



CITY OF YELLOWKNIFE

PUBLIC NOTICE

Special Council

Saturday, November 27, 2021 at 10:00 a.m.

Public notice is hereby given that the Council of the Municipal Corporation of the City of Yellowknife will hold a special meeting of Council at 10:00 a.m. on Saturday, November 27, 2021 in the Multiplex/DND Gym and via videoconference.

The purpose of the meeting is to hold a Statutory Public Hearing regarding By-law No. 5045, a by-law to repeal and replace Zoning By-law No. 4404, as amended.

This Special Meeting has been called by the City Manager of the City of Yellowknife pursuant to Section 27 of the *Cities, Towns and Villages Act* of the Northwest Territories and Section 9 of By-law No. 4975, the Council Procedures By-law.

Dated this 25th day of November, 2021.

Sheila Bassi-Kellett
City Manager





CITY OF YELLOWKNIFE

DATE: November 24, 2021

File: 260-P2

TO: Sheila Bassi-Kellett
City Manager

FROM: Rebecca Alty
Mayor

RE: Special Council Meeting

Pursuant to Section 9 of the Council Procedures By-law, I hereby request that you schedule a Special Council Meeting on November 27, 2021 at 10:00 a.m. in the Multiplex/DND Gym and via videoconference.

The purpose of the meeting is to hold a Statutory Public Hearing regarding By-law No. 5045, a by-law to repeal and replace Zoning By-law No. 4404, as amended.

Thank you,

Rebecca Alty
Mayor

cc. All Councillors
City Clerk
All Directors





CITY OF YELLOWKNIFE

Council Agenda

Saturday, November 27, 2021 at 10:00 a.m.

Welcome to the

SPECIAL MEETING OF COUNCIL

Council Chamber, City Hall
4807 - 52nd Street
Yellowknife

On the advice of the Chief Public Health Officer concerning gatherings, the City of Yellowknife's meetings will be accessible to the public via [webcast](#). Any person wishing to speak to an item on the agenda is asked to email cityclerk@yellowknife.ca.

All presentations pertaining to items on the Agenda for the meeting shall be heard under the "Delegations Pertaining to Items on the Agenda," portion of the Order of Business. All presentations pertaining to items not on the Agenda shall be heard under the "Delegations Pertaining to Items Not on the Agenda" portion of the Order of Business.

The following procedures apply to all delegations before Council:

- a. all delegations shall address their remarks directly to the Presiding Officer and shall not pose questions to individual Members or Administration;
- b. each presenter shall be afforded five minutes to make their presentation;
- c. the time allowed to each presenter may be extended beyond five minutes by a resolution of Council;
- d. after a person has spoken, any Member may, through the Presiding Officer, ask that person or the City Administrator relevant questions; and
- e. no debate shall be permitted on any delegation to Council either between Members or with an individual making a presentation.

Please refer to By-law No. 4975, the Council Procedures By-law, for the rules respecting the procedures of Council.

COUNCIL:

Mayor Rebecca Alty

Councillor Niels Konge
Councillor Shauna Morgan
Councillor Julian Morse
Councillor Cynthia Mufandaedza

Councillor Steve Payne
Councillor Rommel Silverio
Councillor Stacie Smith
Councillor Robin Williams

All annexes to this agenda may be viewed on the City's website www.yellowknife.ca or by contacting the City Clerk's Office at 920-5602.



Item No.

Description

OPENING STATEMENT

1. Councillor Mufandaedza will read the Opening Statement.

The City of Yellowknife acknowledges that we are located in Chief Drygeese territory. From time immemorial, it has been the traditional land of the Yellowknives Dene First Nation. We respect the histories, languages, and cultures of all other Indigenous Peoples including the North Slave Métis, and all First Nations, Métis, and Inuit whose presence continues to enrich our vibrant community.

DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

2. Does any Member have a pecuniary interest in any matter before Council tonight?

STATUTORY PUBLIC HEARING

3. Statutory Public Hearing regarding By-law No. 5045, a by-law to repeal and replace Zoning By-law No. 4404, as amended.
4. A presentation from Tom Hall, a representative on behalf of 50A Avenue residents, in opposition to proposed Zoning By-law No. 5045.
5. A presentation from Linda Bussey in opposition to proposed Zoning By-law No. 5045.
6. A presentation from Nancy Zimmerman in opposition to proposed Zoning By-law No. 5045.
7. A presentation from Jo Kelly in opposition to proposed Zoning By-law No. 5045.
8. A presentation from Lois Little in opposition to proposed Zoning By-law No. 5045.
9. A presentation from Shelley Hawrelak in opposition to proposed Zoning By-law No. 5045.
10. A presentation from Marie Adams in opposition to proposed Zoning By-law No. 5045.



<u>Item No.</u>	<u>Description</u>
11.	A presentation from Bruce Davidson in opposition to proposed Zoning By-law No. 5045.
12.	A presentation from Dave Jones in opposition to proposed Zoning By-law No. 5045.
13.	A presentation from Ann Peters in opposition to proposed Zoning By-law No. 5045.
14.	A presentation from Kenny Ruptash regarding proposed Zoning By-law No. 5045.
15.	A presentation from Trevor Kasteel regarding proposed Zoning By-law No. 5045.
16.	A presentation from Emery Paquin in favour to proposed Zoning By-law No. 5045.
17.	A presentation from Tom McLennan in favour to proposed Zoning By-law No. 5045.
18.	A presentation from Rob Warburton, President of the Yellowknife Chamber of Commerce, in favour of the proposed Zoning By-law No. 5045.
19.	A presentation from Eric Sputek, in favour of the proposed Zoning By-law No. 5045.
20.	A presentation from Cat McGurk, in favour of the proposed Zoning By-law No. 5045.
21.	A written submission from Katherine Woodward in opposition to proposed Zoning By-law No. 5045.
22.	A written submission from Susan Epp in opposition to proposed Zoning By-law No. 5045.
23.	A written submission from Ana Sutendra in opposition to proposed Zoning By-law No. 5045.
24.	A written submission from Siva Sutendra in opposition to proposed Zoning By-law No. 5045.



<u>Item No.</u>	<u>Description</u>
25.	A written submission from Jennifer Skelton in opposition to proposed Zoning By-law No. 5045.
26.	A written submission from Marie Adams and Bruce Davidson in opposition to proposed Zoning By-law No. 5045.
27.	A written submission from Ed Hoeve in opposition to proposed Zoning By-law No. 5045.
28.	A written submission from Floyd Adlem in opposition to proposed Zoning By-law No. 5045.
29.	A written submission from Margaret Marshall in opposition to proposed Zoning By-law No. 5045.
30.	A written submission from Diane Baldwin in opposition to proposed Zoning By-law No. 5045.
31.	A written submission from Walt Humphries in opposition to proposed Zoning By-law No. 5045.
32.	A written submission from Klaus Schoenne in opposition to proposed Zoning By-law No. 5045.
33.	A written submission from Lois Little in opposition to proposed Zoning By-law No. 5045.
34.	A written submission from Robert Stephen in opposition to proposed Zoning By-law No. 5045.
35.	A written submission from Anne Lynagh in opposition to proposed Zoning By-law No. 5045.
36.	A written submission from Shane Langlois and Jo Kelly in opposition to proposed Zoning By-law No. 5045.
37.	A written submission from Grace Lake Neighbourhood Association in opposition to proposed Zoning By-law No. 5045.
38.	A written submission from Monte Kehler in support of proposed Zoning By-law No. 5045.
39.	A written submission from Jackie Hawthorn in opposition to proposed Zoning By-law No. 5045.



<u>Item No.</u>	<u>Description</u>
40.	A written submission from Vanessa Beaudoin in opposition to proposed Zoning By-law No. 5045.
41.	A written submission from the Dave Jones in opposition to proposed Zoning By-law No. 5045.
42.	A written submission from Shawne Kokelj in opposition to proposed Zoning By-law No. 5045.
43.	A written submission from Ann Peters in opposition to proposed Zoning By-law No. 5045.
44.	A written submission from Dan Wong, representative of Jackpine Paddle, in favour of proposed Zoning By-law No. 5045.
45.	A written submission from NWT Tourism in support of proposed Zoning By-law No. 5045.
46.	A written submission from Kienan Ashton in support of proposed Zoning By-law No. 5045.
47.	A written submission from the Yellowknife Women's Society in support of proposed Zoning By-law No. 5045.
48.	A written submission from the Kate Reid in support of proposed Zoning By-law No. 5045.

ADJOURNMENT

Hello Mayor, Councillors and Planning Team,

Following are my comments for the Statutory Public Meeting November 27, 2021 as per Mayor Alty's request (email to me November 6) referring to the permitted uses she added to the RC-1 Zone. I quote: "I wanted to hear further from residents over the next month on whether they supported them as permitted; whether they should be moved to discretionary; or whether they should be removed" .

The uses I feel should be removed from RC-1 are:

- 1) Commercial Retail Sales and Service - downtown is struggling. The City needs to encourage businesses to operate within the current business area and not turn housing in residential areas into businesses. The Community Plan talks about increasing housing. This not only spreads out businesses but decreases housing.
- 2) Convenience Store - convenience stores are not compatible with residential areas because of the increased traffic, increased lighting, and extended hours of operation. The entire RC-1 Zone can easily walk to a convenience store now. No need for more.
- 3) Food & Beverage Service - residential areas do not need restaurants, drive-in food establishments, taverns, bars, cocktail lounges or catering services. Anyone in RC-1 can easily walk to all those amenities now.
- 4) Urban Agriculture Commercial -logic would tell you that the industrial area is better suited for commercial greenhouses, fish processing/selling and raising of livestock for sale. These activities, without doubt, would negatively impact the residential character of the neighbourhoods.

What the Community Plan says about Residential Central is "The area is a geographically convenient place to live, as services are easy to access by walking, biking, driving and public transit". It is, by the Plan's own definition, a "complete community". It doesn't need commercial enterprises.

Things that could be in discretionary uses are: Commercial Recreation, Religious & Education Institutions, Medical and Health Services, Urban Agriculture, Community, & Community Resource Centres. Those uses might be welcomed and valuable in some neighborhoods but not in others. The Community Plan, talking about increasing amenities in West Residential says "Commercial uses shall generally be limited to sites along Arterial or Collector Roads, or shall be contiguous with other local service facilities such as community centre or education facility." That makes sense for RC-1 as well. Having them as discretionary uses would allow developers to make proposals but would also give affected residents an opportunity to discuss and appeal if they felt the use was not compatible with their neighborhood, or welcome the proposal.

Community Urban Agriculture will be permitted in every zone with the exception of Industrial General. I can't fathom why pigs, chickens and goats would be permitted in Residential, Parks & Recreation,

Nature Preserves, and Growth Management Zones. Commercial Urban Agriculture is permitted everywhere except R1, R2, RE, Downtown and Growth Management. Why would we want residents to raise and process livestock in their back yards and sell the products from their houses? Where does the Health Inspector fit into this? How long does it take for the effluent to get to Great Slave Lake? It seems it might be about food security but I wonder how that would add to security when the feed and bedding for livestock has to come up the same road as groceries do. If residents can't get food for some reason, livestock will not be able to either. The Community Plan states that the objective is "To promote urban agriculture activities that do not conflict with residential uses such as raised garden beds, small chicken coops, and domestic bees". Seems pretty reasonable. How then, in RC-1, did we get from that to "commercial greenhouse gardens or nurseries, facilities for keeping of small animals including hens, ducks, quail, rabbits, goats and pigs as well as bees and insects"? Anyone who thinks a pig is a small animal has never met a pig. Why does the proposed zoning not match the Community Plan?

The dwellings listed in Permitted Uses in RC-1 fit with the Planning and Development Objectives of the Community Plan for increasing densification in the zone and I think are generally accepted as a good way to achieve that objective. Increasing the number of trips into and within the City Core by walking, cycling, shifting transportation mode to walking and cycling; and improving safety for pedestrians and cyclists are also objectives. One way to help accomplish this would be to have a mandatory sidewalk snow shovelling bylaw for the entire City, not just the downtown core. Walking would be much easier and safer.

What the City is trying to accomplish is confusing. On one hand there is a push for more housing, but the by-law would allow housing in RC-1 to be turned into businesses. Revitalization of the downtown is supposed to be a priority but allowing businesses to move into residential areas seems contrary to that goal. If the City doesn't keep (or rebuild) a dense downtown core, it won't matter that it is walkable from anywhere in RC, RC-1 and Niven. There will be nothing to walk to. The Community Plan mentions the drop in mining related employment, declining private sector investment and resource development, low rates of in-migration and fewer employment prospects in the public and private sector. It is unlikely that a lot of commercial development will happen in the foreseeable future. Let's concentrate on keeping the businesses in the downtown core (revitalization) and densifying the surrounding residential area with more compact housing over time, allowing compatible uses (permitted or discretionary) to guide development.

Sincerely,

Kathi Woodward

50A Avenue

New City of Yellowknife Zoning By-Law 5045

Submission by Susan Epp, resident and single family home owner in 55 Street (RC Zone)

My husband and I strongly agree with and support the excellent letter sent to you by Katherine Woodward on the subject of the last minute amendment to the proposed Zoning By-Law that Mayor Alty proposed during the October 25 council meeting, which was seconded by Councilor Morse, and supported by Councilors Mufandaedza, Konge and Williams, reintroducing several proposed permitted commercial uses - and introducing one new one – to the newly defined RC1 Mixed Use area of the city that the planning team had eliminated after careful research and feedback from residents.

During this meeting:

“The Planning Team, with a Power Point presentation, explained that it had recorded all public comments/questions, reviewed and categorized them, and identified options for adjustment. Based on best practices review and implications of adjustments, they reconsidered the proposed Zoning By-law. They realized that the RC Zone had too much mixed use and too much reduction in regulations for such a large area of the City. They considered the Smart Growth principles, the Downtown Revitalization Plan and the Community Plan. They studied the specific areas the City wants to see higher densification in. They noted that this area doesn't have the larger lots, and higher density is not expected to happen as the single family dwellings are in high demand. The result of all these considerations was the RC-1 Zone. They then created new permitted uses and potential discretionary uses based on their research.”

We too were horrified by this turn of events at the council meeting when amendments introduced at the last moment by Mayor Alty undid all the work that had been done over the previous weeks and months to improve the by-law for single home owners residing in the RC zone by creating an RC-1 zone more compatible with the residents' wishes.

How I'm afraid Mayor Alty's amendments to the by-law reintroducing 3 main uses and introducing 1 new one (urban agriculture) will affect the city:

Allowing our currently pleasant downtown residential area to become basically a free for all mixed use area with very few uses ruled out will mean that there is likely to be a mass exodus of current residents, if they can afford the inevitable drop in value of their homes - unless they can sell them for a good price to developers ranging from chicken farmers to apartment buildings or retail stores. Since, as Kathi says, there is already little interest in purchasing the vacant lots in the existing downtown commercial area, why would we expect them to suddenly want to move into an enlarged area? This will surely lead to the kind of area surrounding the commercial centre of most Canadian cities - an undesirable part of the city containing run down single occupancy homes rented out in the hopes that the owners will eventually profit from their sale if the area is lucky enough to become either 'gentrified', or profitably commercial.

How I'm afraid Mayor Alty's amendments to the the by-law will affect us personally:

When purchasing residential property, people are very careful to understand the zoning rules for a residential area before buying. When these change, naturally existing residents worry about how this will effect both their quality of life and the value of their homes. I worry that our prospects of eventually selling the home we invested in and retired in for a good price in order to pay for the years when our health forces us to move into a nursing home may well be compromised unless we can sell immediately to someone who is ignorant of the future

development plans for the area, or, to a commercial enterprise. Even if our home were to retain or increase it's value, I would not enjoy living in the same block as most of the uses on the list reinstated by council and will definitely move away, either elsewhere in Yellowknife or to southern Canada to avoid living next door to a chicken farm or retail store. We already experienced an unpleasant period when one of our neighbours used a home in our block as a kennel for a number of sled dogs. The noise and the stink was appalling. But, at least under the old bylaw we could complain about things like that and also new businesses had to be approved by the neighbours before receiving a licence, so we had some control. It didn't mean that reasonable diversity would not be permitted.

What I would prefer to see happen:

I do not oppose a certain amount of mixed use in residential neighbourhoods as long as they do not impact their neighbours negatively and the current balance of mostly single family residences is maintained.

I would support limited discretionary uses that depend on approval by both council and neighbours. This is pretty much how things stand now and I do not want to see that change. Once an area is zoned for specific uses, neighbours lose the ability to influence how their neighbourhood evolves.

I understand that giving residents the right to prevent proposed new developments in their neighbourhood can stand in the way of much needed progress, and can make it extremely difficult to find a suitable site for certain commercial developments or services, but I do not agree with City Council removing the right of residents to oppose proposed new developments which might adversely affect their quality of life or the value of their property through the implementation of a new zoning by-law.

Yours,

A handwritten signature in black ink that reads "Susan A. Epp". The signature is written in a cursive, flowing style.

Sue Epp

For your information and consideration
Thanks
Ana Sutendra

Honourable Mayor and Councillors:

Committee Report on Planning Team presentation to Council (GPC October 25/21) – Approved Amendment

My name is Ana Sutendra and I live on 50A Avenue. My neighbours and I had shared our concerns about the proposed zoning by-law several weeks ago. We were happy to see these were heard as we saw the amended proposal that had the new zone, RC-1. However, I was disappointed that the Mayor and councillors added a range of commercial uses back into the proposal that we had asked to not be included. I am not sure why these were added back with the ask again for citizens to submit concerns for the November 27 meeting. What was the point of asking us to submit our concerns previously?

I and my neighbours feel that our voices are not being heard – in fact being dismissed. I want to know why our previous concerns were accepted in the revision of the proposal and then dismissed by the Mayor and Councillors. I want to reinstate that I am clearly against commercial use in our residential areas. I have seen reduction in the number of residential houses as more commercial buildings propped up in other areas of the city. I do not want to see this happen in my neighbourhood.

I am asking that Council reconsider the reinstatement of commercial use and revert to the previously amended proposal.

Sincerely,

Ana

Ana Sutendra

cc: planning team

For your information and consideration..

Thanks

Siva

Honourable Mayor and Councillors:

Committee Report on Planning Team presentation to Council (GPC October 25/21) – Approved Amendment

My name is Siva Sutendra and I live on 50A Avenue.

I was disappointed that the Mayor and Councillors added a range of commercial uses back into the revised report that the planning team presented to the council. My understanding was that the planning team had included a new zone RC-1 after reviewing the concerns that were raised by the residents. I also provided my comments to the planning team then. Now, the Mayor is asking us to provide comments to her amendment for the November 27 meeting.

The Mayor and Council have the right to accept or do changes to their planning team's report. However, I feel it is unethical to change it after the planning team revised its report based on comments from the residents. It seems that our concerns have not been heard by the Mayor and Councillors.

My comments will be the same as before. I am very worried and concerned about my neighbourhood. You are aware that some streets near downtown used to have residential family houses and because of the adaptation of commercial zones (offices, etc.), very few family houses exist between those commercial properties. Young families are moving into our neighbourhood, because it is walking distance to downtown, schools and medical facilities (dental clinic, family doctors, etc.).

I would be thankful if the Mayor and Councillors reconsider our comments and remove the approved amendment; that is to put Commercial Recreation, Convenience Store, Food and Beverage Services and Urban Agriculture, Commercial back into the Permitted Uses for the RC-1 zone.

Sincerely,

Siva

(Siva Sutendra)

cc: planning team

To the City of Yellowknife Planning Team, Mayor and City Council,

Please accept this as my submission for the Zoning by-law Public Hearing this Saturday November 27, 2021.

I submitted a letter about some of my concerns on October 1st, for the last public comment period. My main concern at that time was with respect to the timelines and limited ability for sincere public engagement. Considering the late draft by-law end of August, I felt it was imperative that the City request a pandemic-related extension from MACA to give time for meaningful public feedback. You have not done that, and so I submit further comments here.

Here is an excerpt from my October 1st letter, outlining my broad concerns after the draft by-law in August:

“In the RC zone these concerns, related to citizens being able to gain a detailed understanding, have been exacerbated by the collapse of the DT zone and the creation/expansion of the RC zone.

Combined with the overall reduction of zones within the proposed ZBL the significant addition to ‘permitted’ uses deserves far greater detailed planning input. In the RC zone the specific areas designated as low, medium or high density are not identified. It is not adequate in a ZBL to generalize this zone as being ‘transition’; those words belong in the Community Plan.”

I was pleased to receive an email dated October 22 from City Planner Libby Macphail titled “Zoning Bylaw Update and October 25 Governance and Priorities Committee Meeting.” In this email Libby outlined proposed changes to the RC zone (where I live) through the creation of a transition zone, RC-1 (which includes my neighbourhood of Trails End), where height maximum had been reduced from 45m to 12m and some permitted uses from the RC zone had been removed (Convenience Store, Food/Beverage Service, Automobile Service Station, Commercial Entertainment, and Hotels & Motels, Commercial Recreation, and Urban Agriculture, Commercial).

I felt that these proposed changes demonstrated that city planners had heard public concerns, and had used appropriate planning measures to introduce a transition zone within RC, to appropriately protect the character of established residential neighbourhoods. The concerns they were responding to about the RC zone being too large, too broad, and too great a reduction in regulations – I agreed with.

At the October 25 meeting of the Governance and Priorities Committee, I was shocked that Mayor Alty introduced an amendment to the changes proposed by the City’s professional planners, that resulted in several permitted uses being added back into the new RC-1 zone (commercial recreation, convenience store, food and beverage services, urban agriculture, commercial). This move appeared to undermine the considerable efforts of the public to remain engaged despite tight timelines and the entire sincerity of the public consultation process.

Having said this, here are my concerns, as specifically laid out as possible.

I am a resident of Trails End, parent in a family of 4, living in a 3BR single-storey residence. I am also self-employed and have a home-based business, and a recently-closed commercial business downtown. I'm a founder and member of the Trails End Community Association (which runs the Trails End Community Garden). I have kept chickens on my property and I currently keep bees. I love that my neighbours all know each other and help each other out. We come together for the community garden as well as another little park on our street that the Trails End Condo Corp (a 2nd Trails End organization, separate from the Association that runs the community garden) owns and manages. I prefer walking or biking as a method of transport. I'm concerned about climate change. I support a walkable, livable city.

Trails End, like many neighbourhoods in the RC-1 zone, already is walkable to downtown. We can walk to restaurants, convenience stores (Sunlines is just around the corner), to the brew pub, to the gym (the RC or Breakaway), to most amenities. If the downtown core were more vibrant than it currently is, if commercial spaces downtown were less vacant, if there were less parking lots and more facilities downtown, we'd be able to walk to so much more.

I watched the entire 4-hour meeting of the Governance & Priorities October 25 meeting, and while I appreciate the comments by planners that transition (like what has happened on 47th street) is a slow process over 10-15 years as well as the comments about European cities and what has happened there, I am not sure how relevant all of those comments are when faced with the increasingly ghost-town like downtown that we have in Yellowknife. I think much more needs to be done to revitalize the downtown before adding uses in RC or RC-1 as "permitted."

I strongly support the move to increase densification in RC and RC-1. Trails End has been a great example of this already in action – with many homes now having a suite, or duplex/triplex. I fully support residential density and infill and dwelling types (with the exception of apartment buildings in RC-1 – I was glad to see the height reduced from 45m to 12m).

I am happy that commercial entertainment was removed as a permitted use in RC-1 and has remained that way after Mayor Alty's October 25 amendment.

As the RC-1 zone stands after the October 25 meeting, I am concerned about several permitted uses and believe they should be moved to discretionary uses. While I listened to Mayor Alty's examples in her October 25 speech, and would not be unhappy with some of them, I feel these permitted uses as they stand in the definitions are far too broad to be permitted rather than discretionary. I understand that planning staff may use the lens of maintaining the character of the neighbourhood and compatibility of use, but these are vague concepts and city staff as well as city council changes over time so there is too much room for interpretation here or for interpretation to change over time or knowledge about how this is applied (or conversations and concerns from residents) to be lost when staff turns over.

These RC-1 permitted uses I would like to see either removed completely or moved to discretionary uses. I hear the planners on the overall direction not to have many discretionary uses. However, these 4 uses that the Mayor added back in may be too broadly defined and therefore better suited to discretionary.

1. Convenience Store – I echo the concerns brought up at the meeting about hours, traffic, lighting. While it may be appropriate within the zone on some main streets, it would not be on a street like Trails End – therefore I suggest this be discretionary or removed completely.
2. Food & Beverage Services – this category is too broad to be permitted use. Some sub-categories would be appropriate but not others (café vs a bar, for example). Please move to discretionary.
3. Commercial Recreation – same as above – I support Narwal and Jackpine (which is right around the corner from me – there have been some canoe parking/traffic visibility/safety issues but I support in general) but a bowling alley I would feel differently about if it were proposed on my street.
4. Urban Agriculture, Commercial – I support urban agriculture in general. France Benoit lives one street over with her urban farm and I support it. But again, this category is too broad. I wouldn't support a pig operation on my street. This should be moved to discretionary.

As this is going to be up for review every 8 years, I support a more phased and cautious approach. There is no need or urgency to expand all these commercial permitted uses now. Why not take a more measured approach and watch what happens over the next several years?

I sincerely hope that after the public hearing on November 27th, these amendments will be made to put the above permitted uses for RC-1 back to discretionary. And to consider how to support a greater revitalisation of downtown before incentivising residential neighbourhoods that are already green, walkable, living communities, to become the new downtown.

Thanks for your consideration,

Jennifer Skelton (& Marc Casas)
Trails End

To: City of Yellowknife: Mayor, Councillors and Planning Team
From: Marie Adams – Rate payer
Date: November 21, 2021

RE: Comments on proposed new City of Yellowknife Zoning By-Law changes

I strongly agree with and support the very thoughtful and considered letters sent to you by Katherine Woodward (November 3, 2021 as well as her letter of November 16, 2021) on this subject.

Prior to the Council meeting on October 25th, affected residents were informed by City staff, that a new RC-1 zone had been created with new permitted and discretionary uses, in response to the valid concerns raised. Therefore, I too, (along with many others) was incredulous that after the presentation from the City's Planning Team, with supporting documents (that City councillors all had input into and approved), that the Mayor and four Councillors, would completely disregard what the Planning Team had concluded! The fact that the Mayor took the opportunity to introduce a last minute amendment to the proposed By-Law and that several proposed permitted commercial uses (and a NEW commercial use) were re-introduced into the mix points to an apparent lack of respect that City Councillors have both for its own Planning Team as well as residents who are tax payers.

Note that I am not wholly opposed to the mixed use/densification initiative so long as the height and type of building use is more appropriate to the character of the neighbourhood and the development requires consultation with residents and a consideration of their views. I am strongly opposed to the 45m height proposal for buildings in this current zoning proposal as well as the variety of 'permitted' uses that do not require consultation with residents. In this regard I am supportive of Katherine Woodward's letter to the City of November 16, 2021 detailing examples of compatible uses.

I feel the following uses should be removed from RC-1 zoning:

- 1) Commercial Retail Sales and Service: The City needs to encourage businesses to operate within the current business area and not turn housing in residential areas into businesses. The Community Plan talks about increasing housing. The proposed zoning changes not only spreads out businesses but decreases housing. The City appears to be disregarding its own Community plan through this proposal.
- 2) Convenience Store: Convenience stores are not compatible with residential areas because of the increased traffic, increased lighting, and extended hours of operation. It is unsound logic to want to increase the number of Convenience stores in the RC-1 zone where the entire zone is within walking distance to a convenience store now, without considering other areas of the City where these uses may be more appropriate.
- 3) Food & Beverage Service: Residential areas do not need restaurants, drive-in food establishments, taverns, bars, cocktail lounges or catering services. Anyone in RC-1 can easily walk to all those amenities now.
- 4) Urban Agriculture Commercial: The City's own Community Plan describes the Residential Central zone as "*a geographically convenient place to live, as services are easy to access by walking, biking, driving and public transit*". It is, by the Plan's own definition, a "complete community." Any reasonable administrator would logically conclude that an industrial area is better suited for commercial greenhouses, fish processing/selling and raising of livestock for sale. It is again baffling that these commercial enterprises are being proposed for the RC-1 residential area when the City is also promoting the Engle business/industrial district for commercial use.

Having had the unpleasant experience of having an (unpermitted) operating kennel of 10 plus dogs in my street with smells of urine and feces and extended howling from the dogs, I am not supportive of increasing opportunities for commercial animal husbandry in my neighbourhood. I also worry about effluent and wastes emanating from livestock operations that would not only seep into my property depending on elevations, but would also be introduced to groundwater and perhaps city wastewater drains. Has Council considered the

increased use of commercial traffic with ensuing increased emissions (in a residential area) which is inevitable for feed and bedding deliveries for such operations? The Community Plan states that the objective is "*To promote urban agriculture activities that do not conflict with residential uses such as raised garden beds, small chicken coops, and domestic bees*". Note that the urban agricultural activities stated in the plan are not Commercial in nature. Why does the proposed zoning disregard the Community Plan?

In one of the City meetings it was noted that the City had compared zoning options with that of the City of Hamilton (population over 500,000 and a bedroom community to the largest city in Canada), in order to come up with some of the proposed changes to the zoning By-Law. This comparison seemed an odd choice in my view. Why not look at other communities that are more representative of the size and make up of our City as in Whitehorse, Prince Albert, Sask, or Moose Jaw, Sask. for example?

I have yet to hear in all of the talk around re-zoning, what if any plans the City has, for initiatives to encourage and support businesses to locate and thrive in the downtown core such as tax incentives or other considerations. Considering that the City owns certain prime downtown properties I have to wonder why there are no proposed uses that would encourage more commercial uses to the area. We have a downtown mall that is underutilized and have little in the way of solutions to turn the downtown into a viable, family oriented safe zone for its residents. Pushing commercial operations into established residential areas is not the answer to revitalizing the downtown core.

As a resident in this City for over 40 years, I feel I have contributed to the welfare of the City and its residents over the years through my activities and support for City plans and objectives. In turn, I hope to maintain the value of my property and maintain a lifestyle I enjoy as I move into my retirement years. What this City council is doing with the proposed zoning changes to long term residential areas, is to effectively make them 'unliveable' as residential neighbourhoods with any type of unique character to them. So, in taking such steps, the City is effectively saying to long term residents that *they want them to move out, that they should not retire in this City*. This is the inescapable conclusion that one has to come to when considering City councillors' actions and ill-considered proposals for zoning changes. It is short sighted thinking to assume that the economic contribution of seniors to the City is not worth considering. Seniors in this community tend to have more disposable income on the average than other cities of this size. In addition, by destroying the character of such residential areas the City is also not welcoming the younger families that are now moving into such neighbourhoods. Those considering relocating to Yellowknife are going to look at preferred locations for residences that allow them to bike or walk to work in the downtown area without the need for using a vehicle and contributing to emissions. A dynamic and thriving city needs to maintain its diversity in demographics and provide opportunities for growth. This zoning By-Law does little to encourage this type of growth.

I hope you will consider these views as you make decisions on the new zoning By-Law. Thank you for the opportunity to comment.

Marie Adams
Bruce Davidson (Resident)

Dear Mayor and Council,

I am writing to you to indicate support for the comments that you have already received from the 50A Avenue Committee and Kathi Woodward with respect to rezoning of the residential areas near Yellowknife's downtown. The Committee and Kathi have put considerable effort into reviewing the available information and monitoring the discussions on this subject. I believe the comments they have provided are reasonable and well represent my opinions, so there is no need to provide lengthy comments. But a few points, to summarize:

- I support the objective of revitalization of the downtown. There is much vacant and under-utilized land in the downtown. It seems to me there is no foreseeable need to bleed downtown type land uses into adjacent and nearby residential areas.
- I support the idea of densification of residential areas near downtown. The proposed RC-1 seemed to largely achieve this objective.
- I think any non-residential uses in an area zoned "residential" should be discretionary, so subject to input from impacted residents. That said, full disclosure; we operate a home-based business in our residential neighbourhood. But this is simply an office in the home. There are no traffic implications, or signage, to detract from the residential character of our neighbourhood.

I do appreciate the work you do. I know we all want what's best for Yellowknife. Let's keep Yellowknife a great place to live, work and play.

Thank you,
Ed Hoeve

The concerns supplied to you in my Sept. 30/21 email with regard to this issue have not changed. I had the opportunity to observe the first portion of the committee meeting with the planners on this by-law and initially felt that some of the concerns were being address only to find out later that this progress was fleeting when it was decided by the committee not to recommend the changes suggested by the planning team. I think the Mike Vaydik letter and the article by Walt Humphries "Tales From the Dump" in the Nov. 5/21 Yellowknifer describe my concerns well and I agree with the comments and details supplied by Katherine Woodward"s several emails.

Floyd Adlem

Dear Mayor and Council:

My husband and I are writing to follow up on the RC-1 Zone changes that came at the end of the GPC meeting.

From the standpoint of a property owner on 50A Avenue we were pleased with what was presented prior to the GPC meeting.

I attended the meeting virtually for about 3 hours but unfortunately had another commitment that preventing my hearing the conclusion.

We were shocked to hear afterwards that the Mayor introduced a significant number of commercial uses that could be developed in the RC-1 Zone (including: 50A Avenue, 51A Avenue, Forrest Drive, School Draw, Matonabee, Gitzel, 57th Street and Trail's End).

We have been property owners on 50A Avenue for over thirty years. We are not opposed to an expansion of the type of dwellings i.e. single detached, duplex, secondary suites, townhouses, factory built, multi-unit, special care residence with the height limit of 12 metres. In fact one of the properties on 50A Avenue was a group home for adults for several years. The residents of the group home were welcomed in our neighbourhood.

We are strongly opposed to: Commercial Recreation, Commercial Retail, Convenience Store, Food and Beverage Services, Urban Agriculture (Commercial) in the RC-1 Zone.

One of the city staff spoke about the development of boutique type commerce that would be congruent with the city's smart growth plan. She referenced 47th Street block behind the Primary Care Clinic as an example and pointed out that this occurred slowly over the last ten years. It is my understanding that the city plan also wants to densify the downtown. What has happened over the last ten years is that this block (47th Street) no longer has any residents living on the street! I fail to see how having no residents living on a street contributes to densification.

Boutique type commerce used to be present along Franklin Avenue and in both malls. The malls are not an attractive option for many entrepreneurs. There are many reasons for this including high rent and poor upkeep.

The block of 48th Street between 51st Avenue and 52nd Avenue is another example where properties of a commercial nature have expanded on the street. There are vacant properties and fewer residents living on this part of the street.

The Cabin Radio report from October 25, 2021 references the development of a 3 storey building with two apartments and a workshop behind Ms. Bassi-Kellett's home. I drove by there last week. I would have no problem with such a structure on our street although I would suspect that at least two lots would be required. The workshop does not appear to be of a commercial nature / at least there were no additional vehicles parked there.

When we first moved to 50A Avenue there were lots of young families. Over time the children grew up and did not live at home any longer. In the past several years, young families have moved to the street. Our neighbourhood supports children being able to walk to school, parents walking to work, etc. Commercial operations such as: Commercial Recreation, Commercial Retail, Convenience Store, Food and Beverage Services, Urban Agriculture (Commercial) would negatively impact these residential areas.

I would like to reference the commercial recreational businesses of Jack Pine and Narwal in the context of RC-1. In the case of Jack Pine, while they do have room on the property to store the canoes over the winter, the canoes and trailer were stored on Niven Drive for the most part all summer. Most streets in the RC-1 zone would not have the street space to accommodate a large trailer and canoes. In the case of Narwal, their property is at the end of a block. There is a small turn around area that parents bringing their children to canoe lessons can utilize for drop off and pick up. Again, this is not something that most streets in the RC-1 district have.

With regard to Urban Agriculture - commercial - it would be essential to us that no keeping of small or large animals be permitted. Le Refuge seems to fit in the Trails End area as it stands. I believe it is utilizing one lot. Also, it our understanding that France sells her products at the market for the most part. A large commercial operation with a volume of clients attending at the property would not be compatible with the street layouts in Trails End.

We ask that the commercial uses be taken out of RC-1 in order to let residents live in residential areas.

Thank you.

Austin and Margaret Marshall

I'm not in support of the changes proposed for the zoning bylaw for residential neighbourhoods RC and RC-1.

I think there will be way more problems than you can probably imagine for city council in the future because of these proposed changes. When I read them initially, I couldn't believe my eyes and figured that sense would eventually prevail. Residents had a chance to provide feedback already and now we are voicing our concern again. My faith that residents will be heard is eroding.

I am in support of keeping residents well informed of future developments in their neighbourhoods. With their early inclusion, many issues can be brought to the attention of the developer so they can mitigate concerns during the early planning phase. I believe 30 metres is far too small a distance for the Notice of Decisions. Sending notice to landowners within 300 metres of a proposed development is more reasonable for providing a neighbourhood-wide notification. The current 30 metres distance does not allow for full and upfront communication.

Please reconsider your position on the proposed changes to the bylaw.

Sincerely,
Diane Baldwin

Here is my take on the zoning bylaw as published in Fridays Weekender TALES FROM THE DUMP. Just in case you don't read the newspaper. Ah I remember the days when local newspapers were banned from entering city hall.

My question to you is would you want an urban Hog Farm or Chicken Barn next door to your house, and how is that even appropriate for a residential neighbourhood.

sincerely

Walt Humphries

yellowknife resident and trailer or home owner since 1974

The city has opened all its facilities to the public, except for city hall. Why is that? Come to think of it in the last two years, for most of the of the time city hall, the legislative assembly or even the house of commons have been closed to the public. Are all the politicians and bureaucrats shielding themselves from the public or been in hiding?

There have also been a lot of strange and illogical things going on. It is as if we have been living through a horror movie or maybe a remake of the movie, "The Invasion of the Body Snatchers". That's when aliens take over as exact replicas of people, only they lack emotions, empathy, common sense and know very little about humans and the planet. Why? Because they are aliens of course.

Here is a case in point. On the new proposed bylaw, a permitted use called "Urban Agricultural Commercial" was put back in. Which means if someone wants to turn a lot in the middle of a residential neighborhood into a fish processing and selling facility, they can, and no one could complain because it is "bylaw" Also they can create urban farms. What kind of farm? Well glad you asked. It says a farm to raise small livestock to create products. This would include but not be limited to hens, ducks, quail, rabbits, goats, and pigs. Yes even pigs!

I really don't know what planet these aliens are from, but it certainly isn't earth if they consider pigs to be small animals. "Big Bill", a pig in the USA, set a record when it weighed in at 1,157 kg. That is one and a quarter ton. Most pigs when they get big enough to slaughter weigh 140 to 300 kilograms. So, they are bigger than most humans that I know.

If you have ever visited a commercial pig farm, urban or otherwise, they are very noisy and smelly places. Not only could you have a pig farm next door with a hundred or so swine, but a slaughterhouse and retail shop to sell the product. Maybe you would have an urban chicken barn across the street and an urban insect farm down the road. Not sure what kind of insects they are talking about, because they don't specify them, but it sounds pretty alien to me. Interesting enough they specify that one can't grow or sell pot from your house and no commercial agriculture would be allowed in land designated as IG or Industrial General Zone, where one might think these farms belong, but no explanation is given.

They also want to include "Commercial Recreation". So, if your neighbor wants to set up an outdoor bar for tourists, along with a daily pig roast, why not? Or how about a business to rent motorcycles and snowmobiles to tourists. Just what your sleepy little residential neighborhood needs is motorcycles and snowmobiles roaring up and down the streets 24 hours a day. And you can't question this because it is allowed in the new proposed "bylaw". I wonder do people have to show proof of being a tourist? And what happens if a local resident slips in.

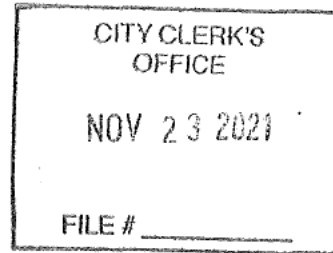
There is a section for convenience stores and for the food and beverage services allowed in residential neighborhoods that is a little mind blowing. A convenience store can serve food but not the type of food you would find in a restaurant and a restaurant can serve food but not the type of fast food you would find in a convenience store. Then there are drive-in food establishments mentioned but not drive-thrus.

If you thought a residential neighborhood was residential this new bylaw says otherwise. You could be surrounded by urban farms, bars and restaurants, indoor ones and outdoor ones.

I have no idea who thought up or wrote these rules, but my first reaction was, these are way too confusing and bizarre! So maybe we have indeed been invaded by a group of Alien

Body Snatchers and they are now in charge! Never too late to let the city know what you think.
My question is we have tests for covid but ifs there a test for alien body snatchers.

Klaus Schoenne



November 22, 2021

Re: City Yellowknife By-Law review written submission for PUBLIC HEARING
November 27, 2021.

I would like to submit the 48 page petition signed by 528 citizens of Yellowknife opposing a " special Care Facility " at the 5019 – 51 street location.

If you move the " special care facility" from discretionary use to the permitted use category, you would be taking away from the citizens of Yellowknife and that of council the opportunity to be involved in determining the best location or any inappropriate location for the facility.

Why take away citizens voices, when a facility could still be built if it is left in the discretionary category, just will have more scrutiny and discussions. What are we afraid of?

Not all locations in the Downtown zone would necessarily be appropriate for a Special Care Facility, as such, should be left in the discretionary category.

There are 4 schools adjacent, surrounded by and or bordering the downtown zone. There are also Child Day Care facilities in the downtown zone. All being inappropriate locations for a special care facility. Temporary locations for a special care facility have been turned down previously due to the vicinity of schools.

There is also a liquor store and numerous alcohol serving establishments (Gold Range, Raven Pub, Kit & Castle, Black Knight and more), all inappropriate locations for a wellness, special care, "sobering" center environment.

If special care facilities remain in the permitted use, none of the concerns above will matter, as the facility would be permitted anywhere in the zone. The appropriateness of the location, citizens concern and councils' inability to be involved in decision making in the location would not matter, it could be built anywhere. Is that what we want?

Regards,


Klaus Schoenne

YELLOWKNIFE ZONING BYLAW PROPOSAL

-PRESENTLY THE BYLAW PROPOSES "SPECIAL CARE FACILITY "(aka - WELLNESS CENTER, SOBERING CENTER, ADULT DAY CARE, DAY SHELTER) TO BE MOVED FROM DISCRETIONARY USE TO PERMITTED USE IN THE DOWNTOWN ZONE.

-Permitted Uses means a use listed in a permitted use table that shall be approved with or without conditions provided the requirements and regulations of this by-law are satisfied. Meaning the facility could be built in any location, any existing building in the downtown zone without public input or a proper appeal process.

IN THE COMMERCIAL SERVICES ZONE, "SPECIAL CARE FACILITY" WAS PLACED IN THE DISCRETIONARY ZONE, WITH THE RATIONALE AND CITY RESPONSE OF "NOT ALL LOCATIONS IN THE COMMERCIAL ZONE WOULD NECESSARILY BE APPROPRIATE FOR A SPECIAL CARE FACILITY, AS SUCH IT WAS LEFT IN THE DISCRETIONARY CATEGORY"

DOES THIS PROPOSED BYLAW SUGGEST ALL LOCATIONS IN THE DOWNTOWN CORE ARE APPROPRIATE???

Not all locations in the downtown core are appropriate. It could be built beside your child's school or day care - no proper appeal or consultation required.

A SPECIAL CARE FACILITY SHOULD BE LEFT IN THE DISCRETIONARY CATEGORY

PAST APPLICATIONS TO DEVELOP A SPECIAL CARE FACILITY IN THE OLD MINE RESCUE STATION AND OLD LEGION BUILDING HAVE MET LOUD OPPOSITION AND EVEN VOTED DOWN BY CITY COUNCIL. ----- NOW, ABOUT FACE, THE CITY BYLAW PROPOSAL IS SAYING THAT NOW IT IS OK TO HAVE SUCH A FACILITY ANYWHERE IN THE DOWNTOWN CORE - NO DISCUSSION, NO APPEAL AND NO COUNCIL VOTE.

Discretionary Use means a use listed as a Discretionary Use that may be approved by Council after due consideration is given to the impact of that use upon neighbouring land and other lands in the City, subject to Section 3.4 of this By-law

IF CITY COUNCIL IS PROPOSING TO REMOVE THEMSELVES FROM MAKING HARD DECISIONS, PLEASE DO NOT DO IT AT THE EXPENSE OF CITIZENS RIGHT TO APPEAL, DISCUSS AND VOICE THEIR OPINIONS. 521 CITIZENS OF YELLOWKNIFE HAVE SIGNED A PETITION OPPOSING A SPECIAL CARE FACILITY IN A PARTICULAR DOWNTOWN LOCATION. THESE 521 PEOPLE WILL NOT BE HEARD IF A SPECIAL CARE FACILITY IS A PERMITTED USE ANYWHERE IN THE DOWNTOWN CORE ZONE.

WE ARE NOT AGAINST BUILDING A SHELTER, BUT WOULD LIKE TO HAVE DISCUSSION AS TO WHERE THE APPROPRIATE LOCATION MAY BE.

18X11
= 528

THANK YOU!

Petition to [Action Petitioned For]

Petition summary and background	PROPOSED GOVERNMENT WELLNESS AND RECOVERY CENTER BUILDING AT 5019 - 51 STREET YELLOWKNIFE
Action petitioned for	We, the undersigned, are concerned citizens who ARE AGAINST THE BUILDING OF THE WELLNESS AND RECOVERY CENTER AT 5019 - 51 STREET IN YELLOWKNIFE

Printed Name	Signature	Address	Phone # / Comment	Date
KLAUS SCHOENNE				July 17/21
Zoraida Brings				July 18/21
Roger Adams				July 18/21
Lisa Baker				"
David Staples				July 19/21
Gadelle's Brings				"
Andrea Carnell				"
Mike Ennis				July 20/21
Rod Phout				July 20/21
Nicole Spencer				July 20/21
Roy Wilkerson				July 20/21

THANK YOU!

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Printed Name	Signature	Address	Phone # / Comment	Date
Roger Warden				May 20/21
PIERRE LEBEL				JULY 20/21
P. RADICCHI				JUN 20
Gilbert				July 20/21
FRANCIS DEAN				
ANITA GRIFFOLE				July 20/21 cc cc/cc
Terry Pamplin	Terry Pamplin			July 20/21
NICHOLAS TSOUTOS				
MARK MUSECCA				
TONY VANE				21/07/21
BRIAN CAURENE				21/07/21

THANK YOU!

Petition to [Action Petitioned For]

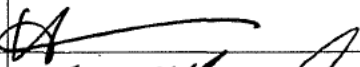
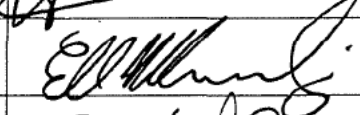
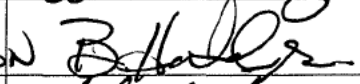
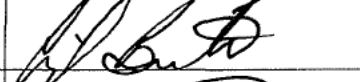
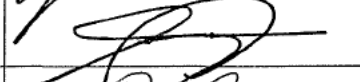


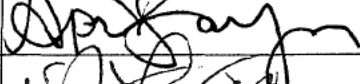

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Printed Name	Signature	Address	Phone # / Comment	Date
RAY WEBER				21 July 21
Lawrence Pelletier				21/07/21
YVES CHARBONNEAU				21/07/21
Robert Roy				21/7/21
John Willista				July 21/21
Shauna Zorn				July 21
Judy Little				July 21
David Walcer	David A Walcer			July 21
M. Bajceta	M. Bajceta			July 21
GAIL CYR			is a good location	21/07/21
Murray Jones				21/07/21

THANK YOU!


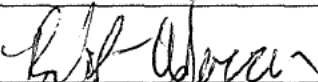

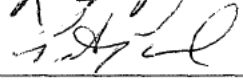

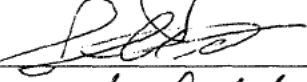
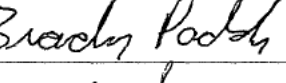
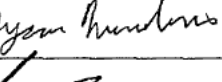
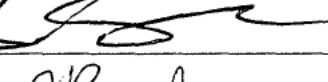
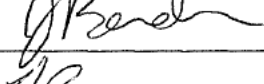
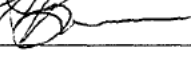
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Printed Name	Signature	Address	Phone # / Comment	Date
Carolynn Kobelka	Carolynn Kobelka			July 21/21
Toni Ems	Toni Ems			July 21/21
HARVEY, MONAHAN				22 Jul 21
Eugene Merced				22/July
Bill HUTCHINSON				July 20/21
Cyril Brenton				July 21/21
MATTHEW TAMPUK				July 22/21
V. Squires				July 27/2021
Mitchell Madsen				July 28/21
April Sayine				July 27/21
WALT LaRocque				July 22/21

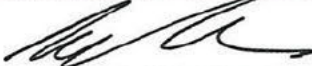







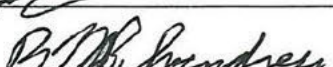
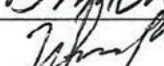
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ROGER NENDSA				July 21/21
Robert Wagner				July 21/21
RANDALL DREW				July 21/21
PETER PRU				July 22/21
FRANK RYAN				
LLOYD LUSH				22/21
BRANDON PADDON				22/21
Alyssa Normandin				22/21
Jessica Smith				July 22/21
Jessie Borden				July 22/21
Helen Bourque				July 22/21

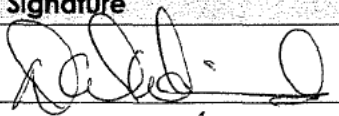

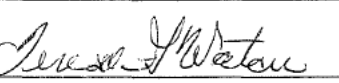

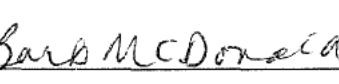

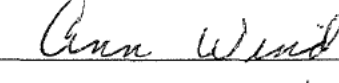
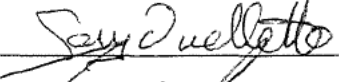

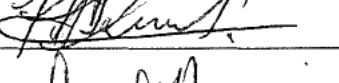
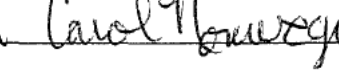
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Gwen Monahan				July 22, 2021
GERRY AVERY				July 22/21
JOHN WY				July 22/21
Aiden Kircommons				July 22/21
MAGNUS BOURGON				July 22/21
Tanise Jural				July 23/21
Steve Grawell	Steve Grawell			July 23, 2021
M. McMAHON				July 23/21
J Conaghan				July 23/21
BH RHYNDRESS				23 Jul 21
Isabel Fernandez				23-Jul-21

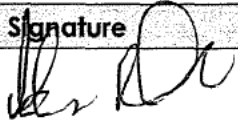
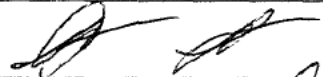
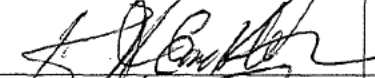



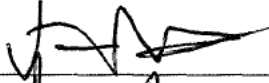
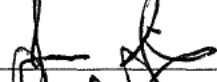

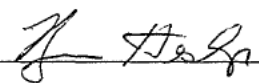
Petition to [Action Petitioned For]

Petition summary and background	PROPOSED GOVERNMENT WELLNESS AND RECOVERY CENTER BUILDING AT 5019 – 51 STREET YELLOWKNIFE
Action petitioned for	We, the undersigned, are concerned citizens who ARE AGAINST THE BUILDING OF THE WELLNESS AND RECOVERY CENTER AT 5019 – 51 STREET IN YELLOWKNIFE

Printed Name	Signature	Address	Phone # / Comment	Date
DAVID WIND				22/07/21
Wally Watson				July 22/21
Teresa Watson				22 July 21
Bew. Black				23 July
BARB McDONALD				23/07/21
SUE IMPETT				23/7/21
Ann Wind				23/7/21
Gary Duquette				23/7/21
Ralph Saylor				23/7/21
Mazin Ahmed				23/7/21
Carol Norwegian				23/7/21

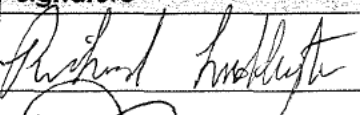


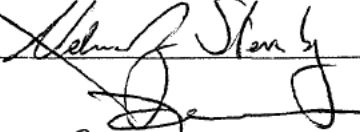
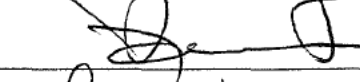
Petition to [Action Petitioned For]

Petition summary and background	PROPOSED GOVERNMENT WELLNESS AND RECOVERY CENTER BUILDING AT 5019 - 51 STREET YELLOWKNIFE
Action petitioned for	We, the undersigned, are concerned citizens who ARE AGAINST THE BUILDING OF THE WELLNESS AND RECOVERY CENTER AT 5019 - 51 STREET IN YELLOWKNIFE

Printed Name	Signature	Address	Phone # / Comment	Date
Chris Babkirk				July 23/21
Emily Esau				July 23/21
Ken Emberton				July 23/21
JOHN YACZYKO				July 23/21
Hai Huynh				
Garry McDonald				
Clifford Heel				July 23/21
Vince Hausman				"
Jesse Brief				"
Mike McCreadie				July 23/21
Ryan Hessep				July 23/21

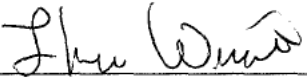

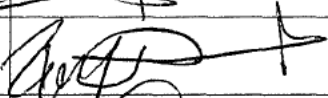

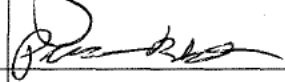
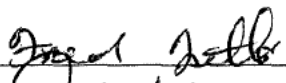
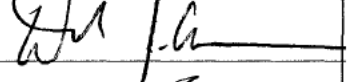
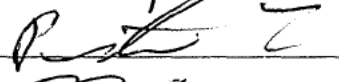

Petition to [Action Petitioned For]

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Printed Name	Signature	Address	Phone # / Comment	Date
Richard Luedtke				July 24
H. Hamer				"
Destiny Kabesca	Destiny Kabesca			July 24
R ZENKA				JULY 24
Velma Sterenberg				July-24
John Ordrack				24 Jul.
Terrilyn Hayden	Terrilyn Hayden			24 Jul
Mathie Beaudou	Mathie Beaudou			Jul 24.
Shane Greenland	Shane Greenland			July 26
Maisha Grogan	Maisha Grogan			July 26
HILDA CAMERON	Hilda Cameron			July 24


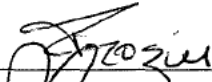




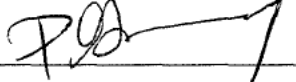
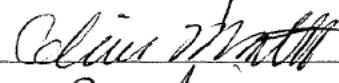
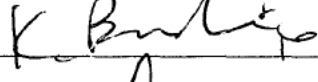
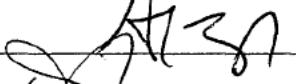

Petition to [Action Petitioned For]

Petition summary and background	PROPOSED GOVERNMENT WELLNESS AND RECOVERY CENTER BUILDING AT 5019 - 51 STREET YELLOWKNIFE
Action petitioned for	We, the undersigned, are concerned citizens who ARE AGAINST THE BUILDING OF THE WELLNESS AND RECOVERY CENTER AT 5019 - 51 STREET IN YELLOWKNIFE

Printed Name	Signature	Address	Phone # / Comment	Date
Theresa Wright				July 26 2021
Conrad Wright	CONRAD WRIGHT			July 26 2021
Ken [unclear]				7/26/21
Reginald [unclear]				7/26/21
Shane Clark				July 26/21
Pamela Rabesa				7/26/21
Fred Tseth				July 26/21
David Olan				
Peter Lisk				
Ben Clark				July 26
Josie Rabesa	Josie Rabesa			July 26



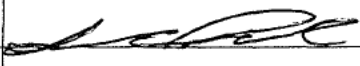
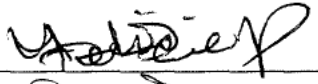
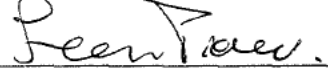

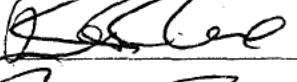

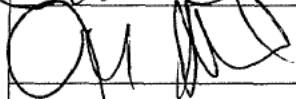

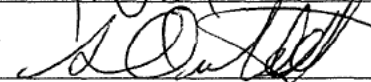
Petition to [Action Petitioned For]

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Action petitioned for	We, the undersigned, are concerned citizens who ARE AGAINST THE BUILDING OF THE WELLNESS AND RECOVERY CENTER AT 5019 – 51 STREET IN YELLOWKNIFE

Printed Name	Signature	Address	Phone # / Comment	Date
Brian Hunter				July 27/21
M. L. Crozier				"
Tim Conway				July 27/21
Moya Willis				2507
BANKIN				25
JAMES MACDONALD				Jul 27/21
PHILIP MURRAY				July 27/21
Celine Mauth				July 27/21
Kelly B. Minard				July 27/21
Al Cunningham				Jul 27/21
DAVID JARVIS				July 27/21

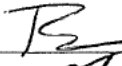
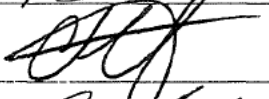
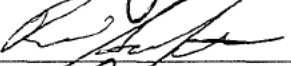
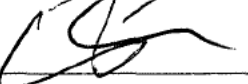


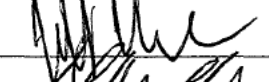
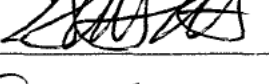
Petition to [Action Petitioned For]

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Action petitioned for	We, the undersigned, are concerned citizens who ARE AGAINST THE BUILDING OF THE WELLNESS AND RECOVERY CENTER AT 5019 - 51 STREET IN YELLOWKNIFE

Printed Name	Signature	Address	Phone # / Comment	Date
James Stewart				27/07/21
Rick Trail				27-07-21
Shawn Paul				27/07/21
D M Messac				28/07/21
Felicie Rient				28/07/21
Ken Power				29/7/21
Gina Maclean				28/7/21
Kevin Robichaud				28 July 2021
Shawn Ekela				" "
				
Steve Outlet				28/07/21

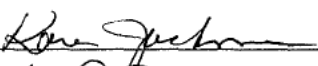
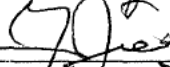
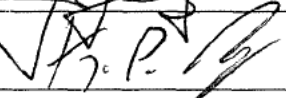
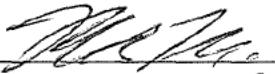
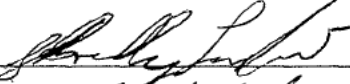
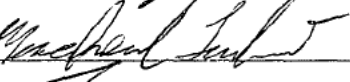
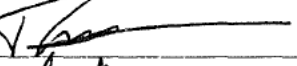


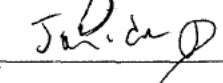
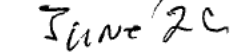
Petition to [Action Petitioned For]

Petition summary and background	PROPOSED GOVERNMENT WELLNESS AND RECOVERY CENTER BUILDING AT 5019 - 51 STREET YELLOWKNIFE
Action petitioned for	We, the undersigned, are concerned citizens who ARE AGAINST THE BUILDING OF THE WELLNESS AND RECOVERY CENTER AT 5019 - 51 STREET IN YELLOWKNIFE

Printed Name	Signature	Address	Phone # / Comment	Date
Betty Arden	Betty Arden.			July 28.
Tom Swartz				
Cameron Biddle				
Robin Saftner				
Davis McLean				July 28
Albit Casaway	Albit Casaway			July 28
James Golchert				July 28
BRENDA NORRIS				July 28
Jeff Nickerson				July 28
Storn Hubert				July 28
Daniel Stubbart	Daniel Stubbart			July 29

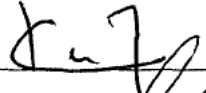
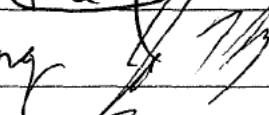
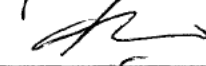
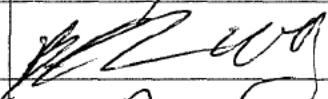


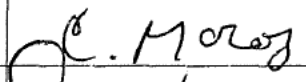
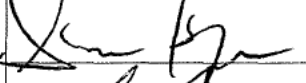
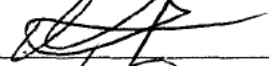


Petition to [Action Petitioned For]

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Printed Name	Signature	Address	Phone # / Comment	Date
KAREN JACKMAN				July 29/21
JIVKO JIVKO				July 29/21
Kevin Sheedy				29 July 2021
ROGAE ZARUSZKI				July 29/21
Shelly Lambert				July 29/21
Michael Lambert				July 29/21
Tran Thai				July 29/21
Hoa Lu				July 29/21
Corina Jacevko				July 29/21
Jaidal Deutscheran				July 29/21
Ed Ghel				July 29

Petition to [Action Petitioned For]

Petition summary and background	PROPOSED GOVERNMENT WELLNESS AND RECOVERY CENTER BUILDING AT 5019 - 51 STREET YELLOWKNIFE
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Printed Name	Signature	Address	Phone # / Comment	Date
Ken Fradshaw				July 28
John Hargenberg				July 30/21
Brian W. W. W. W. W.				July 30/21
Bryan Kelly				July 30/21
Kevin Doherty				30/7/21
Steven O'Neil				30/07/21
C. MOROZ				
SHAWN HUSZAR				30/07/21
Pat Cloney				30/07/21
CARLOS GONZALEZ				30/07/21
MIKE McALLISTER				30/07/21

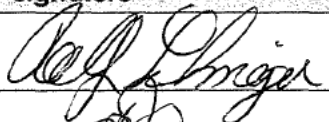
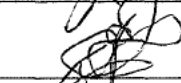
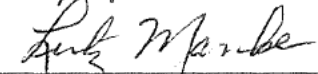
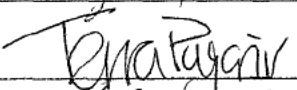
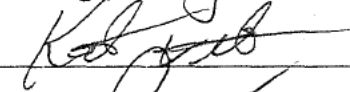
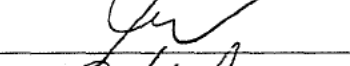
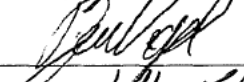



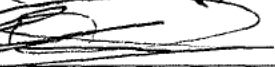
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Printed Name	Signature	Address	Phone # / Comment	Date
TAMMY BOULET	J. Boulet			Aug 3-21 July
DAVE SWEENEY	D. Sweeney			AUG 3/21
CHRIS BOURKE	Chris Bourke			AUG 3/21
GORDON COCHRAN	Gordon Cochran			←
Brian Sieben	B. Sieben			Aug 5 ²¹
Heather Shaw	Heather Shaw		Make this Centre successful with strategic location.	Aug 4/21
Jen Bourke	Jen Bourke			Aug 4/21
Louise Tan	Louise Tan			5 Aug 2021
Bonnie O'Connor	B. O'Connor			Aug 5/2021
THOMAS	THOMAS			AUG 5/21
Jen Reynolds	J. Reynolds			Aug 5/21



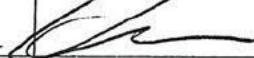


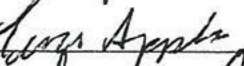
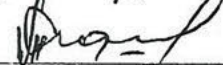
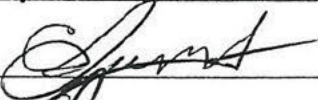



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Printed Name	Signature	Address	Phone # / Comment	Date
RAUL LEHNIGER				21/07/21
DARLENE PAGONIS				21/07/21
LUTZ MANKE				21/7/21
Tenatagonis				26/07/21
Keith Willis				26/07/21
Alma Igar				26/07/21
Devin Vogel				26/07/21
Willie Elder				26/07/21
Bob Weare				02/08/21
Robert Russell				08/06/21
RAYMOND ST. ARNAUD				AUG 6, 21.

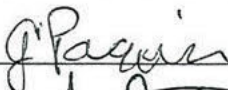


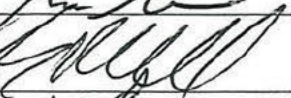

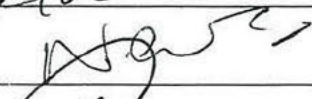

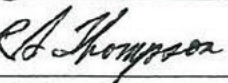
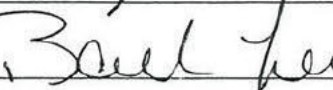
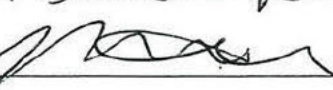

Petition to [Action Petitioned For]

Petition summary and background	PROPOSED GOVERNMENT WELLNESS AND RECOVERY CENTER BUILDING AT 5019 - 51 STREET YELLOWKNIFE
Action petitioned for	We, the undersigned, are concerned citizens who ARE AGAINST THE BUILDING OF THE WELLNESS AND RECOVERY CENTER AT 5019 - 51 STREET IN YELLOWKNIFE

Printed Name	Signature	Address	Phone # / Comment	Date
Colleen Howard				Aug 5/21
RAY DECORBY				" "
Charmaine Wilson				05 Aug 2021
SHANE PIERCEY				05 AUG 2021
Daphne Apples				Aug 16/21
Tina Apples				Aug 16/21
Santo Taskou				Aug 06/21
Carol Murphy			TERRIBLE place	Aug 8/21
col Martil				Aug 06/21
Curtis Pachniewski				Aug 6/21
Stephen Purcell				Aug 6 21






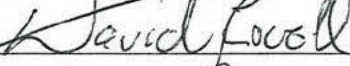
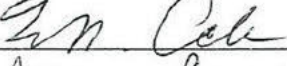
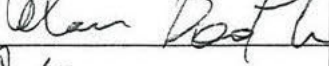



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Printed Name	Signature	Address	Phone # / Comment	Date
Gail Paquin				06 Aug
S.A. GARDNER HEISDE				Aug 06
KEVIN GLENN				6 AUG
Greg Pemell				6 aug
Madelo Roka				Aug 06
Newson				Aug 06
Oliver Rick.				Aug - 06.
RON THOMPSON				AUG 07
Baul Lee				Aug 7.
Leonard Smith				Aug 7/21
L. Thompson				Aug 7/21


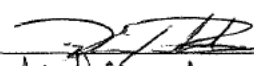
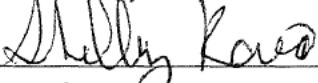

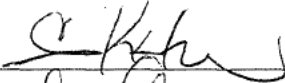
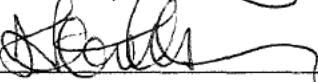
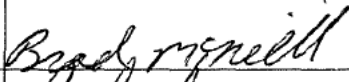
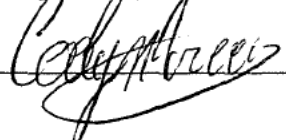
Petition to [Action Petitioned For]

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Printed Name	Signature	Address	Phone # / Comment	Date
S MITCHELL			TOO CLOSE TO LIQUOR STORE	7 AUG
Phila Fyten			" & does not need 2B downtown!	
Kristen Irwin				7 Aug 21
Waldon Katchileau				Aug 9/21
LAURIE MCLEAN				Aug 9/21
DAVID LOVELL				Aug 9
FLOYD ADLISMAN				" "
ELAN BOOTH				10/2
John MacDonald				08-10-21
CHRIS WILSON				NOV 10/21
Trina Rentmeister				10/8/2021

Petition to [Action Petitioned For]

Petition summary and background	PROPOSED GOVERNMENT WELLNESS AND RECOVERY CENTER BUILDING AT 5019 – 51 STREET YELLOWKNIFE
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Printed Name	Signature	Address	Phone # / Comment	Date
Rickey Storey				Aug 10/21
Tylar Rentmeister				Aug 10/21
Shelley Karoo				Aug 10/21
CAROL KAROO	C.K.			Aug 10/21
Flanones				Aug 10/21
Eric Gilbert				Aug 10/21
Ashley Drew	A. B. M.			Aug 10/21
Kirkwin/Skue				Aug 10/21
Heather Dolan				Aug 10/21
Brad McNeill				Aug 11/21
Cody Mercer				Aug 11/21






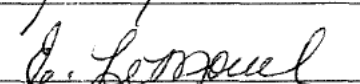
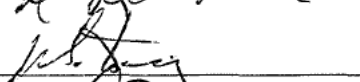
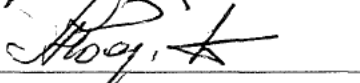

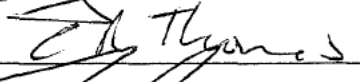
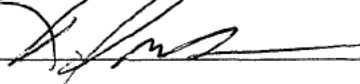
Petition to [Action Petitioned For]

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Printed Name	Signature	Address	Phone # / Comment	Date
EVE ERASMUS	<i>Eve Erasmus</i>			Aug 11/21
LANE DEWAR	<i>Lane Dewar</i>			AUG 11/21
Gus Mittenberger	<i>Gus Mittenberger</i>			Aug. 11/21
Chris Overvold	<i>Chris Overvold</i>			Aug 11/21
Malcolm WALSH	<i>MJ Walsh</i>			Aug 11/21
Felicia Pierrot	<i>Felicia Pierrot</i>			Aug 11/21
Bob Morris	<i>Bob Morris</i>			Aug 11/21
Bruce Weaver	<i>Bruce Weaver</i>			Aug 11/21
Mike Peef	<i>Mike Peef</i>			Aug 12/21
GERARD GILLIS	<i>Gerard Gillis</i>			Aug 12 21
Eric Samblon	<i>Eric Samblon</i>			Aug 12/21




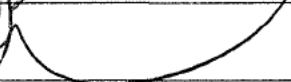
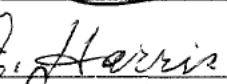


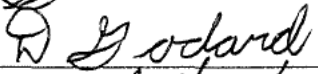
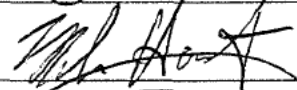

Petition to [Action Petitioned For]

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Printed Name	Signature	Address	Phone # / Comment	Date
RICHARD KOCHON				Aug 12/21
Suzanne Weydler				11
Scottie				4
Johnnie Gervick				11
Rene Bauhaus				✓
Evelyn LeMouel				Aug. 12/21
MAIT KING				Aug 12/21
TONY ALAGA				AUG. 12.21
MARCEL TORGE				AUG-12/21
CHRIS THOMAS				
Leif Sayer				


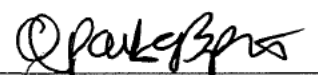
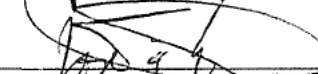
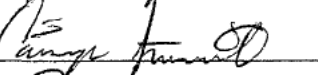
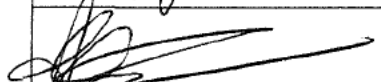
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Printed Name	Signature	Address	Phone # / Comment	Date
Felix Gibbons				Aug 13
Bradley ENGE				Aug 13
JERRY MORIN				AUG 13
Allen Hjelmeland				Aug 13
Emily Harris				Aug 13
BUD WEAVER				AUG 13
Dannie Turner				"
TH Warner				20210813
Dennis Godard				08/13/21
M. Heston				08/13/21
GLENN RIFFEL				08/13/21

Petition to [Action Petitioned For]

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Printed Name	Signature	Address	Phone # / Comment	Date
Daniel Halliday				Aug 5/21
Rudi Thomas				13 AUG 21
José Fajardo				4
Rocky Billetson	Rocky Billetson			"
Carlin Stewart				Aug 13 th 21
Raylene Kayvan	R. Kayvan			Aug 13 th 21
Bernie Westgreen	B Westgreen			Aug 13 th 21
Pat [unclear]	PATRICE TREMBLAY			Aug 13 th
	Alice			Aug 13 th
Nick Bawa	NBawa			Aug 13 th
Darin Paul	Darin Paul			Aug 14 th

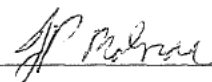




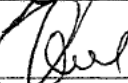

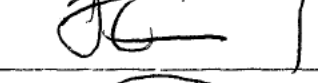



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Printed Name	Signature	Address	Phone # / Comment	Date
VANESSA BONNETROUGE	<i>Vanessa Bonnetrouge</i>			AUG-12-21
COLIN DIGNESS	<i>Colin Digness</i>			"
PEGANIE BEACH	<i>Peggie Beach</i>			"
NIKITA MACKENZIE	<i>Nikita Mackenzie</i>			AUG 12/21
BC Ballywell	<i>BC Ballywell</i>			@ 633
Nelson Madsen	<i>Nelson Madsen</i>			Aug 14/21
FRASER TRENNERT	<i>Fraser Trennert</i>			AUG. 14/21
LEXI KOYCZAN	<i>Lexi Koyczan</i>			AUG 14
CONNOR + SHAR	<i>Connor + Shar</i>			AUG 14/21
MELONY NIKIFOROW	<i>Melony Nikiforow</i>			AUG 14/21
KARL YOUNG	<i>Karl Young</i>			Aug 14/21


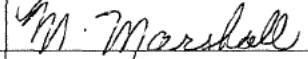

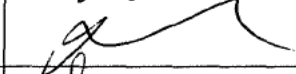

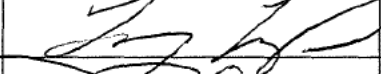
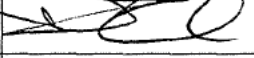

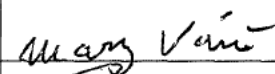


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Printed Name	Signature	Address	Phone # / Comment	Date
Jeff Malnar				8/17/2021
Joel Park		Im for it but not at that location		Aug 12, 21
Jan godentkayde				16 Aug 21
M. Coe				Aug 26/21
Erin Suliak				Aug 16/21
P. Wiedemann				Aug 16/21
C. Anthony Jore &	 			Aug 14/21 Aug 16/21
Joel				Aug 16, 21
Robert Carroll				Aug 16, 21
B. Lasenich				Aug 16, 21



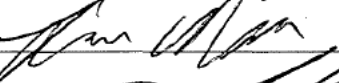


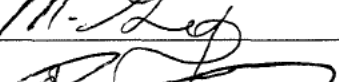
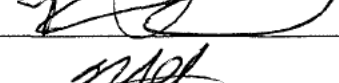

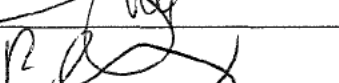


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Printed Name	Signature	Address	Phone # / Comment	Date
J. MacKinnon				aug 17 / 21
M. MARSHALL				Aug 17 / 21
R. Wauchope				Aug 17 / 21
G Nesbitt				Aug 18 / 21
G Pirker				Aug 18 / 21
L Cooper				Aug 18 / 21
D Earle				Aug 18 / 21
Ed Kenterman				aug 14 / 21
M. VANE				aug 18 / 21
S. Sears				Aug 18 / 21
Devon Madsen				Aug 18 / 21

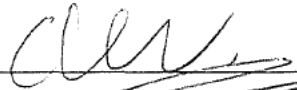
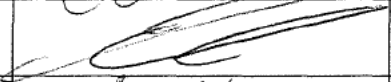
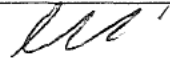
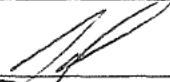
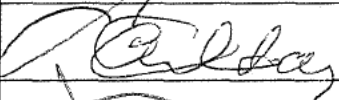



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Printed Name	Signature	Address	Phone # / Comment	Date
MARC BILODRAN				Aug 17 21
Don MacKenzie				08/12/21
TAEVON MARSHALL				18/8/21
Loory Monick				
Alan Bell				
M. Deegens				18/8/21
Mitch Bromberg				19/8/21
Tom Hall				19/08/21
ALAN CAMPBELL				19/08/21
Ron Covey				19/08/21
Hugo Li				18/08/21

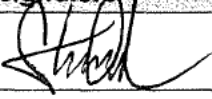
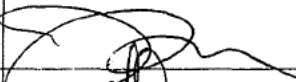
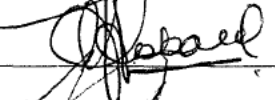
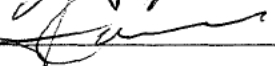
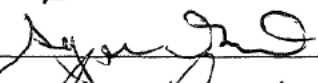

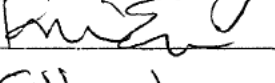
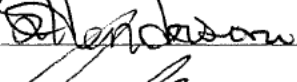

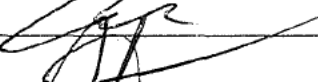

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Printed Name	Signature	Address	Phone # / Comment	Date
Alex Nielsen				Aug 19/21
Jordan Marshall				Aug 19/21
Ignac Psicza				—
JAMES CHASSCO				
Childay				
Dimitri Papane				Aug 20/21
Tomy Lawton				Aug 20/21
M. Malby	M Malby			Aug 20/21
Rob Marshall	R. Marshall			Aug 20/21
Terence Caser	Terence Caser			Aug 20/21
Derek Matchett				Aug 20/21

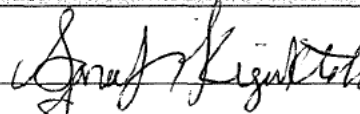
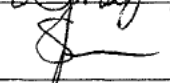

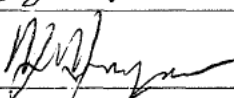
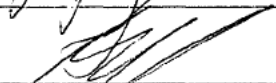
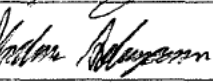
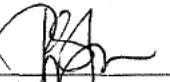
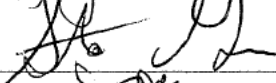
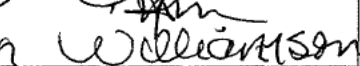
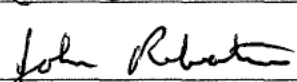
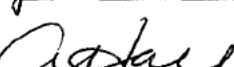
Petition to [Action Petitioned For]

Petition summary and background	PROPOSED GOVERNMENT WELLNESS AND RECOVERY CENTER BUILDING AT 5019 – 51 STREET YELLOWKNIFE
Action petitioned for	We, the undersigned, are concerned citizens who ARE AGAINST THE BUILDING OF THE WELLNESS AND RECOVERY CENTER AT 5019 – 51 STREET IN YELLOWKNIFE

Printed Name	Signature	Address	Phone # / Comment	Date
STEVE DINHAM				20. AUG. 2021
Janet Pacey				AUG 20/21
GRACY SIBBALD				Aug. 21/21
FRED CARRIERE				AUG 23
SYLVAIN GIBSON				AUG 23
TOM DWYER				AUG 23
Tom Egan				AUG 23
S. Henderson				Aug 24/21
Todd Kroons				Aug 24/21
Anthony Pearson				Aug 27/21
Brian Haddon				Aug 27/21

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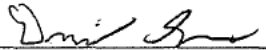
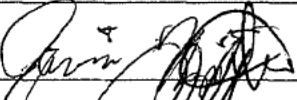
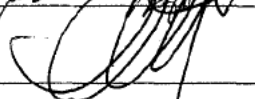
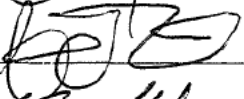
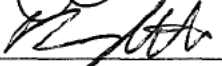

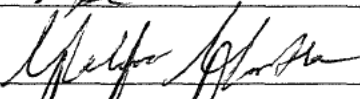

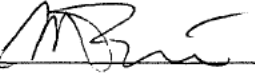
Printed Name	Signature	Address	Phone # / Comment	Date
Sarah King Ktak				24/08/21
Sherr Jensen				25/08/21
Lisa Weaver				25/08/21
Huer Hooyama				25-Aug 21
Goldie Greening				25-Aug 21
Charlene Sobrepere				25-Aug 21
Roslyn Sobrepere				25 Aug 2021
STAN Grimes				25 Aug/21
NORA WILLIAMSON				
John Robertson				26/Aug/21
Ann Hall				26/AUG/21

NIMBYs sign here:

3





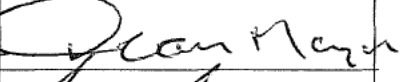
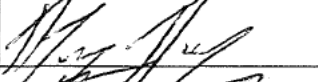

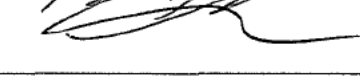
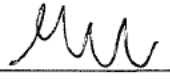

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Printed Name	Signature	Address	Phone # / Comment	Date
Daniel Gibson				Aug 20/2021
ADAM PICH	ADAM PICH			
Jamie Nigro				Aug 26/21
L. Manderville				4
E. NIND				12
Dan Acton				Aug 2021
Wesley Cole				27 Aug 2021
Melva Martin				08/27/11
Adolf				Aug 28
R. Ives	R. Ives			Aug 28
Marlow Bessie				Aug 28



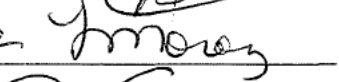




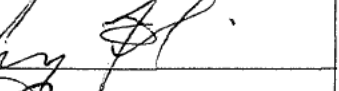

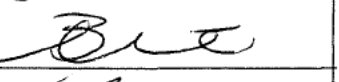
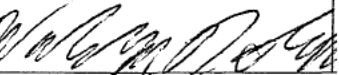
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Printed Name	Signature	Address	Phone # / Comment	Date
Mason Elwood				09, Sept, 21
In Name	In Name			10/09/21
Vern Christensen				11/9/21
Sylvia Webster				11/9/21
BABA PEDERSEN				11/9/21
DEAN MEYER			GO TO ROCKHILL	" " "
Meagan Peters				Sept. 12 2021
Etanika Organic Day Spa				
S. Mahey				Sept 12/21
Greg Smith				Sept 13-21
Fred Tsette				Sept. 13/21

Petition to [Action Petitioned For]

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Printed Name	Signature	Address	Phone # / Comment	Date
Darin Ryden				
Joe Alure				Sept 14 - 21
Laurie/Dwayne Moroz, Jmoroz				17/9/21
Toni Ems				
C. Larkin				17/9/21
Paul Betsina				Sept. 20/2021
Brenda Michel				Sept 21/2021
Larry Fishier				Sept 22/21
Dana Mok				Sept 22/21
Aleisha Betsina				Sept 22/21
Walden Kitchell				" "


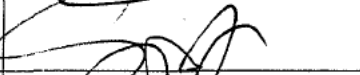








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Printed Name	Signature	Address	Phone # / Comment	Date
MURRAY MORNIK			SHOULD NOT BE ALLOWED	24/09/21
DAVE JAMES			SHOULD NOT BE ALLOWED	25/09/21
FARREN				
WAYNE GOULDING			NO NEED	25/09/21
Stephen Ryan				28/04/21
Judy Poitras	Judy Poitras			28/09/21
Karen Yrston				29/9/21
PETER ARYCHUK	P. Archuk			
Nick Schuch	N.S.			NO
Gordon Pileo				Oct 2
Wade Sathelma				2 Oct 2

Petition to [Action Petitioned For]

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Printed Name	Signature	Address	Phone # / Comment	Date
Lorne Hobbs				Oct 4/21
Steve Ryan				
Lesley Marshall				Oct 7/21
Bob Reid				12 Oct 21
STEVE EVANS	SEVANS			12 Oct 21
GILLIAN BURLES				12/10/21
Lorraine Linton				13/10/21
William McDonald				13/10/21
R TAYLOR				13/10/21
B Hunter				14/10/21
Paul Betsim				14/10/21

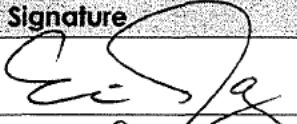


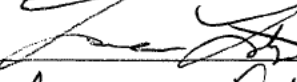

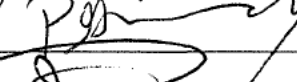

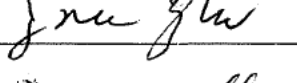
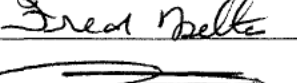

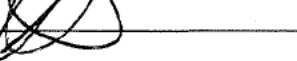
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Printed Name	Signature	Address	Phone # / Comment	Date
V. P. P. R. K. H.	V. P.			10/14/2021
Liam Sweeney				10/14/2021
Loopy Munkh	[Signature]			10/15/2021
Millie Maura	[Signature]			Oct 16/2021
LORNA ARONSON	[Signature]			Oct 16/2021
Paul Rogers	[Signature]			Oct 18/2021
PAUL GARD	[Signature]			Oct 18/2021
Alexandra Budgett	[Signature]			Oct 18/2021
ZINA MIKLOSIC	[Signature]			Oct. 19/2021
DEAN METZ	[Signature]			10/20/21
Claire Tyfo	[Signature]			10/23/21

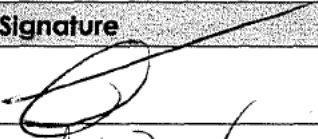
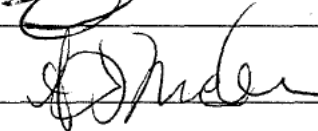

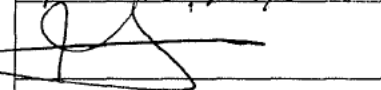

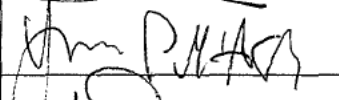
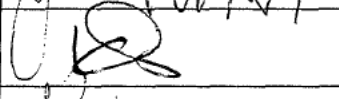
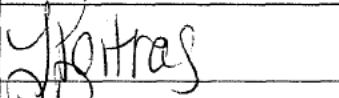
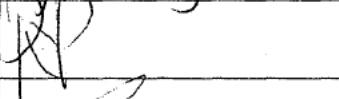
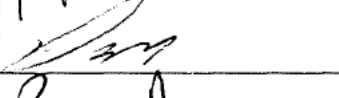


Petition to [Action Petitioned For]

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Printed Name	Signature	Address	Phone # / Comment	Date
ERIC JALBY				23 OCT 2021
A Dean				Oct 25/21
Kelly Minard				Oct 26/21
Lorrain Linton				Oct 27/21
JAMES MACDONALD				OCT 27/21
PHIL MURRAY				27/OCT/21
Gordon Piro				27/10/21
Lynn Taylor				28/10/21
Fred Tsetta				28/10/21
Peter Hardy				29/10/21
Steve Beck				02 11 21


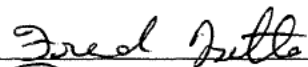
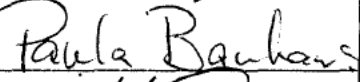
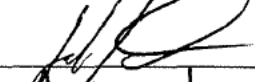

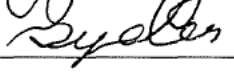
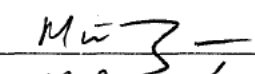
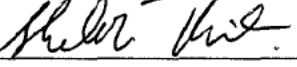
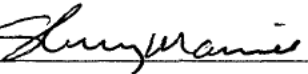
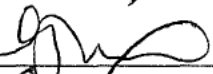

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Printed Name	Signature	Address	Phone # / Comment	Date
CLEM ALLEYNE				NOV 03/21
SUSAN WALKER			Wellness & Recovery should be outside 4th	NOV 4/2021
ANNETTE NICHOL				"
				"
YVONNE POKIAK-ASKER				" "
KIM SASASIN				NOV 5
JOELY PORTRAS				NOV. 9th
RON BYRAS				NOV. 9
OSCAR NENE				" 9
BYRON NASKATLUS				NOV 10
DANIEL MATCHETT				NOV 10

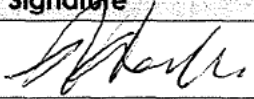
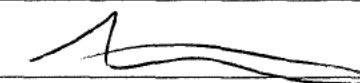
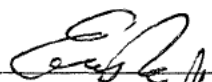



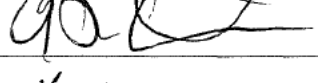
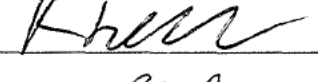
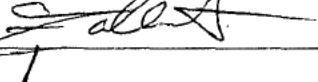
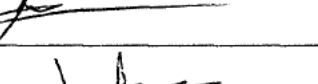
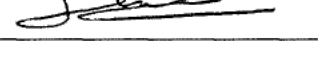
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Printed Name	Signature	Address	Phone # / Comment	Date
Dan Costachne				Nov. 12, 2021
Fred Tsetha				Nov. 15/2021
Paul M. Bohn				Nov 15/21
John J. Gon				Nov 15/21
MIKE VAYDIK				Nov 16/21
SKYLER MANTLI				Nov/18/2021
MARVIN ZORN				Nov 19/21
Sheldon Rideout				Nov 19/21
Shelley Maurice				Nov 19/21
Margaret Thomas				Nov 19/21
D MILLER				Nov 20/21


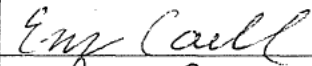


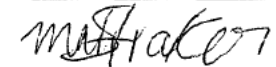
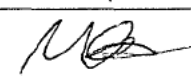
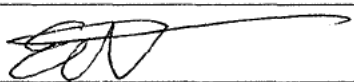
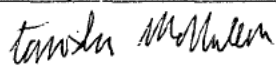
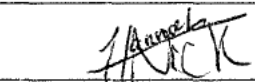
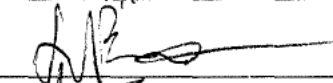
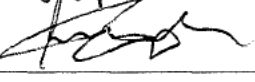
Petition to [Action Petitioned For]

Petition summary and background	PROPOSED GOVERNMENT WELLNESS AND RECOVERY CENTER BUILDING AT 5019 - 51 STREET YELLOWKNIFE
Action petitioned for	We, the undersigned, are concerned citizens who ARE AGAINST THE BUILDING OF THE WELLNESS AND RECOVERY CENTER AT 5019 - 51 STREET IN YELLOWKNIFE

Printed Name	Signature	Address	Phone # / Comment	Date
N. Hashi				July 26/21
N. Tountouph				July 26/21
E. Doulev				July 26/21
Jean Duchesne				July 26 th 2021
Rod Boulas				July 27
Bonny Myren				July 27/21
JEAN-michel ADAM				July 27/2021
RICK FADER				28/7/21
J. TALBOT				27/7/21
Ryan Lu				27/7/21
Jamie Lambert				27/7/21

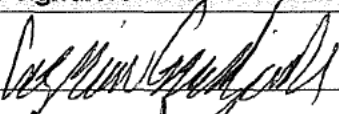
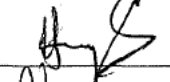

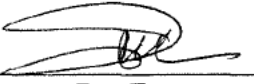



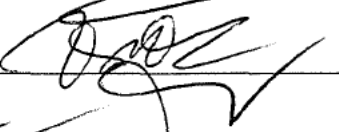

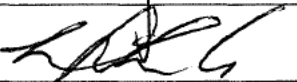
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Printed Name	Signature	Address	Phone # / Comment	Date
Hannah Patzer				July 27
Emily Carroll				July 27
Kelsey Robinson				July 27
Aurora Nind				July 27
Mali Straker				July 27
McKinley Gbof				July 27
Emma Wicks				July 27 July 27
Tanisha McMullen				July 27 July 27
Hannah Nickerson				July 27 July 27
Josh Bembridge				July 27
Ryan Moss				July 27

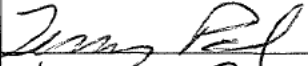


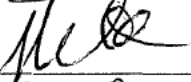

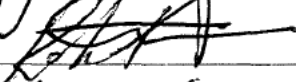
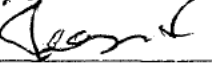
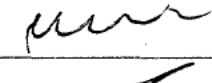
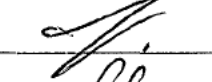


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Printed Name	Signature	Address	Phone # / Comment	Date
Corrina Grandjambé				07/24/21
Dave Jones	Dave Jones			07/24/21
Sy Angel				07/24/21
Robert Matthews				07/24/21
Qui Pham - Gollander				07/24/21
Derek Bran				07/24/21
D. Dawson				
Hoa Phan				
Viet Nguyen				
DANIEL DE CHAVEZ				
Lois Levesque				July 27/22

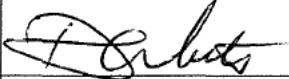

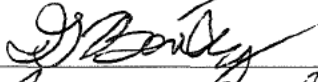




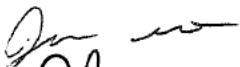
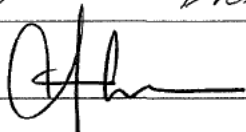
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Printed Name	Signature	Address	Phone # / Comment	Date
TERRY PAUL				Aug 30/21
Herb Fria				Aug 30/21
YEANN ANDUEZA				Aug 30th
Neta Raddi				Aug 31st
John Corbitt				August
Robert Anderson				Aug 31st
Joslyn Raddi				Sept. 1
Wilma Bernier				Sept 1
Lyn Harper				Sept 1/21
Brian Reid				Sept 2/21
Greg Burns				

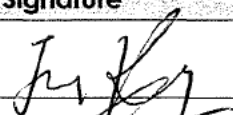
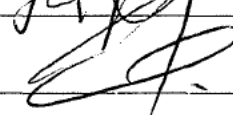
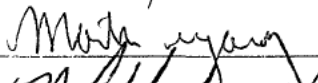

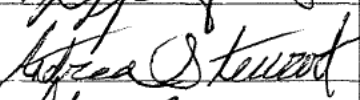
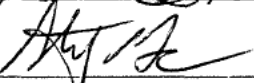

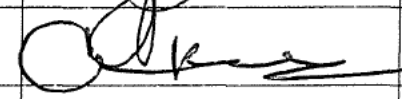


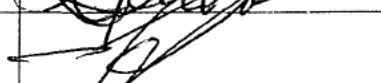
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Printed Name	Signature	Address	Phone # / Comment	Date
DAVID WOLKE				Sept. 03/21
Alannah Ross	Alannah R.			Sept. 05/21
Russ Condon				SEPT 08/21
George Bailey				Sept 08/21
JAMES MACDONALD	James Mac Donald			SEPT 13/21
ROD BROWN				Sept 14/21
JOE KROGER				SEPT-17/21
Eva Paul				Sept 17/21
VALERIE CONRAD				"
	Joanna BIRT			SEPT 17/21
Chantelle Adams				Sep. 17

Petition to [Action Petitioned For]

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Printed Name	Signature	Address	Phone # / Comment	Date
Jimmy Korky				July 29/2021
CHRIS WOOD				July 30/21
MARTIN YOUNG				July 30/21
Vanessa Lafferty				Aug 2nd/21
Andrea Stewart				Aug 3 rd
Stefan Goodman				Aug 3, 2021
John Peley				Aug 3
CHRIS KUCAS				03 Aug 21
Norman McPeak				Aug 3/21
Denise Parker				Aug 3/21
NEIL WALTON				Aug 3 21

Klaus Schoenne

October 23, 2021

Re: City Yellowknife By-Law review comments for committee.

In the memo supporting documents provided to the public yesterday the below quote is on page 402.

“ Thank you for the catch – Animal Services has been moved to the permitted use category in Commercial Service. Old Airport Road is the predominant commercial corridor in Yellowknife and it is very automobile centric. At one end is vehicle dealerships, hardware stores and light industrial service providers and at the other end is the Stanton Campus and commercial node at Range Lake Road. **Not all locations in the Commercial Service zone would necessarily be appropriate for a Special Care Facility, as such, it was left in the discretionary category. ”**

The rationale that all locations in a zone should be appropriate before a special care facility is put in the permitted use category should also then apply to the downtown zone.

Therefore:

Not all locations in the Downtown zone zone would necessarily be appropriate for a Special Care Facility, as such, should be left in the discretionary category.

There are 4 schools adjacent, surrounded by and or bordering the downtown zone. There are also Child Day Care facilities in the downtown zone. All being inappropriate locations for a special care facility. Temporary locations for a special care facility have been turned down previously due to the vicinity of schools.

There is also a liquor store and numerous alcohol serving establishments (Gold Range, Raven Pub, Kit & Castle, Black Knight and more), all inappropriate locations for a wellness, special care, "sobering" center environment.

Other applications for inappropriate locations in the downtown zone for special care facilities have been met with loud opposition, even being voted against by city council because they were not appropriate locations.

If special care facilities remain in the permitted use, none of the concerns above will matter, as the facility would be permitted anywhere in the zone. The appropriateness of the location, citizens concern and councils' inability to be involved in decision making in the location would not matter, it could be built anywhere. Is that what we want?

You are setting a precedent by saying the commercial zone requires the location to be appropriate, but it does not matter in the downtown zone and the location does not have to be appropriate. Not right and not fair.

Regards,

Klaus Schoenne

November 15, 2021

City of Yellowknife Council,
Director, Planning and Lands

Review and Comment: Draft Zoning By-Law October 2021

I have followed the development of the Zoning Bylaw and provided input on several occasions. As I have mentioned before, I acknowledge that the public engagement process for developing this bylaw was impacted by the pandemic. Notwithstanding imposed public health limitations, the public engagement process for developing this bylaw continues to be weak. Further, the willingness of the City's leaders, staff, and contractors to accept citizens' input is truly discouraging and frustrating. Residents' input continues to be ignored or dismissed, and/or reshaped to fit a predetermined outcome or favoured interest.

In a letter I submitted with other Old Town residents dated Oct. 1, 2021, we identified a number of changes that were needed to the draft Zoning Bylaw to maintain residential integrity within Yellowknife. But our input was ignored even though the proposed Zoning By-law could irrevocably damage the health and well-being of residential neighbourhoods. This makes it clear that the values intrinsic in established low density residential areas such as connection and engagement within neighborhoods, have little value to the City. Further, the push for densification and intensification, and remaking Yellowknife in the image of southern cities, shows just how out of touch the City is with the aspirations of residents and our place as a northern capital city.

In our Oct. 1st letter, I and my neighbours, pointed out that:

- The new Residential Low Density Zone (R1) for almost all single family residential areas, would for the first time, permit townhome and apartment style dwellings. Lots could be joined together and a 10 unit apartment or a 6-8 unit townhome could be constructed. We opined that the scale and density of these dwellings will negatively impact the character and integrity of residential neighbourhoods. We advised that townhomes and apartments not be permitted within low density residential neighbourhoods. This input was ignored. Section 10.1.1 still allows eight types of dwellings in R1 zones including townhome and apartment style dwellings.
- Detached secondary suites permitted on residential properties within the R1 zone can be 900 square feet or more in floor area, up to 12 meters in height (40 feet), and three metres higher than the principle residence. They can be erected with as little separation as one meter from a side or rear property line without provision for affected adjacent properties. We advised that the height and scale of detached secondary suites be limited to the same or reduced height of surrounding buildings. This advice was ignored. Section 10.2 regulations for R1 show that the proposal for the size and scale of secondary units and set-backs remains unchanged. These troublesome provisions are made more so by allowances for accessory buildings that just have to be less than the height of the principle dwelling and building coverage of up to 55% of the lot.

- The height of residential buildings in the R1 zone has been increased from a maximum of 10 meters to 12 meters (40 ft). Although it seems apartment buildings in the R1 zone would be limited to three storeys, 12 meters could allow the construction of a four-storey building. We opined that height increases will result in buildings that are inconsistent with the scale and character of residential neighbourhoods. We advised that the height of the principle building be maintained at 10 meters in the R1 zone and buildings in the zone not be permitted to exceed three storeys. Section 10.2 regulations for R1 ignored this direction. Section 4.9 related to variances could conceivably allow permitting of four storey buildings.
- In residential zones, the draft Zoning Bylaw seems to permit any variance to yard setbacks, site coverage, and height for buildings as no maximum variance is stated. We advised that variance provisions be guided by percentage limits; we suggested 10 per cent. This advice was ignored as evidenced in sections 4.9 and 10.2.

I observed some of the Oct. 25th Governance and Priorities Committee meeting on the Zoning Bylaw. The proposed Zoning Bylaw almost totally mutes citizen intervention as virtually anything goes including some developments not even requiring a permit. I was disturbed that Committee members did not question how undemocratic this proposed bylaw is or how powerless residents are whether due to a permit not being required or the 'anything goes' approach to development.

Several mentions were made during the Governance and Priorities Committee of the need for clearer wording. For example, sections 4.8 and 4.9 on variance include subjective terms such as 'unduly impacted' and 'materially interfere'. Staff and contractors generally sidelined these comments saying something like 'we've had discussions about this and it is an interesting conversation.' Sidelining input is basically the hallmark of this process.



Lois Little,

November 16, 2021

Yellowknife City Council,

Director of Planning and Lands

Review and Comment Draft Zoning By-Law

Our family, resident in Yellowknife's Old Town since 1978, has experienced considerable change in the makeup of our Willow Flats neighbourhood. Many shacks have been replaced by larger modern homes, houseboats are now floating offshore adjacent to Jollife Island and beyond, and walking/bus tours have brought countless curious visitors to neighbourhood features such as Ragged Ass Road and the Woodyard. Franklin Avenue, Brock Dr. and Bretzlaff became populated by a mix of businesses including art galleries, forestry base, brew pub, log cabin accommodation, plumbing and electrical supply, gas station, mineral exploration supply and expediting, and auto mechanical and auto body repair. Indeed Willow Flats has become a focal point for the Snow Castle, Long John Jamboree, Canadian Championship Dog Derby and Ramble and Ride. While change is evident the gravel narrow lanes/streets, well landscaped spacious yards and gardens, and neighbours chatting on the street are links to a slower past way of life. Ragged Ass Road and The Woodyard have inspired a song and craft beer. The character of Willows Flats and the Old Town is derived from its rich history, a strong sense of community, and the unique mix of low density single family residences, and business.

The Draft Zoning By-Law has the potential to impact/compromise neighbourhood character. The move to fill-in and increase R1 density will enable:

- **taller principal residences** (up to 12 m) and allowance for accessory buildings/secondary suites also up to 12 m setback one meter from the lot line,
 - a reduction in sightlines so important to neighbourhoods such as Willow Flats bordering Great Slave Lake and the Nature Preserve/wetland wildlife and bird habitat.
 - a reduction in natural light important to the well-being of Yellowknife families subjected to long dark winters.
- **more families crowded** into duplex, town home, multi-unit dwellings and secondary suites,

- in the case of Willow Flats a shrinking to one lane access of already narrow graveled lanes where neighbourhood children and adults play tag and road hockey will become less safe as more families bring more vehicles, traffic and congestion (second cars, boats, and trailers, which in Yellowknife fashion end up parked unchecked on the streets). Similarly congested roads may hinder access by first responders to 911 emergencies.
- **increased lighting for multi-unit dwellings** to satisfy public safety and security
- **more lot coverage** (e.g. 50%-55% for principal and accessory structures) combined with on-site parking (one per unit)
 - the aesthetics of reduced open space

As indicated above, we have seen lots of neighbourhood change. Some of it good, but some of it not so good. During our 40+ years in Willow Flats, we have had to live with insufficient barriers to noise, smell, light and security cameras from Old Town Mix industrial activity and poorly planned service industry parking and traffic located nearby.

What's the rush to "infill and densify" Willow Flats or other Yellowknife residential neighbourhoods? The last time I checked in 2020-21¹:

- Yellowknife population growth is slowing and nominal (.7% between 2019 and 2020).
- Yellowknife was rental market vacancy rate (3.6%) higher than most Canadian Municipal Areas.
- Net migration has been negative for the past 3 years driven by a weaker job market and high unemployment.
- The economy has been affected by:
 - business closures,
 - shrinking GDP of 10.5%
 - declining mining and oil and gas activity.
- Recovery from the pandemic, particularly the tourism sector is a long way off.
- City of Yellowknife has discounted the purchase price of developable medium density residential parcels (duplex, multi-attached (townhomes), and multifamily (apartments) dwellings) in Niven Phase V.
- A large high rise building and numerous private lots suitable for multi-unit developments sit vacant.

¹ CMHC, Northern Housing Report 2021

If it ain't broke (unlikely to happen) why fix it?

- A City planner at one of the Draft Zoning By-Law public forums suggested that in the context of assembling expensive developable land parcels it was unlikely, in the foreseeable future, that the multi-unit/town home dwelling draft zoning by-law provision recommended for R1 neighbourhoods was unlikely to happen.

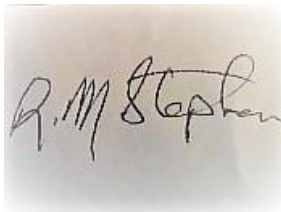
If the Yellowknife market can sustain higher density housing development now or later, we urge the City to shelve R1 densification and infill regulations presented in the Draft Zoning By-Law, and explore other options including offering:

- tax incentives or penalties (increased taxes) for developing affordable housing on vacant lots.
- deeper discounts for the purchase of available developable medium density residential parcels in Niven Phase V.

My family values our neighbourhood the way it is. We are opposed to the higher density (e.g. multi-unit and town home dwellings), 12 meter height maximum, and more lot coverage provisions recommended for R1 zone in the Draft Zoning By-law. We are very concerned the impacts of densification will change the character and sense of community in our neighbourhood.

We look forward to your consideration of our comments.

Sincerely

A handwritten signature in black ink that reads "R. M. Stephen". The signature is written in a cursive style and is centered within a rectangular box.

Bob Stephen and Rassi Nashalik

To whom it concerns:

I have several comments re: the new bylaws.

1. It is wrong to move an area of town that was considered an important part of Old Town into the “near downtown” zone instead of leaving it in the Old Town zone. I’m referring to the old Bartum trailer park. This was done to satisfy a developer and this re-zoning should not have been done in this way! It should of had its own re-zoning hearing.

2. It is important to remember that most Canadians use the value of their homes as a major part of their retirement income. Therefore when changing bylaws the value of homes is important to consider. The new changes esp to downtown residential goes too far and allows too many new types of development that decreases the value of peoples’ homes. If you purchase a property under certain assumptions then the city can’t radically change them. In previous community plans increased density was associated with bus transportation or huge population increases (never occurred). In this new plan there seems to be no justification for such radical change to zoning and is a “developers free for all”.

3. The planning department is being disingenuous when it argues that the new “anything goes” zoning in the downtown residential zone is needed to combat climate change. Yes density can help climate change but are many additional ways that these new zoning changes could be made more climate friendly. This plan focuses is one and omits many others. For example, there should be better building standards (it is a crime that builders can build poorly insulated buildings in Yellowknife); better fire codes, like variances that keep burnable items 5 feet away from other structures, and other fire-smarting recommendations should be part of our bylaws as these would protect our city from fire. There should also be an effort to introduce traffic circles as they decrease idling and infra-structure costs.

These new bylaws continue to put the costs of climate change into the public purse and the savings into the builder’s pockets. To be clear, nothing is forcing or even incentivizing builders in these new bylaws to use better insulating materials and so the costs of more heating fuel and the resultant emissions are borne by the general public. These bylaws will actually contribute to climate change by putting private profit over the public good.

4. The planning department has also decided to download the costs of parking to the public and away from private landowner. I feel that these bylaws as written do not suit Yellowknife. We are a small regional capital, with a population younger and wealthier than many similar-sized towns. Yes, many people do walk but they also own a car or two, and other recreational vehicles. At least some of these must be parked on their property. New residential developments must have roads for public use only. In developed neighbourhoods esp downtown the public space on the wide streets must be shared. It is not to be assumed that residents don’t need parking on their own property (esp new multi-family developments downtown that with these new bylaws will not require on-site parking). There is a transportation problem in Yellowknife in part because public transport does run often enough,

isn't visible and doesn't run up and down Franklin Ave enough. The city hadn't done a good job creating a public transit people want to ride! And with these new by-laws will forcing more vehicles onto street parking. I fear downtown business will suffer, businesses have been and will continue to relocate to the suburbs to offer parking so you are in fact driving urban sprawl.

5. The new community bylaws do not jive with the community plan and the concepts in the plan are not reflected in the bylaws. It seems like the community plan was written to provide some comfort to residents but on close reading of the bylaws the wishes of developers and the development officer outweigh the residents! The lofty concepts of neighborhoods and fitting in etc do not have any substance in the by-laws.

I do not feel these bylaws are good enough for the residents of this city. And they certainly are not climate friendly! Please make lots of changes to these bylaws or extend the old bylaws until these can be completely re-vamped.

Sincerely,
Ann Lynagh
Resident

To City Clerk

Re: New Zoning Bylaw – Public Hearing

Thanks once again for the opportunity to contribute to the new zoning bylaw process. The City Administration and City Council has received countless emails and correspondence from the individual members of the Grace Lake Subdivision, some of which took the time to speak at the Open House. Residents that participated in the Open House were impressed with the opportunity to speak and felt it was a good connection with the City.

With this in mind, many who reviewed the October 25th Priorities and Governance Meeting video, were very disappointed to see Councillor Konge's passionate push for industrial land adjacent to the residential neighborhood of GLB, most striking was how he dismissed the Open House Meeting process by minimizing our presence as "*People who went ewwww, we don't want this*" going onto say a "*few people*" spoke against it.

He then suggests that the silent few who are for the development didn't have an opportunity to speak because they assumed it was going to be passed.

This is categorically false and misleading. It was the residents of Grace Lake Boulevard back in May, who lobbied the city and cancelled the inappropriately tendered RFP 21-036 Kam Lake Industrial Expansion – Engineering Services before approval by council, the city's own Planning and Lands department or a review of the bylaws and re-zoning had even begun. Emails of opposition have been written to all members of council, City Admin and the Mayor. Telephone discussions have been made with the Mayor and other council members including face to face meetings as well.

We trust the City of Yellowknife will ensure this Public Hearing will reflect the importance of its affected citizens and the community is heard. In particular the dozens of people who live on Grace Lake Boulevard. But most importantly the promises made in 2013 by the City of Yellowknife are kept.

We would like to remind the City Administration, and Council, The Grace Lake subdivision was established in 2013. At the time, the City of Yellowknife described the larger-than-normal residential properties as being opportunities to build homes in a **quiet, pristine natural setting** located along the shores of Grace Lake, including additional **opportunities for active recreation parks to the north** of the subdivision in the designated Growth Reserve area. We believe this vision is a good faith agreement between two parties. Proceeding with this re-zoning is a breach of trust. Many long-term city residents and business owners seized the opportunity and invested significant personal and financial resources into what has become a unique and quiet family-orientated neighbourhood.

We believe this proposed Zoning Bylaw is inconsistent with the original concept of the Grace Lake residential subdivision that was conveyed to potential purchasers by the City when the

properties were being sold, that being a **quiet, pristine natural setting with a panoramic view**, located along the shores of Grace Lake. We also believe it is inconsistent with several key planning and development objectives outlined in the Community Plan as they relate to avoiding conflicts, safety issues, buffering and visual barriers.

Much of the Green Space located to the North of Grace Lake Blvd. is wetlands that drains through the yards of many homes on Grace Blvd. and into Grace Lake. Due to the excessive run off in some cases, the water is managed with private sump-pumps in homes, pumping the fresh water back out to natural drainage and eventually to Grace Lake. Risking this water shed to even light industrial puts everyone downstream at risk as well as the health of Grace Lake. Grace Lake is still a clean lake as it's upstream of Kam Lake. Also critical to residents is the large Green Space that residents use to walk, snowshoe and ski and well as access to the Snowmobile trails, this is enjoyed by the residents on Grace Lake Blvd. north and the folks on the South end of Enterprise Drive that was developed in 2011. Noise Pollution and light pollution are also a serious concerns to the north side homes that overlook the Green Space, prevailing north winds during winter will carry all air pollution over the neighbourhood.

Yours sincerely,

Shane Langlois & Jo Kelly



GRACE LAKE
NEIGHBOURHOOD ASSOCIATION

City Of Yellowknife
By-Law Zoning Public Hearing

Nov. 24th 2021

To City Clerk

Re: New Zoning Bylaw – Public Hearing

The Grace Lake Neighbourhood Association (GLNA) would once again like to voice our opposition regarding any proposed By-law zoning changes to the green space North of Grace Lake Blvd., as it pertains to the proposed Kam Lake Industrial expansion.

We would like to remind the City Administration, and Council, The Grace Lake subdivision was established in 2013. At the time, the City of Yellowknife described the larger-than-normal residential properties as being opportunities to build homes in a quiet, pristine natural setting located along the shores of Grace Lake, including additional opportunities for active recreation parks to the north of the subdivision in the designated Growth Reserve area. We believe this vision is a good faith agreement between two parties. Proceeding with this re-zoning is a breach of trust. Many long-term city residents and business owners seized the opportunity and invested significant personal and financial resources into what has become a unique and quiet family-orientated neighbourhood.

We believe this proposed zoning change is inconsistent with the original concept of the Grace Lake residential subdivision, that was conveyed to potential purchasers by the City when the properties were being sold as a quiet, pristine natural setting with access to nature, located along the shores of Grace Lake. We also believe it is inconsistent with several key planning and development objectives outlined in the Community Plan as they relate to avoiding land-use conflicts, safety issues, buffering and visual barriers.

Much of the Green Space located to the North of Grace Lake Blvd. is wetlands that drain through the yards of many homes on Grace Lake Blvd. and eventually spilling into Grace Lake. Risking this watershed to even light industrial puts everyone downstream at risk as well as the general health of Grace Lake. Grace Lake is still a clean lake as it's upstream of Kam Lake. Also critical to residents is the retention of green space, where residents currently walk, snowshoe and ski and well as have access to traditional snowmobile trails. Noise pollution and light pollution are also a serious concerns with any development in the green space, and prevailing north winds during winter will carry any air pollution directly over the neighbourhood.

We trust the Public Hearing will ensure the concerns of the Grace Lake residents are heard, and the 2013 promises made by the City of Yellowknife are kept. Further to this, please find the attached Petition against the proposed Industrial expansion in this area, that was collected in just few days in May 2021 following the now cancelled RFP 21-036 Kam Lake Industrial Expansion – Engineering Services.

Thank you very much for hearing our concerns.
Yours sincerely,

Jo Kelly
For; Grace Lake Neighbourhood Association

Grace Lake Neighbourhood Association

Kam Lake Industrial Park Expansion				
Grace Lake Blvd. & Enterprise Drive OPPOSITION List				
Number	Name	Address	Contact Info	Comments
90	Cody Villebrun			Against
102	Sean Mailloux			Against
104	Brian Cole			Against
108	Kelly & Michael Arychuk			Could not reach
201	Cameron Markin			Against
202	Al & Ghislaine Rossignol			Against
203	Dave Hysert			Against
204	Mathieu and Vanessa Beaudoin			Against
205	Jeffery Bowden			Against
206	Harold Hunt			Against
207	Colin Cleveland			Against
208	Kevin Roberts			Against
209	John Oldfield			Against
210	Art Roberts			Against
211	Steve & Melissa Chung			Against
212	Pete Saunders			Against
213	Monte Kehler & Sara Minogue			Against
214	Terry Testart			Against
215				No Contact, Empty Lot
216	Jackie & Paul Hawthorne			Against
217	Mark Henry			Against
218	Alison & Sheldon brown			Against
219	Kim Rossignol			Against
220	Alex Clinton			Against
221	Carl Rossignol			Against
222	Shane Langlois & Jo kelly			Against
223	Randy and MaryAnne Look			Against
224	Trent & April Hayward			Against
225	Barb and Emery Paquin			Against
226				No Comment, Not for or against
227				No Comment, Not for or against
228	Biswanath Chakrabarty			Against
229				No Contact, House under Construction
230	Biswanath Chakrabarty			Against

Hello,

I'd like to thank Yellowknife's City Council for maintaining the growth management designation for the land north of the Grace Lake residential area, until such time as an area development plan can be established. The area development plan process will allow the zoning boundaries and development to occur with consideration for the mutual interests of Grace Lake residents, maintaining the city's vision for the Grace Lake residential area, with an evidence-based approach to demand for greenfield development of industrial land.

I'd like to see the expansion of the Kam Lake industrial zone occur on an equal standing with the interest of the neighbouring residential area rather than seeing all of that land designated as "industrial until proven otherwise." If the land all starts off as Kam Lake industrial prior to the area development plan, it sets up the Grace Lake residents as an encroaching burden on development rather than a mutually interested party to the process.

Thank you,

Monte Kehler

Dear City Council,

I am again writing to let you know my families feeling about the proposed expansion of an industrial park into our back yard and the yards of our neighbours. We are still 100% against any such expansion first because this expansion goes against the good faith sale of this property to us as a place we would be able to build a home and enjoy it with our family and friends. It also goes against the cities plans for better protection of the environment and of the water sheds within its city limits. The entire area behind our homes drains directly into our back yards and then right down to the lake. If you have ever come to this part of town over the past several summers you would find a lake that is loved by many Yellowknife residents, including the ones who live directly on it. It is a clean and amazing body of water that is perfect for swimming and paddling. It is a gem in our city, it is one of the only lakes in our limits besides Long Lake that is still useable in this way. Why on Earth would we want to risk losing that!?! The only thing that should go behind the Grace Lake Development is more homes or dedicated Green Space and or trail systems for the future enjoyment of those who choose to make Yellowknife their home. Yellowknife is a difficult place to live and make a home, do not make it harder than it already is. Stay true to your promises when you sold the development to all of us only a few years ago. I cannot think of any other city in Canada that would even entertain such a development this close to a residential subdivision (especially one that they had recently planned) or that would not take advantage of a lake for future homes. Lakes are what people love to live near - everywhere. Thank you for listening and taking seriously the concerns of the residents of Grace Lake.

Sincerely,

Paul, Jackie, Granit and Paige Hawthorn

To Whom It May Concern,

It has come to our attention that the City intends on expanding the Kam Lake Industrial Park behind Grace Lake Boulevard by changing the current zoning of this area, from Growth Management to Industrial. We would like voice our opposition to this change in zoning.

Building an industrial area that sits right behind our residential home is unconcerned about our quality of living. We have decided to establish ourselves in the Grace Lake Residential area to not be surrounded by industrial activities a couple of meters from our backyard. Building an industrial development behind our property is careless about letting our family enjoy "*an area for low density residential dwellings, outside the built-up area, that has an immediate access to outdoor and water recreation.*" as it is mentioned in By-Law 4677, 10.26 R0 – Waterside Residential – Low Density.

We have decided to buy a land, build a house, embellish our home, knowing that Enterprise Drive is a light industrial street, knowing that the quarry is on the other side of the lake, knowing the dog kennel is at the end of the street and the airport is not that far away. All of it was there before us. We accepted it as Grace Lake Boulevard was still a bit of a getaway from the city for us. The lake across the street, the trails at the end of the street and behind our house and the calm is what we call our little *paradise*. This is what makes Grace Lake Boulevard what it is. The City of Yellowknife states in the By-Law 4677, 10.26 R0 – Waterside Residential – Low Density, "*...that has an immediate access to outdoor and water recreation*" not immediate access to industrial park behind their property. We want to retain the green space and the chance of ever having a park, trails or nature preserve, as promised by the City to Grace Lake residents.

What are the potential repercussions on us, on our family, our land, our home, our quality of living, our health with more than 100 industrial companies right there at a couple of meters from our home. What about the noise pollution, the water pollution, the air pollution, unpleasant smell, the light pollution, soil, water and air contamination? Would you be concerned too if we were talking about yourself, your family, your land, your home and your quality of living or your health ?

We love Yellowknife, we have decided to establish ourselves here because of its beautiful nature. The potential Kam Lake Industrial Expansion development is mostly like a nightmare. Destroying such a beautiful piece of land is unacceptable to us. Why would you build such a huge industrial park so close to our residential area? We are having a hard time to believe this is what Yellowknife needs.

We are requesting that the City NOT re-zone (KL- for COMMERCIAL AND INDUSTRIAL USE) the green space to the North of our Grace Lake community. Instead, we are recommending that the City maintain this space as a natural buffer and be zoned as a Nature Preserve (Green Space) thereby maintaining an appropriate buffer from the current Industrial Park and the noise, emissions, run-off, light and air pollution that comes with it.

Hopefully, our voice will be heard.

Kind regards,
Vanessa and Mathieu Beaudoin

November 24, 2021

Mayor and Council
City of Yellowknife

RE: Draft Zoning By-law

The draft Zoning By-law represents a significant departure from current practice. The underlying direction of densification and infill found in the draft by-law has merit. This direction however goes too far, threatening to negatively alter the character of many low density residential areas in the City.

Within the R1 zone which captures a large majority of the single family low density areas within the City, the scale and density of development is proposed to be increased by:

- adding apartment buildings and townhomes – which could potentially straddle up to 3 lots in these areas
- increasing building height allowance from 10 to 12 meters
- increasing building coverage to 55% of the lot area for a principal residence and secondary dwelling unit (back yard unit)
- allowing secondary dwelling units in back yards a maximum height of 12 meters – with a 1 meter separation from back and side property lines
- allowing secondary dwelling units to be a maximum ground floor area of 15% of the lot area – so on a 50X100 foot lot – a secondary dwelling unit could have a ground floor area of 750sqft – and be three stores high for a 2250sqft building
- allowing up to 800 sqft accessory buildings in back yards with a 1 meter separation from back and side property lines – without the requirement for a Development Permit

These provisions will lay the groundwork to negatively alter the character of all of our low density residential neighbourhoods, most of all in the use and enjoyment of yard space, privacy and access to sunlight.

So imagine a secondary dwelling unit with a 12 meter high (40 foot) wall one meter away from the property line looking over your back yard. This will be possible under the new draft Zoning by-law.

Also possible will be an apartment or town home multi unit building of equal height and larger bulk straddling 3 lots and housing perhaps 12-16 units. I do not believe this retains the character of existing neighbourhoods. So while Council and staff extoll the density and infill virtues of the Community Plan, it seems that retaining the character of existing neighbourhoods has been forgotten.

Alternatives to recognize retention of existing neighbourhood character?

- Reduce the ability to build apartment and townhomes to ONE lot only
- Retain the 12 meter height allowance but specifically restrict buildings to ONLY 3 STORIES in height
- Reduce secondary dwelling units to 1 STORY in height
- Reduce building coverage to 40% of the lot area

-Reduce height of accessory buildings to 1 STORY

In principle to meet the densification and infill goals, allow for duplexes, triplexes and up to fourplexes only in the R1 zone.

It has been regarded as necessary to amalgamate all of the former residential zoning categories into a one size fits all category called R1. This do anything anywhere approach to our low density residential neighbourhoods does not recognize variation in neighbourhoods. Why should properties in the only recently completed Lakeshore Development be subject to the infill/densification dominated R1 provisions? I see no significant advantage to this zoning approach over what currently exists. Having 5, 6 or 7 zoning categories instead of 2 or 3 reduces flexibility and recognition of varying circumstances in neighbourhoods of the City.

I would put forward significant concerns with the proposed RC zone. The residential density provisions allowing everything noted in the R1 zone in addition to apartment buildings up to 45 meters in height is out of scale with the current low density primarily single family homes found in these areas. Added to that are a significant number of commercial land uses, many of which have the potential to cause significant neighbourhood conflicts. Much attention and concern has been expressed to Council by residents of these areas. Similar to that requested above in the R1, residential densification and infill in the RC zone should be limited to 3 story four unit buildings on single lots only. The majority of commercial uses in this zone should be removed.

I would request that variance provisions in the by-law be revisited. Currently there are no limits on variance. I do not agree that Council should be reviewing variances over 50% for building height and density clauses. Variance authority should be viewed objectively and based on facts and precedence, not the political and personal observation arena of Council. Since the proposed Zoning By-law has already increased height and site coverage requirements in residential areas, I request that variance provisions be written to allow a maximum of a 10% variance to height site coverage, and a maximum of 25% to all the rest.

I am also concerned with the landscape provisions of the draft Zoning By-law. I am seeing more developments (ie. recently Slave Lake Inn – Starbucks/KFC / Chateau Nova) using gravel and broken rock as landscaping. In limited area and quantities these landscape materials have some applicability, but what we are seeing is larger monolithic areas using these materials as landscaping. I would put forward that rock and gravel as primary finish monolithic landscape treatments are not appropriate and should be addressed in the landscape provisions to prevent this approach in future. What is appropriate are green and growing landscape finishes.

I am concerned with the direction and approach being taken with the proposed Zoning By-law. I am very concerned for my neighbourhood and many others within our City.

Often we see changes made incrementally over a period of time. This proposed by-law is the polar opposite of this approach. It's reach and impact go too far. I appeal to your better sense and wishes of the residents of our City. Send this by-law back for further review and input.

Regards

Dave Jones

We are in agreement with the opinions expressed in the below-noted email by our neighbour Dave Jones, and are grateful for the time he has spent capturing his (and our) concerns with the proposed changes.

Thank you,

Shawne and Steve Kokelj

Dear Councillors

I am heartened to see Mike Vaydik and others providing a much needed boost in the public eye on this topic.

I agree with everything Mr. Vaydik has conveyed, and I continue to be in a state of disbelief at the extent to which the provisions of the RC zone have the potential to affect the established primarily low density neighbourhoods now falling within the boundaries of this zone, and why staff and Council seem bent on pushing them forward.

So while the proposed RC zoned has captured recent attention, I would request your attention to significant concerns I have for the areas within the draft ZBL designated R1. Within the R1 zone which captures a large majority of the single family low density areas within the City, the scale and density of development is proposed to be increased by:

- adding apartment buildings and townhomes – which could potentially straddle up to 3 lots in these areas
- increasing building height allowance from 10 to 12 meters
- increasing building coverage to 55% of the lot area for a principal residence and secondary dwelling unit (back yard unit)
- allowing secondary dwelling units in back yards a maximum height of 12 meters – with a 1 meter separation from back and side property lines
- allowing secondary dwelling units to be a maximum ground floor area of 15% of the lot area – so on a 50X100 foot lot – a secondary dwelling unit could have a ground floor area of 750sqft – and be three stores high for a 2250sqft building
- allowing up to 800 sqft accessory buildings in back yards with a 1 meter separation from back and side property lines – without the requirement for a Development Permit

These provisions will lay the groundwork to negatively alter the character of all of our low density residential neighbourhoods, most of all in the use and enjoyment of yard space, privacy and access to sunlight.

So imagine a secondary dwelling unit with a 12 meter high (40 foot) wall one meter away from the property line looking over your back yard. This will be possible under the new draft Zoning by-law.

Also possible will be an apartment or town home multi unit building of equal height and larger bulk straddling 3 lots and housing perhaps 12-16 units. I do not believe this retains the character of existing neighbourhoods. So while Council and staff extoll the density and infill virtues of the

Community Plan density and infill, it seems that retaining the character of existing neighbourhoods has been forgotten.

Alternatives to recognize retention of existing neighbourhood character?

- Reduce the ability to build apartment and townhomes to ONE lot only
- Retain the 12 meter height allowance but specifically restrict buildings to ONLY 3 STORIES in height
- Reduce secondary dwelling units to 1 STORY in height
- Reduce building coverage to 40% of the lot area
- Reduce height of accessory buildings to 1 STORY

In regard to the R1 zone, I question and ask Council to answer, why it has been regarded as necessary to amalgamate all of the former residential zoning categories into a one size fits all/catch all category called R1? This do anything anywhere approach to our low density residential neighbourhoods does not recognize variation in neighbourhoods. Why should properties in the only recently completed Lakeshore Development be subject to the infill/densification dominated R1 provisions? I see no significant advantage to this zoning approach over what currently exists.

I would request that variance provisions in the by-law be revisited. Currently there are no limits on variance. I do not agree that Council should be reviewing variances over 50% for building height and density clauses. Variance authority should be viewed objectively and based on facts and precedence, not the political and personal observation arena of Council. Since the proposed Zoning By-law has already increased height and site coverage requirements in residential areas, I request that variance provisions be written to allow a maximum of a 10% variance to height site coverage, and a maximum of 25% to all the rest.

I am also concerned with the landscape provisions of the draft Zoning By-law. I am seeing more developments (ie. recently Slave Lake Inn – Starbucks/KFC / Chateau Nova) using gravel and broken rock as landscaping. In limited area and quantities these landscape materials have some applicability, but what we are seeing is larger monolithic areas using these materials as landscaping. I would put forward that rock and gravel as primary finish monolithic landscape treatments are not appropriate and should be addressed in the landscape provisions to prevent this approach in future. What is appropriate are green and growing landscape finishes.

By way of background, I have been a ratepaying resident of Anderson Thomson Blvd. for approx. 40 years. I have seen gradual changes in my neighbourhood where older homes and shacks were replaced with modern homes in the 1980's and 90's (primarily two story homes). I have been involved with the Back Bay Community Association since its inception in 1983. I have seen huge growth and changes in the City overall.

I have previously worked as a City Planner and Development Officer with the City of Yellowknife – 1996-2008. I was responsible for the review and development of the currently City Zoning By-law, created in house by staff under the direction of a Council/citizen steering committee.

I am very concerned with the direction and approach being taken with the proposed Zoning By-law. I am very concerned for my neighbourhood which I dearly love.

Often we see changes made incrementally over a period of time. This proposed by-law is the polar opposite of this approach. I appeal to your better sense and wishes of the residents of our City. Send this by-law back for further review and input. Show residents that you really are interested in addressing their concerns.

Regards
Dave Jones

Comments on Draft Zoning Bylaw No. 5045 dated November 8, 2021
Submitted by Ann Peters
November 24, 2021

To begin, I want to say I am fully supportive of focussing future development within the existing built footprint of the City. This is something that successive community plans and urban design report have encouraged for more than 20 years. Change on the ground happens slowly and I have the benefit of having watched the evolution of community and land use planning since the early 1980's.

It is unfortunate that this draft zoning bylaw has been discussed as though it is promoting densification, flexibility, downtown revitalization, reconciliation, and sustainable development. These are all goals and objectives included in the 2019/2020 Community Plan, which is more than just one of the many documents that is “considered” when developing zoning regulations.

What we should be doing is making sure that the proposed zoning regulations conform to the intent of the Community Plan. As it stands, there are too many opportunities for developments to be permitted that will contradict the intent of the Community Plan.

To be fair, there is much about the proposed Zoning Bylaw that I think is good. I fully support the changes to parking requirements and removing excessive regulation of some minor land uses such as community signs and home-based businesses. I'm also pleased to see the return of a step-back for buildings along Franklin Avenue. Opportunities to review and exchange ideas about this bylaw have been limited. A number of comments I had about the August 24th draft, submitted in late September have been addressed in this latest draft, though not all. In this submission for the Public Hearing I am limiting my comments to the areas I feel are most in need of revision.

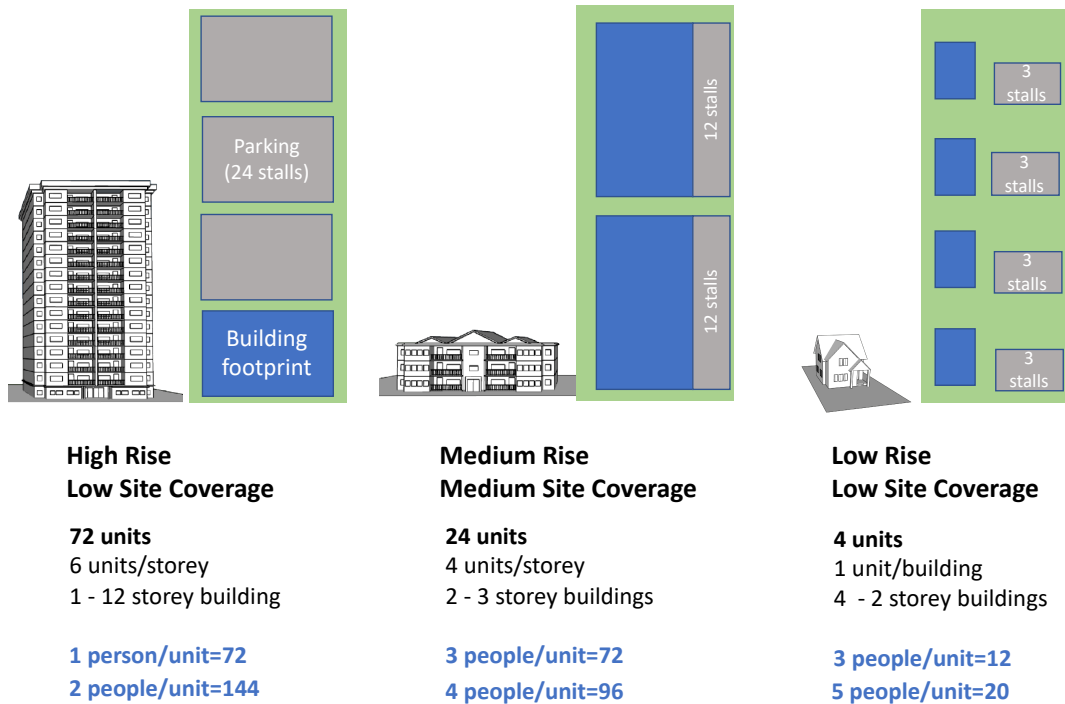
The City has issued some good explanatory ‘fact sheets’ that provide the reasoning behind some of the proposed changes to zoning regulations, linking them to long-term goals of the Community Plan. But there is a lot of room for interpretation when setting regulations – and the degree of change that would be allowed is in some cases too great. The very permissive and flexible approach to development, has also gone too far in some cases - planning should be playing a more important role in determining what goes where. Individual developers are not responsible for meeting the goals of the community plan.

I do think there are a few relatively easy-to-make changes that would address known and publicly shared concerns of residents, while still meeting the intent of the General Plan. In my opinion Council should not proceed with second reading of the bylaw until some changes are made including:

- Regulations about the location of high-rise buildings related to [density](#) objectives
- Regulations for the location of commercial uses related to [complete community](#) objectives
- [Streetscaping](#) regulations, particularly in areas identified for intensification
- Regulations controlling [sitework](#) in advance of development permit approvals
- Replacing the combined definition of [Religious and Education Institutions](#)

Density

The Community Plan contains policies encouraging *greater* density. Achieving greater density relies on a complex web of regulations, land values, development industry motivation, and market acceptance. Building acceptance will happen more easily, and the effect on land values less disruptive if regulations do not introduce drastic changes to established neighbourhoods.



It is not necessary to permit high rise residential buildings anywhere in the city or the RC zone to meet intensification goals. Mid-rise developments have far fewer negative impacts. High rise buildings also won't help to meet any of the goals associated with mitigating climate changes as they are less energy efficient than mid-rise buildings.

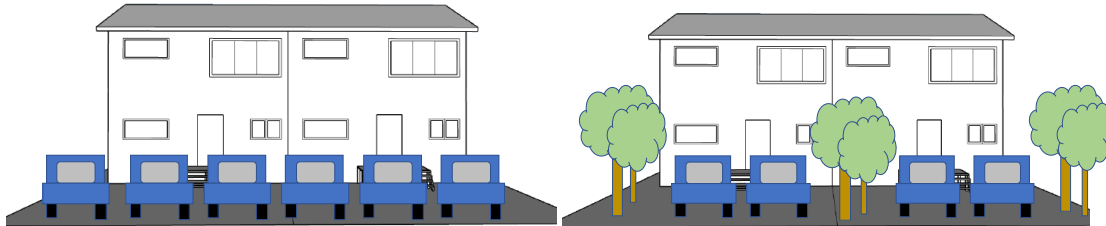
The change I think needs to be made is to **move high rise buildings from the permitted to discretionary column of the regulations in all residential zones – with conditions added to guide where they can be located.** It is possible to locate them where the negative impacts can be reduced, so that their positive contributions to density and housing choice can be realized.

Density Definition

If what we're after is more people living or working within a prescribed land area, a new definition for density is needed in the Zoning Bylaw. One of the Fact Sheets explains that the zoning bylaw will be specifying total building area, but not the size of dwelling units in a residential building. A 10-storey high rise apartment could then contain 10 units or 80. So building height and size or lot areas will not be good indicators of density. The number of dwelling units will not be a good indicator either, as one unit could house one person or eight.

Streetscape and Landscaping

The streetscape, and especially those that comes with increased density, has not been given enough attention. For example, in R1 and R2 zones there are regulations that limit the frontage that can be used for driveways, to leave room for landscaping features. There are also numerous regulations in the OT zone. But in the DT and RC zones, where residential density is being encouraged, no regulations are proposed. In this case the zoning regulations are consistent with the objectives of the Community Plan – as it does not include any objectives related to streetscapes or landscaping. Regulations to help the street become less like the simplistic little drawing on the left, and more like the one on the right, would improve the pedestrian environment, and increase our green capital.



This is a good example of how, when developing regulations, shortcomings in the Community Plan can surface. The proposed zoning bylaw includes landscaping regulations (7.5) – and makes reference to Development Standards (that as far as I know do not yet exist) – but does this without much policy direction. **An amendment to the Community Plan is needed to address this gap.** A beautiful urban environment is a worthwhile objective, beyond the goal increase tree cover and natural vegetation in built area of the city which is identified in the Community Plan.

Complete Community

It is not necessary to permit a wide range of commercial uses in the proposed RC zone (including the newly introduced RC-1), to meet the ‘complete community’ objectives of the Community Plan. These areas already have convenient access to ‘work, live, play’ opportunities, being within a 15 to 20-minute walking distance of the downtown core and a wide variety of commercial outlets. A range of housing options, consistent with the concept of ‘complete communities’ are also already available in the RC zones. Allowing a wide range of commercial uses anywhere in the RC zone also contradicts the compact downtown objectives of the Community Plan. To put things into perspective, a larger city like Calgary uses the ‘complete community’ concept to develop local area plans for neighbourhoods with populations over 20,000 people.

The change I think needs to be made is to **remove commercial uses from the permitted to discretionary column of the regulations in the RC zone – with conditions added to restrict the types of commercial uses, and to guide where they can be located.**

Sitework in Advance of Development Permits

It has been the practice of the City to issue ‘site development’ permits in advance of completed and approved development permits. The results of this practice can be seen in a couple of highly visible site around the City. In this Draft zoning bylaw no permit is required for ‘site grading’ associated with a future development even if it includes clearing grubbing and stripping. Site development is an integral part of any development. There is no way to make sure it complies with other applicable regulations in the Bylaw without a development permit. **The regulations should be changed to remove site grading from the list of development not requiring a development permit.**

Religious and Education Institutions

The proposed zoning bylaw includes 5 separate definitions to distinguish between different types of car or automobile uses. It also includes definitions to distinguish between a use that provides out-patient medical and health services, and a use providing temporary care or guidance. But for some reason, there is one catch-all definition for religious and education institutions that covers a wide range of uses and building types. A combined definition is inappropriate not only because of how this affects the regulation of development, but because of the legacy of residential schools.

Specific locations of large institutional uses are important for meeting a number of goals in the Community Plan. The proposed regulations need to be given a bit more thought. In RC, R1, R2 and there is no guidance provided for the location of these kinds of uses. In R1 and R2 zones there are no regulations for building size or setbacks for these kinds of uses. The Community Plan encourages a College or University to be located in the Downtown Zone and **not** to be located in PS or PR zones, where they are permitted.

The changes I think need to be made include: separate definitions to distinguish between religious and educational uses; adding a requirement for Development Officer approval for large scale development; and referencing Community Plan goals in regulations to clarify the criteria the DO will be required to consider in giving their approval of locations.



Comments on New Zoning Bylaw

January 22, 2021

Dear Mayor & Yellowknife City Council,

I'm sure it is difficult to balance various pressures in the complicated task of approving a new zoning bylaw. Whatever the outcome, thank-you for your efforts, I know the hours you put in on city council is generally...unappreciated.

The new zoning bylaw was (self-reportedly) striving to strike a balance between neighbourhood concerns and the needs of tourism. New restrictions tighten up home-based business operations in most suburban neighbourhoods, alongside greater opportunities within the downtown core. In this light, I'm glad to see "commercial recreation" re-introduced into the RC-1 zone.

If "commercial recreation" is again removed from the RC-1 zone as a permitted-use, the tourism industry will be worse off with the new zoning bylaw.

One consideration is that northern-owned tour operators are in competition with southern-owned operators based in lower cost, southern communities. Many hunting, fishing and paddling operators arrive in the spring with guides, gear, and supplies from the south, only to leave the North once again in the fall. The more restrictive (and expensive) you make things in Yellowknife for local operators, the less competitive we will be. Zoning restrictions also discourage southern owned operators from investing in a larger presence and facilities in the North.

All tourism businesses in Yellowknife are also competing for clients other national and international destinations. We are one of the few industries in the North that competes on the global market.

As the industry recovers from the pandemic, most local tour operators are small. Not only have commercial/industrial lots in Kam Lake & OAR been scarce, then are often oversized beyond our needs. Greater options around the downtown core and single detached homes are ideal for staff housing, office use and gear storage.

The City of Yellowknife has taken a more active role in nurturing the tourism industry recently with support for the visitor centre and it's own *Extraordinary Yellowknife* campaign.

Yet, your most powerful tool to help or hinder the tourism industry is the zoning bylaw. On this issue, the local tourism businesses do need your support.

Yours in adventure,

Dan Wong, Owner of Jackpine Paddle





November 24, 2021

City of Yellowknife

Attn: Mayor Alty & City Councillors

Re: Zoning Bylaw

Dear Mayor and Council,

Thank you for the opportunity to comment on the proposed amendments to the Zoning Bylaw. During the deliberations of the bylaw NWT Tourism would appreciate consideration for the tourism industry by keeping "Commercial Recreation" as a permitted use under the RC-1 Zone.

As you are all well aware, our industry has been hit hard by the COVID-19 pandemic and we will see an important rebuilding of our tourism businesses in the coming months and years. Allowing Commercial Recreation as a permitted use under RC-1 will go a long way to support the rebuilding and recovery - by allowing more flexibility it will lessen the larger overhead and costs for some businesses.

Keeping Commercial Recreation as a permitted use under RC-1 would also allow for growth of new and emerging tourism companies. Many tourism businesses don't need a large footprint, especially initially. Tourism is a very competitive market, and this classification under RC-1 could put many of our businesses in a position of being more competitive with other less expensive jurisdictions. As an industry, we must be able to compete globally.

Tourism is an integral part of Yellowknife and our way of life. It is vital to the growth of our economy and the quality of life for our residents. We appreciate your consideration and your support.

Thank you,

A handwritten signature in blue ink that reads "Demarcke".

Donna Lee Demarcke
CEO-NWT Tourism

To the City of Yellowknife and Council:

My name is Kienan Ashton, I reside at _____ McDonald Drive, and I would like to express my unequivocal support for the new zoning by-law.

It is imperative that we move away from the exclusionary zoning so common throughout North America; it is harmful to community and land alike. It separates us from each other and from the places we need to go, contributing to urban decay and sprawl. Mixed uses and medium density are the logical alternatives - ones with long histories shaping the European-style cities we love to visit.

Yellowknife is a truly special place and I would like to keep it that way. I see the zoning by-law as a way to support that goal. I think of Old Town, the community I have been so incredibly privileged to have called home for so long, and how vibrant it is. I think we can credit its mixed-use zoning for that, at least in part. Of course it is the people of Old Town who make it what it is, but it is the zoning by-law that helps them realize their aspirations. I would like to see the whole of Yellowknife enabled in the same way.

I would also like to briefly express my appreciation for the inclusion of the uses of urban agriculture and special care facilities, the official recognition of interim land withdrawals, and the overall simplification and modernization of the by-law.

Occasionally we must take risks, and I argue that this is one of those times. To those concerned about potential disruptions as a result of this by-law, I say to you that your concerns are reasonable and understandable, and I encourage you to discuss them with the community. In doing so, I ask that you consider the long-term benefits of this new by-law: affordability, sustainability, livability, and so on. I ask that you be precise in your concerns: think about the many inoffensive uses that may be excluded by a blanket rejection of something like 'food and beverage services', and the people that such uses could benefit. For example, if you're primarily concerned about businesses being open late, then say as much. I have no doubt that there is flexibility on such fronts. Lastly, I will urge you to keep all Yellowknifers new and old in your minds and in your hearts. This is not to suggest that opponents of the new by-law are selfish. As I have said, your concerns are reasonable, but it's very easy to forget about how a small sacrifice on our part can mean tremendous things for others. That is not a moral failing; it is a human experience, one that no doubt influences my own choice to write this statement.

Overall, I am satisfied that the proposed zoning by-law is what this city needs, and that it will place us squarely on the path towards a future that all residents will appreciate. No doubt there may be technical details I am unaware of but that I may find objectionable; however, there is only so much effort I can reasonably devote to assessing the merits of this by-law, and to become

stuck in the minutiae of it would be counterproductive. I will leave it to those more knowledgeable than myself, and to time, to identify where this by-law may benefit from change. Likewise, I trust my fellow Yellowknifers to make their needs and concerns known, taking into account both their own wellbeing and the wellbeing of the community. While I am of the opinion that we are far better off with the by-law as proposed than with a watered-down version of it, there should always be room for change, so that we might build a better community for everyone.

Thank you and mahsi cho to everyone who has helped shape this by-law, to everyone who has voiced their opinions on it, and to everyone who has listened to mine.

Regards,

Kienan Ashton



City Clerk
Yellowknife City Hall

November 24, 2021

Re: New zoning by-law

Dear City Clerk,

The Yellowknife Women's Society ("YKWS") writes to express its support for the proposed change to the City of Yellowknife's zoning bylaw which would make shelter services a permitted use for zoning purposes.

YKWS is pleased to partner with the City of Yellowknife on multiple projects to serve the City's unhoused population. These projects include Housing First for Adults, the Outreach Van and the Common Ground Homelessness Employment Program. Despite these programs - and the laudable goals set out in the City of Yellowknife's 10 year Plan to End Homelessness - much more needs to be done. A recent PIT Count found that there remain at least 300 unhoused people in Yellowknife, the vast majority of whom are Indigenous.

The by-law as it currently exists creates the unacceptable outcome that it is virtually impossible to provide shelter services on an urgent basis. This flaw was on full display most recently as the GNWT was unable to secure approval for its application to establish an emergency day shelter even as the COVID-19 pandemic tore through the unhoused population.

Making shelter services a permitted use would empower NGOs, the GNWT and the City to establish services for members of Yellowknife's unhoused population without those services being subject to politics. The proposed revision to the by-law will leave many ways to address valid concerns about shelter services - including Good Neighbour Agreements and effective management.

Please contact me if you have any questions or require any further information.

Kind regards,

Neesha Rao
Executive Director
Yellowknife Women's Society

I want to commend the City planners for the work that has been completed on drafting the new zoning bylaw. As a long time resident of Yellowknife, I'm really pleased to see that the City's plans are now having a strong focus on allowing mixed use. I think it's important to point out that the City has limited space available for various reasons, some outside of its control, and to make the best possible use of the space we have is crucial.

I'm happy to say that I want there to be daycares, shopping options, and mixed density residential where I live (the proposed "RC" zone), that are appropriate to the character and feel of the neighbourhood. I want people of every economic background to be my next-door neighbours. I want to live in a city that feels like it's designed for people, not just cars, parking lots and strip malls.

I'm happy to see that there is the possibility of infill and density in my neighbourhood. If an affordable 5-plex were to be developed in my neighbourhood, with a nearby laundromat and corner store, I'd applaud the developers.

I'd also like to thank City administration for their patience in painting the picture to the public of what's possible with the new bylaw. It is clearly about providing more options in a finite amount of space. And within that space, having the foresight to know that single-use neighbourhoods are not sustainable in the long term within the City's boundaries.

Sincerely,
Kate Reid