

THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0
PH: 867-993-7400 FAX: 867-993-7434
www.cityofdawson.ca



NOTICE OF SPECIAL COUNCIL MEETING #C18-28

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

DATE OF MEETING: SEPTEMBER 4, 2018
PLACE OF MEETING: COUNCIL CHAMBERS, CITY OFFICE
TIME OF MEETING: 7:00 PM
PURPOSE OF MEETING:

1. DISCUSSION ITEMS FOR COMMITTEE OF THE WHOLE & BUSINESS ARISING

- a) Request for Decision RE: KVA's Request to Reconsider Community Grants Committee Decision
- b) Request for Decision RE: Development Permit #18-098 Dawson Hardware Demolition
- c) Request for Decision RE: Development Permit #18-081 Klondike Kate's Garage Demolition
- d) Request for Decision RE: Generator Install
- e) Request for Decision RE: Recreation Grants

2. BYLAW READINGS

- a) *2018 Land Sales No. 2 Bylaw #2018-11 – Second Reading*
RE: Lot Southern ½ of 12 & Lot 13, Block I, Ladue Estate, Plan #8338A
- b) *2018 Land Sales No. 2 Bylaw #2018-11 – Third and Final Reading*
RE: Lot Southern ½ of 12 & Lot 13, Block I, Ladue Estate, Plan #8338A
- c) *2018 Permanent Road Closure No. 2 Bylaw #2018-12 RE: – First Reading*
RE: Section of alley bounded by Lots 8-10 and 11-14, Block HA, Ladue Estate
- d) *2018 Land Sale No. 3 Bylaw #2018-15 – First Reading*
RE: Section of alley bounded by Lots 8-10 and 11-14, Block HA, Ladue Estate
- e) *KDO Guarantee and DIP Incentive Amendment No. 1 Bylaw #2018-16 – First Reading*

3. PUBLIC QUESTIONS

4. IN CAMERA SESSION

- a) Land and Legal Related Matters

DATE MEETING REQUESTED: August 28, 2018
MEETING REQUESTED BY: WAYNE POTOROKA, MAYOR

Original signed by:
Cory Bellmore, CAO

Date: August 30, 2018

DAWSON CITY – HEART OF THE KLONDIKE

Report to Council



For Council Decision For Council Direction For Council Information

In Camera

AGENDA ITEM:	KVA's Request to Reconsider Community Grants Committee Decision	
PREPARED BY:	Anne Mendelsohn	ATTACHMENTS: <ul style="list-style-type: none">▪ KVA Letter RE: Community Grants Reporting
DATE:	August 15, 2018	
RELEVANT BYLAWS / POLICY / LEGISLATION:	<ul style="list-style-type: none">▪ Community Grants <i>Policy</i> #16-01	

RECOMMENDATION

That council deny KVA's appeal of the Community Grants Committee decision.

Or

That council recommend Administration bring forward the Community Grants Policy for review to ensure the objectives are still relevant and are being met

ISSUE / PURPOSE

KVA was approved for funding through the Community Grants Program. Approval of funding was subject to reporting requirements being met by a specified date as per the *Community Grants Policy*. As the applicant failed to submit required reporting by the specified date the Community Grants Committee deemed the applicant ineligible to receive the funding as per the *Community Grants Policy*. KVA is requesting council reconsider the Community Grants Committee decision and for a commitment from the City to improve communication on this fund in the future.

Community Grant Policy 16-01 section 3.vi) The City must receive the signed Contribution Agreement along with the summary report, receipts and Revenue/Expense summary within six months of the date of notification of the approved funding.

Contribution Agreement

2.2 The City must receive the report as set out in section 3.8, within six (6) months of the date of the notification of the results of the application for funding.

3.7 The City must receive the signed Contribution Agreement with the summary report within six months of the date of notification of funding.

BACKGROUND SUMMARY

For the September 15th 2017 Community Grant intake, the Community Grants Committee received two applications for funding from KVA, one for Trek Over the Top 2018 and one for Thaw Di Gras 2018. The Recreation Board met to discuss the applications and granted KVA \$1500 from Lotteries Yukon Grants for the Thaw Di Gras application. The Community Grants Committee then met on October 30, 2017 and granted KVA an additional \$1500 towards the Thaw Di Gras application as well as \$1000 towards the Trek Over the Top application.

Letters notifying the applicant of the approved funding and the terms and conditions of the approved funding were dated and mailed out on November 1, 2017. Pursuant to the notification to applicant, Contribution Agreement, and the *Community Grants Policy*, the applicant had until May 1, 2018 to submit the required reporting.


The required reporting was submitted on May 23, 2018, at which time the applicant was notified of the late submission. The Community Grants Committee met on May 25, 2018 and determined the applicant to be ineligible to receive the funding pursuant to the *Community Grants Policy*. The applicant was notified of the Community Grants Committee decision on May 28, 2018.

ANALYSIS / DISCUSSION

Annual Community Grants budget is \$30,000, divided into three intakes of \$10,000. When reporting is not received by the deadline the funding is carried over to the next application intake.

ALIGNMENT TO OFFICIAL COMMUNITY PLAN & STRATEGIC PRIORITIES

APPROVAL

NAME:	Cory Bellmore, CAO	SIGNATURE:	
DATE:	August 17, 2018		



City of Dawson, Mayor and Council
Box 308, Dawson City, Yukon, Y0B1G0

Re: Community Grants Reporting

Dear Mayor and Council,

We're writing you concerning the decision by the City of Dawson's Community Grants Committee to deny funding to the Klondike Visitors Association (KVA) for Trek Over the Top and Thaw di Gras Spring Carnival following a late final report.

Klondike Visitors Association takes on many responsibilities on behalf of our community with the goal of creating a healthy tourism economy and improving the quality of life in our town. Many of the activities that our organization undertakes would typically be the responsibility of a municipal government elsewhere. Our community benefits from having KVA take on these activities, as does the City of Dawson.

Our organizations have common goals and share a positive partnership. Community Grants Funding is one example of that partnership. We have accessed the fund for years and value the support we have received. However, the decision to deny funding based on a late final report threatens this positivity of this partnership and the future provision of certain activities KVA takes on.

There are reasons for our report being late, which we take responsibility for, but there are also issues with the administration and provisions of the Community Grant Funds that make it difficult to adhere to these deadlines.

In our opinion, timeliness and communication on decisions need to improve for this fund. Typically, our organization does not find out about decisions until many months after an application is made, and at times, following the completion of an activity we have applied for. As a result, we have started applying 6 to 8 months prior to events occurring. This makes it difficult to adhere to the final report deadlines.

Furthermore, there is no communication that reports are due. For many other funding bodies, a reminder is standard. We would like to see similar communication happen from the City. We are a small organization that is taking on activities that the City wants to see continue. Common courtesy in a small town is something that should be expected, especially between two organizations such as ours.

We understand that there are policies and regulations surrounding this fund that must be upheld but we would appreciate a reconsideration of the Committee's decision and a commitment from the City to improve communication on this fund in the future.

Regards,

Paul Robitaille,
Marketing and Events Manager
Klondike Visitors Association

Report to Council



For Council Decision For Council Direction For Council Information

In Camera

SUBJECT:	Development Permit #18-098: Dawson Hardware Demolition	
PREPARED BY:	Clarissa Huffman, CDO	ATTACHMENTS: 1. Development Permit #18-098 and Supporting Documentation
DATE:	Aug 30, 2018	
RELEVANT BYLAWS / POLICY / LEGISLATION:	Zoning By-Law	

RECOMMENDATION

That Council recommend approval of Development Permit #18-098, subject to the following conditions:

1. A security of \$1.00 per square foot of the lot under consideration will be posted to ensure that the intended re-development proceeds.
2. A development permit for the reconstruction is submitted and approved by September 28, 2018 that complies with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and the *Design Guidelines for Historic Dawson*.

ISSUE

The applicant wishes to demolish and rebuild a portion of the Dawson Hardware complex due to safety concerns.

BACKGROUND SUMMARY

The applicant has applied to demolish and rebuild a part of the current Dawson Hardware complex. According to the supporting documentation, the applicant hired a contractor to level and stabilize the building and was informed that the foundation is significantly deteriorated and is unsafe and unable to be levelled/stabilized without significant cost. Therefore, the applicant wishes to demolish the unstable part of the building and construct a new building using the historic form and materials of the structure.

ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

Zoning By-Law

The Zoning By-Law Appendix E Section 5 includes the following provisions with respect to demolitions:

“(1) Demolition will only be permitted when an application for a development permit for redevelopment of the site has been approved and issued.”

The redevelopment of this site is intended to be a replacement of the existing building and façade, including the original signage and in kind construction materials wherever possible. The construction drawings are currently being designed by Trina Buhler, CET, and will be prepared by mid-September. Due to the short construction season and emergent nature of the situation, Dawson Hardware is asking to begin demolition early under the condition that the development permit is forthcoming when the architectural plans are

complete. Included with the application package is written confirmation from Ms. Buhler that the designs are underway in accordance with the Design Guidelines for Historic Dawson, and the City of Dawson would have the option to retain the redevelopment security deposit if the development does not proceed as planned.

“(3) Demolition of buildings and structures more than 40 years old will be demolished only in exceptional circumstances as determined in the sole discretion of Council.”

The Dawson Hardware Company building is listed under the Yukon Government Historic Sites Inventory (ID 116B/03/177), with a construction period of 1896-1905. Therefore, the structure would require exceptional circumstances and Council approval of a demolition. The application package contains two letters from local contractors who are able to confirm the condition of the foundation of the structure as irreparable and a safety hazard. The Community Development Officer and the Fire Chief have also conducted site assessments and agree with the assessment of the contractors. As a general rule, from the *Standards and Guidelines for the Conservation of Historic Places in Canada*, reinforcement and repair are preferable, however concessions are made when the deterioration is too significant. The recommended approach for structural elements that are too deteriorated for repair is as follows:

“replacing in kind an entire structural system or component from the restoration period that is too deteriorated to repair, using the physical evidence as a model to reproduce the system or component. The new work should be well documented and unobtrusively dated to guide future research and treatment.”


With respect to rehabilitation of storefronts, the Guidelines include the following recommended approach:

“replacing in kind irreparable windows, doors or storefronts based on physical and documentary evidence. If using the same materials and design details is not technically or economically feasible, then compatible substitute materials or details may be considered.”

It is staff opinion that the severely deteriorated condition of the structural elements and foundation warrants determination of ‘exceptional circumstances’, and that the applicant has, to the best of their ability, complied with all relevant guiding documentation in the proposed rebuild of the structural system and subsequent restoration of the historic façade.

“(4) An acceptable security of \$1.00 per square foot of the lot under consideration will be required to be posted upon issuance of a Development Permit for a demolition to ensure that the intended re-development proceeds.”

Security shall be posted as a condition of this approval, and must be in place prior to demolition proceeding, should the request be approved.

APPROVAL	
NAME: Cory Bellmore, CAO	SIGNATURE: 
DATE: Aug 30, 2018	



THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0
PH: 867-993-7400 FAX: 867-993-7434
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OFFICE USE ONLY	
APPLICATION FEE:	210 -
DATE PAID:	Aug 14/18
PERMIT #:	18-098

DEVELOPMENT APPLICATION & PERMIT (DEMO)

PLEASE READ THE ATTACHED INSTRUCTIONS, GUIDELINES AND SUBMISSION REQUIRMENTS PRIOR TO COMPLETING FORM.

PROPOSED DEVELOPMENT

CIVIC ADDRESS: 1083-2nd Ave VALUE OF DEVELOPMENT: \$600,000-

LEGAL DESCRIPTION: LOT(S) 12 BLOCK B ESTATE Ladue PLAN# _____

EXISTING USE OF LAND / BUILDINGS: Retail

AGE OF STRUCTURE: Please provide the age of the structure you wish to demolish and attach supporting evidence.

front half 1902
Back half 1960

RATIONALE: Please provide justification for the demolition.

See attached Do Dat, Vanfleet Const. Grenon Ent.
Tina

PROPOSED RE-DEVELOPMENT: Please provide the Permit # of the approved development permit that was issued for this lot, and a brief description of your plans.

we are having drawings done as a replica of the building as original.

APPLICANT INFORMATION

APPLICANT NAME(S): Tina Green

COMPANY NAME: Dawson Hardware

MAILING ADDRESS: Box 1569 Dawson City POSTAL CODE: Y0B 1G0

EMAIL: dawsonhardware@northwestel.net FAX #: 867 993 6401

PHONE #: 867 993 5433 ALTERNATE PHONE #: 867 993 6562

OWNER INFORMATION

OWNER NAME(S): Tina Green

MAILING ADDRESS: Box 1569 POSTAL CODE: Y0B 1G0

EMAIL: dawsonhardware@northwestel.net FAX #: 867 993 6401

PHONE #: 867 993 5433 ALTERNATE PHONE #: 867 993 6562

It is the responsibility of the applicant to ensure that all plans conform to the provisions of the City of Dawson Zoning Bylaw and applicable territorial and federal legislation.



Dawson Hardware Ltd.
1083 - 2nd Avenue, PO Box 1569, Dawson City, Yukon Y0B 1G0

T 867 993 5433 F 867 993 6401

Re: Demo Permit

What we are asking is that The City of Dawson will allow us to tear down the Old store at 1083-2nd Ave. I have attached letters from all the contractors we have hired to do this project. The one problem is that we do not have the building plans in place and are running out of time for demo. We realize we need these plans in order for you to grant us the demo permit. The problem is when we need to start tearing down the store is when the estimated time is to have the building plans to you.

We have had our contractor over to look at the original front of the hardware and has assured me that we can remove this and attach it to the new build so the original Dawson Hardware sign will be on the new build.

Thank you for working with us so far on this emotional roller coaster and all your help. If you have any questions please call or we can even set up a meeting.

Sincerely yours

Tina Green

Locally Owned and Operated

www.homehardware.ca

Trina Buhler, CET
Box 1485
Dawson City, YT
Y0B 1G0
867 689 1470
trinab@mac.com

To Whom It May Concern;

August 7, 2018

This is to advise that I have been hired by Tina and Shane Biggs to act as the designer for the proposed development at 1083 – 1091 Second Avenue. The duties of which include the development of construction drawings in accordance with the National Building Code of Canada and the City of Dawson Bylaws.

Regards,

A handwritten signature in black ink, appearing to read 'Trina Buhler', written in a cursive style.

Trina Buhler, CET

Do Dat
P.O. Box 856
Dawson City, YT
Y0B 1G0

July 31, 2018

To Whom It May Concern:

I was hired by Tina Green to inspect and level the Dawson Hardware buildings. Upon my entry under the old building, I observed major rotting and deterioration. The beams are so far deteriorated they are starting to fall off their supports. It is a hazzard to leave it as it is and my opinion is the structure will fail very soon. I gave my opinion to Ms. Green that it would be very costly - and not a guarantee to be able to attempt the levelling job she requested. This is the worst I have ever seen in Dawson! I highly recommend completely tearing down this structure.

Sincerely,


Do-Dat Const.

Don Flynn



August 1, 2018
Project: Dawson Hardware
Att: City of Dawson

As per the request of The Dawson Hardware Store, Van Fleet Construction has inspected and identified the structural decay of the lower foundation and subfloor irreparable. As the awarded contractor, VFC would like to see a projected schedule to start groundwork and demolition ASAP and reconstruction to follow Fall 2018. Please contact me for any further information. Thank you.

Justin Van Fleet
Owner/Operator
vfcontracting@gmail.com
867-334-6461

Report to Council



For Council Decision For Council Direction For Council Information

In Camera

SUBJECT:	Development Permit #18-081: Klondike Kate's Garage Demolition	
PREPARED BY:	Clarissa Huffman, CDO	ATTACHMENTS: 1. Development Permit #18-081 and Supporting Documentation
DATE:	Aug 29, 2018	
RELEVANT BYLAWS / POLICY / LEGISLATION:	Zoning By-Law	

RECOMMENDATION

That Council recommend approval of Development Permit #18-081, subject to the following conditions:

1. A security of \$1.00 per square foot of the lot under consideration will be posted to ensure that the intended re-development proceeds.
2. Demolition is permitted for the garage only, not the Lucky Inn Café building.

ISSUE

The applicant wishes to demolish a garage located on the Klondike Kate's property.

BACKGROUND SUMMARY

The applicant was previously approved to demolish a log garage behind the manager's residence on the Klondike Kate's property under Development Permit #16-052. Demolition was delayed, and the permit lapsed. An attempt was made to apply for an extension, but as the permit had already expired, the extension was not granted. The applicant has now resubmitted Development Permit Application #18-081 for assessment. The applicants intend to use the site where this structure is currently located to place some of the cabins that will be moved as part of their subdivision process (DP#18-026).

ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

Zoning By-Law

The Zoning By-Law Appendix E Section 5 includes the following provisions with respect to demolitions:

"(1) Demolition will only be permitted when an application for a development permit for redevelopment of the site has been approved and issued."

The redevelopment of this site was approved under DP#18-026, where Council approved the subdivision of the land into a new configuration of lots to separate the restaurant, cabins, and empty lots onto three separate parcels. The location of this garage is intended to be occupied by one of the rental cabins, should the demolition proceed.

“(3) Demolition of buildings and structures more than 40 years old will be demolished only in exceptional circumstances as determined in the sole discretion of Council.”


The structure in question is comprised of two separate buildings that are close together but not structurally connected: the “Lucky Inn” Café, and a log/plywood garage. There is a Yukon Government Historic Sites Inventory listing for the garage that identifies a construction period of 1906-1939. The application package describes and shows photographs of a small garage with log walls and plywood gable ends, interior roof, and doors. There has been much discussion around the fact that the suggested construction period does not align with the evidence, such as plywood construction and the different construction styles of the Lucky Inn Café as compared to the garage. Additionally, anecdotal evidence suggests that the garage was built by John Butterworth in the early 1970’s, who owned the property from 1968-1979. Though this has proved difficult to confirm, the individual who purchased the lot from Mr. Butterworth in 1979 identified that he remembered the construction take place. The ‘1979’ date spray-painted on the interior of the plywood door is believed to indicate a high-water mark from the 1979 flood, rather than a construction date. The application package asserts that this building is in such a deteriorated state that it must be demolished. A site visit with COD Fire Chief Jim Regimbal confirmed that the structure is in a sufficiently deteriorated condition that it is a fire and safety hazard and that demolition is supported. During the site visit, staff did not feel safe entering the building due to fear of roof collapse.

Photographs indicate that the building is confirmed to be present at minimum by 1973. Aerial photos from the 1950’s show a structure on the lot, but it is difficult to determine which structure(s) are present. The alternative analysis would be that the log structure is in fact an early log support building that was previously modified by removing the original building materials to be replaced with plywood.

The condition of the structure combined with the fact that there is evidence to suggest that the garage may not be a heritage structure may be considered strong enough evidence for Council to consider approving this demolition request.

“(4) An acceptable security of \$1.00 per square foot of the lot under consideration will be required to be posted upon issuance of a Development Permit for a demolition to ensure that the intended re-development proceeds.”

Security shall be posted as a condition of this approval, and must be in place prior to demolition proceeding, should the request be approved.

APPROVAL		
NAME:	Cory Bellmore, CAO	SIGNATURE: 
DATE:	Aug 30, 2018	



THE CITY OF DAWSON

Box 308 Dawson City, YT Y0B 1G0
PH: 867-993-7400 FAX: 867-993-7434
www.cityofdawson.ca

OFFICE USE ONLY	
APPLICATION FEE:	210 + gst
DATE PAID:	
PERMIT #:	18-081

PAID
JUL 24 2018
 29720

DEVELOPMENT APPLICATION & PERMIT (DEMO)

PLEASE READ THE ATTACHED INSTRUCTIONS, GUIDELINES AND SUBMISSION REQUIREMENTS PRIOR TO COMPLETING FORM.

PROPOSED DEVELOPMENT

CIVIC ADDRESS: 1100 Block East, N.W. Corner VALUE OF DEVELOPMENT: Ø

LEGAL DESCRIPTION: LOT(S) _____ BLOCK NE ESTATE Ladue PLAN# 2002-0214

EXISTING USE OF LAND / BUILDINGS: Built as a garage, beside house at York & THIRD.

AGE OF STRUCTURE: Please provide the age of the structure you wish to demolish and attach supporting evidence.

To Demolish The 1979 Garage & shed beside the house at York & THIRD AVE. The shed at back has a "LUCKY WIN" sign which came of the Restaurant at King & 3rd and was misident. filed in no earlier applicat in 2016. The Garage & Shed cannot be used for car storage or general storage as unsafe, moldy and in danger of collapse.

"LUCKY WIN"

RATIONALE: Please provide justification for the demolition.

Buildings were mis-identified as heritage - Documentation provided to Heritage Committee in July of 2016 showing documentation as to age for late 1970's. The buildings are past their useful life and there is a new use for the space they occupy

PROPOSED RE-DEVELOPMENT: Please provide the Permit # of the approved development permit that was issued for this lot, and a brief description of your plans.

See the Klondike Kate's subdivision plan where no space occupied by the garage & shed will be used to position an accommodation cabin or a storage buildy for Klondike Kate's Cabin.

APPLICANT INFORMATION

APPLICANT NAME(S): Alice Thompson acting as agent for Jossee Savard

COMPANY NAME: 14129 Yukon Inc (Klondike Kate's Cabins & Restaurants)

MAILING ADDRESS: Box 417, Dawson City YT POSTAL CODE: Y0B-1G0

EMAIL: info@klondikekates.ca FAX #: (867) 993-6044

PHONE #: 867-993-6527 ALTERNATE PHONE #: 867-993-3745

OWNER INFORMATION

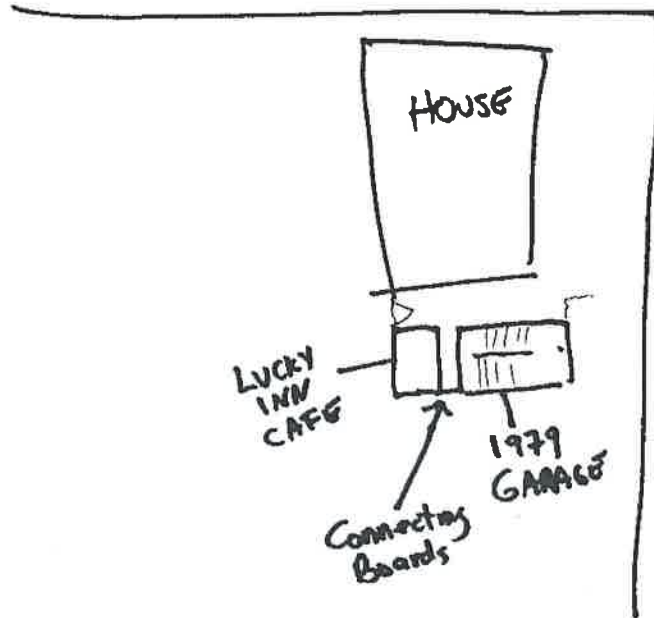
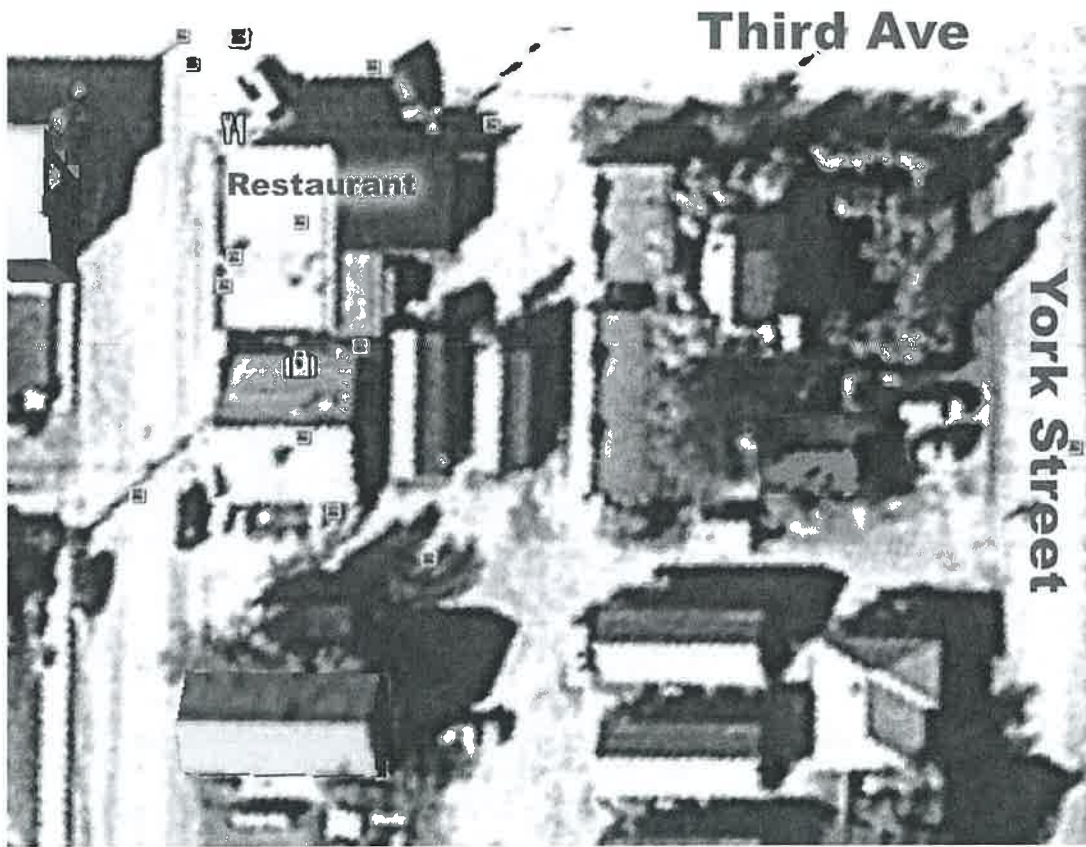
OWNER NAME(S): Jossee Savard, CEO of Klondike Kates (14129 Yukon Inc)

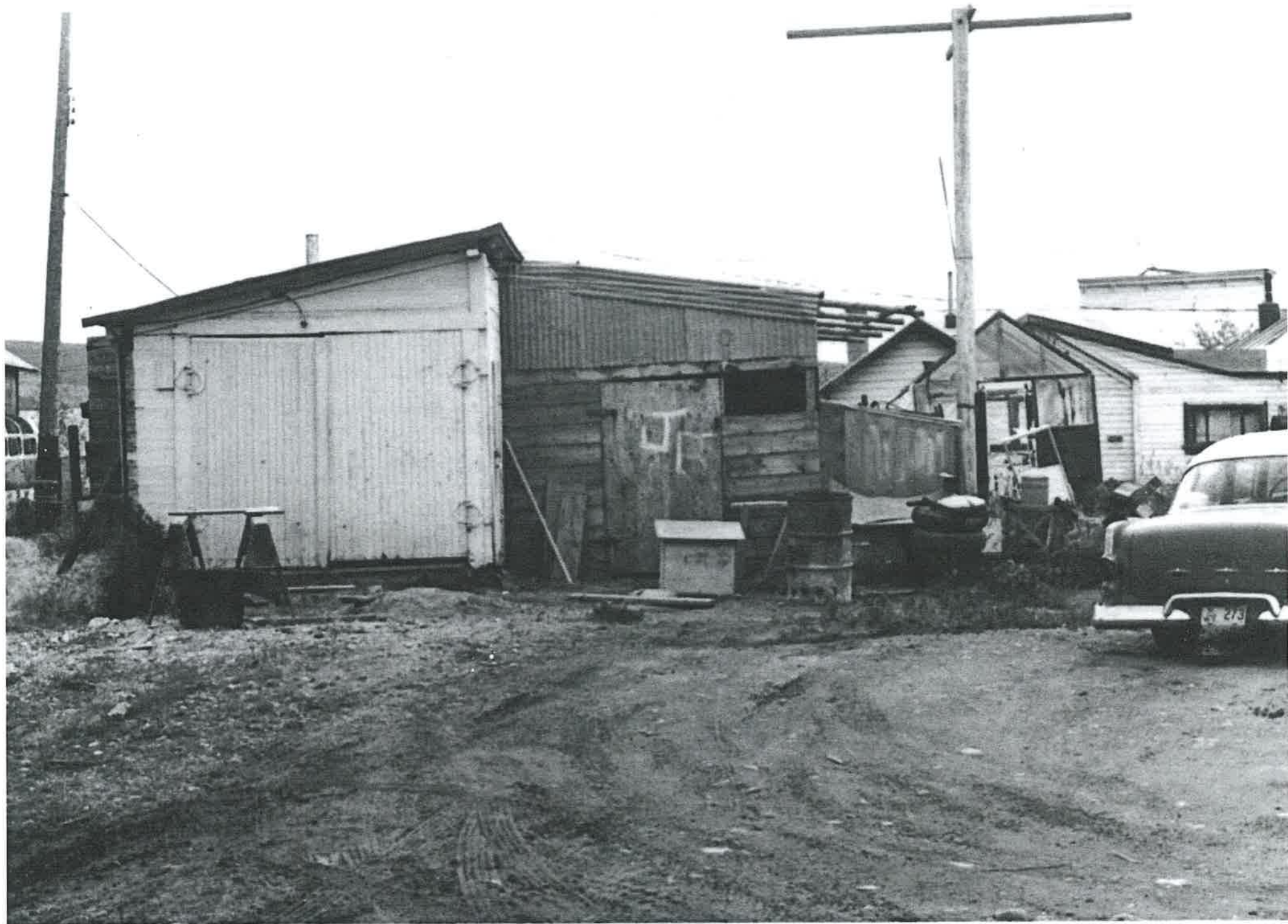
MAILING ADDRESS: Box 417, Dawson City YT POSTAL CODE: Y0B-1G0

EMAIL: info@klondikekates.ca FAX #: 867-993-6044

PHONE #: 867-993-6527 ALTERNATE PHONE #: _____

It is the responsibility of the applicant to ensure that all plans conform to the provisions of the City of Dawson Zoning Bylaw and applicable territorial and federal legislation.







Josee Savard is applying to demolish this garage, located beside and to the east of the house on the corner of Third Avenue and York, Block ME. This house is used as the family home, and the garage has deteriorated over the years and is currently not usable as a garage and is only used for storage. Mold has developed in the garage, the spine of the roof is sagging, the corners are losing their structural strength, and the building is in danger of collapsing. This makes the structure unsafe for the family to use.

Please see the diagrams and photographs on the following pages.

The garage is mistakenly classified as being from Dawson's Heritage Era. This garage was actually built in 1979.

Josee's family has been told by local Greg Hackenson that the garage was built by Les Butterworth, a contractor of that time, and he (Greg) worked for him on that job.

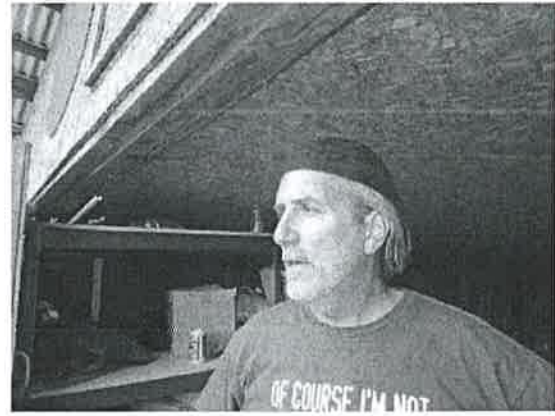
Page 2

After it was completed, the date was marked on the inside of the right hand side of the garage's double doors (see photograph page 5). You can see in the photos the use of OSB for doors, gable ends and other parts of the building, this a modern building material.

Behind the garage is another building of unknown age (the shed) with the sign "Lucky Inn Cafe". The construction is of materials in the style of an older time period, and this shed will not be demolished. The shed will be preserved and remain at this location. This smaller building is actually in better shape than the garage.

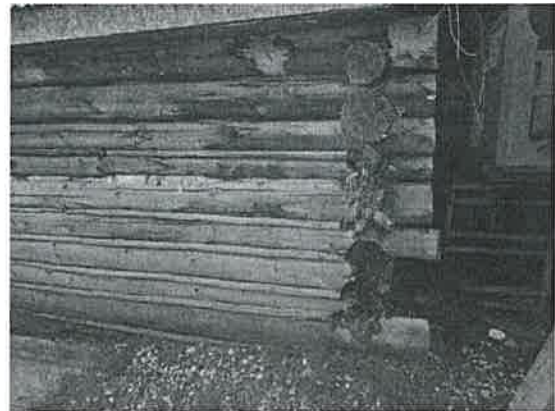
The garage (log) and the shed (boards/planks) were connected by salvaged boards as a sort of fence or barrier to close the gap between the two buildings for privacy from the alley way.

On page 3 is an Ariel view of the home, garage and shed (the shed is obscured by a tree), and a diagram showing the relationship of house, garage, shed, and connecting boards.



In the photos above you can see how the ceiling is sagging and is now pressing down on a pop bottle left on the top shelf. You can see the distance from the top of Wade's head at the double door entrance to the garage, and then further into the building the ceiling is lower than Wade's height.

On the second photo down from the top on the right of this page, you can see mold developing on the insulation in the corners. The photo below shows the sag in the roof line.



The bottom three photos on the page show the deterioration in the corner logs.





You can see a tree has grown up between the two buildings in the gap near the barrier/fence. This tree is actually now providing support to the garage, which would otherwise have sagged further on this corner.

You can request larger higher resolution copies of any of the photos in this report. Below is a photo of the spray painted date on the inside of the original OSB garage doors, May 3rd, 1979. Also see the modern nail heads/rivets.





Above is the photo of the shed, with the sign "Lucky Inn Cafe".

As you can see by the photographs below, the 2 buildings have different building materials and methodology and are from different time periods. Garage roof edge on the left (East face), and the shed roof edge on the right (South face).





Above is the view from the alley way alongside the East side of the garage, shed and connecting boards.

The slanted roof line is the shed (left), then the boards (at a steeper angle) used to provide a privacy screen between the alley and the property, and then the logs on the right of the garage construction (right).

On the following pages 8, 9 and 10 are the historical information on file on the garage, which mistakenly identifies the garage as being from 1936 to 1939.

Thank you,

A handwritten signature in cursive script that reads "Alice Thompson".

Alice Thompson, Realtor with Coldwell Banker Redwood Realty

(Researched and prepared on behalf of Josee Savard and 14129 Yukon Inc.)

Report to Council



For Council Decision For Council Direction For Council Information

In Camera

SUBJECT:	Installation of Emergency Operations Center (EOC) Back-Up Generator	
PREPARED BY:	Jim Regimbal – Manager PS	ATTACHMENTS: 1. Quotes 2. Tender Notice
DATE:	Aug 30, 2018	
RELEVANT BYLAWS / POLICY / LEGISLATION:	n/a	

RECOMMENDATION

That Council approve the installation of the EOC back-up generator and award the contract to Dynamic Systems to meet National Fire Protection Association (NFPA) regulations.

ISSUE

The EOC back-up generator is required to meet current NFPA regulations and give the City's EOC a means of back-up power in the case of an emergency.

BACKGROUND SUMMARY

- NFPA regulations require that EOC's have a back-up generator in place
- A back-up generator was secured in 2016 and install was unable to be completed in 2016/2017 due to absence and gas tax application denial.
- Tender notice was conducted with Dynamic Systems submitting the lowest bid and meeting all the requirements

Proponent	Job	Cost
Crain Ventures	Install EOC back up generator & transfer switch hook up	\$35,227.50
Dynamic Systems	Install EOC back up generator & transfer switch hook up	\$29,885.00


ANALYSIS / DISCUSSION / ALIGNMENT TO OCP & STRATEGIC PRIORITIES

An EOC requires a back-up generator as per NFPA regulations.

Options:

1. That Council approve the award of the installation of the Back up Generator to Dynamic Systems for \$29,885
2. That Council reject the installation of emergency operations center (EOC) back-up generator

APPROVAL

NAME: Cory Bellmore, CAO	SIGNATURE: 
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DATE: Aug 31, 2018	
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<i>RESOLUTION</i>	
MOVED BY:	SECONDED:
<p>That Council approves the installation of the EOC back-up generator and transfer switch, and award the contract to Dynamic Systems out of Whitehorse.</p>	
VOTES FOR:	DECLARED CONFLICT:
VOTES AGAINST:	CARRIED:
ABSTENTIONS:	DEFEATED:

THE CITY OF DAWSON

Request for Decision



TO: Mayor and Council
FROM: Marta Selassie, Recreation Manager
DATE: August 31, 2018
SUBJECT: Recreation Grant Applications

RECOMMENDATION

That Council approve the Recreation Grants, as recommended by the Recreation Board in the amount of \$981.50.

BACKGROUND / STATUS

The Recreation Board dispenses two levels of funding under the Recreation Grant Program. Level 1 is intended for individuals or small groups. Level 2 is for community groups, organizations, non-profits and leagues. The 2018-19 Community Lottery Program total funding provided to the City is \$32,368.

CONSIDERATIONS / DISCUSSION

The Recreation Board recommends to Council that the amount below be approved by resolution.

Project / Description	# of participants	Applicant	Request	Rec. Grant	Approved for
Hockey Camp ~ registration fees	1	Cara MacAdam	\$250	\$250	Registration fees
Northern European Celebration ~ summer celebration	Community event	Carly Woolner	\$431.50	\$231.50	Supplies/ decorations
Hockey Skills Camp ~ registration fees	2	JP Hawkins	\$500	\$500	Registration fees
TOTALS			\$1,181.50	\$ 981.50	

APPROVAL & CAO COMMENTS

CAO Date:



THE CITY OF DAWSON

Bylaw No. 2018-11

WHEREAS section 265 of the *Municipal Act*, RSY, 2002, c. 154, and amendments thereto, provides that a council may pass bylaws for municipal purposes; and

WHEREAS the City of Dawson is the owner of property described as Lot 12, 13, & PT 1, Block I, Ladue Estate, Plan 8338A in the City of Dawson, which property is not needed by the City of Dawson and is not reserved; and

WHEREAS the City of Dawson is desirous of reaching an agreement with the Klondike Development Organization to sell this parcel to them;

THEREFORE, pursuant to the provisions of the *Municipal Act* of the Yukon, the council of the City of Dawson, in open meeting assembled, **ENACT AS FOLLOWS:**

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the **2018 Land Sale Bylaw No. 2.**

2.00 Purpose

2.01 The purpose of this bylaw is to provide for

- (a) the sale of City of Dawson land described as Lot Southern ½ of 12 & Lot 13, Block I, Ladue Estate, Plan #8338A, to the Klondike Development Organization.

PART II – APPLICATION

3.00 Transfer

3.01 The Chief Administrative Officer is hereby authorized on behalf of the City of Dawson to enter into an agreement with the Klondike Development Organization to sell said land under the following conditions:

- (a) Purchase price to be \$1.00, in order to facilitate the development of the Klondike Development Organization's proposed 8-unit rental development.
- (b) Lot S ½ 12 & Lot 13, Block I, Ladue Estate, Plan #8338A, be consolidated into one lot.



THE CITY OF DAWSON

Bylaw No. 2018-11

- (c) The Purchaser is to pay all costs associated with the survey, consolidation and transfer and to execute the documentation required for the completion of the transfer of ownership of the said land in an expeditious manner within one year of the signing of the Agreement.

PART III – FORCE AND EFFECT

4.00 Severability

- 4.01 If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder unless the court makes an order to the contrary.

5.00 Enactment

- 5.01 This bylaw shall come into force on the day of the passing by council of the third and final reading.

6.00 Bylaw Readings

Readings	Date of Reading
FIRST	June 26, 2018
SECOND	
THIRD and FINAL	

Presiding Officer

Chief Administrative Officer



THE CITY OF DAWSON

Bylaw No. 2018-14

WHEREAS pursuant to the provisions of Section 272 of the Municipal Act provides for jurisdiction over all highways within the limits of the municipality;

WHEREAS Section 276 (1) of the Municipal Act makes provision to permanently close a municipal highway or any portion thereof;

WHEREAS all adjacent properties are either owned by the applicant or under consideration for sale to the applicant, thus satisfying City of Dawson Policy #3: Maintenance of Alleys;

THEREFORE, pursuant to the provisions of the Municipal Act of the Yukon Territory, the Council of the City of Dawson, in open meeting assembled, **ENACT AS FOLLOWS:**

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the “**2018 Permanent Road Closure Bylaw No. 2.**”

2.00 Purpose

2.01 The purpose of this bylaw is to close the laneway in bounded by Lots 8-10 and 11-14, Block HA, Ladue Estate, as shown in Appendix 1 of this bylaw.



THE CITY OF DAWSON

Bylaw No. 2018-14

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THE CITY OF DAWSON

Bylaw No. 2018-14

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3.00 Definitions

3.01 In this Bylaw:

- a) Unless expressly provided for elsewhere within this bylaw the provisions of the *Interpretations Act (RSY 2002, c. 125)* shall apply;
- b) “CAO” means the Chief Administrative Officer for the City of Dawson;
- c) “city” means the City of Dawson;
- d) “council” means the council of the City of Dawson.

PART II – APPLICATION

4.00 Road Closure

4.01 The Laneway bounded by Lots 8-10 and 11-14, Block HA, Ladue Estate be closed as indicated on the area map attached as “Appendix 1” to this Bylaw, subject to the following conditions:

- a. The laneway closure shall be registered with the Land Titles Act as per 2018 Land Lase No. 3 Bylaw #2018-15 section 3.01 c)



THE CITY OF DAWSON

Bylaw No. 2018-14

[Return to Table of Contents](#)

PART III – FORCE AND EFFECT

5.00 Severability

5.01 If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder unless the court makes an order to the contrary.

6.00 Enactment

6.01 This bylaw shall come into force on the day of the passing by council of third and final reading.

7.00 Bylaw Readings

Readings	Date of Reading
FIRST	
PUBLIC NOTICE	
PUBLIC NOTICE	
PUBLIC HEARING	
SECOND	
THIRD and FINAL	

Wayne Potoroka, Mayor

Presiding Officer

Cory Bellmore, CAO

Acting Chief Administrative Officer



THE CITY OF DAWSON

Bylaw No. 2018-14

PART IV – APPENDIX (APPENDICES)

Appendix 1. Location Map of Laneway bounded by Lots 8-10 and 11-14, Block HA, Ladue Estate





THE CITY OF DAWSON

Bylaw No. 2018-15

WHEREAS section 265 of the *Municipal Act*, RSY, 2002, c. 154, and amendments thereto, provides that a council may pass bylaws for municipal purposes; and

WHEREAS the City of Dawson is the owner of property described as “section of alley bounded by Lots 8-10 and 11-14, Block HA, Ladue Estate” in the City of Dawson, which property is not needed by the City of Dawson and is not reserved; and

WHEREAS the City of Dawson is desirous of reaching an agreement with the Bunkhouse (536006 Yukon Inc.) to sell this parcel to them;

THEREFORE, pursuant to the provisions of the *Municipal Act* of the Yukon, the council of the City of Dawson, in open meeting assembled, **ENACT AS FOLLOWS:**

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the **2018 Land Sale No. 3 Bylaw**

2.00 Purpose

2.01 The purpose of this bylaw is to provide for

- (a) the sale of City of Dawson land described as “section of alley bounded by Lots 8-10 and 11-14, Block HA, Ladue Estate”.

PART II – APPLICATION

3.00 Transfer

3.01 The Chief Administrative Officer is hereby authorized on behalf of the City of Dawson to enter into an agreement with the Bunkhouse (536006 Yukon Inc.) to sell said land under the following conditions:

- (a) Purchase price to be \$2140.00, at a rate of \$1.00 per square foot.
- (b) The lots to be consolidated in accordance with Appendix A and a plan of subdivision drawn by a licensed surveyor to be submitted to the City of Dawson for approval.
- (c) Upon approval, the purchaser must take all steps necessary to register the survey in accordance with the *Land Titles Act*.



THE CITY OF DAWSON

Bylaw No. 2018-15

- (d) The Purchaser is to pay all costs associated with the survey, consolidation and transfer and to execute the documentation required for the completion of the transfer of ownership of the said land in an expeditious manner within one year of the signing of the Agreement.

PART III – FORCE AND EFFECT

4.00 Severability

- 4.01 If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder unless the court makes an order to the contrary.

5.00 Enactment

- 5.01 This bylaw shall come into force on the day of the passing by council of the third and final reading.

6.00 Bylaw Readings

Readings	Date of Reading
FIRST	
SECOND	
THIRD and FINAL	



THE CITY OF DAWSON

Bylaw No. 2018-15

APPENDIX A



Figure 1. Approved Consolidation Configuration

Original signed by

Presiding Officer

Chief Administrative Officer



THE CITY OF DAWSON

Bylaw No. 2018-16

WHEREAS section 265 of the *Municipal Act*, RSY 2002, c. 154, and amendments thereto, provides that a council may pass bylaws for municipal purposes; and

WHEREAS section 245 of the *Municipal Act*, RSY 2002, c. 154, and amendments thereto, provides that council may pass bylaws to provide guarantees within the city's borrowing limit; and

WHEREAS Bylaw #16-09 provided a mortgage guarantee to Klondike Development Organization in the amount of \$573,000; and

WHEREAS the lender has required the guarantee be increased from \$573,000 to \$650,000 to secure both developments; and

WHEREAS the Chief Financial Officer for the City of Dawson has advised council that the granting of a guarantee in the amount of \$650,000.00 will not cause the city to exceed its borrowing limit; now

THEREFORE, pursuant to the provisions of the *Municipal Act* of the Yukon, the council of the City of Dawson, in open meeting assembled, **ENACT AS FOLLOWS:**

PART I - INTERPRETATION

1.00 Short Title

1.01 This bylaw may be cited as the ***KDO Guarantee and DIP Incentive Amendment No. 1 Bylaw.***

2.00 Purpose

2.01 The purpose of this bylaw is to provide for

- (a) an amendment to Bylaw #16-09 for the purpose of increasing the mortgage guarantee amount.
- (b) This amendment does not amend the existing Development Incentive Agreement, and any future Development Incentive Agreements will be executed as per the Development Incentive Policy.



THE CITY OF DAWSON

Bylaw No. 2018-16

3.00 Definitions

3.01 In this Bylaw:

- (a) Unless expressly provided for elsewhere within this bylaw the provisions of the *Interpretations Act (RSY 2002, c. 125)* shall apply;
- (b) "CAO" means the Chief Administrative Officer for the City of Dawson;
- (c) "city" means the City of Dawson;
- (d) "council" means the council of the City of Dawson.

PART II – APPLICATION

4.00 Amendment

4.01 Replace s. 3 with the following:

"The city enter into a guarantee with the Canadian Imperial Bank of Commerce (the "Bank"), guaranteeing the repayment of up to \$650,000.00 of the indebtedness owed to the Bank by the Klondike Development Organization, and secured by way of mortgage to the Bank on the Land, the guarantee being in substantially the form of guarantee attached to this bylaw as Appendix "A" (the "Guarantee")."

PART III – FORCE AND EFFECT

5.00 Severability

- #### 5.01
- If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder unless the court makes an order to the contrary.

6.00 Enactment

- #### 6.01
- This bylaw shall come into force on the day of the passing by council of the third and final reading.



THE CITY OF DAWSON

Bylaw No. 2018-16

7.00 Bylaw Readings

Readings	Date of Reading
FIRST	
SECOND	
THIRD and FINAL	

Wayne Potoroka, Mayor

Presiding Officer

Cory Bellmore

Chief Administrative Officer



THE CITY OF DAWSON

Bylaw No. 2018-16

PART IV – APPENDIX (APPENDICES)

APPENDIX A: CIBC Credit Facilities