

# THE CITY OF DAWSON

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## NOTICE OF SPECIAL COUNCIL MEETING #C18-34

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

**DATE OF MEETING:** MONDAY, OCTOBER 15, 2018  
**PLACE OF MEETING:** COUNCIL CHAMBERS, CITY OFFICE  
**TIME OF MEETING:** 12:00 PM

### PURPOSE OF MEETING:

- a) Request for Decision RE: North End Plan Final Report – Preferred Development Approach

DATE MEETING REQUESTED: October 9, 2018  
MEETING REQUESTED BY: WAYNE POTOROKA, MAYOR

Original signed by: \_\_\_\_\_ October 11, 2018  
Cory Bellmore, CAO Date

# Report to Council



For Council Decision     For Council Direction     For Council Information

In Camera

<b>AGENDA ITEM:</b>	North End Concept plan – Development Direction	
<b>PREPARED BY:</b>	Cory Bellmore	<b>ATTACHMENTS:</b> ▪
<b>DATE:</b>	October 12, 2018	
<b>RELEVANT BYLAWS / POLICY / LEGISLATION:</b>	▪	

## RECOMMENDATION

Direct Administration to proceed with the further work, investigations and refinements on the North End Plan with Yukon Government Land Development Branch allowing the area to be designed and developed in phases.

## ISSUE / PURPOSE

Further analysis by Yukon Government Land Development Branch has created concern with areas of this concept plan for reasonable, timely and cost effective development as a whole area plan given the grading and fill requirements in some areas of the concept plan. In order to continue to move forward ensuring we are finding opportunities to get lots available to the public it is reasonable to phase development in the North End Planning Area into, at minimum, two areas.

Area 1: The western half of the planning area (Lot areas in and around first and second ave from the current Edward St to Judge St)

Area 2: Lots in the eastern half of the planning area (Lot areas in and around historic third and third ave from historic Edward St to Judge St)

Area 1 is fairly “market ready” and can more easily get to market once servicing options are developed and implemented. This would allow further analysis in the grading and fill required to establish lots in Area 2.

Encroachments in both Area 1 and Area 2 will continue to be worked on to resolve.

## BACKGROUND SUMMARY

The North End Concept Plan was accepted by council and direction to move forward with this concept plan following further research and refinement.

**C18-22-06**

Moved by Mayor Potoroka, seconded by Councillor MacArthur that Council accept the North End Final Report and direct administration to provide the report to Yukon Government as the preferred development concept option for the North End Planning Area, for further research and refinement. Motion Carried 3-0

**ANALYSIS / DISCUSSION**

While it is a council priority to develop and release affordable lots to the public as well as set in motion a land plan for the North End, it is important to continue to develop these areas with the values determined for this area in the North End Planning project.

Balancing thoughtful and valued development while executing development to meet demand continues to be necessary for land development in Dawson City.

**ALIGNMENT TO OFFICIAL COMMUNITY PLAN & STRATEGIC PRIORITIES**

**APPROVAL**

**NAME:** Cory Bellmore, CAO

**DATE:** October 12, 2018

**SIGNATURE:** 