

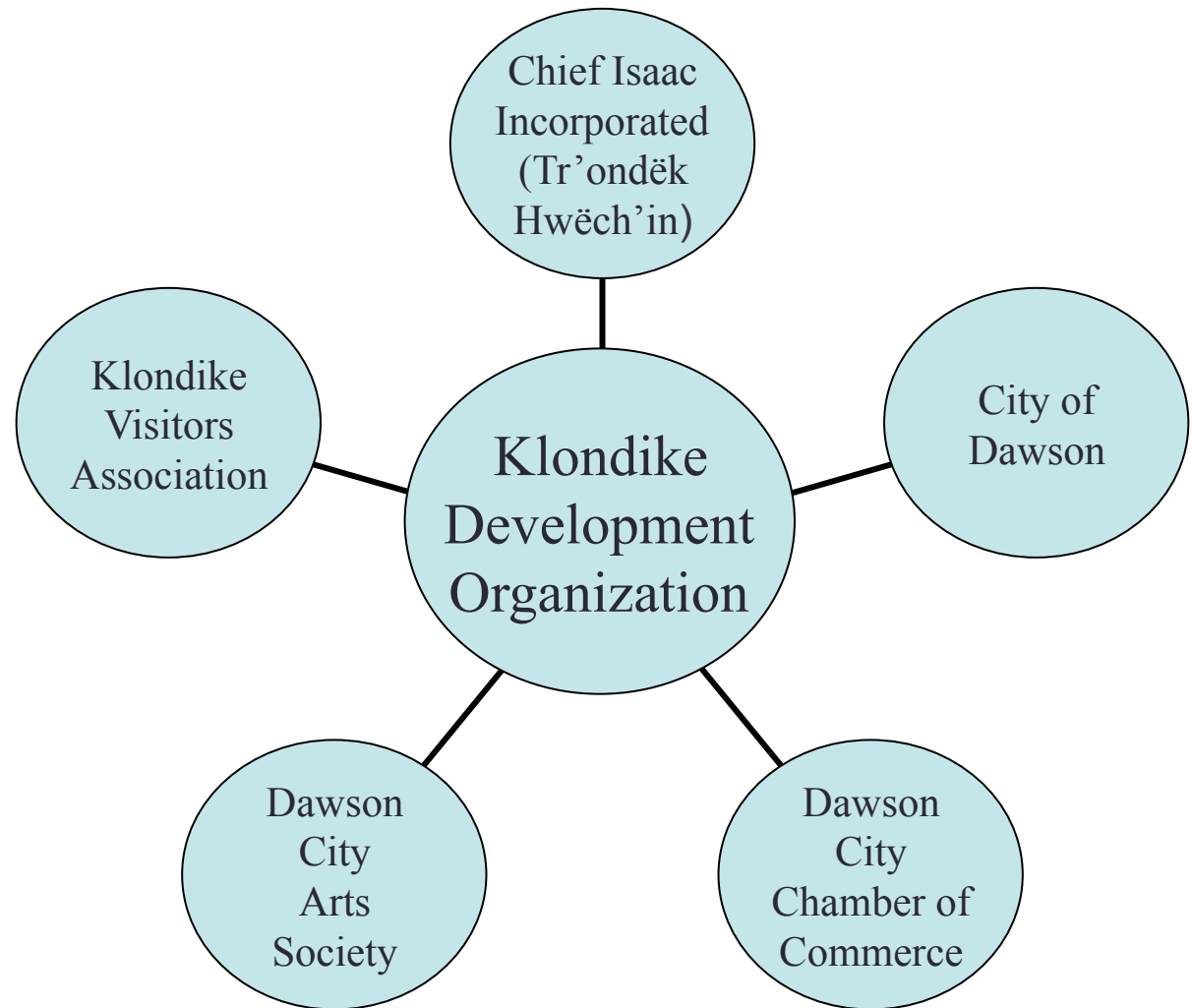


# Presentation to Yukon Housing

## April 5, 2013

## Implementing Economic Development in Dawson

Our vision is a resilient Klondike where highly engaged citizens, networks and organizations collaborate to build a sustainable economy.



KDO focuses multi-stakeholder collaboration on diversifying and strengthening the local economic base



KDO's Approach

## Achievements to date

- **Enterprise and Investment Facilitation Service**
- **Enterprise and Investment Support Tools**
- **Community Assistance and Mentoring Network**
- **KDO Housing Strategy**
- **Partnership Forums**
- **Research**

## Dawson's Number 1 Issue:



“It is increasingly being understood that the quality of a place and its 'residential offer' is a key factor in helping or hindering economic performance. Confidence in an area makes a huge difference as both workers and business leaders look for environments that can offer a good quality of life to themselves and their businesses”.

- Future Communities, 2011

# Paths & Solutions

- Be realistic
- Use existing research to inform decision making
- Use local knowledge and expertise to ensure a successful and affordable outcome i.e. Solve a local problem locally

## A Community Based Rental Initiative

Too small



Too much



Just right



# Multi-Market Residential Rental Development in Dawson City

## Key Principles

- Project must be financially sustainable and self-sufficient
- Net rental revenues must cover the cost of O&M

## Proposed Target Markets

Total dimension approx. 20,000 ft<sup>2</sup>, providing for a minimum of 32 residents and up to 48 at full double-occupancy, with a potential market split of:

- Government/Crown corp. staff: 8 units @ 800 ft<sup>2</sup> (Up to 16 residents total)
- Community service organizations: 1 unit @ 1200 ft<sup>2</sup>
- Students and seasonal workers: 4 units @ 800 ft<sup>2</sup> (16 residents total in 4 pods)
- Open market: 8 units @ 800 ft<sup>2</sup> (Up to 16 residents total)
- Servicing and common space: Total 2800 ft<sup>2</sup>

Some units configured as live-work spaces to encourage home-based business

# How would it work?

## Only in Partnership

- KDO would do the research, the community consultations, coordinate project design, construction and management
- Local solution for project management to be determined
- YHC would provide land, financing assistance & expertise as required



# The Next Step

## A Feasibility Study The “go/no go” step

- Design considerations
- Cost of construction (or renovation?)
- O&M projections
- Financing options
- Timelines