

**MINUTES OF COUNCIL MEETING #C18-16** of the council of the City of Dawson held on Tuesday, May 15, 2018, 7:00 PM in the City of Dawson Council Chambers.

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**PRESENT:**

Mayor	Wayne Potoroka
Councillor	Jay Farr
Councillor	Stephen Johnson
Councillor	Bill Kendrick
Councillor	Kyla MacArthur

**ALSO PRESENT:**

CAO	Cory Bellmore
EA	Heather Favron

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**Agenda Item:** Call to Order

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Mayor Potoroka called council meeting #C18-16 to order at 7:00 PM.

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**Agenda Item:** Agenda

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**C18-16-01** Moved by Mayor Potoroka, seconded by Councillor Johnson that the agenda for council meeting # C18-16 of May 15, 2018 be adopted as amended.  
Motion Carried 5-0

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**Agenda Item:** Delegations

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**C18-16-02** Moved by Mayor Potoroka, seconded by Councillor MacArthur that council move into the committee of the whole for the purposes of hearing delegations.  
Motion Carried 5-0

a) North End Planning RE: Presentation of Concept Options and Recap of Public Input

Jane Koepke, Groundswell Planning was in attendance to present council with two draft planning concept options for the North End. She explained the goal is to work with council to determine and refine a preferred option to ensure it is successful for the City of Dawson. The presentation provided included an overview of the planning area, the planning process, success criteria, results of public consultation and the planning challenges of the area.

The planning challenges looked into by the Government of Yukon when undertaking the initial studies of the planning area included confluence of slide rock and deposits, permafrost, steep terrain, bedrock, slow steady creep of the Moosehide Slide in certain areas, lots of heritage values, geohazards, mixed tenure, asbestos in the slide rock, lack of services and lots of different types of encroachments. To give council an idea of the type of encroachments in the area, some examples were provided.

North End Planning public consultation included four different planned events and an online survey. They heard from 97 people through the online survey and talked with over 60 people while in Dawson. What they heard very strongly from North End residents in particular but also Dawsonites was the wild nature and unique character of the area is valued. What they heard also included housing being a serious challenge in the community, affordability being important, detached dwellings being the preferred dwelling style, and some density being acceptable but the question being how much. They also heard that North End development should be done differently, A few groups of people they heard from felt the residential development should be tied into servicing.

In the online survey 40 out of the 97 people indicated interest in purchasing a lot. The highest demand was for 50'x100' followed closely by small lots, and not a lot of interest in the larger lots. The teams work included developing maximum price thresholds for the lots; \$60,000 for 50'x60'; \$90,000 for 50'x100'; and \$120,000 for 50'x130'. These thresholds were seen as too high by many of the respondents.

The two concept options were presented and an overview of each was provided.

b) North End Planning RE: North End Residents

*Councillor Kendrick stepped down from council at 7:37 p.m.*

The delegation of North End residents in attendance were provided an opportunity to speak to the North End Planning project and concept options. Comments and concerns raised by the residents included:

- Prefer the historic design of Dawson. Cul-de-sacs are not in keeping with the historic character, prefer roads to be kept straight through. Dislike of the dog walking trail.
- Moving the historic cabins in order to straighten out Third Avenue not a good idea as the cabins will crumble.
- Why were existing property owners not approached and offered first sale for the lots created that affect their properties and are hindering this process?
- There are so many encroachments, why are the encroachments not being addressed before the concept is being developed? Concepts presented have quite a few flaws and a lot of it has to do with the encroachments.
- Difficult to really support the concepts when the issues, particularly the encroachments, are existing in their North End world.
- First expansion the City did to the North End with the water and sewer informs us that the encroachments need to be dealt with first. Property owners still have outstanding land issues from that development that happened years ago.
- Desire to see design worked around existing heritage cabins.
- Prefer an organic type development for the area.
- From a public safety perspective, was any consideration given in regards to the three relatively close corners for the thru road in concept two?
- Does the new amount of land being opened for development come at all close to offsetting the cost of building the roads?
- Thru road comes very close to a property owner's front door.
- Concern that the area will be far less habitable for many species, and the area ending up looking unkempt rather than a kind of intentional wild space.
- Smaller lots may cause issues with sprawl, more skidoos, boats, etc. being parked in city right of way.
- Does the cost of lots include pad or will that be up to the person who buys the lot? Some of the lots are swamps and will cost a fortune to develop.
- For lot sales, the city should consider payment plans over a number of years which would help with affordability of the lots.
- Does not make sense to be looking at creating new lots, but then relocating / displacing others who already have a roof over their head.
- There is a historical aspect to the locations of the historic cabins and gives character to the North End neighbourhood.
- Cul-de-sacs are good and may be more efficient. Likes the eccentric nature of town and it's interesting when you have to drive around a house because it is in a weird spot.
- If water and sewer is extended to the area, will existing residents be required to hook up? Some of the existing residents already have septic systems already that are functioning well.

- Support of bigger lots with septic systems.
- Consideration should be given to water and sewer O&M costs.
- The lot prices are not affordable for anyone.
- Is the city looking at other areas of development that would be more affordable?
- If the planning does not work out, the city should give consideration to letting the lots go to individuals who will develop and service the lots themselves, just as those who already live in the area.
- Problematic to have water line run through historic cabin.
- Positive aspects of concepts are inter-neighbourhood green space, Paul Denhardt Cabins (and park), and adds some residential lots to our town
- Concerns with the concept options included closing of George St; dealing with encroachments and the cost; cost to the city and taxpayer for water/sewer servicing; local improvement charges for the residents; moving historic buildings; cost of moving historic buildings; traffic patterns; parking; road width; road servicing; pedestrian access issues for property owners; east/west traverse not aligned with George Street; and compatibility of "Lease" area and adjoining commercial property.

*Councillor Kendrick rejoined council at 8:57 p.m.*

- C18-16-03** Moved by Mayor Potoroka, seconded by Councillor MacArthur that committee of the whole revert to council to proceed with the agenda.  
Motion Carried 5-0
- C18-16-04** Moved by Mayor Potoroka, seconded by Councillor Kendrick to table items 5,6 & 7 to next meeting of council.  
Motion Carried 5-0
- C18-16-05** Moved by Mayor Potoroka, seconded by Councillor MacArthur to table item 10 to next meeting of council.  
Motion Carried 5-0

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**Agenda Item:** Special Meeting, Committee, and Departmental Reports

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a) Request for Decision RE: Subdivision Application #18-013, Lot 29 Dredge Pond

- C18-16-06** Moved by Mayor Potoroka, seconded by Councillor Kendrick that Council approve Subdivision Application #18-013, subject to conditions 1.1 to 1.6 as presented in the Request for Decision dated April 25, 2018.  
Motion Carried 5-0

b) Request for Decision RE: Asbestos Exposure Control Program Contract Award

- C18-16-07** Moved by Councillor MacArthur, seconded by Councillor Farr that Council award the Asbestos Exposure Control Program contract to DST Consulting Engineers Inc. for \$24,020.00(plus GST) as per their submitted bid.  
Motion Carried 5-0

c) Request for Decision RE: Canadian Bank of Commerce NHS Hazardous Material Abatement Contract Award

- C18-16-08** Moved by Mayor Potoroka, seconded by Councillor MacArthur that Council award the Canadian Bank of Commerce NHS Hazardous Materials Abatement contract to CMF Construction for \$238,020.00 (plus GST) as per their submitted bid.  
Motion Carried 5-0
- d) Request for Decision RE: Canadian Bank of Commerce NHS Roof Repair Contract Award
- C18-16-09** Moved by Councillor MacArthur, seconded by Councillor Kendrick that Council award the Canadian Bank of Commerce NHS Roof Repair contract to ORO Enterprises for \$33,745.40 (plus GST) as per their submitted bid.  
Motion Carried 5-0
- e) Request for Decision RE: Quigley Landfill 2018 Environmental Monitoring and Reporting Contract Award
- C18-16-10** Moved by Councillor Kendrick, seconded by Councillor Farr that Council award the Quigley Landfill, 2018 Environmental Monitoring and Reporting contract to Tetra Tech for 20,367.00(plus GST) as per their submitted bid.  
Motion Carried 5-0
- f) Request for Decision RE: Farmers Market Lease
- C18-16-11** Moved by Mayor Potoroka, seconded by Councillor MacArthur THAT Council direct administration to enter into a lease agreement between the City of Dawson and Dawson City Farmers Market Society, for the operation and allocation of vendor stalls on Front Street, adjacent to CLSR 8338A, Dawson City in Quad 116B/03, commonly referred to as the Farmers Market.  
Motion Carried 5-0

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**Agenda Item: Correspondence**

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- C18-16-12** Moved by Councillor Kendrick, seconded by Councillor Farr that council approves issuing a letter of support for St. Paul's Anglican Church's funding application for their kitchen / bath renovation project at the Richard Martin Memorial Chapel.  
Motion Carried 5-0

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**Agenda Item: In Camera Session RE: Land Related Matter**

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- C18-16-13** Moved by Mayor Potoroka, seconded by Councillor MacArthur That council move into a closed session of committee of the whole, as authorized by Section 213(3) of the Municipal Act, for the purposes of discussing land related matters.  
Motion Carried 5-0

*Councillor Kendrick departed the meeting at 9:16 p.m.*

*Councillor Johnson departed at 9:58 p.m.*

- C18-16-14** Moved by Mayor Potoroka, seconded by Councillor MacArthur that committee of the whole reverts to an open session of council and proceeds with the agenda.  
Motion Carried 3-0

- C18-16-15** Moved by Councillor MacArthur, seconded by Mayor Potoroka that council extends meeting C18-16 for a maximum of 1 hour.  
Motion Carried 3-0
- C18-16-16** Moved by Mayor Potoroka, seconded by Councillor MacArthur that council move into a closed session of committee of the whole, as authorized by Section 213(3) of the Municipal Act, for the purposes of discussing land related matters.  
Motion Carried 5-0
- C18-16-17** Moved by Mayor Potoroka, seconded by Councillor MacArthur that committee of the whole reverts to an open session of council and proceeds with the agenda.  
Motion Carried 3-0

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**Agenda Item:** Adjournment

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- C18-16-18** Moved by Councillor MacArthur, seconded by Mayor Potoroka that council meeting #C18-16 be adjourned at 10:55 p.m. with the next regular council meeting being June 12, 2018.  
Motion Carried 3-0

**THE MINUTES OF SPECIAL COUNCIL MEETING C18-16 WERE APPROVED BY COUNCIL RESOLUTION #C18-19-07 AT COUNCIL MEETING #C18-19 OF JUNE 12, 2018.**

Original signed by:  
Wayne Potoroka, Mayor

Cory Bellmore, CAO