

A REPORT PREPARED BY THE  
WHITEHORSE INDIAN VILLAGE  
RELOCATION STEERING COMMITTEE

FOR



THE HONOURABLE JEAN CHRETIEN  
MINISTER OF INDIAN AFFAIRS AND  
NORTHERN DEVELOPMENT

ON THE

PROPOSED RELOCATION OF THE  
WHITEHORSE INDIAN VILLAGE



  
*Andrew Jay*  
WHITEHORSE, YUKON

Yukon Native Brotherhood,  
Box 4252,  
WHITEHORSE, YUkon Territory.

Honorable Jean Chretien,  
Department of Indian Affairs  
and Northern Development,  
Centennial Towers,  
400 Laurier Avenue, West,  
Ottawa, Ontario.

Dear Mr. Chretien:

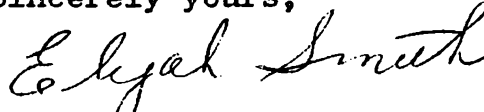
Enclosed is our report on the Relocation of the Whitehorse Indian Village. I hope it answers the questions you asked in your letter of December 29, 1970. I also hope you will find the report and recommendations fair and reasonable.

The Committee members have spent many days of meetings to make this report and I want you to know that all members have done their share of work. We are sorry that Mr. Underwood was not here to finish the report, as he had shared the dream of this new village since he came to Whitehorse.

I would also, on behalf of the committee like to thank you for the services of Mr. Cunningham. He worked hard and well with the Committee members. At first we were afraid he would be pushing his own ideas, but now I think he has helped us to come to a set of recommendations which will both meet the needs of my people and also which you should be able to justify to the Cabinet.

I would like to thank you both personally, and on behalf of my people for giving us the opportunity to make this report.

Sincerely yours,



Elijah Smith,  
Chief,  
YUKON NATIVE BROTHERHOOD.

/b1

Encl.....

Yukon Native Brotherhood,  
P.O. Box 4252,  
WHITEHORSE, Yukon Territory.

Honorable Jean Chretien,  
Department of Indian Affairs  
and Northern Development,  
Centennial Towers,  
400 Laurier Avenue, West,  
Ottawa, Ontario.

Dear Mr. Chretien:

Attached please find report of the Whitehorse Indian Village Relocation Steering Committee. We hope you will find the recommendations realistic and wish to advise you that the report represents the views of all members of your Committee.

Elijah E. Smith

Elijah E. Smith,  
Chairman.

Johnny Smith

Johnny Smith, Chief,  
Whitehorse Indian Village. ✓

Roy H. Sam

Roy H. Sam, Councillor,  
Whitehorse Indian Village. ✓

Mrs. Annie Burns ✓

Mrs. Annie Burns, Councillor  
Whitehorse Indian Village.

Ed Chambers

Ed Chambers,  
Yukon Native Brotherhood.

Clive Tanner

Clive Tanner,  
Yukon Territorial Councillor

Ron Hodgkinson

Ron Hodgkinson,  
Commissioner's Appointee.

I.F. Kirkby

I.F. Kirkby,  
for: E. Underwood,  
Minister's Appointee.

## F O R E W O R D

In February, 1969, the Whitehorse Indian Band Council passed a resolution forming a Relocation Committee. This Committee was to look into the possibilities of relocating the present village. A copy of this resolution appears in the Appendix.

In October, 1970, the Honorable Jean Chretien met with representatives of the Whitehorse Indian Band and the Yukon Native Brotherhood to discuss relocation of the village. At this meeting Mr. Chretien established an eight member Steering Committee composed of the following: three representatives appointed by the Whitehorse Indian Band Council, two representatives appointed by the Yukon Native Brotherhood, one representative from the Yukon Territorial Council, one representative appointed by the Minister of Indian Affairs and one representative chosen by the Commissioner.

This Committee had its first meeting in November, 1970 and Elijah Smith was chosen Chairman.

This report was prepared by the Whitehorse Indian Village Relocation Steering Committee in response to questions asked by Mr. Chretien in his letter dated December 29th, 1970. A copy of this letter appears in the Appendix. Much of the actual work was done by Mr. Allain Cunningham, Town Planner with the Indian Affairs and Northern Development Regional Office in Vancouver.

The Whitehorse Indian Band Council decided that their representation on the Committee plus the Band Manager, who functioned at all times as an ex-officio member of the Committee, was sufficient representation of the majority opinion of those Band Members concerned with Relocation.

The Recommendations included in Chapter 8 of this report relate only to the Whitehorse Indian Village Relocation Project and should not be taken as a blueprint for any other Yukon Indian Community.

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## INTRODUCTION:

In 1896 a major gold strike at Bonanza Creek near Dawson City precipitated the famous Klondike Gold Rush. Ardent prospectors feverishly pursued the trail from Skagway and Dyea on the Alaskan Coast and over the Chilkoot and White Passes to the head of water navigation on Lake Bennett. Continuing on their way down the Yukon River to Dawson City, the multitude of new immigrants had to bypass the treacherous waters of Miles Canyon and the Whitehorse Rapids. They transferred their freight to wooden trainways and commenced travel below the rapids where a small settlement of tents and log cabins on the east bank of the Yukon River preceded the later City of Whitehorse. The latter came into being in 1900 on the west bank of the river after construction of the White Pass and Yukon Route Railway from Skagway to a point past the Whitehorse Rapids.

Although in succeeding years Whitehorse maintained some importance as a trans-shipment point between the railway and river traffic bound for Dawson City, its population never exceeded a few hundred persons. However, in 1942 the local economy received an unexpected boost from the huge influx of American Army personnel who were employed in the construction of the Alaska Highway. Although the wartime population of 40,000 persons had declined to 3,680 persons by 1945, Whitehorse had become an important centre of road, rail and air communications. In 1953 the capital of the Yukon transferred from Dawson City to Whitehorse. Increased prosperity has also accompanied the new invasion of tourists who drive the Alaska Highway. By 1968 the population of the Whitehorse Metropolitan area had reached 8,550 persons of which about two-thirds were residents of Whitehorse City.

In 1896, the same year as the Bonanza Creek gold strike, the first Indians came from nearby Hutshi to the present site of Whitehorse. Transportation and commerce had traditionally been an east-west system along the trail which was later used and renamed by Jack DALTON. Hutshi was an important village and center for the inland Indians.



The growth of north-south river traffic on the Yukon provided increased employment opportunities both in ship-building and riverboat work for local Indians and by 1907 the first Whitehorse Indian Village was established on the east riverbank. Whitehorse had become the northern terminus for river traffic to and from Dawson, however, hazardous ice conditions prevented communication to the new railhead on the west bank and in 1911, all the Indian homes were transported across the river to Mocassin Flats in Whitehorse by a White Pass company barge.

In 1921 the site of the present village was set aside by Order-in-Council for use of the Yukon Indians. However, it was not until 1950 that the R.C.M.P., under pressure from White Pass, physically removed most of the Indian families from Mocassin Flats to the new "village" at the north end of Whitehorse. Late as 1967-68 people still camped on Mocassin Flats. Prior to that time, the Indian Community in Whitehorse had grown with the increase in number of jobs. However, with the increasing reduction of White Pass river traffic after 1940 and termination of the wartime boom, many Indians were left unemployed in the Whiteman's world and without skills and the desire to return to the old way. In 1952 the highway was built to Dawson City and all the river boat traffic ended. All those families along the river at that time were forced to move to white settlements, and many came to Whitehorse. Throughout the succeeding years, many Indians were unable to live the Whiteman way and work at Whiteman jobs. A small number of Indians did okay and were able to change their way of life and get jobs in the tourist and mining industries. However, all those who were not able to change make up most of the families who live in the present Indian village.

There are now some 56 families or a total of 300 residents of the Whitehorse Village and who live in 46 homes (two welfare homes are presently unoccupied). A recent population and housing survey by the Department describes the living conditions. The average dwelling within the village

accommodates about 7 persons (6.7) on a floor space of 525 square feet which contains only two bedrooms. The averages hide some cases such as two houses with 16 and 20 occupants respectively. No house has running water or an operative indoor toilet or bath (one welfare house has the toilet and bath -- without running water).

The principal problems of the present village since it started has been the lack of space between houses (families). This problem is felt by all and is blamed for many of the minor social problems.

There are many other problems in the village and include location, social equipment, public health and servicing, breathing space, expansion, cultural and recreational program opportunities, and on-site jobs. All these items are described in a brief prepared by the Yukon Native Brotherhood and included in the appendix of this report. It is stressed here that the village is physically bad and discourages the present Council and people from helping themselves improve conditions. As one Councillor asked a team of three visiting psychiatrists who were doing a survey of mental health needs in the north - "If you had to live in this village, wouldn't you spend most of your time in the Whitehorse Inn Tavern?" Some of the families in the village were brought to Whitehorse for Health and Child Welfare reasons. They have become permanent welfare wards and represent the families with most problems (truancy, juvenile delinquency, alcohol, illegitimacy, etc.). These families believe they could become relatively independent (now that T.B. is under control) if they could move away from the Whiteman's settlements. They could provide own fuel, shelter, food, etc. They are unable to live the Whiteman way. We are not talking about many families -- mostly older people. These people should be able to finish their lives in the way which will allow them to regain their self-respect through independence from Welfare.

In December, in a letter to Chief Elijah Smith (who had been elected Chairman of the Committee) the Minister asked the committee to:

1. Develop your concept of the new village in written and graphic form.
2. Establish social, cultural, economic and physical criteria consistent with the aims and needs of the Indian People.
3. State in summary form the reasons why the existing village is unsatisfactory.
4. Examine alternative solutions and locations including the area west of the river, the Chadburn Lake area and the Town. These alternatives should be examined to see how well they satisfy the criteria you have developed.
5. Send a brief to the Minister summarizing the results of the studies with supporting preliminary costs and recommendations.

The Committee with the help of Allain Cunningham, Town Planner, from the Vancouver Regional Office, Department of Indian Affairs and Northern Development, have now completed their report for the Minister. A reading of the report will indicate the amount of time and work put in by the Committee members and Mr. Cunningham.

## METHODOLOGY

The Steering Committee's progress during the whole process leading to selection of a suitable relocation site and an accompanying development program was guided by the methodological framework graphically depicted in the following FIGURE M-1. The latter, in somewhat different form, was approved at the outset of the Committee's deliberations and proved both valid in its assumptions and useful in practice.

-- Allain Cunningham

# WHITEHORSE RELOCATION STUDY - METHODOLOGY

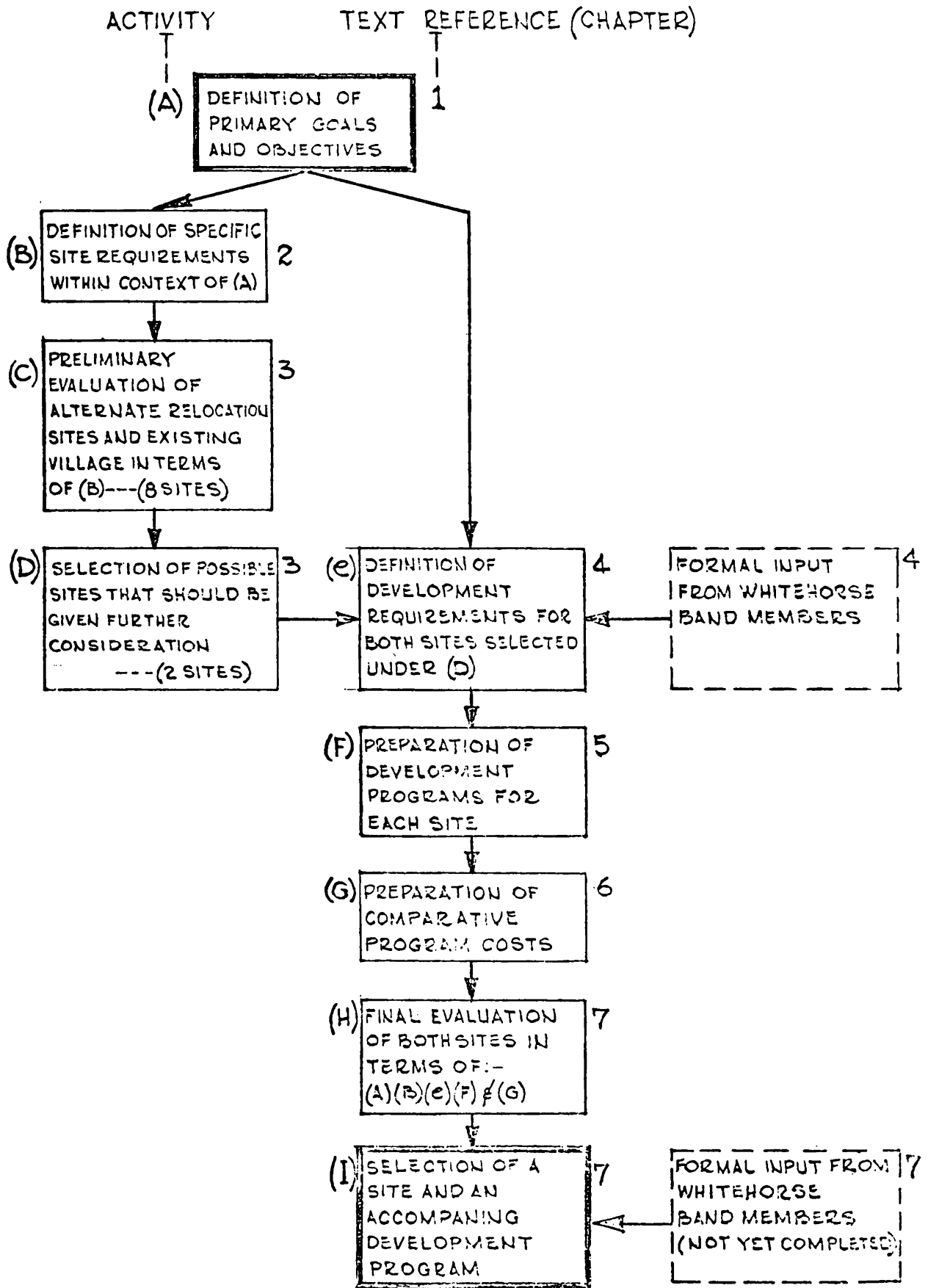


TABLE M-1

CHAPTER 1: DEFINITION OF PRIMARY GOALS AND OBJECTIVES

Both the nature of the selected site and the manner in which it is developed should agree with the following statement of goals and objectives.

Generally: -

Goal A: The development of pride and self-respect among members of the local Indian Community.

Goal B: The creation of environment that will encourage the Indian residents to participate in social, cultural and economic affairs.

Within the framework of the above goals are the following objectives:

Objective 1 - Indian self-determination with regard to employment, business management, community affairs and manpower training.

Objective 2 - The strengthening of Indian culture and values.

Objective 3 - The development of Indian skills at every level and of every type, with particular reference to the construction and tourist industries.

Objective 4 - The provision of housing, community facilities, services and the development and conservation, of the land concerned; in a manner which affords pleasant and healthy living conditions for those Indian people who will live there.

Objective 5 - The project should be completed as soon as possible

## CHAPTER 2: DEFINITION OF SPECIFIC SITE REQUIREMENTS

The Committee decided that the physical and legal characteristics of the site finally selected for relocation should meet the following specific site requirements.

### Site Requirements:

- (a) Suitability for the support of business activities.
- (b) Reasonable access to the City of Whitehorse.
- (c) Unprohibited access to nearby forests for hunting, trapping, fishing, wood-cutting etc.
- (d) Attractive residential development and recreational enjoyment.
- (e) Suitability for servicing with water, sewers, power and roads.
- (f) Immediate possession and unencumbered use.
- (g) The minimization of nearby sources of pollution be they sewage effluent, noise, atmospheric or visual which may be harmful.

CHAPTER 3: PRELIMINARY EVALUATION OF  
ALTERNATIVE VILLAGE SITES

3 - 1 PRELIMINARY

Prior to the Committee's formal investigations into relocation the Band Council had considered 6 possible relocation sites (see Map 3-1, site alternatives 2 to 7). During preliminary discussions for this report, the above were reassessed and another site to the north-west of Whitehorse and in the area of the Takhini River was included for consideration (site alternative 8). Finally, the present village (see alternative 1) was again reviewed.

All the above eight sites were looked at and finally two sites were selected for further consideration by the Committee. A description follows of all eight sites (when #1 site was discussed). Information regarding engineering servicing was provided by Messrs. R. Howe and D. Fletcher, Engineers for the Territorial Government and the City of Whitehorse. Notice of both surface and mining encumbrances was provided by Mr. G.A. McIntyre, Regional Director of Resources and Mr. B. Baxter, Supervisory Mining Recorder, both of the Northern Development Branch in Whitehorse.

3 - 2 SITE ALTERNATIVE(2) - (Long Lake)

This site is located within a presently undeveloped area on the east side of the Yukon River and to the north of the Whitehorse General Hospital. A settlement could be suitably located on a 30' high plateau immediately adjacent to the river and the area around Long Lake has considerable potential for tourist-commercial purposes (it is presently classified as a Territorial Park Reserve). However, it is considered that access to the site must be direct and via a new bridge.

Although it is close to Whitehorse, the site would provide considerable isolation and access to nearby forests. #H-1. Its location within the Whitehorse Metro Area, with the present expansion of the City of Whitehorse Boundaries, this situation could lead to future problems. Consideration of this site would require negotiation with.



The site is presently served by a 2nd class gravel road. Water and power could be extended from the Hospital area. Sewage disposal could be located downstream from Whitehorse, though the soils may be suitable for septic tanks.

There are few surface rights and the mining claims could be removed.

### 3 - 3 SITE ALTERNATIVE (3) - (Dump Road)

The location of this site within the Camp Takhini residential area would afford little privacy. There would be little access to the bush. Whitehorse would be simple.

The site is also very limited in size, and its location between a mobile home park to the south and the City dump to the north offers no potential for tourist development. It should be noted that although it is not pleasing to the eye or nose, the garbage dump apparently does not constitute a health hazard. The prevailing winds are northerly and by 1973 -74 it is planned to be elevated to the standard of a sanitary land fill.

A good gravel road already serves the site and power and water lines have already been extended to the trailer park. The water line is privately owned and its further extension could present a problem. Sewage effluent could probably be readily discharged into the City's system.

Lastly, there are few surface rights and the limited mining rights could possibly be easily removed.

### 3 - 4 SITE ALTERNATIVE (4)

This site is located to the immediate west of the Alaska Highway; it offers good access to Whitehorse and possesses tourist commercial potential. There are extensive marshlands and the higher land is already committed with surface rights which may be expensive to remove.

Considering its relative proximity to Whitehorse, continued isolation would be assured by the intervening marshlands between the site and the Hillcrest residential area to

the north.

A water line could be extended from Hillcrest, and power could be available from a transmission line which runs along the Alaska Highway to McRae. All sewage effluent would have to be pumped north to the Hillcrest system.

Apart from widespread surface rights, there are extensive and complicated mining encumbrances which would be most difficult to remove. Also the area to the immediate west of the site is similiarly committed and access to hunting and trapping areas could be severely impeded by open strip mining.

### 3 - 5 SITE ALTERNATIVE (5)

This site is located to the south of alternative 4 on the Alaska Highway and has similar disadvantages with regard to low-lying lands, extensive mining rights and uninhibited access to hunting and trapping areas. However, it would provide easy access to Whitehorse and possesses considerable potential for tourist development.

Power would be available from the McRae transmission line and well water would probably have to be utilized. Sewage disposal may present a problem, especially if collective treatment and disposal into the Yukon River is necessary (the Whitehorse City water intake is only one mile downstream).

### 3 - 6 SITE ALTERNATIVE (6)

This site is located on a low lying bench between the Yukon River and the Riverdale residential area. Despite the ready access to Whitehorse, its location across the river from the latter Whitehorse, together with its lack of any scenic qualities, would probably preclude the possibility of any tourist development. Also, the expanding Riverdale area will eventually envelope the site to the detriment of privacy and access to hunting and trapping areas.

The existing sewer line to the nearby residential school is presently too small to service the site but it will be ex-

panded to serve future extensions of the Riverdale residential area. Road access and water and power provision present no problem.

Lastly, there are no surface rights and the minimal incursion of mining rights could be removed.

### 3 - 7 SITE ALTERNATIVE (7)

Of the original 6 relocation sites considered, this site is the only one location outside the new Whitehorse Metro area and as envisaged would extend westwards from the South East Boundary of the City to the Alaska Highway south of its crossing of the Yukon River at Lewes Bridge. The latter area would be most suitable for the development of a settlement and a tourist commercial complex. Considerable isolation would be offered and hunting and trapping could be undertaken within the proposed area. A bus service between the village and Whitehorse required.

At the present time, there is no road access within the area and power would have to be extended from the Carcross cut-off. Well water would have to be utilized and sewage disposal may present a problem because of the site's location within the Whitehorse watershed area.

Surface rights are limited to four summer cottage leases adjacent to Cantlie Lake and a very small number of mining rights which could be easily removed.

### 3 - 8 SITE ALTERNATIVE (8)

This site to the north-west of Whitehorse was added to those previously considered by the Committee to provide another non-Metro alternative to Site (7). Its location astride the Alaska Highway provides some potential for tourist development, but the terrain is not so attractive as Site (7) due largely to the extensive fire burn and the location north of Whitehorse is not so advantageous for the interception of tourist traffic. Reasonable access to Whitehorse and satisfactory isolation would be maintained. Hunting and trapping could be undertaken within the area.

There is a local shortage of surface and sub-surface water and the muddy Takhini River would have to be utilized. A transmission line presently passes through the area and the use of septic tanks may be possible.

There are a minimum of surface rights and the extensive surface rights within the area could possibly be avoided.

### 3 - 9 COMPARATIVE ASSESSMENTS - SITE ALTERNATIVES (1) - (8)

A comparative assessment of each site in terms of the site requirements specified in the last chapter is illustrated in the following Table 3-1 below. The ratings were applied by the Committee's Planning Consultant in accordance with the following performance scale.

- A --- more than satisfactory
- B --- satisfactory
- C --- less than satisfactory

Lower case letter ratings have been applied for water, sewer, road and power servicing to emphasize that collectively they constitute only one site requirement as presented in the Committee's list of goals and objectives. No attempt was made to formally weigh each requirement but those asterisked on the table were generally considered by the Committee to be more important at that time.

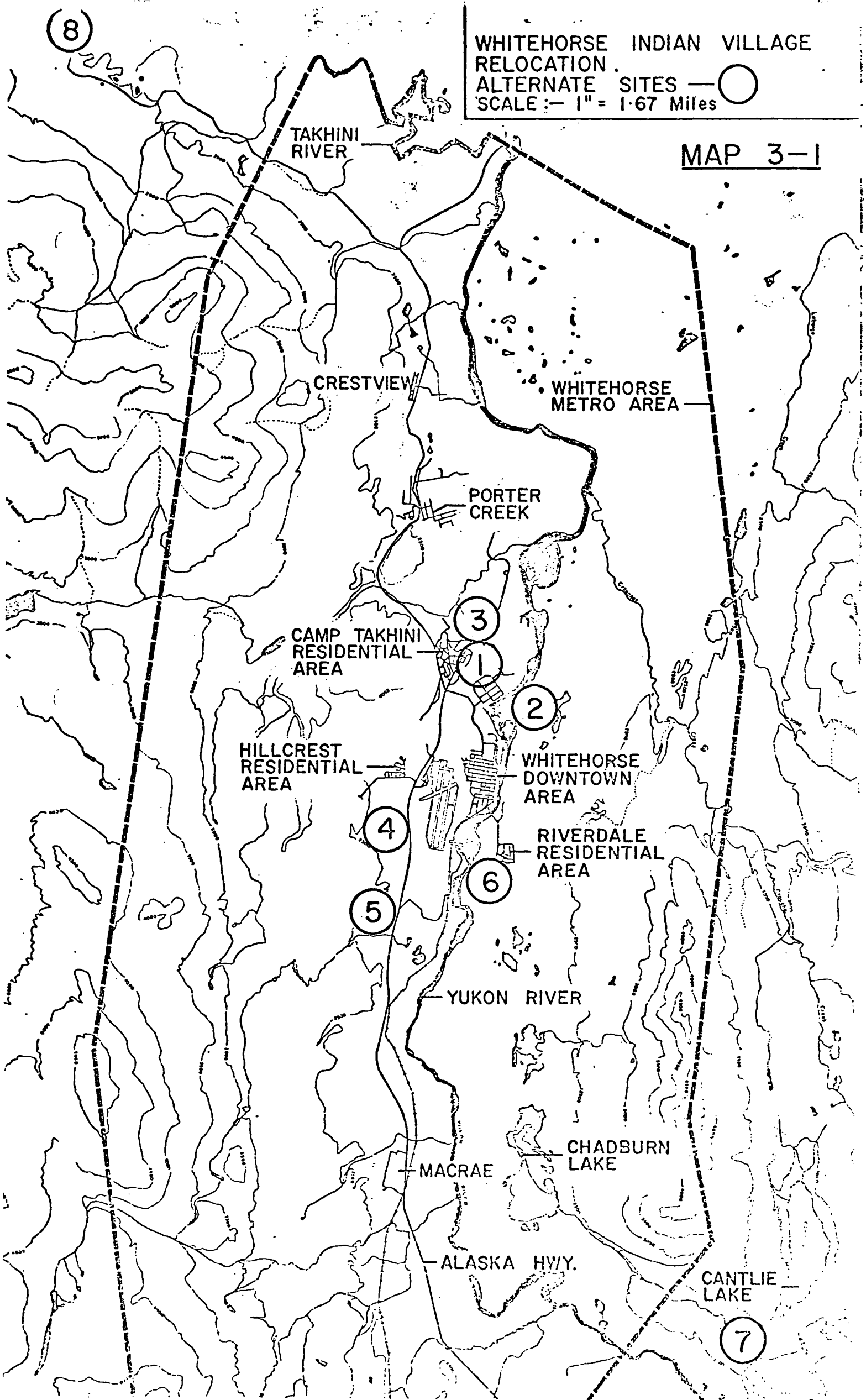
### 3 - 10 SELECTION OF ALTERNATE SITES FOR FURTHER CONSIDERATION

In view of all the above, the Committee discarded Site (3), (4), (5), (6) and (8) as being unsuitable under any conditions, and the complete unsuitability of the existing site (1) for habitation was irrevocably confirmed. Sites (2) and (7) were selected for further consideration and in subsequent discussions they were referred to by the Committee as the hospital and the Lewes River Bridge sites, respectively. However, for convenience they are further identified in this report by their impersonal numerical descriptions.

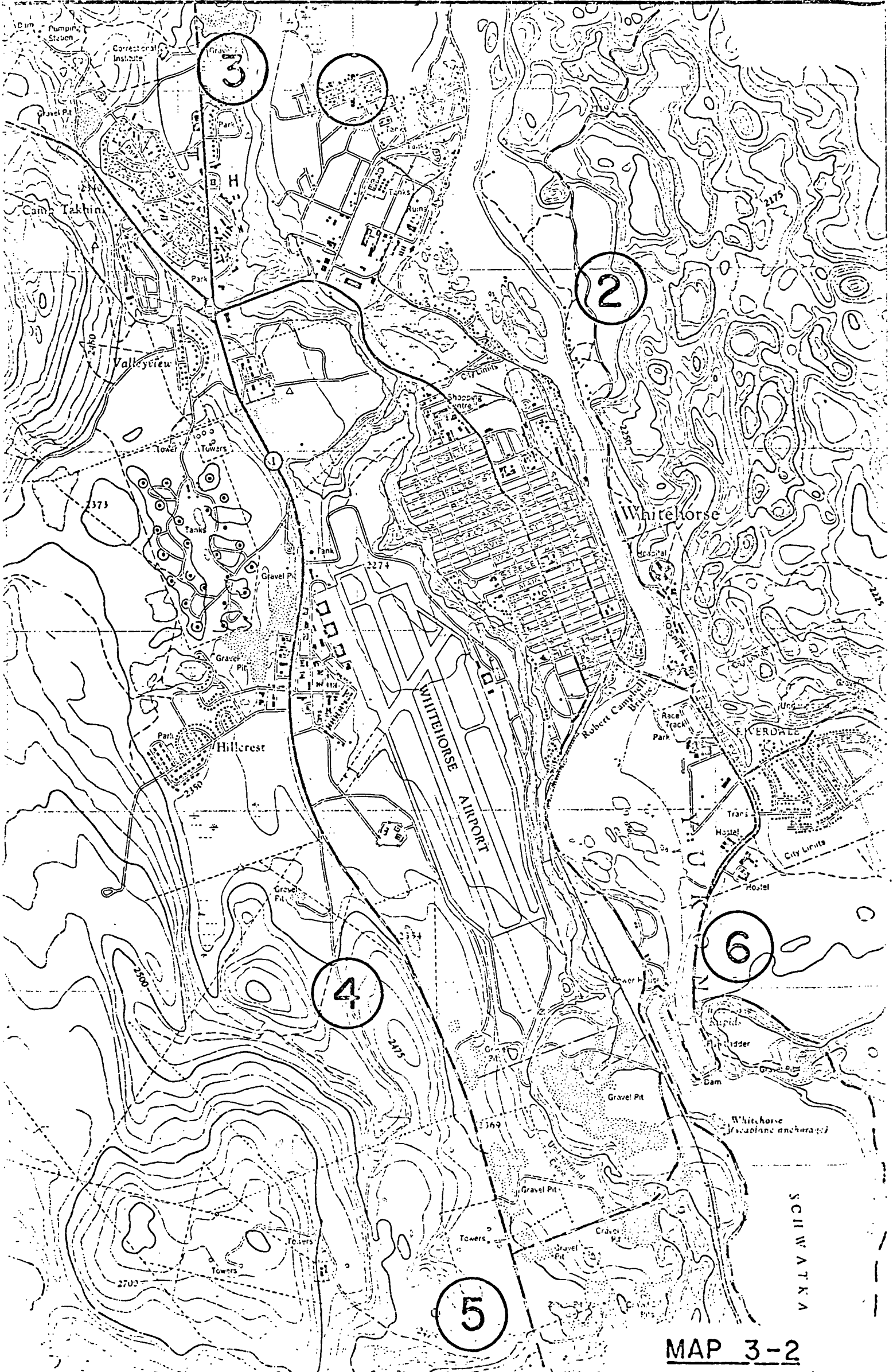
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WHITEHORSE INDIAN VILLAGE  
RELOCATION.  
ALTERNATE SITES — ○  
SCALE: — 1" = 1.67 Miles

MAP 3-1



**WHITEHORSE INDIAN VILLAGE RELOCATION**  
**ALTERNATE SITES — ○ (METROPOLITAN AREA ONLY)**  
**SCALE :- 1:25,000**



**MAP 3-2**

TABLE 3-1: COMPARATIVE ASSESSMENTS OF ALTERNATIVE VILLAGE SITES

SUMMARIZED SITE REQUIREMENTS	SITE ASSESSMENTS								
	#1	#2	#3	#4	#5	#6	#7	#8	
(a)* SUPPORT OF BUSINESS ACTIVITIES	C	C	C	A	A	C	A	B	
(b) ACCESS TO WHITEHORSE	A	A	A	A	B	A	C	B	
(c) ACCESS TO FORESTS	C	A	C	B	B	C	A	A	
(d) ISOLATION FROM EXTRANEIOUS INFLUENCES	C	A	C	A	A	C	A	A	
(e)** SUITABILITY FOR ATTRACTIVE RESIDENTIAL DEVELOPMENT / RECREATIONAL ENJOYMENT	C	A	C	B	B	C	A	B	
(f) SERVICING FACILITY	— WATER	a	b	a	b	b	b	b	c
	— SEWERS	c	a	a	b	c	a	c	b
	— ROADS	a	b	a	a	a	a	c	b
	— POWER	a	b	a	a	a	a	c	a
(g)* IMMEDIATE POSSESSION AND UNENCUMBERED USE	A	A	A	C	C	A	A	B	
(h) MINIMAL OUTSIDE POLLUTION SOURCES	C	A	B	B	B	B	A	A	

## CHAPTER 4: DEFINITION OF DEVELOPMENT REQUIREMENTS

### 4 - 1 PRELIMINARY

The last chapter describes how the Committee's preliminary evaluation of eight alternate relocation sites resulted in the final selection of only two sites for further consideration i.e. sites #2 and #7. The Committee then prepared a detailed statement of the manner in which both sites should be developed within an initial 5 year period. These development requirements, which are described below, were only approved by the Committee after a meeting between Committee members and the Whitehorse Band Council.

### 4 - 2 GENERAL REQUIREMENTS

#### (SITES # 2 and # 7 )

In view of the critical situation within the Whitehorse Village the Committee most strongly urges that relocation should proceed as soon as possible. It is recommended that the new village should be substantially equipped with all those necessary community facilities and engineering services required for the well-being of its inhabitants, within the first three years of commencing construction.

During development of the new village, every opportunity should be taken to employ Indians, and promoting Indian skills at every level with particular reference to the construction business. More specifically, additional funds should be made available for the above purpose and the staging of development should also provide for manpower training - but not to the detriment of other goals.

The location of the present village near Whitehorse has resulted in the White people benefiting at the expense of the Indian. Whitehorse Village has been the 'end of the trail' for Indians from all parts of the Territory. Limited economic integration with the non-Indian community has maintained and polarized these differences sufficiently to merit special provisions. Accordingly, it is recommended that housing needs within the new village should be satisfied by three levels of residential development which progressively offer decreased



land use restrictions, but also less services i.e. urban, suburban, and rural. More specific differences between these three categories will be described later in this chapter.

Lastly, within the context of the new village's secondary function as a regional, social, and cultural centre for the Yukon Indian people, its development should provide for these special needs.

#### 4 - 3 LAND USE AND COMMUNITY ROAD PATTERN

##### SITE # 2 (see Map 4-1)

The new village would include a main settlement, a tourist commercial complex and other lower density uses. The main settlement would be most suitably located one mile north of the Whitehorse General Hospital within the lowland area adjoining the Yukon River. It would contain all urban-residential development and those facilities required by the Indian population. A tourist commercial complex may be a possibility within the area of Long Lake. The recreational value of this area has already been recognized by the Territorial Government who have provided picnicking facilities.

Although the scenic value of Long Lake is most advantageous, its location is not easily accessible to the tourist traffic. Therefore it is considered essential that the existing Territorial gravel road which serves Site #2 should be upgraded to paved standards from the Whitehorse General Hospital, through the settlement and to the tourist commercial complex. It is considered however, that construction of the settlement should be well-advanced before commencement of any tourist development activities and upgrading would only be required initially for that section of road from the Hospital to the settlement (see R2-1 and R2-2 on Map 4-1).

Some members introduced the possibility of providing a new bridge across the Yukon River to further facilitate access from Whitehorse. No resolution was made but the possible need for a bridge is referred to later in this report.

4 - 3 LAND USE AND COMMUNITY ROAD PATTERN - cont'd.....

As already mentioned urban residential development would be located within the main settlement. Suburban dwellings, however, would be provided in groups of five on either side of the primary access road to the south and north of the tourist-commercial area, depending on the wishes of the residents. Rural dwellings could be located at random throughout the entire area with only the following qualifications:

- a) They could not be located within the main settlement, the tourist commercial area, or any suburban dwelling group.
- b) They could not be located in a manner which may prejudice the health of their occupants or any other residents of the village
- c) Their location would be dependent on the availability of well water.
- d) Households with school-age children should be located near school bus routes.

SITE #7 (See Map 4-2)

The main settlement of similar composition to that described for Site #2 would be located at the eastern end of the proposed area near the Alaska Highway's crossing of the Yukon River. The latter would also provide a suitable site for a Tourist Commercial Complex that could profitably intercept all traffic to and from Whitehorse.

At present there is no road access into the site, though the nearby Chadburn Lake is served by a Territorial gravel road. The Committee considers that a paved primary access road should be extended one mile from the Alaska Highway into the site to service both the settlement and the Tourist Commercial Complex (See R7-1 on Map 4-2). Also, the primary access road should be further extended for some two miles at a high gravelled standard to serve all required suburban homes (R7-2). Lastly, a link should be provided to the Chadburn Lake Territorial road by means of a lower standard gravel road (R7-3,5,6). The Committee also recommended that a similar standard of road should be extended from the above primary access road to the very scenic Cantlie Lake. (R7-4).

Rural housing would be located in a similar fashion to that described for Site #2.

4 - 4 HOUSING

Sites #2 and #7

The proposed creation of a Band Housing Authority is described later within this report. It is stressed now that all the Committee's recommendations regarding housing, whether of a general or specific nature, are subject to revision by the Band Housing Authority.

The Committee recommended that adequately designed and equipped houses should be provided, both for the members of the present Whitehorse Band and those Indian families from other parts of the Territory as approved by the Whitehorse Indian Band Council.

Although the majority of the programme would encompass single-primary detached homes, it is considered that some row-houses could be usefully provided with the main settlement. The latter would provide for young couples, one-parent families, and single persons wishing separate accommodation. As envisaged, any such group of row-housing could include a common basement area for adult and children's recreation.

There should be a reasonable variation of house designs to satisfy individual requirements, although for costing purposes, it may be assumed that the average house would have a principal floor area of 1000 sq. ft. with 3 bedrooms provided on the same. Those houses with basements should be provided with additional bedrooms as required.

All houses should be provided with children's bunks and mattresses as required, and other equipment in accordance with the following table.

TABLE 4 - 1 RECOMMENDED HOUSE EQUIPMENT BY RESIDENTIAL TYPE

EQUIPMENT	RESIDENTIAL TYPE		
	URBAN	SUBURBAN	RURAL
Basement	Optional	Optional	no
Full Bathroom	Yes	Yes	no
Heating	(Oil)	(Oil or Wood)	(wood)
Electric Cooker	Yes	Optional	no
Refrigerator	Yes	Yes	no

TABLE 4 - 1 RECOMMENDED HOUSE EQUIPMENT BY RESIDENTIAL TYPE - con't

The specification of engineering services was largely excluded from the Committee's deliberations, both because of its technical nature and the lack of sufficient site data to differentiate, for instance, between the advisability of septic tanks, a treatment plant or a sewage lagoon. However, the further definition of the Committee's concept of a tri-component housing programme in terms of engineering services is primarily a political consideration. Accordingly, the Committee's recommendations regarding differential servicing for urban, suburban and rural houses is shown within the following table.

TABLE 4 - 2 RECOMMENDED HOUSE SERVICES BY RESIDENTIAL TYPE

SERVICE	RESIDENTIAL TYPE		
	URBAN	SUBURBAN	RURAL
Water	pipéd water from a reservoir with fire fighting capacity	pipéd well water	hand pumped well water
Sewage Disposal	flush toilet	flush toilet	earth closet
Roads	paved service road	primary access road (road surface as described in Sect.4-3)	None- except along roads R7-3,4,5,6.
Electricity	underground house connection street lights	overhead house connection	None
Telephones	Overhead house connection	Overhead house connection	None

To complete the Committee's distinction between urban, suburban and rural residential development the following land use requirements were formulated.

TABLE 4 - 3 RECOMMENDED LAND USE REQUIREMENTS BY RESIDENTIAL TYPE

Land Use Requirement	RESIDENTIAL TYPE		
	URBAN	SUBURBAN	RURAL
Lot size	20,000 sq. ft. average*	40,000 sq. ft. av. *	NO TWO HOUSES SHOULD BE LESS THAN 400' APART
Frontage width	100' av. (measured 30' back from front lot line)	same as urban	
Dwelling setback	30' av. (25 min. & 35' max.)	same as urban	
Sideyard width	20' min.	20' min.	
Road Allowance width	66'	100' (primary access road)	

\* with allowance for a 5% maximum deviation.

4 - 5 COMMUNITY FACILITIES

SITES #2 and #7

The Committee recommended that the following community facilities be provided within the main settlement.

- a) Works Yard: with provision for the storage of construction materials and garaging for Band vehicles.  
(Work Truck, Bus, Fire Truck)
- b) Community Hall: including a gymnasium, canteen, for the use of school children and other residents.
- c) Band Office: together with a police office and a cell.
- d) Kindergarten: for the accommodation of two classes.
- e) Laundromat: a Band-operated non-profit facility for use by residents and tourists.
- f) Store: a private, co-operative or Band-operated commercial facility for use by residents and secondary use by tourists and to include a post office.
- g) Tavern: a private or Band-operative or Band-operated commercial facility for primary use by residents and secondary use by tourists.
- h) Elementary School: for the accommodation of the first six grades.
- i) Old Peoples Home: including accommodation for 10 residents and group parents.
- j) Group Foster Home: Same as above (i).
- k) Health Clinic: including provision for a nurse-in-charge visiting doctors, ward accommodation and treatment rooms (only Site #7).
- l) Restaurant: Same as (g).
- m) Cultural Centre: including provision for local and Yukon Indian activities and tourist promotion.
- n) Craft Shop: for the training of school children and the manufacturing of commercial items.

The committee also recommends that consideration be given to the inclusion of the following facilities within a tourist-commercial complex.

- o) Craft Outlet:
- p) Motel/Hotel:
- q) Trailer Park/Picnic Grounds:
- r) Gas Station:
- s) Children's Attraction:

Privately or Band-operated tourist commercial facilities.

A detailed economic development analysis of Site #2 may indicate that the one-mile separation between the settlement and the proposed tourist-commercial complex may necessitate additional laundromat and restaurant facilities within the latter. The Committee also recommends that certain facilities be grouped within one building as follows:

Community Hall + Band Office + Kindergarten + Gymnasium + Canteen  
Cultural Centre + Craft Shop

In addition to the descriptions of each Community facility given above, the Committee also made more detailed specifications with the assistance of Mr. B. Van Oort, B.C. Regional Architect for DIAND. (See Chapter 6) Lastly, the Committee specified a number of inter-related location requirements for community facilities within sites #2 and #7 which are illustrated in Tables 4-1 and 4-2.

#### 4 - 6 OPERATING AND MAINTENANCE COSTS

##### Sites #2 and #7 as indicated

Apart from normal operating and maintenance costs monies should be made available for the following:

Site #7 A bus service should be initiated to transport workers to and from the main settlement, other residential areas, the tourist-commercial complex and the City of Whitehorse. Also in view of the lack of any readily available municipal fire protection service, a suitably equipped fire truck would be required.

##### Sites #2 and #7

It is anticipated that the intended use of the village for social and economic development will require considerable expenditures for the operation of education and manpower training programs. The latter is essential if the relocation project is to attain the Committee's recorded goals and objectives.

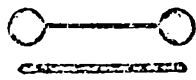

Sites #2 and #7 - cont'd

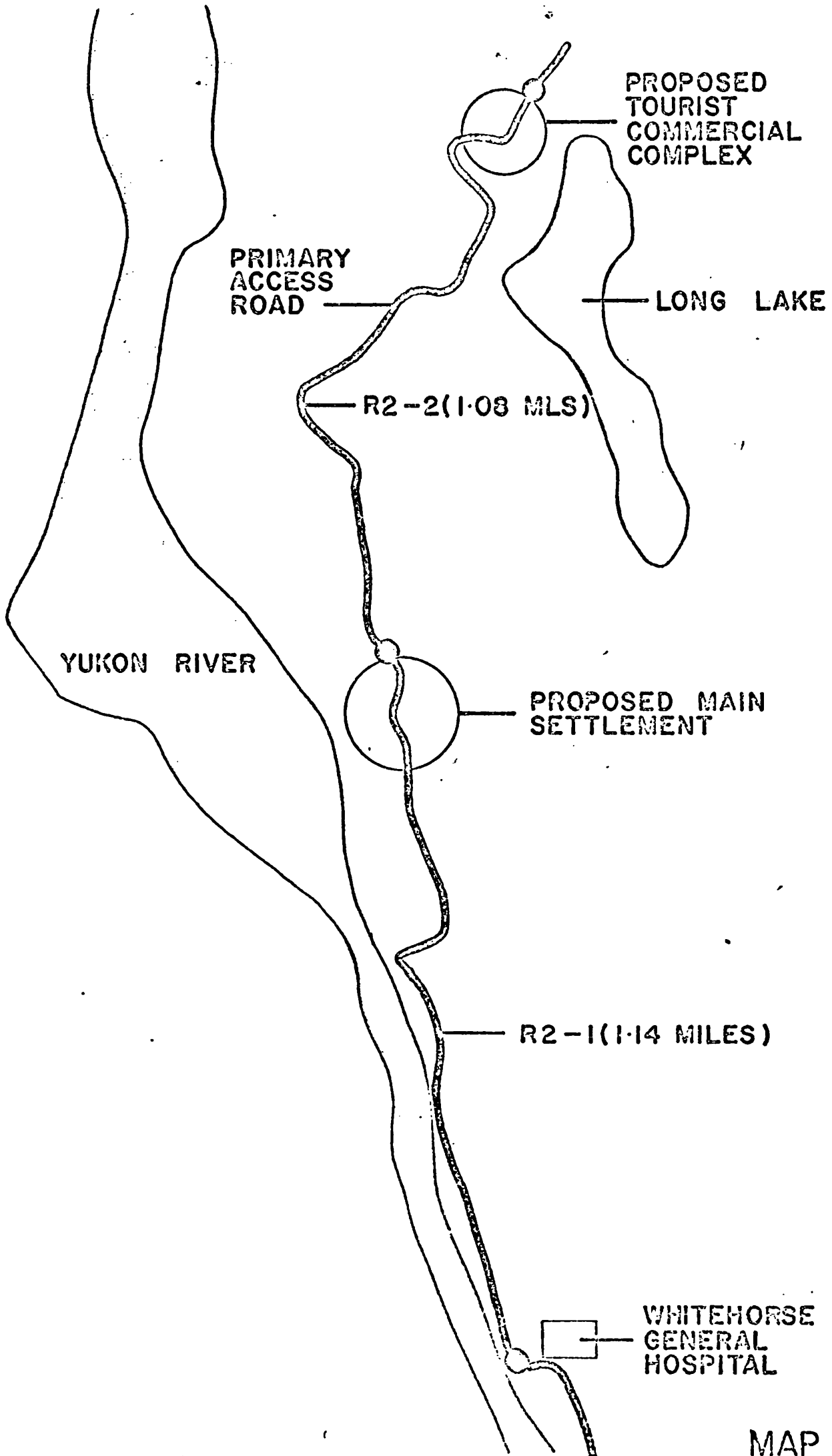
A number of persons should be employed by the community  
as follows:

<u>FACILITY</u>	<u>JOB POSITION</u>	<u>NUMBER OF TOTAL EMPLOYEES</u>
1) Works Yard	Bus Driver, Band Service vehicle driver, warehouseman, fire truck driver and general maintenance man.	3
2) Community Hall Complex	Custodian, Recreation Direc- tor, Canteen Manager, Kinder- garten Instructor, Band Mana- ger, Band Secretary, Band Con- stable.	7
3) Laundromat	Manager/Custodian	1
4) Elementary	Principal, Teachers and Custodian	8
5) Old Folk's Home	Couple-in-charge	2
6) Group Foster Home	Couple-in-charge	2
7) Relief Person- nel for 5 & 6	Maintenance, Cooking	2
8) Health Clinic	Nurse and Nurse's Aide	2
9) Cultural Cen- tre Complex	Instructors and Manager	3
		<hr/> 30 TOTAL

RELOCATION SITE 2

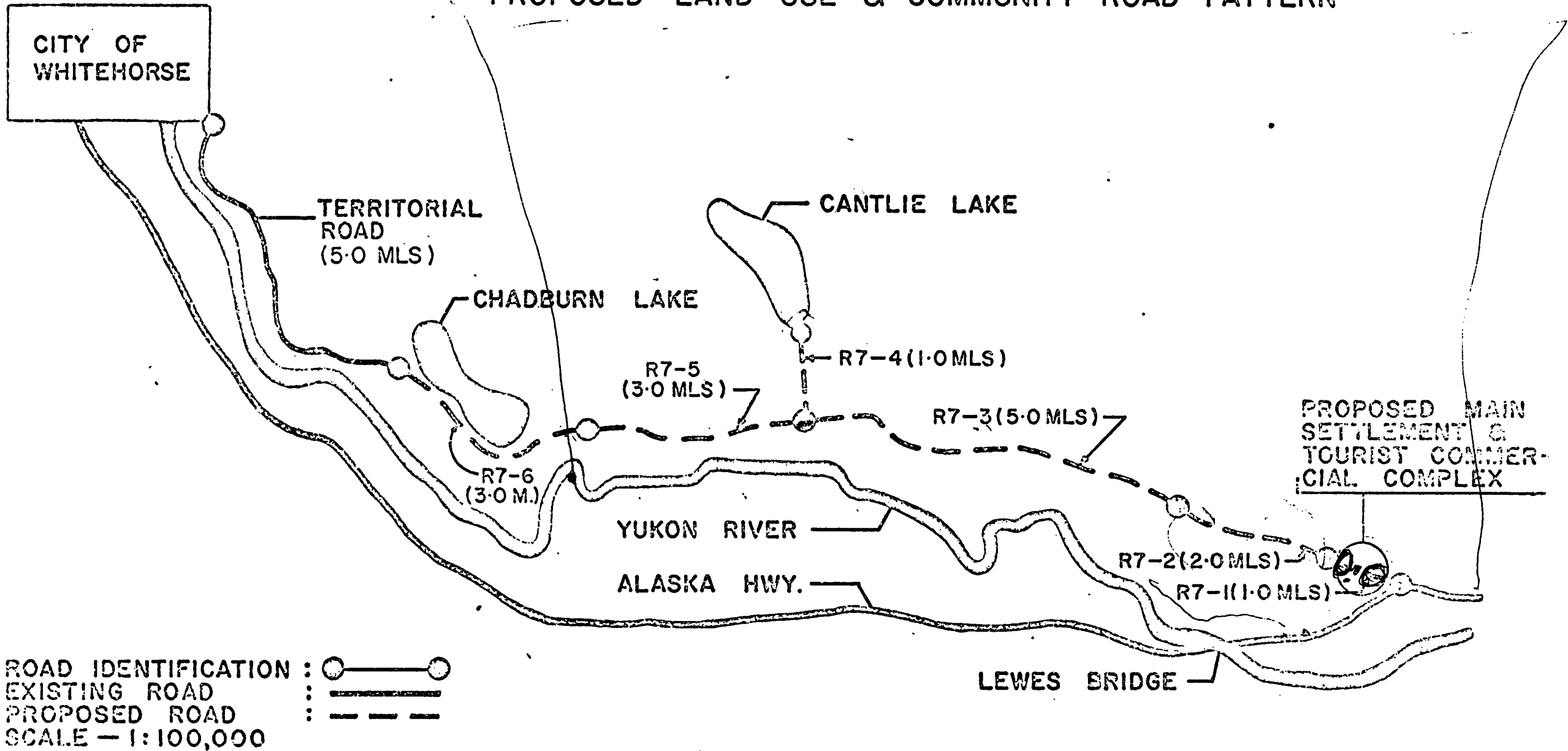
PROPOSED LAND USE & COMMUNITY ROAD PATTERN

ROAD IDENTIFICATION :   
EXISTING ROAD :   
SCALE - 1:12,500



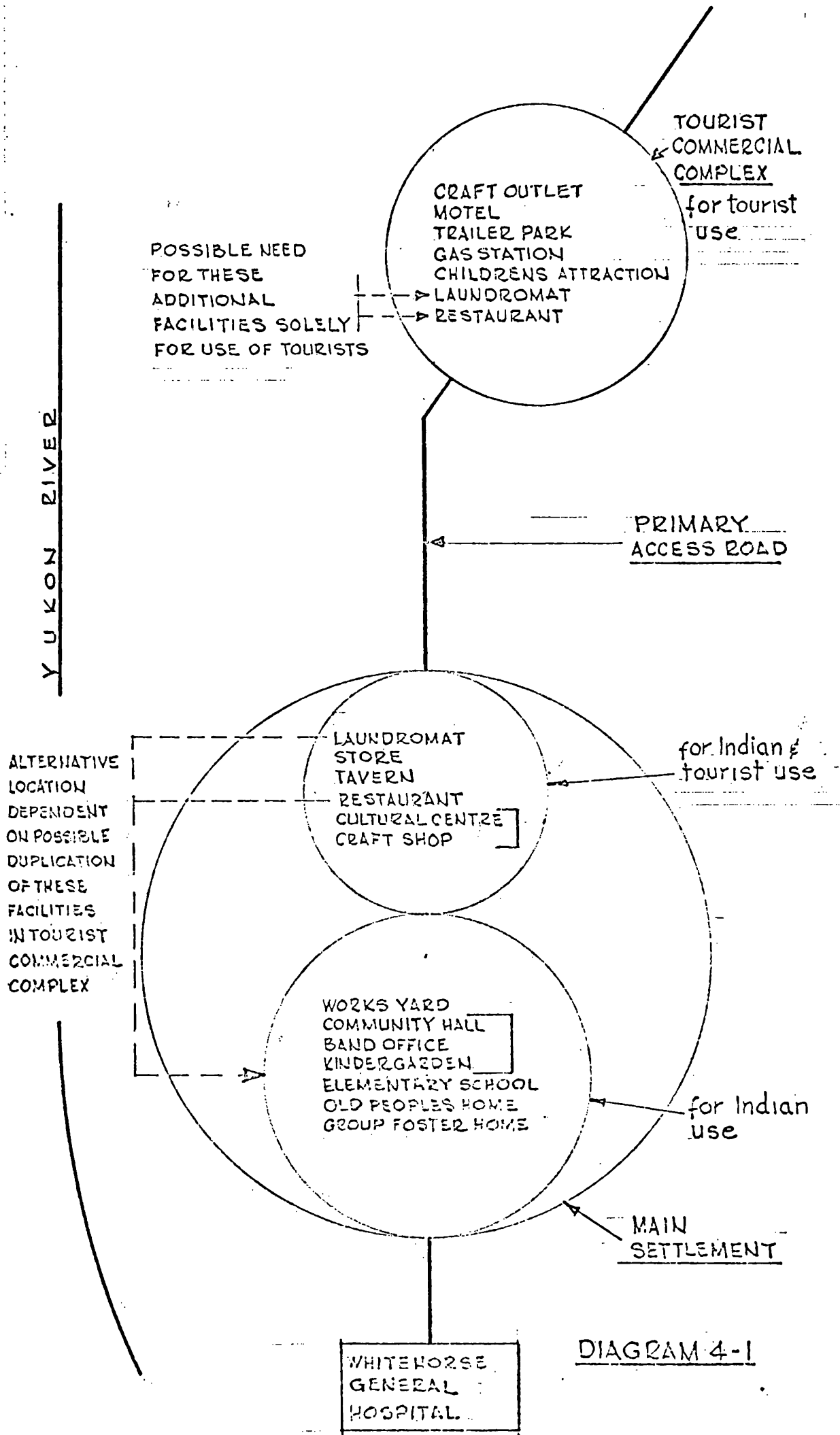


**RELOCATION SITE 7**  
**PROPOSED LAND USE & COMMUNITY ROAD PATTERN**

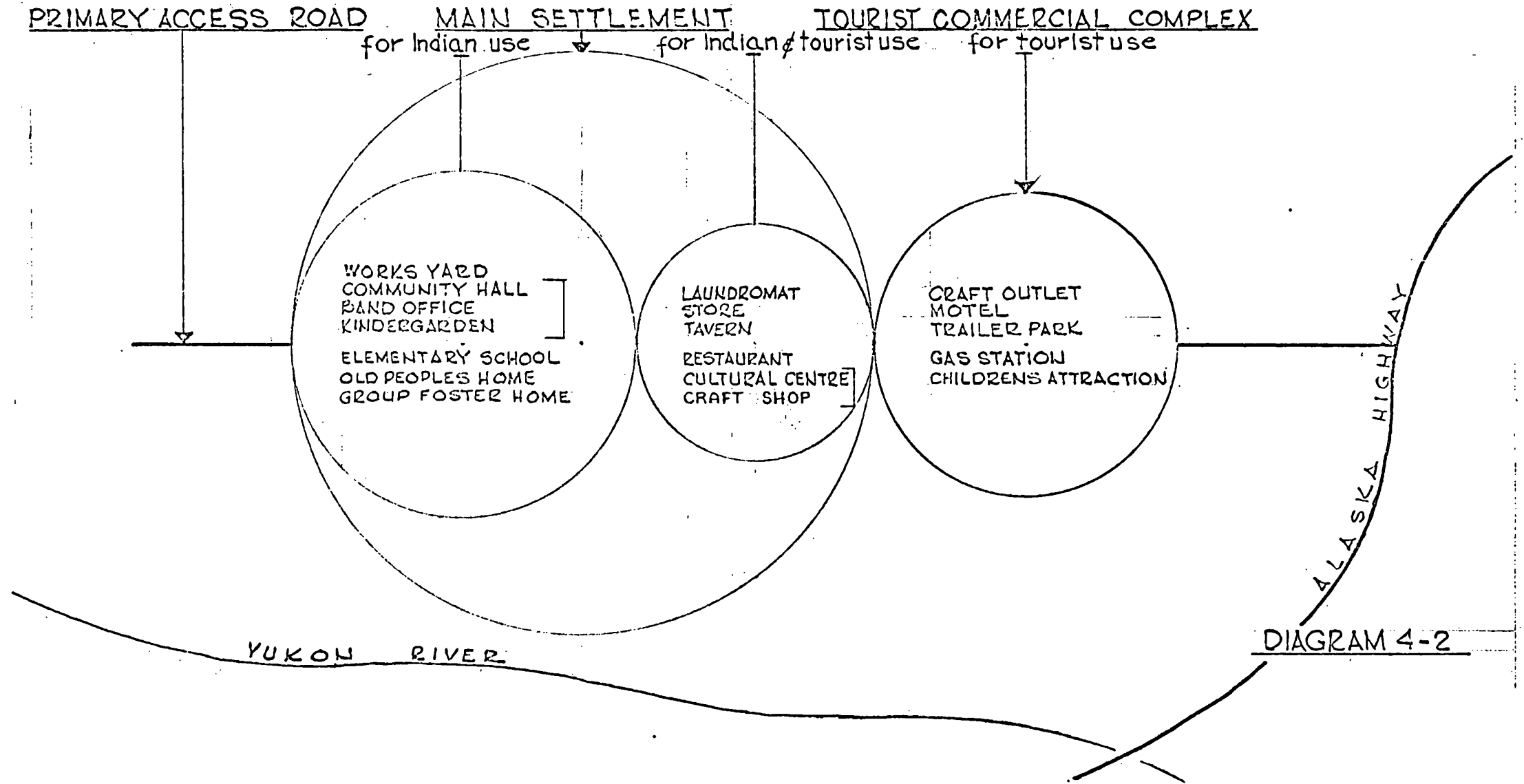


# SITE 2

## FACILITY LOCATION REQUIREMENTS (DIAGRAMMATIC ONLY)



# SITE 7 - FACILITY LOCATION REQUIREMENTS (DIAGRAMMATIC ONLY)



## CHAPTER 5: PROPOSED DEVELOPMENT PROGRAM

### 5 - 1 PRELIMINARY

The previous chapter itemized all those requirements which the Committee considers are necessary components of any successful relocation project involving either of sites #2 or #7 --this chapter describes the recommended five-year "phase in". Staging and Funding.

### 5 - 2 STAGING OF DEVELOPMENT - GENERAL CONSIDERATIONS

It is urged most strongly that the Committee's recommended 5-year program as described below should be initiated within the 1972 - 73 fiscal year. The breakdown of the total program into the yearly stages was designed with special reference to the following:

- a) The provision of housing, community facilities and engineering services in an orderly manner.
- b) A letter from Mr. Bergevin to Chief Elijah Smith, Chairman of the Steering Committee and dated March 24th, 1971 (see Appendix) includes the following guideline for the Committee's consideration - "You should phase all expenditures over the longest possible period consistent with the greater aims of the community."
- c) The phasing of all possible labour requirements in a manner consistent with the Committee's Concept of Indian participation.

### 5 - 3 FUNDING RESPONSIBILITIES - GENERAL CONSIDERATIONS

Mr. Bergevin's letter includes a number of guidelines regarding responsibility for the various costs of the project. Specifically, the following were detailed for the Committee's consideration:

- a) The relative responsibilities of various governmental agencies.
- b) The advisability of reducing capital costs to a minimum.

A number of possible funding sources were indentified in Mr. Bergevin's letter. These are listed together with their abbreviations as used in this report.

#### - Department of Indian Affairs and Northern Development

DIAND: PROJECT - Funds distributed under the Community Affairs Program and directed to capital projects.

DIAND: ASSISTANCE - Funds made available under the required repayments, the Community Affairs program which specifically encompasses. Band Managed housing schemes where departmental assistance would be limited to the differential between to C.M.H.C. and the contributory ability of the Band or individuals.

- Department of Indian Affairs and Northern Development - cont'd

DIAND: LOAN - Funds made available under the Economic Development Program for the promotion of certain commercial activities.

- National Department of Health and Welfare

NDHW: PROJECT

- Yukon Territorial Government

YTG: PROJECT -  
C.M.H.C. - Long Term Capital financing for Housing Program.

5 - 4 HOUSING PROGRAM

The Whitehorse Village Housing and Population Profile mentioned earlier in this report provides useful data regarding overcrowding within the present homes. Specifically, there are a number of homes which are occupied by both a 'primary' family unit and one or more 'secondary' families. These potential new household members were considered to include 'married' couples under 50 years of age and with or without children, and single, widowed or separated persons with two or more children under their care. Applying these criteria to the present Whitehorse Village, there are 56 separate family units that are currently living within 46 occupied dwellings.

With regard to future family formation, a recent departmental report was consulted.<sup>1</sup> The following projections were included:

TABLE 5 - 1: Projected on reserve new family formation (increases by inclusive calendar year periods).

	<u>1970 - 74</u>	<u>1975 - 79</u>	<u>1980 - 84</u>
Whitehorse Indian Village	(14)	(16)	(20)

Therefore, it would be reasonable to expect the formation of some 15 families during the 5 - year programme period of 1972 - 77.

<sup>1</sup> Addendum to "Methodology of Estimating the Housing Requirements for the Indian Bands in Canada and a Numerical Evaluation of new Indian Families".

From all the above it can be seen that the Whitehorse Band may generate the following housing requirements within an initial 5 - year period.

- Existing primary families	=	46 houses
- Existing secondary families without their own home	=	10 houses
- Potential new family formation	=	15 houses
- TOTAL REQUIREMENTS		<u>75 houses</u>

It is recognized that some residents of the present village will wish to relocate outside of Whitehorse, and therefore, will be encompassed under some other arrangements. It is presumed that the number of families in the latter category will be more than offset by additional families from other parts of the Territory who wish accommodation within the new village.

It is within the above context of possible housing needs that the housing program as described in Table 5 - 3 be implemented. It is proposed that funding may be provided through DIAND: - ASSISTANCE AND C.M.H.C.

#### 5 - 5 COMMUNITY FACILITY PROGRAM

The preparation of this program was preceded by the following projections of population and school enrolment growth.

The Whitehorse Village Housing and Population Profile indicates that the 56 primary and secondary families living within the existing village include a total of 307 family members. Therefore, provision of housing for both primary and secondary families would result in an average occupancy rate of 5.5 persons per dwelling. By applying the latter factor to the housing program presented in Table 5 - 2 a reasonable estimate of future population growth may be obtained. It is illustrated on page 9 of this Chapter.

#### TABLE 5 - 3

The same housing and population profile also includes a breakdown of children within those age groups which will attend Kindergarten, elementary (grades 1 - 6) and secondary (grades 7 - 12) schools. Comparison between the number of

children within each of these age groups and the total population provides the following enrolment ratios.

<u>SCHOOL</u>	<u>PUPILS/1000 POPULATION</u>
Kindergarten	81
Elementary	225
Secondary	104

Application of the above enrolment ratios to the population projections given in TABLE 5 - 3 provides the following enrolment growth estimates.

TABLE 5 - 4

All the above estimates of population and school enrolment growth formed the basis for technical input into the formulation of a staged community facility program, and the preparation of detailed floor space requirements itemized later in Chapter 6. Initially, the individual opinions of each Committee member regarding priorities was solicited by means of personal questionnaires. These individual priorities were averaged and subsequently adjusted in accordance with the growth estimates given above and the recommendations of Mr. van Oort, B.C. Regional Architect regarding the staged construction of certain facilities. More specifically he suggested that the laundromat be equipped in two stages each serving 300 residents and that the Elementary School be initially constructed to accommodate some 70 pupils and later to be expanded to provide for a further 50 pupils. Also, the Architect in conjunction with Dr. Horwood, the head Medical Health Officer for the Yukon Territory, recommended that the Health Clinic be constructed in two stages, each sufficient to serve 300 residents.

The Committee's final recommendations regarding the staging of community facilities are presented in Table 5 - 5.

The distribution of costs between different funding responsibilities was discussed earlier in the report. It was confirmed that the responsibility for the Elementary School, Old People's Home, Group Foster Home, Housing and Health Clinic

would be subject to negotiations with other government agencies outside of DIAND. The remaining responsibilities were finally established after consideration of each facilities 'use category' as defined below and illustrated in Table 5 - 6.

Social: Community Facilities

- Includes those facilities to be operated by the Band or a Government agency as a service for the residents.

It is to be noted that the Committee included the Cultural Centre and Craft Shop (not outlet) within this category although they are partially intended for tourist development. The Cultural Centre may accommodate native dancing exhibitions and other displays for which admission may be charged. The Craft Shop would not only be used for education and manpower training but also commercial manufacturing. However, the primary function of both the above facilities would be social, cultural and educational development.

Lastly, it is stressed that the proposed laundromat is primarily for the use of local residents and would be provided in lieu of individual washers and dryers in each home.

Commercial: Community Facilities

- These are intended to be privately, co-operatively or Band-operated on a profit basis to serve local residents.

Development: Community Facilities

- These are intended to be privately or Band-operated primarily for the use of non-residents.

The definition of each facility in terms of the above categories and the Committee's recommended apportionment of funding responsibilities are presented in Table 5 - 6. It should be noted that the relative application of use categories has further implications for funding certain engineering services, as described in the following section.

5 - 7 ENGINEERING SERVICES PROGRAM

The preliminary nature of this report precluded the possibility of undertaking any detailed engineering studies. Therefore, recommendations regarding priorities, funding



5-7 Engineering Services Program - CONT'D

responsibilities (and later costs) for engineering services were formulated within a rather speculative framework..

Before proceeding further it is necessary to define what are referred to in this report as community, group and individual services.

COMMUNITY SERVICES - entirely or substantially provide for all development categories whether they be: urban, suburban or rural, residential or social, commercial or development community facilities. e.g. primary access roads.

GROUP SERVICES - provide for one development category or smaller groups of facilities. e.g. residential subdivision roads.

INDIVIDUAL SERVICES - provide for individual facilities. e.g. driveways.

SITE # 2: ASSUMED ENGINEERING SERVICES

Discussions with Engineering representatives of the Territorial Government and the City of Whitehorse indicated the possibility of using the City Water System as a community source for the proposed Indian Village.

It has been assumed that well water systems would provide a group source for the separate Tourist Commercial complex and suburban residential developments, and provide an individual source for rural homes.

Collective sewage disposal facilities could probably be provided without difficulty because an outfall to the Yukon River could be provided downstream from the City of Whitehorse. However, the site appears to contain substantial deposits of glacial fills and, accordingly, service by individual septic tanks has been assumed for the purpose of this report. (A large number of houses within Whitehorse are presently served by septic tanks.)

SITE #7: ASSUMED ENGINEERING SERVICES

It is possible that wells could provide a community water source for the main settlement and the adjoining tourist-

Site #7: Assumed Engineering Services - CONT'D

commercial complex (together with an appropriately-sized reservoir). Wells would also be used as group sources for suburban residential developments, and individual sources for rural house.

Sewage disposal may present a problem within Site #7 because of its location within the Whitehorse watershed area. The possible requirement for a treatment plant or a lagoon would have to be determined by later detailed engineering studies. However, it has been assumed at this stage that individual septic tanks would suffice.

The required community road works have already been described in the previous chapter.

Community electrical services and required underground wiring would be installed by Yukon Electric Company Ltd.

SITES #2 and #7 - ENGINEERING SERVICES, STAGING AND FUNDING RESPONSIBILITIES:

Table 5 - 7 specifies for both sites, what community, group and individual services would be required by each residential and community facility type, and their recommended funding responsibilities. The tabular entries are explained below:

A "YES" entry in the first column under each residential or community facility type i.e. urban, suburban, rural, indicates what community, group or individual services would be required in accordance with the assumptions described above.

The second column under each residential or community facility type is only completed if preceded by a "YES" entry in the first column. The entries in the second column are either identification letters which are referred to in subsequent cost estimates, or asterisks. The former encompasses those engineering items which should be funded under project funds whereas the asterisks merely indicate necessary expenditures that should be funded through DIAND: LOAN. Only the lettered items have been costed in this report.

Site 2, 7 - CONT'D

It should also be noted for future reference in reading the next chapter that the letter codes include both capital and lower case letters. The former refer to community services whereas the latter include group and individual services. The repetition of the same capital code letter across one row illustrates that one community service may serve all or many residential or community facility types. The application of brackets to all capital priorities except the first is a reminder that capital costs should only be counted once during costing. Obviously the same situation will not arise with group or individual service entries. However, sometimes the same lower case letter code is repeated within the same row or column to indicate that the same group or individual service may apply to more than one situation. In the latter example, the lack of brackets indicates that costs should be counted on the basis of each entry.

TABLE 5 - 7

As described above the letter code entries in TABLE 5 - 7 identifies those Engineering services that should be financed with project monies. Within this report all such costs have been attributed to DIAND: PROJECT. However, it is understood that funding responsibilities are subject to negotiation in two areas of engineering services.

Firstly, a Band-operated housing programme under DIAND: ASSISTANCE with C.M.H.C. involvement would encompass some group and individual services, subject to the specific terms of any such agreement.

Similarly, where certain community facilities are the responsibility of government agencies, other than DIAND, then there may be some negotiations as to the funding responsibility for their group and individual servicing requirements.

TABLE 5 - 2: RECOMMENDED HOUSING PROGRAM (1972 - 77)

PROGRAM YEARS:	ANNUAL PROVISION OF DWELLINGS			
	Urban	Suburban	Rural	Total by Year
1972 - 73	20	-	-	20
1973 - 74	5	5	5	15
1974 - 75	5	5	5	15
1975 - 76	5	5	5	15
1976 - 77	5	5	5	15
TOTAL 1972-77	40	20	20	80

TABLE 5 - 3: PROJECTED POPULATION GROWTH (1972-77)

PROGRAM YEARS	PROJECTED POPULATION	
	INCREMENTAL INCREASES	ACCUMULATIVE TOTALS
1972 - 73	110	110
1973 - 74	83	193
1974 - 75	83	276
1975 - 76	83	359
1976 - 77	83	442

TABLE 5 - 4: PROJECTED SCHOOL ENROLMENT GROWTH (1972 - 77)

PROGRAM YEARS	PROJECTED SCHOOL ENROLMENT					
	KINDERGARTEN		ELEMENTARY		SECONDARY	
	(1) Incremental Increases	(2) Accumulative TOTALS	(1)	(2)	(1)	(2)
1972 - 73	9	9	25	25	11	11
1973 - 74	7	16	19	44	9	20
1974 - 75	7	23	19	63	9	29
1975 - 76	7	30	19	82	9	38
1976 - 77	7	37	19	101	9	47

TABLE 5-5: COMMUNITY FACILITIES PROGRAM.  
RECOMMENDED STAGING

COMMUNITY FACILITIES	PROVISION BY PROGRAM YEAR				
	1972-73	1973-74	1974-75	1975-76	1976-77
WORKS YARD					
COMMUNITY HALL					
BAND OFFICE					
KINDERGARTEN					
LAUNDROMAT: STAGE (1)					
: STAGE (2)					
STORE					
TAVERN					
ELEM. SCHOOL: STAGE (1)					
: STAGE (2)					
OLD PEOPLES HOME					
GROUP FOSTER HOME					
HEALTH CLINIC: STAGE (1)					
: STAGE (2)					
RESTAURANT					
CULTURAL CENTRE					
CRAFT SHOP					
CRAFT OUTLET					
MOTEL					
TRAILER PARK					
GAS STATION					
CHILDRENS' ATTRACTION					

TABLE: 5-6 COMMUNITY FACILITIES PROGRAM — PROPOSED USE CATEGORIES & RECOMMENDED FUNDING RESPONSIBILITIES

COMMUNITY FACILITIES	USE CATEGORY	FUNDING RESPONSIBILITY			
		D.I.A.N.D. PROJECT	Y. T. PROJECT	N.D.H.W. PROJECT	D.I.A.N.D. LOAN
WORKS YARD	SOCIAL	*			
COMMUNITY HALL	SOCIAL	*			
BAND OFFICE	SOCIAL	*			
KINDERGARTEN	SOCIAL	*			
LAUNDROMAT	SOCIAL	*			
STORE	COMMERCIAL				*
TAVERN	COMMERCIAL				*
ELEMENTARY SCHOOL	SOCIAL		*		
OLD PEOPLES HOME	SOCIAL		*		
GROUP FOSTER HOME	SOCIAL		*		
HEALTH CLINIC	SOCIAL			*	
RESTAURANT	COMMERCIAL				*
CULTURAL CENTRE	SOCIAL	*			
CRAFT SHOP	SOCIAL	*			
CRAFT OUTLET	DEVELOPMENT				*
MOTEL	DEVELOPMENT				*
TRAILER PARK	DEVELOPMENT				*
GAS STATION	DEVELOPMENT				*
CHILDRENS' ATTRACTION	DEVELOPMENT				*

TABLE 5-7: PROPOSED ENGINEERING SERVICES BY RESIDENTIAL AND COMMUNITY FACILITY TYPE

SERVICE	SITE	COMMUNITY SERVICES	RESIDENTIAL FACILITIES						COMMUNITY FACILITIES					
			URBAN		SUBURBAN		RURAL		SOCIAL		COMMERCIAL		DEVELOPMENT	
WATER: SERVICE FROM COMMUNITY SOURCE AND SUPPLY MAIN	#2	A	YES	(A)	—		—		YES	(A)	YES	(A)	—	
	#7	B	YES	(B)	—		—		YES	(B)	YES	(B)	YES	(B)
ROADS: ACCESS TO COMMUNITY SYSTEM	#2	C	YES	(C)	YES	(C)	—		YES	(C)	YES	(C)	YES	(C)
	#7	D	YES	(D)	YES	(D)	—		YES	(D)	YES	(D)	YES	(D)
ELECTRICAL: COMMUNITY SERVICE	#2	E	YES	(E)	YES	(E)	—		YES	(E)	YES	(E)	YES	(E)
	#7	F	YES	(F)	YES	(F)	—		YES	(F)	YES	(F)	YES	(F)
WATER: SERVICE FROM GROUP SOURCE	#2	GROUP & INDIVIDUAL SERVICES	—		YES	g	YES	j	—		—		YES	*
	#7		—		YES	g	YES	j	—		—		—	
WATER: SERVICE FROM GROUP DISTRIBUTION MAINS AND LATERALS	#2 AND #7		YES	a	YES	h	—		YES	l	YES	r	YES	*
	#2 AND #7		YES	b	YES	i	—		YES	m	YES	*	YES	*
SEWAGE: INDIVIDUAL DISPOSAL	#2 AND #7		YES	c	YES	c	YES	k	YES	n	YES	*	YES	*
ROADS: PROVISION OF GROUP SYSTEM	#2 AND #7		YES	d	—		—		YES	o	YES	s	YES	*
ROADS: PROVISION OF INDIVIDUAL DRIVEWAYS	#2 AND #7		YES	e	YES	e	—		YES	p	YES	*	YES	*
ELECTRICAL: INDIVIDUAL SERVICE (UNDERGROUND WIRING)	#2 AND #7		YES	f	—		—		YES	q	YES	*	YES	*

## CHAPTER 6: ESTIMATED PROGRAM COSTS

### 6 - 1 INTRODUCTION

The estimated costs of the Committee's development programmes for sites #2 and #7 are presented within this chapter. No estimates have been prepared for those items to be financed under DIAND - LOAN due to the preliminary nature of the Committee's proposals for economic development. The latter would be properly costed after completion of appropriate feasibility studies (see inclusion) at end of chapter.

Lastly, the presented cost estimates are organized on the basis of the three previously described component programs -- housing, community facilities and engineering services, together with a final summation.

### 6 - 2 HOUSING PROGRAM - ESTIMATED COSTS

Housing costs were prepared on the basis of the Committee's proposed specifications in section 4 - 4 and their 5-year programme presented in section 5 - 4.

The three largest realty agents in Whitehorse provided a range of construction costs for 1000 sq. ft. homes which averaged \$18. per sq. ft. for a basement home and \$15. for a non-basement home. The specifications included oil and hot air heating, one bathroom, three bedrooms, a fridge, and an electric stove.

For costing purposes, it was assumed that all rural housing would be of the non-basement variety, whereas all the urban and suburban homes would be equipped with basement. It should be noted that the Committee, in fact, recommended that the provision of basements for urban and suburban homes should be optional. However, it is anticipated that the requirement for non-basement homes would be minimal.

In view of the limited equipment which would be provided for rural homes, it is considered that the actual building costs would be less than the figure of \$15. per sq. ft. mentioned above for a non-basement home. The Yukon Regional Office is currently building homes for \$11. per sq. ft., exclusive of plumbing and wiring. However, as envisaged



the rural housing would have no direct vehicular access to the community road network and hence substantial portage costs may be incurred. Therefore, a figure of \$13. per sq. ft. has been assumed. No cost differences have been recognized for the 10 row houses proposed for the settlement.

As previously mentioned the Steering Committee agreed to use an average floorspace figure for costing purposes of 1000 sq. ft. per home. On this basis and using the above cost factors, the housing programme previously presented in TABLE 5-2 could incur the capital costs shown in TABLE 6 - 1 below and expressed in terms of 1971 and projected dollar values. The capital costs would be initially assumed by C.M.H.C. under a ~~DIAND~~-ASSISTANCE scheme administered by the Band Housing Authority. See TABLE 6 - 1 re: above.

#### 6 - 3 COMMUNITY FACILITIES PROGRAM - ESTIMATED COSTS

The responsibility for assembling the Committee's detailed requirements regarding the proposed use and equipment of each facility was assumed by Mr. Van Oort, B.C. Regional Architect.

With the above information, together with the population and school enrolment projections included in the preceding chapter, the Architect estimated the floor space requirements for each facility. Unit costs, derived from the local Whitehorse situation were then applied to give total facility costs in terms of 1971 dollars.

Floor space requirements were calculated for social and Commercial Community facilities because in accordance with TABLE 5 - 6, it is recommended that certain engineering services for the latter facilities should be financed under DIAND - PROJECT.

All the above information is included within the following TABLE 6 - 2.

#### TABLE 6 - 2

Finally, the 1971 costs presented in TABLE 6 - 2 were applied to the community facility program as shown in TABLES 5-5 and 5-6 to give projected costs by facility, funding authority and year, as shown in the following TABLE 6 - 3.

6 - 4 ENGINEERING SERVICES PROGRAM - ESTIMATED COSTS

The majority of engineering unit costs used were provided by Engineering staff members of B.C. Technical Services. However, Technical Services in Ottawa provided the following costs for three categories of "Northern Development" roads.

- TRUNK HIGHWAY (GRAVEL): 24' wide travel surface  
average terrain - \$55. - 60,000. per mile  
difficult terrain - \$80. - 120,000. per mile

- TRUNK HIGHWAY (PAVED): 24' wide travel surface  
all terrain conditions - \$30. - 35,000. per mile  
additional to the above costs

- AREA DEVELOPMENT ROAD (GRAVEL): 24' wide travel surface  
average terrain - \$45. - 50,000. per mile  
difficult terrain - \$70. - 80,000. per mile

From the above figures, and with only the most minimal knowledge of local conditions the following three unit costs per mile were adopted for the three above-noted road categories i.e. \$80,000., \$35,000. and \$150,000. Also, a unit cost of \$15. per linear foot was adopted for paved local service roads with a 20 ft. wide travel service.

The preliminary nature of the Committee's deliberations and the lack of detailed site information precluded the possibility of preparing a detailed subdivision plan. Therefore, the requirements for certain service items were evolved empirically; assuming the recommended land use requirements specified in TABLE 4 - 3 and other common development standards. These requirements, together with some of the major assumptions are listed below -

- Urban Lot Requirements

Water distribution mains and laterals and local service roads (assuming development on both road sides) - 75' per lot

Water services - 63' per lot

- Suburban Lot requirements

Water distribution mains and laterals (assuming development on one side of the primary access road) - 150' per lot

Water services (assuming service from mains or laterals through lots) - 20' per lot

- Community Facility Lot Requirements

Water distribution mains and laterals and service roads (assuming a land use intensity factor of 0.19/facility floor space, i.e. facility floor space/lot area, of 0.2, and 200' deep lots).

The following TABLE 6 -4 includes suggested specifications for all those engineering items coded within TABLE 5 - 6. Also included are quantity requirements, unit costs and estimated 1971 costs by item and program year. The latter is expressed by the numeral suffix to each letter code, as follows:

1	=	1972 - 73
2	=	1973 - 74
3	=	1974 - 75
4	=	1975 - 76
5	=	1976 - 77

Lastly, the coded road descriptions referred to under 'specifications' are as described in Section 4 - 3 and presented in Maps 4-1 and 4-2.

TABLE 6 - 4

TABLE 6 - 5 below presents the projected costs derived from the 1971 costs given in TABLE 6 - 4. The funding source for all costs would be DIAND-PROJECT subject to the qualifications expressed in Section 5-6 regarding areas of negotiation items. The engineering costs given are all inclusive except for cleaning, grubbing and landscaping and provision for garbage disposal. Lastly, for convenience the costs of necessary services for the proposed health clinic have been included in the estimates for both Sites #2 and #7, although, in fact, the facility will only be required for the latter site.

6 - 5 TOTAL RELOCATION PROGRAM: ESTIMATED COSTS

The estimated 1971 and projected costs for housing, community facilities and engineering services are summarized in the following TABLE 6 - 7 and summated where appropriate. It should be noted that those comparative costs for Site #2 and #7 do not encompass the following:

- a) Any expenses incurred through land acquisition e.g. removal of surface or mining encumbrances.

- b) Any of those engineering items specifically mentioned as being excluded in Section 6 - 4.
- c) Operating and maintenance costs.
- d) Any expenses incurred by relocation persons who do not wish to live on either of sites #2 or #7.
- e) The costs of a bridge across the Yukon River to Site #2, (see next chapter).

INCLUSION: (SEE BEGINNING OF CHAPTER)

All the cost estimates in this report should be considered Class D estimates as described in Technical Services Bulletin TD - 7. i.e., a pre-investigation estimate "produced by appropriately qualified Technical personnel and involving little or no field investigation. This class of estimate is frequently developed by cost comparison with similar facilities, a preliminary estimate of current market values, establishment of tentative methods of implementation, etc."

TABLE 6-1: RECOMMENDED HOUSING PROGRAM  
ESTIMATED 1971 & PROJECTED CONSTRUCTION  
COSTS

RECOMMENDED HOUSING PROGRAM		1971 COSTS (DOLLARS)			PROJECTED COSTS * (DOLLARS)
PROGRAM YEAR & RESIDENTIAL TYPE	NO. OF DWELLINGS	URBAN AND SUBURBAN DWELLINGS	RURAL DWELLINGS	TOTAL BY PROGRAM YEAR	TOTAL BY PROGRAM YEAR
<u>1972-73</u>					
URBAN	20	360,000		360,000	378,000
<u>1973-74</u>					
URBAN & SUBURBAN	10	180,000			
RURAL	5		65,000	245,000	269,500
<u>1974-75</u>					
URBAN & SUBURBAN	10	180,000			
RURAL	5		65,000	245,000	281,750
<u>1975-76</u>					
URBAN & SUBURBAN	10	180,000			
RURAL	5		65,000	245,000	294,000
<u>1976-77</u>					
URBAN & SUBURBAN	10	180,000			
RURAL	5		65,000	245,000	306,250
<u>TOTAL(1972-77)</u>					
	80	1,080,000	260,000	1,340,000	1,529,500

\* ASSUMING A 5% ANNUAL INFLATIONARY INDEX

TABLE 6-2: PROPOSED COMMUNITY FACILITIES-

- DETAILED SPECIFICATIONS (SOCIAL CATEGORY ONLY)
- FLOORSPACE & OTHER REQUIREMENTS (SOCIAL & COMMERCIAL CATEGORIES)
- ESTIMATED COSTS (SOCIAL CATEGORY ONLY)

F A C I L I T Y	S P E C I F I C A T I O N S	R E Q U I R E M E N T		C O S T S		T O T A L
		Q U A N T I T Y	U N I T	U N I T	S U B T O T A L	
WORKS YARD	<u>Buildings</u> - including storage area, office and part open garaging for 6 vehicles	2400	sq.ft.	12	28,800.	29,750.
	<u>Fencing</u>	75	sq.yd.	10	750.	
	<u>Hard Standing</u> (gravel)	400	sq.yd.	0.50	200.	
COMMUNITY HALL COMPLEX	<u>Building</u> (upper floor)- including main hall/gymnasium, public toilets, canteen, kitchen and miscellaneous	7620	sq.ft.	20	152,400.	188,400.
	<u>Building</u> (basement)- including kindergarten, Band Office, General Office, waiting room, storage room, police office, cell, washrooms, and miscellaneous	2400	sq.ft.	15	36,000.	
LAUNDROMAT	<u>Building</u>	760	sq.ft.	20	15,200.	17,460.
	<u>Equipment: Stage (1)</u>					
	washers		3	400	1,200.	
	dryers		3	300	900.	
	tubs		3	40	120.	
	tables		2	20	40.	
<u>Equipment: Stage (2)</u> same as above						
STAGE (1)	<u>Building + Equipment: Stage (1)</u>					17,460.
STAGE (2)	<u>Equipment: Stage (2)</u>					2,260.
STORE	<u>Building</u>	2000	sq.ft.			-

FACILITY	SPECIFICATIONS	REQUIREMENT		COSTS		
		QUANTITY	UNIT	UNIT	SUBTOTAL	TOTAL
TAVERN	<u>Building</u>	2350	sq.ft.			
ELEMENTARY SCHOOL	<u>Building: Stage (1)</u>	4000	sq.ft.	35	140,000.	
	<u>Building: Stage (2)</u>	2000	sq.ft.	32	64,000.	
	<u>Playground</u> - including grading, topping and construction of ball diamond	30,000	sq.ft.	—	<u>4,000.</u>	
	STAGE (1) STAGE (2)	<u>Building: Stage (1) + Playground</u> <u>Building: Stage (2)</u>				
OLD PEOPLE'S HOME	<u>Building-</u> including 10 single bedrooms, group parent unit and kitchen, washrooms, communal lounge, communal dining room and miscellaneous	3000	sq.ft.	15		45,000.
GROUP FOSTER HOME	<u>Building-</u> including 5 double bedrooms, group parent unit and kitchen, washrooms, communal dining room, playroom and miscellaneous	3000	sq.ft.	15		45,000.
HEALTH CLINIC	<u>Building</u>					
STAGE (1)	- including quarters for resident nurse-in-charge, offices for visiting doctors and ward provision	1200	sq.ft.	-		45,000.
STAGE (2)	- including additional ward provision, minor treatment, isolation and dental rooms	800	sq.ft.	-		40,000.
RESTAURANT CULTURAL CENTRE COMPLEX	<u>Building</u> <u>Building-</u> including stage; areas for dancing, sewing, painting, beadwork and leathercraft; washrooms, miscellaneous	2000 6350	sq.ft. sq.ft.			
				15		98,250.

TABLE 6-3: RECOMMENDED SOCIAL COMMUNITY FACILITY PROGRAM — ESTIMATED 1971 & PROJECTED COSTS

FACILITY	FUNDING RESPONSIBILITY	1971 COSTS	PROJECTED COSTS*					TOTAL 1972-77
			1972-73	1973-74	1974-75	1975-76	1976-77	
WORKS YARD	DIAND - PROJECT	29,750	31,238					31,238
COMMUNITY HALL COMPLEX	" "	188,400	197,820					197,820
LAUNDROMAT : STAGE (1)	" "	17,460	18,333					
: STAGE (2)	" "	2,260				2,712		21,045
ELEMENTARY SCH. : STAGE (1)	Y.T. - PROJECT	144,000		158,400				
: STAGE (2)	" "	64,000				76,800		235,200
OLD PEOPLES HOME	" "	45,000		49,500				49,500
GROUP FOSTER HOME	" "	45,000		49,500				49,500
HEALTH CLINIC : STAGE (1)	NDHW - PROJECT	45,000		49,500				
: STAGE (2)	" "	40,000				48,000		97,500
CULTURAL CENTRE COMPLEX	DIAND - PROJECT	95,250			109,538			109,538
TOTALS - SITE # 2	DIAND - PROJECT	333,120	247,391		109,538	2,712		359,641
	Y.T. - PROJECT	298,000		257,400		76,800		334,200
	(ALL ABOVE)	631,120	247,391	257,400	109,538	79,512		693,841
TOTALS - SITE # 7	NDHW - PROJECT	85,000		49,500		48,000		97,500
	(ALL ABOVE)	716,120	247,391	306,900	109,538	127,512		791,341

\* ASSUMING A 5% ANNUAL INFLATIONARY INDEX.



TABLE 6 - 4: PROPOSED ENGINEERING SERVICES -  
ITEMIZED SPECIFICATIONS, REQUIREMENTS AND 1971 COSTS -

ITEM	S P E C I F I C A T I O N S	REQUIREMENTS		1971 COSTS (DOLLARS)		
		QUANTITY	UNIT	UNIT	SUBTOTAL	TOTAL
A <sub>1</sub>	- 8-inch water supply main from Whitehorse General Hospital to Indian settlement	6000	ft.	15	-	90,000.
B <sub>1</sub>	- 50,000 gallon surface reservoir	1	-	-	25,000.	
	- 8-inch water supply main from reservoir to settlement and tourist commercial complex	3000	ft.	15	<u>45,000.</u>	70,000.
C <sub>1</sub>	- Upgrading of primary access road R2-1, to paved 'trunk road' standards	1.14	mi.	60,000	-	68,400.
C <sub>3</sub>	- Same as above for R2-2	1.08	mi.	60,000	-	64,800.
D <sub>1</sub>	- Construction of primary access road R7-1 & 2 to gravelled 'trunk road' standards	3	mi.	80,000		240,000.
D <sub>2</sub>	- Upgrading of primary access road R7-1 to paved 'trunk road' standards	1	mi.	35,000	35,000.	
	- Construction of primary access road R7-3 to gravelled 'area development road'	5	mi.	50,000	250,000.	
	- Construction of Cantlie Lake access road R7-4 as above	1	mi.	50,000	<u>50,000.</u>	335,000.
D <sub>3</sub>	- Construction of primary access road R7-5, as above	3.0	mi.	50,000		150,000.
D <sub>4</sub>	- Construction of primary access road R7-6, as above	3.0	mi.	50,000		150,000.
E <sub>1</sub>	- Community electrical service (costs estimated by Yukon Electric Co.)	-	-	-	-	No capital charge
						<u>-cont'd.-</u>

ITEM	S P E C I F I C A T I O N S	REQUIREMENTS		1971 COSTS (DOLLARS)		
		QUANTITY	UNIT	UNIT	SUBTOTAL	TOTAL
F <sub>1</sub>	- Same as for E <sub>1</sub>	1	-	17,000		17,000.
a <sub>1-5</sub>	- Group 6-inch water distribution mains, laterals, hydrants, valves and fittings for 5 dwellings (urban)	375*	ft.	16		6,000.
b <sub>1-5</sub>	- Individual $\frac{3}{4}$ -inch water services for 5 dwellings (urban)	315*	ft.	5	1,575.	
	- Service hardware for same	5	-	80	<u>400.</u>	1,975.
c <sub>1-5</sub>	- Individual septic tanks and service connections for 5 dwellings (urban and suburban)	5	-	1,200		6,000.
d <sub>1-5</sub>	- Group paved service roads for 5 dwellings (urban)	375*	ft.	15		5,625.
e <sub>1-5</sub>	- Individual driveways for 5 dwellings (urban and suburban), assuming 12' width	5		200	1,000.	
	- 12-inch culverts	60	ft.	8	<u>480.</u>	1,480.
f <sub>1-5</sub>	- Individual underground wiring for 5 dwellings (urban & suburban). Costs are additional to charges for community service.	5	-	300	1,500.	1,500.
g <sub>2-5</sub>	- Group well and Hydrocel system for 5 dwellings (urban & suburban), assuming a well depth of 50 ft.	1	-	3,000		3,000.
h <sub>2-5</sub>	- Group 4-inch water laterals for 5 dwellings (suburban)	750*	ft.	11		8,250.
i <sub>2-5</sub>	- Individual 3/4" water services to 5 dwellings (suburban)	100*	ft.	5	500.	
j <sub>2-5</sub>	- Individual wells and handpumps for 5 dwellings (rural), assuming a well depth of 50 ft.	5	-	80	400.	900.
						<u>-cont'd.-</u>

I T E M	S P E C I F I C A T I O N S	R E Q U I R E M E N T S		1971 COSTS (DOLLARS)		
		Q U A N T I T Y	U N I T	U N I T	S U B T O T A L	T O T A L
k2-5	- Individual earth closets for 5 dwellings (rural)	5	-	200		1,000.
l 1	- Group 6-inch watermains, laterals, hydrants, valves and fittings for works yard, community hall complex and laundromat	205*	ft.	16		3,280.
l 2	- Same as above for elementary school, old people's home, group foster home and health clinic	266*	ft.	16		4,256.
l 3	- Same as above for cultural centre complex	121*	ft.	16		1,936.
m 1	- Individual 3/4" water services for works yard, community hall complex and laundromat	219*	ft.	5	1,095	
	- Individual service hardware for same	3	-	80	<u>240</u>	1,335.
m 2	- Individual 3/4" water services for elementary school, old people's home, group foster home and health clinic	292*	ft.	5	1,460.	
	- Individual service hardware for same	4	-	80	<u>320</u>	1,780.
m 3	- Individual 3/4" water services for cultural centre complex	73*	ft.	5	365	
	- Individual service hardware for same	1	-	80	<u>80</u>	445.
n 1	- Individual septic tanks for works yard, community hall complex, laundromat	1 1 1	- - -	1500 3000 <u>2000</u>		6,500.
						<u>-cont'd.-</u>

I T E M	S P E C I F I C A T I O N S	R E Q U I R E M E N T S		1971 COSTS (DOLLARS)		
		Q U A N T I T Y	U N I T	U N I T	S U B T O T A L	T O T A L
n 2	- Individual septic tanks for- elementary school old people's home group foster home health clinic	1	-	3,000		
		1	-	3,000		
		1	-	3,000		
		1	-	<u>3,000</u>		12,000.
n 3	- Individual septic tanks for cultural centre complex	1	-	3,000		3,000.
o 1	- Group paved service roads for works yard, community hall complex & laundromat	205*	ft.	15		3,075.
o 2	- Same as above for elementary school, old people's home, group foster home and health clinic	266*	ft.	15		3,990.
o 3	- Same as above for cultural centre complex	121*	ft.	15		1,815.
P 1	- Individual driveways for works yard, community hall complex and laundromat assuming 20' width and immediate entry to parking area. - 18-inch culverts	3	-	100	300	
		60	-	10	<u>600</u>	900.
P 2	- Individual driveways as above for elementary schools, old people's home, group foster home and health clinic - 18-inch culverts	4	-	100	400	
		80	-	10	<u>800</u>	1,200.
P 3	- Individual driveways as above for cultural centre complex - 18-inch culverts	1	-	100	100	
		20	-	10	<u>200</u>	300.
Q 1	- Individual underground wiring for works yard, community hall complex and laundromat (costs are additional to charges for community service)	3		300		900.
						<u>-cont'd.-</u>

I T E M	S P E C I F I C A T I O N S	R E Q U I R E M E N T S		1971 C O S T S (D O L L A R S)		
		Q U A N T I T Y	U N I T	U N I T	S U B T O T A L	T O T A L
Q 2	- Same as above for elementary school, old people's home, group foster home, and health clinic	4	-	300		1,200.
Q 3	- Same as above for cultural centre complex	1	-	300		300.
r 1	- Group 6-inch water distribution mains, laterals, hydrants, valves and fittings for store and tavern	83*	ft.	16		1,328.
r 2	- Same as above for restaurant	38*	ft.	16		608.
s 1	- Group paved roads for store and tavern	83*	ft.	15		1,245.
s 2	- Same as above for restaurant	38*	ft.	15		570.
<p>* The derivation of these requirements is explained in  <u>SECTION 6 - 4 of this report</u></p>						

TABLE 6-5: PROPOSED ENGINEERING SERVICES - SUMMATION OF 1971 COSTS BY RESIDENTIAL & COMMUNITY FACILITY TYPES & BY PROGRAM YEAR

ENGINEERING SERVICE AND SITE	RESIDENTIAL AND COMMUNITY FACILITY TYPE	REQUIRED ENGINEERING ITEMS	SUMMATED 1971 COSTS BY PROGRAM YEAR (DOLLARS)					
			1972-73	1973-74	1974-75	1975-76	1976-77	TOTAL 1972-77
COMMUNITY SERVICES SITE # 2	VARIOUS	A <sub>1</sub> C <sub>1</sub> E <sub>1</sub>	158,400					
		C <sub>3</sub>			64,800			223,200
COMMUNITY SERVICES SITE # 7	VARIOUS	B <sub>1</sub> D <sub>1</sub> F <sub>1</sub>	327,000					
		D <sub>2</sub>		335,000				
		D <sub>3</sub>			150,000			
		D <sub>4</sub>				150,000		962,000
GROUP AND INDIVIDUAL SERVICES SITES # 2 & # 7	URBAN RESIDENTIAL	20 DWELLINGS - (a, b, c, d, e, f) <sup>4</sup>	90,320					
		5 DWELLINGS - a <sub>2-5</sub> b <sub>2-5</sub> c <sub>2-5</sub> d <sub>2-5</sub> e <sub>2-5</sub> f <sub>2-5</sub>		22,580	22,580	22,580	22,580	180,640
	SUBURBAN RESIDENTIAL	5 DWELLINGS - g <sub>2-5</sub> h <sub>2-5</sub> i <sub>2-5</sub> c <sub>2-5</sub> e <sub>2-5</sub>		19,630	19,630	19,630	19,630	78,520
		5 DWELLINGS - j <sub>2-5</sub> k <sub>2-5</sub>		8,500	8,500	8,500	8,500	34,000
	SOCIAL COMMUNITY FACILITIES	L <sub>1</sub> m <sub>1</sub> n <sub>1</sub> o <sub>1</sub> p <sub>1</sub> q <sub>1</sub>	15,990					
		L <sub>2</sub> m <sub>2</sub> n <sub>2</sub> o <sub>2</sub> p <sub>2</sub> q <sub>2</sub>		24,426				
		L <sub>3</sub> m <sub>3</sub> n <sub>3</sub> o <sub>3</sub> p <sub>3</sub> q <sub>3</sub>			7,796			48,212
	COMMERCIAL COMMUNITY FACILITIES	r <sub>1</sub> s <sub>1</sub>	2,573					
r <sub>2</sub> s <sub>2</sub>			1,178				3,751	
TOTALS	SITE # 2	ALL ABOVE	267,283	76,314	123,306	50,710	50,710	568,323
	SITE # 7	ALL ABOVE	435,883	411,314	208,506	200,710	50,710	1,307,123

TABLE 6 - 6 PROPOSED ENGINEERING SERVICES - PROJECTED COSTS BY PROGRAM YEAR

	COST BY PROGRAM YEAR (DOLLARS)					
	1972-73	1973-74	1974-75	1975-76	1976-77	TOTAL 1972-77
<u>1971 COSTS</u>						
SITE #2	267,283	76,314	123,306	50,710	50,710	568,323
SITE #7	435,883	411,314	208,506	200,710	50,710	1,307,123
<u>PROJECTED COSTS*</u>						
SITE #2	288,666	88,524	152,899	66,937	70,994	668,020
SITE #7	470,754	477,124	258,547	264,937	70,994	1,542,356

\* Assuming an 8% annual inflationary index.

TABLE 6-7: WHITEHORSE VILLAGE RELOCATION - TOTAL PROGRAM COSTS

SITE	PROGRAMME AREA	FUNDING AUTHORITY	COST ESTIMATES						
			1971 COSTS	PROJECTED COSTS BY PROGRAM YEARS					
				TOTAL 1972-77	1972-73	1973-74	1974-75	1975-76	1976-77
#2	HOUSING	DIAND - ASSISTANCE	1,340,000	378,000	269,500	281,750	294,000	306,250	1,529,500
	COMMUNITY FACILITIES	DIAND - PROJECT	333,120	247,391	—	109,538	2,712	—	359,641
		Y.T. - PROJECT	298,000	—	257,400	—	76,800	—	334,200
		DN.H.W. - PROJECT	—	—	—	—	—	—	—
	ENGINEERING SERVICES	DIAND - PROJECT	568,323	288,666	88,524	152,899	66,937	70,994	668,020
	TOTAL	DIAND - PROJECT	901,443	536,057	88,524	262,437	69,649	70,994	1,027,661
	TOTAL	ALL ABOVE EXCEPT HOUSING	1,199,443	536,057	345,924	262,437	146,449	70,994	1,361,861
#7	HOUSING	DIAND - ASSISTANCE	1,340,000	378,000	269,500	281,750	294,000	306,250	1,529,500
	COMMUNITY FACILITIES	DIAND - PROJECT	333,120	247,391	—	109,538	2,712	—	359,641
		Y.T. - PROJECT	298,000	—	257,400	—	76,800	—	334,200
		DN.H.W. - PROJECT	85,000	—	49,500	—	48,000	—	97,500
	ENGINEERING SERVICES	DIAND - PROJECT	1,307,123	470,754	477,124	258,547	264,937	70,994	1,542,356
	TOTAL	DIAND - PROJECT	1,640,243	718,145	477,124	368,085	267,649	70,994	1,901,997
	TOTAL	ALL ABOVE EXCEPT HOUSING	2,023,243	718,145	784,024	368,085	392,449	70,994	2,333,697



CHAPTER 7: FINAL SELECTION OF A SITE AND  
ACCOMPANYING DEVELOPMENT PLAN

7 - 1 PRELIMINARY

In Chapter 3, it was described how, from 8 alternative sites, the Committee selected two for further consideration, i.e. Sites #2 and #7. Chapters 4 and 5 included a description of the Committee's development requirements and their subsequent expression in a co-ordinated five-year program for each site. Chapter 6 records the Committee's final selection of a site and a development program.

7 - 2 FINAL ASSESSMENTS

The Committee considered three alternative combinations of site and development programmes as follows: -

TABLE 7 - 1  
ALTERNATE SITE AND DEVELOPMENT PROGRAM  
COMBINATIONS

---

<u>SITE</u>	<u>DEVELOPMENT PROGRAM</u>	<u>DEVELOPMENT COST (PROJECTED) DOLLARS</u>
#2 <sup>2</sup>	(a) as described in Chapter 5	\$ 1,350,901 <sup>3</sup>
	(b) as above + Yukon River Crossing (\$2,500,000)	\$ 3,850,901 <sup>3</sup>
#7	(c) as described in Chapter 5	\$ 2,293,737 <sup>3</sup>

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In their assessment of each of the three above alternatives, the Committee members attached considerable importance to the recommendations of Mr. G.M. Higgins, Tourist Commercial Specialist from the Departmental Development Services Division in Ottawa. The latter discussed the relative merits of each site for tourist development during a meeting with the Steering Committee on July 8th. Confirmation of his conclusions and suggestions was made in a letter dated July 14th, to Chief Elijah Smith. A copy is included within the Appendix. "The Committee members unanimously agreed that Site #2 would not be considered unless the bridge was included".

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2 Assuming an equal site area to that already reserved in the name of the Department for Site #2.

3 As given in Table 6 - 7 for "Totals -- all above except housing".

## CHAPTER 8: FINAL RECOMMENDATIONS

In conclusion, the Steering Committee makes the following recommendations:

### RECOMMENDATION 1:

That all the land included within the area referred to both as the Cantlie Lake Site and Site Alternative #7, and as already reserved in the name of the Department, should be transferred to the Whitehorse Indian Band. The transfer of title should accord with the provisions of the Committee's submission -- "Proposed Method to Hold Title to Village Lands of the Whitehorse Indian Band", as included within the Appendix of this report.

### RECOMMENDATION 2:

That sufficient funds be made available by appropriate Departments, to develop the selected site in a manner which accords with all the requirements described in this report. To cover a five-year program commencing in the 1972 - 73 fiscal year.

### RECOMMENDATION 3:

It was understood by the Committee that certain required facilities for Indian use, i.e., the elementary school, old people's Home and group foster home, would under present agreements, be the funding and administrative responsibility of the Territorial Government. However, neither of the two Territorial representatives of the Committee were able to give any assurance as to what priority would be accorded to their provision or whether they would even be included within the Territorial Government's five-year fiscal program. In view of the importance of these facilities to the relocation project as a whole, it is strongly requested that the Minister enter into negotiations with the Territorial Government for the purpose of realizing the Committee's recommended development program, which will include the Band's responsibility for Administration.

RECOMMENDATION 4:

That the Minister urge the Territorial Government to consider as a major priority, the eventual up-grading of the Territorial Road to Chadburn Lake in terms of not only recreational demands, but also the need for providing alternate community access to the proposed Indian Village.

RECOMMENDATION 5:

That all matters pertaining to housing in the new village be the responsibility of a Band Housing Authority which would:

- (a) Establish housing needs.
- (b) Involve Band Members in the selection of housing designs and sites suitable to their individual requirements.
- (c) Arrange necessary financing thru C.M.H.C., DIAND, etc.
- (d) Order materials, hire contractors and conduct all other arrangements necessary.

RECOMMENDATION 6:

That the need to maximize Indian participation in the development of the new village be emphasized in any future studies to be undertaken by Governmental or Private Consultants or Specialists. More specifically, the following should be included: --

- (a) An inventory of Indian skills
- (b) An assessment of what skills would be most suitably promoted to meet the manpower requirements of the Yukon area.
- (c) An assessment of how the skills established in (b) would be best utilized within the construction of the new village.

RECOMMENDATION 7:

That the Steering Committee as a body continue its present function through the selection of consultants, consideration of their recommendations and physical implementation, as indicated in your letter of December 29, 1970.

APPENDIX

Including: -

- Resolution passed by the Whitehorse Indian Band Council - Formation of the Relocation Committee. -- February 4th, 1969.
- Tables A - 1 and B - 1, 'Whitehorse Indian Village Population and Housing Profile' - April, 1971.
- 'Comments Regarding the Problems at the Existing Village', prepared by the Yukon Native Brotherhood.
- Letter from Mr. J. B. Bergevin, Assistant Deputy Minister, to Chief E. Smith, President of the Yukon Native Brotherhood - March 24, 1971.
- Letter from Mr. R. H. Belanger, Chief, Development Services Division, to Chief E. Smith, President of the Yukon Native Brotherhood - July 14, 1971.
- 'Proposed Method to Hold Title to Village Lands of the Whitehorse Indian Band', prepared by Mr. A.R. Lueck, Legal Adviser to the Yukon Native Brotherhood.
- Letter from Mr. Jean Chretien, Minister of Indian Affairs and Northern Development, to Chief Elijah Smith, President of the Yukon Native Brotherhood. -- December 29, 1970.



DEPARTMENT OF CITIZENSHIP AND IMMIGRATION  
INDIAN AFFAIRS BRANCH

BAND COUNCIL RESOLUTION # 42 ( Page one )

NOTE: The words "From our Band Funds" must appear in all resolutions requesting expenditures from Band Funds.

The Council of the WHITEHORSE Band of Indians,  
(Name of Band)  
in the YUKON Indian Agency,  
(Name of Agency)  
in the Province of YUKON at a meeting, held at KISHWOOT HALL, WHITEHORSE  
(Name of Province in full) (Name of Place)  
this 4th day of FEBRUARY A.D. 1969  
(In Full) (Month)

~~DO NOT WRITE IN THESE SPACES~~

- WHEREAS: THIRTY-SEVEN HEADS OF FAMILIES WERE APPROACHED BY COUNCILLORS, AND ALL FILLED OUT QUESTIONNAIRES ON THE SUBJECT OF RE-LOCATION OF THE WHITEHORSE INDIAN VILLAGE, AND,
- WHEREAS: THIRTY-FIVE OUT OF THIRTY-SEVEN INDICATED THEY WERE NOT SATISFIED WITH THE PRESENT LOCATION OF THE VILLAGE, AND,
- WHEREAS: THIRTY-FIVE OUT OF THIRTY-SEVEN INDICATED THEY WOULD BE WILLING TO MOVE TO ANOTHER AREA, AND,
- WHEREAS: THIRTY-THREE OUT OF THIRTY-SEVEN INDICATED THEY FELT ~~THE~~ THE VILLAGE SHOULD BE KEPT TOGETHER, AND,
- WHEREAS: THIRTY-FOUR OUT OF THIRTY-SEVEN INDICATED THEY FELT INDIANS SHOULD HAVE A CHANCE TO PAY FOR LAND AND HOUSES IN ORDER THAT THEY HAVE OWNERSHIP OF ONE OR BOTH, AND NOT BE FORCED TO CONTINUE (AS AT PRESENT) AS SQUATTERS ON THE LAND AND AS TENNANTS IN HOUSES OWNED BY THE DEPARTMENT OF INDIAN AFFAIRS.

B E I T H E R E B Y R E S O L V E D:


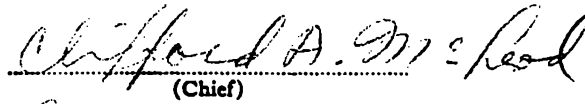
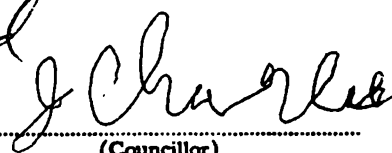
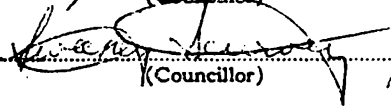
THAT A SPECIAL COMMITTEE CALLED THE WHITEHORSE INDIAN BAND RELOCATION COMMITTEE BE APPOINTED.

THIS COMMITTEE IS TO MEET WITH OFFICIALS OF THE DEPARTMENT OF INDIAN AFFAIRS AND NORTHERN DEVELOPMENT AS SOON AS POSSIBLE TO MAKE PLANS TO RE-LOCATE FAMILIES WHO AT PRESENT LIVE IN THIS VILLAGE, AND TO PLAN SERVICES AND HOUSING FOR A POPULATION OF NOT LESS THAN THREE HUNDRED BY JANUARY 1970.

SERVICES ARE TO INCLUDE STREETS, SIDEWALKS, STREET LIGHTS, WATER AND SEWER, ETC.

IT IS RECOMMENDED THAT PLANS FOR THE NEW VILLAGE INCLUDE POST OFFICE, COMMUNITY HALL, TRADING POST, OUTDOOR RECREATION AREA WITH FACILITIES, AND IN ADDITION ANY OTHER FACILITIES WHICH THE COMMITTEE SO DECIDES.

THE COMMITTEE IS TO KEEP IN MIND AT ALL TIMES THE EXPRESSED WISH OF THE PEOPLE TO GAIN TITLE TO LAND AND OWNERSHIP OF HOUSES.

 _____ (Councillor)	 _____ (Chief)	 _____ (Councillor)
 _____ (Councillor)	_____ (Councillor)	_____ (Councillor)
_____ (Councillor)	_____ (Councillor)	_____ (Councillor)
_____ (Councillor)	_____ (Councillor)	_____ (Councillor)

FOR HEADQUARTERS USE ONLY					
1. TRUST	2. CURRENT BALANCES		3. Expenditure	4. Authority	5. Source of Funds
ACCT	A. Capital	B. Revenue		Indian Act Sec.	<input type="checkbox"/> Capital <input type="checkbox"/> Revenue
	\$	\$	\$		
6. Recommended			7. Approved		
Date	Authorized Officer		Date	Director, Indian Affairs	

# Whitehorse Indian Band Council

KISHWOOT HALL

Whitehorse, Yukon Territories

FEBRUARY 4th, 1969

BOX 244  
PHONE 8-5951

B A N D C O U N C I L R E S O L U T I O N # 42 ( Page two )

IT IS SUGGESTED THAT THE COMMITTEE DO ALL IN ITS POWER TO SEE THAT THERE IS AS LITTLE DELAY AS POSSIBLE, AS SANITARY CONDITIONS CONTINUE TO GET WORSE.

THE ~~NON~~ WHITEHORSE INDIAN BAND RE-LOCATION COMMITTEE WILL BE AS FOLLOWS:

MR. ROY SAM - CHAIRMAN  
MISS JUDY SMITH - SECRETARY  
MR. RONALD BILL - MEMBER  
MR. SWEENEY SCURVY - MEMBER  
MR. FRED JACKSON - MEMBER

THE WHITEHORSE INDIAN BAND RELOCATION COMMITTEE IS GIVEN THE ABOVE AUTHORITY BY THE BAND COUNCIL. THE RESULTS OF THE RECENT PLEBECITE HAS CONVINCED ALL MEMBERS OF THIS COUNCIL THAT SUCH ACTION IS DESIRED AND NEEDED.

TABLES A-1 and B-1: WHITEHORSE INDIAN VILLAGE POPULATION  
AND HOUSING PROFILE - APRIL, 1971

In the following profile, and specifically on TABLE B-1, reference is made to various house services, numbered from 1 to 10. These numerical codes identify the following services:

<u>Code</u>	<u>Service</u>
1.	Electricity
2.	Sanitary Sewer
3.	Septic Tank
4.	Running Water
5.	Water Delivery
6.	Indoor Toilet
7.	Outdoor Toilet
8.	Indoor Bath
9.	Telephone
10.	Refrigerator

NOTE:

The following facilities, although identified on the tables, are used for non-residential purposes: -

- #33 - Community Hall
- #40 - Catholic Church
- #46 - Warehouse







Comments Regarding the Problems at the Existing Village  
Prepared by the Yukon Native Brotherhood.

1. Present Village is not self-sufficient wherein members of the Whitehorse Indian community could feel at home and develop a pride in ourselves and our community.
2. The development of a tourist industry based on Indian Culture is impossible due to location and nature of present site.
3. Our children are handicapped socially by the stigma attached to living in present industrial and slum - squatter area.
4. The City of Whitehorse and the Territorial Government have re-located twenty-seven squatter families and their shacks to an area bordering on the western side of the present village.
5. Up-grading of sanitation conditions of present village not planned for future due to water table level.
6. There is insufficient space for homes with large families, no space for outbuildings, dog houses, etc.
7. There is insufficient space for either residential or industrial expansion.
8. There has never been any resident involvement in the planning of the present site nor use of the area.
9. Present site is completely isolated on all four sides from bush land and fishing water. Does not allow hunting, fishing, trapping, and both firewood and water are not available to residents without own trucks.
10. Exploitation by taxi companies in Whitehorse is deterrent to persons seeking employment in the city.
11. No postal service in present village.
12. No retail outlets in present village.
13. No social activities (theatre, restaurant, tavern, etc.) in present village.
14. Inadequate health services - combination of poor taxi service and impersonal clinic at Whitehorse Hospital.
15. Truancy, failure and drop-out rates indicate local school would more effectively meet the needs of the village children.
16. Lack of resources which would support a school curriculum more relevant to Indian students.
17. Snow removal, road grading and effective traffic policing is nearly non-existent.

18. Under amalgamation to City of Whitehorse no local control over zoning regulations.

Letter from Mr. J.B. Bergevin, Assistant Deputy Minister,  
Department of Indian Affairs and Northern Development  
To Mr. E. Smith, President  
Yukon Native Brotherhood, P. O. Box 2452,  
Whitehorse, Y.T.  
Dated March 24, 1971 and retyped for the purposes of this report.

Dear Mr. Smith,

My object in writing to you at this time is to reassure you on certain issues respecting the relocation of the Indian Village at Whitehorse and to provide you with information which may assist the Steering Committee in its deliberations.

In recent reports made to me by my staff it has been recommended that you should have some indication of the measure of Departmental commitment to the proposed relocation of the Village. It is suggested that this would enable the committee to meet with confidence and to deal more meaningfully with the many requirements which must be satisfied in a project of this kind.

I should like therefore to express as clearly as possible, and without prejudicing the work of your committee, the Departmental position on certain issues which have been brought to my attention.

Firstly, the Minister is sympathetic to the needs of the Indian people living in the present Village at Whitehorse and is anxious that they should be assisted to improve their environment.

Secondly, it is apparent that this cannot be properly achieved on the present site and that these families should relocate, individually or collectively in more suitable areas.

Thirdly, I would be prepared to recommend to the Minister that the Department should support the development of a new Indian community if the majority of Band members decide that the Band should move collectively to some other site. I would also be pleased to recommend realistic proposals for those members who may wish to live in the town, provided that the present site is entirely vacated.

Finally, while it is hoped that the Band may be relocated on the site of its choice, this decision is much affected by considerations of budget, the contribution that should be made by other Canadians to assist you in this matter, and the contribution the Indian people are prepared to make.

I am expressing my thoughts on this matter as directly as I can because the impression I have gained from reports made to me, is that the expectations of the Brotherhood and of the Band may be growing beyond our capability to assist them in this matter, when our obligations to other Indian people are taken into consideration. I understand, for example, that the only area which had the unqualified support of the Indian representatives on the committee is East of the river near Cantlie Lake. However, if a community in this area is to prosper, an access road approximately 15 miles long would be required. I am also advised that a conservative estimate of the cost of this road is in the order of \$1,500,000. Since this is more than fifty per cent of the largest sum I would be prepared to recommend to the Minister for the purpose of assisting the Band to relocate, you will appreciate my concern.

In view of my concern over this possibility, I should like to suggest the following guidelines for consideration by the Steering Committee.

- (a) I suggest that you should seek to use Capital outlays only for those facilities for which financing cannot be obtained from other sources. For example, financing probably cannot be obtained for roads, water and sewer services (except individual septic tanks) and electrical power. It could however be obtained for housing.
- (b) You should phase all expenditures over the longest possible period consistent with the greater aims of the community.
- (c) On the subject of housing I would be prepared to support proposals which limit departmental assistance to the difference between the total cost and the ability of the Band or individuals to contribute. Proposals involving the payment of operating losses on low-rental housing projects operated by the Band and financed by C.M.H.C. would be included in this category.
- (d) I would expect the Band to be prepared to apply revenues which may be derived from other sources, against economic, cultural or other community projects on the chosen site.
- (e) Proposals for retail outlets such as a store, gas station, restaurant or tavern, and ventures such as motels and trailer parks should be the subject of feasibility studies which may be arranged by the Economic Development Branch of this Department. If feasible, each of such projects could be financed separately.
- (f) Educational and medical buildings including the School, Nursing Home, Clinic and Foster Home would be the subject of separate negotiations with Territorial Government and the Department of National Health and Welfare. My Department would of course be pleased to assist with these negotiations if invited. Some financial assistance from Capital funds may be possible for the Band Administration building and to a very limited extent, the community hall: however, unless you could achieve very significant economies in other areas, it is unlikely that a Cultural Centre could be encouraged in the foreseeable future.

I hope that you will find these guidelines useful and informative. I shall look forward to an opportunity to study the committee report which I understand should be available around the middle of May.

Yours sincerely,

P.S. Do you think there will be a possibility for us to meet together to discuss this very important issue in the latter part of April.

J.B.B.

Letter from Mr. R.H. Belanger, Chief, Development Services  
Division, Department of Indian Affairs and Northern Development,  
To Mr. E. Smith, President,  
Yukon Native Brotherhood, P. O. Box 2452,  
Whitehorse, Y.T.  
Dated July 14, 1971 and retyped for the purposes of this  
report.

Dear Mr. Smith:

Re: Prospects for Commercial Recreation Development  
on proposed Village Sites No. 2 and 7

For the record I should like to confirm by letter the conclusions and suggestions that I made to the Steering Committee at the meeting in Whitehorse on July 8, 1971.

You may remember at the meeting that I advised you that I was not qualified to remark on the sites as to their suitability for village relocation, but simply on the suitability of these sites for commercial recreation activities.

In addition, I mentioned to you and the Committee that my trip to Whitehorse was made on very short notice, and I did not have available the kinds of information on tourism in the Yukon that would place my conclusions and suggestions on a more secure basis.

#### Site No. 2

In my opinion, this site would not appear to have potential for commercial recreation development within the context of the types of developments assisted under the Departmental program for commercial recreation (see footnote).

My principal reasons for reaching this conclusion are: formidable competition in the accommodation, entertainment and general service fields in the city which, itself, must be traversed to reach the east bank of the Yukon River where the site is located; narrow foreshore at the base of the clay bluffs above the site (plenty of space is generally required for commercial recreation activity); a circuitous route to the site, comparatively distant from the Alaska Highway, etc.

A new bridge offering more direct access to the site would not, in my view, remove some of these major impediments to tourist development on the site itself.

#### Site No. 7

The site was seen from the location of the C.N. microwave tower on Canyon Mountain because it was not possible to get to it from the highway.

From this vantage point the esthetic aspects of the site important to tourism would appear to be no better or worse than those of the land adjacent to the existing Alaska Highway as far as Marsh Lake, plainly visible from Canyon Mountain.

Unless the access highway proposed for Site No. 7 could be made the permanent Alaska route, with the existing portion being closed to through traffic, there seems little reason to suppose that the site and a tourist installation erected thereon would cause more than a minor amount of traffic to divert from the existing highway.

Sophisticated accommodation enterprises on the site, such as offered by motels and hotels, would be apt to suffer badly due to the much greater attraction of Whitehorse.

I suggested to the Committee that the best location for tourist oriented economic activity would be on the existing highway bordering Whitehorse to the south where, I was given to understand by the Department of Municipal Affairs, highway commercial property is available under lease.

I agreed with Mr. Tanner that a choice location would also exist at the southern-most junction of the proposed access route with the Alaska Highway, where all vehicular traffic approaching from the south and the north would have to pass.

The type of enterprise likely to succeed at that location would consist of a "service complex", i.e., gas station, restaurant, craft shop, wild animal compound, pony rides, and perhaps a small serviced trailer park to begin with. Motel or hotel accommodation would likely not succeed for reasons that I stated earlier.

As noted in Mr. Bergevin's recent letter, all proposed commercial enterprises would have to be supported by detailed feasibility studies to demonstrate their prospects for achieving viability with sound management practices.

When this point is reached, I would be pleased to co-operate with a chosen consultant to draft terms of reference to cover these studies.

I want to thank you for the opportunity to visit your offices, and also for your conduct of an interesting meeting.

Yours sincerely,  
Original signed by G.M. Higgins  
For: R.H. Belanger, Chief, Development Services  
Division.

Footnote

The Commercial Recreation Program area is concerned with the potential for developing successful enterprises catering to the touring public. The types of developments included usually are: highway service centres; park complexes which may include a day-use park, golf course, marina, ski slopes, and other attractions; trailer parks and cottage subdivisions.

An area of transition with other programs does occasionally occur. For example, a motel proposed in isolation for any other complementary development catering chiefly to tourists would come under a straight "commercial program", as would a gas station or craft shop not forming part of a tourist complex.

Proposed Method to Hold Title  
to Village Lands of the  
Whitehorse Indian Band

The Whitehorse Indian Band wishes to control, develop, and receive the benefits of the present village site and the proposed lands in and surrounding the new Whitehorse Indian Band Village location. In order to ascertain the best method of holding title to these lands, one must consider the effect of the method of land holding. The plan is to hold the land in perpetuity for the members of the Whitehorse Indian Band free from the burden of land taxation and with right of the Band to develop the property to its fullest extent for the benefit of the said Band.

One method of holding title is that both the old and the new village sites be held in fee simple by Her Majesty the Queen, free and clear of all encumbrances. A trust agreement between Her Majesty the Queen and the Whitehorse Indian Band Council should then be drawn, directing that the said land is held in trust for the use of the Whitehorse Indian Band members as their membership may appear from time to time. Alternatively, the Whitehorse Indian Band would be prepared to have title to the property in the name of a Development Corporation set up for that purpose, providing an agreement was signed with the Government of Canada setting out that the property in question would be exempt from taxation in perpetuity, this agreement to be ratified by the Parliament of Canada, the Government of the Yukon Territory and the City of Whitehorse.

Assuming the first method is used, concurrently with the trust agreement a Development Corporation Limited under the Companies Ordinance of the Yukon Territory should be incorporated with objects to administer, develop, and in all ways deal with the said lands to the benefit of the members of the Whitehorse Indian Band. It is proposed that the Development Corporation would be restricted in that it must retain the right when dealing with a sublessee of the land to revise the schedule of costs for utilities to the sublessee each year much as a municipal government has the right to do in order that long term subleases will not become a burden due to inflation and other non-controllable costs.

If the land is held in the name of Her Majesty the Queen there must be a lease of the said land to the Development Corporation for a period of nine hundred and ninety-nine years with an option to renew for a further term at a cost of one dollar. It would be necessary for this lease to be extremely broad in its scope in that the Development Corporation would have the right to deal with the property in every way as though in fact it was the owner thereof even to the extent of subdividing the property and subleasing parts thereof, and so on. Furthermore, the trust agreement and lease must direct that minerals and hydrocarbons below the surface are to be controlled by the Development Corporation and the benefits thereof to go to the said corporation without royalties, taxation and any other government restriction.



It is suggested that the Development Corporation would have seven directors, one appointed by the Department of Indian Affairs and Northern Development, one appointed by the Yukon Native Brotherhood, and five appointed by the Whitehorse Indian Band Council.

In summary, the Whitehorse Indian Band wish to control the two areas in question in such a manner that they do not pay land tax thereon and that the property be held in perpetuity for the benefit of the present and future members of the Whitehorse Indian Band. The Whitehorse Indian Band is prepared to consider any other method which would accomplish the criteria set out above, providing there is full discussion as to the system proposed.

" A.R. Lueck "

---

A. R. Lueck, Legal Adviser

Approved by:

" Johnnie Smith "

---

" Elijah Smith "

Letter from Jean Chrétien, Minister,  
Department of Indian Affairs and Northern Development  
To Mr. E. Smith, President  
Yukon Native Brotherhood, P.O. Box 4252,  
Whitehorse, Yukon Territory.  
December 29, 1970 and retyped for the purposes of this report.

Dear Chief Smith:

Thank you for your letter of November 27, 1970, in which you advise that the first meeting of the Whitehorse Indian Village Relocation Steering Committee has been held and that you have been elected Chairman. May I take this opportunity to wish you every success in your work with this Committee.

I am, of course, pleased to offer whatever assistance is necessary to enable you to conclude the feasibility studies related to relocation of the Village. However, I wonder whether you are sufficiently advanced in your work to require an immediate financial commitment for this purpose?

It seems to me that before a detailed study is made of any one area some very significant studies of alternatives must be undertaken. These studies, which could best be undertaken with your own resources, supplemented with professional staff from my Department, would include:

Development of your concept of the new village in written and graphic form.

Establishment of social, cultural, economic and physical criteria consistent with the aims and needs of the Indian people.

A statement in summary form of the reasons why the existing village is unsatisfactory.

An examination of alternative solutions and locations including, the area West of the River, the Chadburn Lake area and the Town. These alternatives would be examined to see how well they satisfy the criteria you have developed.

A brief to this Department summarizing the results of these studies, with supporting preliminary costs and your recommendation.

When this work has been completed and agreement has been reached on the best possible area for relocation a detailed examination by a consultant along the lines suggested in your letter will certainly be required.

As I have said, we will be pleased to assist you in these endeavours and suggest that you may wish to engage Mr. Cunningham, who is a Planner with our Regional Office in British Columbia, and who would spend one or two weeks with you to assist with the preliminary studies and, later, help you select and hire a suitable consultant for the later stage.

I am attaching to this letter a Departmental bulletin relative to the retention of consultants which you may wish to follow.

Following is a list of several consultants who could be invited to submit proposals to you:

Reid, Crowther & Partners,  
1033 Davie Street, Vancouver 5, B.C.

Underwood, McLellan & Associates,  
313-6 Street, New Westminster, B.C.

Stanley Associates Engineering Ltd.,  
1112 West Pender St., Vancouver, B.C.

W. J. Blakely,  
2644 Panorama Drive, North Vancouver, B.C.

The details of the funds required to finance the Steering Committee were not received with your letter and I am unable to comment on them at this time.

I hope that you will appreciate the necessity for the work which I have outlined in this letter. It must be evident that before a decision can be reached respecting relocation of the Village, we must be fully familiar with all of the alternatives open to us and be able to compare them in social, cultural and economic terms. Finally, of course, recognition by this Department at the earliest possible date of the cost involved in this undertaking is essential if we are not to risk rejection by Treasury Board when the full extent of your proposals are made known to them. I shall look forward to hearing from you on these several issues.

Yours sincerely,

Jean Chretien.

### Selection of A Consultant

Consultants ordinarily specialize in a particular field(s) in which they have obtained special skill and experience. It is this skill and experience, appropriate to the particular project, which should be sought when a consultant is selected. The quality of a consulting service is directly related to the abilities of the individual (s) assigned to the project by the consultant.

Although provincial legislation of each province precludes the submission of competitive prices by consultants, and each provincial association dictates its own Code of Ethics and Schedule of Minimum Fees, consultants may properly respond to multiple invitations for submissions describing the qualifications and experience of their personnel, availability of their service, etc.

The following selection procedure is recommended:

1. Prepare, as complete a description as possible, of the proposed assignment. This should include a statement of the objective; the general scope of the assignment; the budget estimate or critical costs and dates; classification of service(s) and other known pertinent data. It might not be sufficiently comprehensive for Terms of Reference but it is a guide for interviewing and selecting a consultant.
2. Compile a list of names of consultants who appear to be qualified from personal knowledge of Departmental staff; through enquiry; from the Association Register; and from consultants submissions on file.
3. Repetitive hiring of the same consultant should be avoided and preferential consideration should be given to the employment of consultants established in the vicinity of the site if they possess the particular skills required for the assignment.
4. Select the consultant who appears best suited on the basis of appropriate skill, related experience, availability, job interest and apparent qualifications to meet all job requirements.
5. In the process of selecting the most suitable, if it is advantageous or desirable, a number of consultants may be interviewed to determine their interest in the work, qualifications, etc. It is not mandatory to interview or request qualification submissions from more than one consultant. Compensation should not be discussed or included in submissions during the time that more than one consultant is being considered.
6. If more than one consultant has been requested to provide a qualification submission, select one and notify the other consultants.
7. Compose Terms of Reference. This can best be done in consultation with the consultant (see Appendix "C"). Mr. Cunningham could assist you with this.
8. Negotiate a final and detailed written offer from the selected consultant which if accepted, will form part of the contract document. If it is not acceptable, notify the consultant and make a second choice. This action shall be taken only with the approval of the Director, Technical Services Branch.

NOTE:

Consultants are to be provided with copies of the other document forms which comprise the contract as well as the Terms of Reference prior to the time they are requested to submit a written offer.