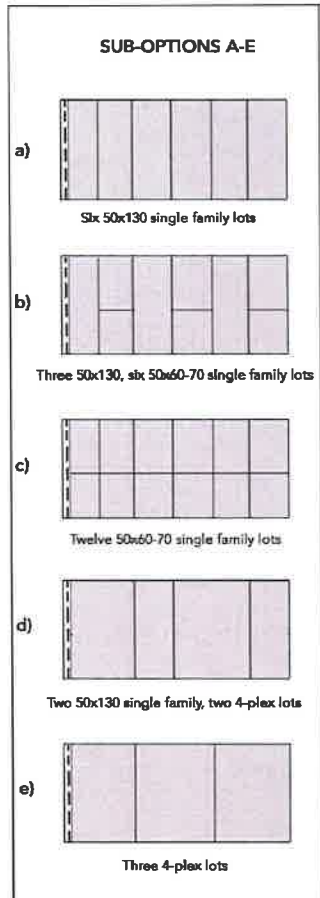
- 26-35 lots available for sale
- Distribution of lot sizes outside of Front Street block (sub-options A-E):
  - o Small – 11
  - o Medium – 10
  - o Large – 2
- Potential for 33 – 41 housing units total (including Front Street block)
- 1 City lease for affordable micro housing project

**EXPLANATORY NOTES**

1. Concept is presented for discussion purposes; final results may vary.
2. Some lot sizes indicated are estimates only. Dimensions are indicated in feet.
3. Historical survey in planning area is comprised primarily of 50x60 ft lots.
4. Numerous surveyed lots in the planning area are not highlighted and considered extraneous to concept review.
5. George Street would be widened.
6. Lot size categories are approximate as follows:
  - Small – 50 x 60 ft
  - Medium – 50 x 90 ft
  - Large – 50 x 130 ft
7. Housing unit estimates assume:
  - Lots zoned for four-plexes are built out accordingly
  - A maximum of one secondary suite permitted on larger lots only
  - Micro-housing project accommodates 4 units
8. Assumes that encroachments impeding new development are addressed



# DEVELOPMENT CONCEPT #2

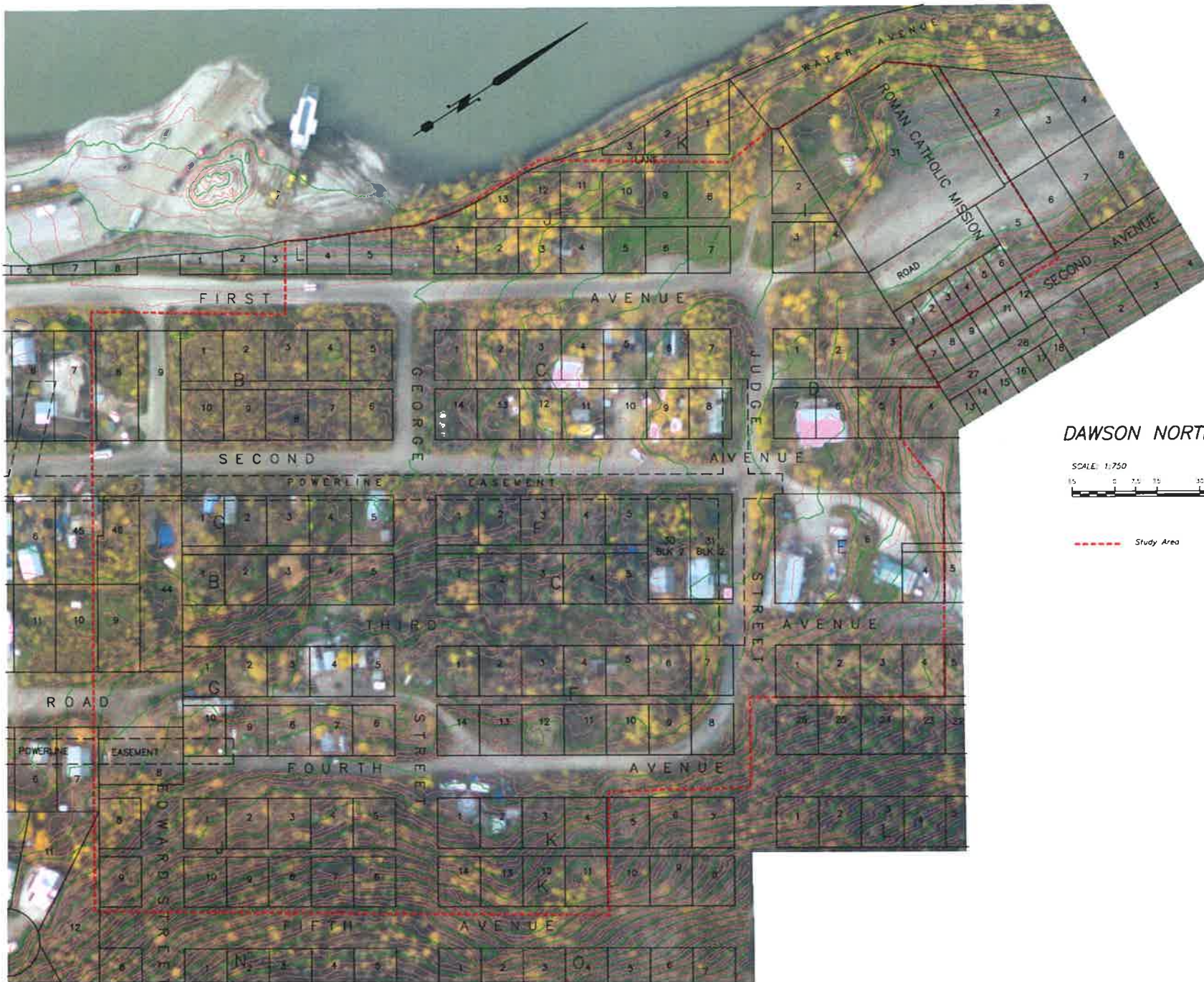


**CONCEPT #2 SUMMARY**

- 22-31 lots available for sale
- Distribution of lot sizes outside of Front Street block (sub-options A-E):
  - Small – 4
  - Medium – 13
  - Large – 2
- Potential for 29 – 37 housing units total (including Front Street block)
- 1 City lease for affordable micro housing project

**EXPLANATORY NOTES:**

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**DAWSON NORTH END PLANNING**

SCALE: 1:750



--- Study Area