



CITY OF YELLOWKNIFE

## **Council Agenda**

**Monday, November 28, 2022 at 7:00 p.m.**

**Welcome to the**

### **REGULAR MEETING OF COUNCIL**

Council Chamber, City Hall  
4807 - 52nd Street  
Yellowknife

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.

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#### **COUNCIL:**

Mayor Rebecca Alty

Councillor S. Arden-Smith  
Councillor Garrett Cochrane  
Councillor Ryan Fequet  
Councillor Ben Hendriksen

Councillor Cat McGurk  
Councillor Tom McLennan  
Councillor Steve Payne  
Councillor Rob Warburton

All annexes to this agenda may be viewed on the City's website <a href="http://www.yellowknife.ca">www.yellowknife.ca</a> or by contacting the City Clerk's Office at 920-5602.
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**Item No.**

**Description**

**OPENING STATEMENT**

1. Councillor Cochrane 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.**

**AWARDS, CEREMONIES AND PRESENTATIONS**

2. There were no awards, ceremonies or presentations for the agenda.

**ADOPTION OF MINUTES FROM PREVIOUS MEETING(S)**

Previously  
Distributed

3. Minutes of Council for the regular meeting of Monday, November 14, 2022 are presented for adoption.
4. Councillor Cochrane moves,  
Councillor \_\_\_\_\_ seconds,

**That Minutes of Council for the regular meeting of Monday, November 14, 2022 be presented for adoption.**

Unanimous	In Favour	Opposed	Carried / Defeated
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**DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

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

**CORRESPONDENCE & PETITIONS**

6. There was no correspondence nor were there any petitions for the agenda.



**Item No.**

**Description**

**STATUTORY PUBLIC HEARINGS**

7. There were no Statutory Public Hearings for the agenda.

**DELEGATIONS PERTAINING TO ITEMS ON THE AGENDA**

8. A presentation from Linda Bussey regarding the Arctic Inspiration Prize.
9. A presentation from Mickey Brown regarding Lakeview Cemetery.
10. A presentation from John Fredericks regarding Budget 2023.

**MEMBER STATEMENTS**

11. There were no statements for the agenda.
12. Are there any Member statements from the floor?

**INTRODUCTION AND CONSIDERATION OF COMMITTEE REPORTS**

Councillor Cochrane will introduce the following reports:

13. Governance and Priorities Committee Report for November 14, 2022.
14. Councillor Cochrane moves,  
Councillor \_\_\_\_\_ seconds,

**That Council appoint Karen Willy, a representative from an organization serving seniors, to serve on the Community Advisory Board on Homelessness (CAB) for a two-year term commencing November 29, 2022 and ending November 28, 2024.**

Unanimous	In Favour	Opposed	Carried / Defeated
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15. Governance and Priorities Committee Report for November 21, 2022.
16. Councillor Cochrane moves,  
Councillor \_\_\_\_\_ seconds,

**That:**

- 1. The Mayor be authorized to travel to Ottawa, ON from February 7 – 10, 2023 to participate on the Federation of Canadian Municipalities (FCM) 2023 Sustainable Communities Conference**



**Item No.**

**Description**

(SCC) panel entitled Forging Renewed Relations for Reconciliation & Sustainability.

2. Administration review and provide an update on Council Travel Authorization Policy.

Unanimous	In Favour	Opposed	Carried / Defeated
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**NEW BUSINESS**

(For Information Only)

17. A memorandum regarding Budget 2023 Public Input.

18. Is there any new business for the floor?

**ENACTMENT OF BY-LAWS**

19. By-law No. 5064 - A by-law to dispose of Lots 12 to 16, 18 to 23, and 37 to 41 Block 908, Plan 4727 and a portion of Lot 84, Block 907, Plan 4727 (Engle Business District Phase 2 Subdivision), is presented for First, Second and Third Reading.

20. Councillor Cochrane moves,  
Councillor \_\_\_\_\_ seconds,

**First Reading of By-law No. 5064.**

Unanimous	In Favour	Opposed	Carried / Defeated
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21. Councillor Cochrane moves,  
Councillor \_\_\_\_\_ seconds,

**Second Reading of By-law No. 5064.**

Unanimous	In Favour	Opposed	Carried / Defeated
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22. Councillor Cochrane moves,  
Councillor \_\_\_\_\_ seconds,

**That By-law No. 5064 be presented for Third Reading.**

Unanimous	In Favour	Opposed	Carried / Defeated
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**Item No.**

**Description**

23. Councillor Cochrane moves,  
Councillor \_\_\_\_\_ seconds,

**Third Reading of By-law No. 5064.**

Unanimous	In Favour	Opposed	Carried / Defeated
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**DEFERRED BUSINESS AND TABLED ITEMS**

24. There was no deferred business and there were no tabled items for the agenda.
25. Is there any deferred business or are there any tabled items from the floor?

**OLD BUSINESS**

26. There was no old business for the agenda.
27. Is there any old business from the floor?

**NOTICES OF MOTION**

28. There were no notices of motion for the agenda.
29. Are there any notices of motion from the floor?

**DELEGATIONS PERTAINING TO ITEMS NOT ON THE AGENDA**

30. There were no delegations pertaining to items not on the agenda.

**ADMINISTRATIVE ENQUIRIES**

31. There were no administrative enquiries for the agenda.
32. Are there any administrative enquiries from the floor?

**ADJOURNMENT**



CITY OF YELLOWKNIFE

## GOVERNANCE AND PRIORITIES COMMITTEE REPORT

**Monday, November 14, 2022 at 12:05 p.m.**

Report of a meeting held on Monday, November 14, 2022 at 12:05 p.m. in the City Hall Council Chamber. The following Committee members were in attendance:

Chair: Mayor R. Alty,  
Councillor S. Arden-Smith,  
Councillor G. Cochrane,  
Councillor R. Fequet,  
Councillor B. Hendriksen,  
Councillor T. McLennan, (via teleconference) and  
Councillor R. Warburton.

The following members of Administration staff were in attendance:

S. Bassi-Kellett,  
C. MacLean,  
K. Thistle,  
C. White,  
G. White,  
S. Woodward, and  
S. Jovic.

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<u>Item</u>	<u>Description</u>
1.	(For Information Only) Mayor Alty read the Opening Statement.
2.	(For Information Only) There were no disclosures of pecuniary interest.
3.	(For Information Only) Committee accepted for information the minutes of the Audit Committee meeting of July 21, 2022.
4.	(For Information Only) Committee accepted for information the minutes of the Community Advisory Board on



Homelessness meeting of September 15, 2022, October 6, 2022, October 20, 2022 and November 3, 2022.

(For Information Only)

5. Committee read a memorandum regarding whether to appoint a Deputy Mayor and whether to appoint Members of Council as representatives on the Special Committees of Council.

(For Information Only)

6. Councillor Arden-Smith moved,  
Councillor Warburton seconded,

That Committee move in camera at 12:15 p.m. to discuss a memorandum regarding whether to appoint a Deputy Mayor and a whether to appoint Members of Council as representatives on the Special Committees of Council and a memorandum regarding whether to appoint a representative from an organization serving seniors to serve on the Community Advisory Board on Homelessness.

MOTION CARRIED UNANIMOUSLY

(For Information Only)

7. Committee discussed a memorandum regarding whether to appoint a Deputy Mayor and a whether to appoint Members of Council as representatives on the Special Committees of Council.

(For Information Only)

8. Councillor Arden-Smith and Councillor Fequet declared conflict of interest and excused themselves from the meeting at 12:17 p.m.

(For Information Only)

9. Committee continued its discussion regarding a memorandum regarding whether to appoint a Deputy Mayor and a whether to appoint Members of Council as representatives on the Special Committees of Council.

(For Information Only)

10. Councillor Arden-Smith and Councillor Fequet returned to the meeting at 12:18 p.m.

(For Information Only)

11. Councillor Warburton declared a conflict of interest and left the meeting at 12:18 p.m.

(For Information Only)

12. Committee continued its discussion regarding a memorandum regarding whether to appoint a Deputy Mayor and a whether to appoint Members of Council as representatives on the Special Committees of Council.



- (For Information Only)
13. Councillor Warburton returned to the meeting at 12:20 p.m.
- (For Information Only)
14. Committee discussed a memorandum regarding whether to appoint a representative from an organization serving seniors to serve on the Community Advisory Board on Homelessness.
- (For Information Only)
15. Councillor Cochrane moved,  
Councillor Arden-Smith seconded,

That Committee return to an open meeting at 12:24 p.m.

MOTION CARRIED UNANIMOUSLY

Business arising from the in camera session.

- (For Information Only)
16. Committee read a memorandum regarding whether to appoint a Deputy Mayor and whether to appoint Members of Council as representatives on the Special Committees of Council.

Committee noted that Section 7(3) of Council Procedures By-law No. 4975, as amended, states that the appointment of the Deputy Mayor shall be made, on the recommendation of the Mayor, at the first meeting of Council following a General Election. Council must also appoint Councillors to Special Committees of Council based on the best interests of the City and desires expressed by Councillors. These appointments will be reviewed annually.

Committee noted that Council's policies, resolutions or goals include:

Goal #2 Delivering and efficient and accountable government.

Committee noted that applicable legislation, by-laws, studies or plans include:

1. *Cities, Towns and Villages Act*,
2. Council Procedures By-law No. 4975, as amended;
3. Council Remuneration Review Report by Sainas Consult Inc.; and
4. Council Remuneration By-law No. 4982.

Legislation

Section 39 of the *Cities, Towns and Villages Act* states that Council, on the recommendation of the Mayor, may appoint a Councillor to be the Deputy Mayor.

Section 7(3) of Council Procedures By-law No. 4975, as amended, states that the appointment of the Deputy Mayor shall be made, on the recommendation of the Mayor, at the first meeting of Council following a General Election.





### Past Practice

The past practice of Council has been to review the appointment of Deputy Mayor and Chairpersons and Members to Special Committees of Council on an annual basis and following a General Election.

Appointments to Special Committees shall be based on:

- a) the best interests of the City;
- b) the convenience of the Members;
- c) the competence of the Members;
- d) the willingness to serve; and
- e) the desires expressed by the Members.

### Council Remuneration Review Report

In 2018, City engaged Sainas Consult Inc. to conduct an independent and arms-length review of the remuneration, allowances and benefits provided to the Mayor and Members of Council.

The report recommended that all Councillors be paid the same amount and that the role of Deputy Mayor be shared by all Councillors on a rotating or scheduled basis, however, Council of the day opted to maintain status quo and appoint a Deputy Mayor on an annual basis.

### By-law No. 4982

In order to give effect to the recommendations arising from the Council Remuneration Review Report and Council's desire to maintain status quo, Council adopted By-law No. 4982, a by-law to establish the indemnities and allowances of Council members.

Committee noted that the Deputy Mayor performs the duties of the Mayor during absences and the Members of Council act as Chairpersons to the Committees they are appointed to. The appointment of a Deputy Mayor and Councillors to the Special Committees of Council will ensure that the Committees can continue to meet and conduct their business and that there is coverage during the Mayor's absences.

Committee recommended that Council appoint the following as Deputy Mayor and Council representatives to the Special Committees of Council; and that these appointments be reviewed in January, 2024:

Committee	Councillor
Deputy Mayor	Councillor Arden-Smith
Audit Committee	Councillor McLennan
Board of Revision	Councillor Fequet (Primary) Councillor Cochrane (Alternate)
Community Advisory Board on Homelessness	Councillor Hendriksen



Development Appeal Board	Councillor Warburton (Primary) Councillor Payne (Alternate)
Grant Review Committee (Two required)	Councillor McLennan Councillor Hendriksen
Heritage Committee	Councillor Cochrane
Homelessness Commission	Councillor Hendriksen
Mayor's Task Force on Economic Development	Councillor Warbuton
Yellowknife Combative Sports Commission	Councillor Arden-Smith

Committee noted that this matter will be discussed under New Business at this evening Council Meeting.

17. **Committee read a memorandum regarding whether to appoint a representative from an organization serving seniors to serve on the Community Advisory Board on Homelessness.**

Committee noted that there is a vacancy on the Community Advisory Board (CAB) on Homelessness.

It is the practice of the City of Yellowknife to advertise all vacancies for boards and committees. The City has advertised vacancies on the Community Advisory Board (CAB) on Homelessness in the Capital Update, the City's website and social media sites.

Committee noted that Council's policies, resolutions or goals include:

Council Goal #2 Delivering efficient and accountable government.

Motion #0459-96, as amended by #0460-96, #0462-96 and #0273-09:

"The following policy be adopted with respect to appointments to municipal boards and committees:

- I) The maximum consecutive years that an individual may serve on any one board or committee is six.
- II) Individuals who have served the maximum six-year period on one municipal board or committee shall be eligible to be appointed to another board or committee.
- III) No individual shall be precluded from serving concurrent terms on more than one municipal board or committee.
- IV) Notwithstanding that an individual appointee has served less than six years on a particular board or committee, Council may, after the expiration of the first or subsequent terms of that appointee, advertise for applicants to fill a vacancy on that board or committee.
- V) Notwithstanding clause (i.) of this policy, should the City receive no applications to fill a vacancy on any particular board or committee, the six year maximum limitation may, at the discretion of City Council, be waived.
- VI) Should the City receive no applications to fill a vacancy on any particular board or committee, City Council may appoint a member of the public at their discretion.



Committee noted that applicable legislation, by-laws, studies or plans include: Council Procedures By-law No. 4975, as amended.

#### Legislation

Section 122 of Council Procedures By-law No. 4975, as amended, states:

#### Special Committees of Council

122. Where Council deems it necessary to establish a special committee to investigate and consider any matter, Council shall:

- 1) name the committee;
- 2) establish terms of reference;
- 3) appoint members to it;
- 4) establish the term of appointment of members;
- 5) establish requirements for reporting to Council or a standing committee; and
- 6) allocate any necessary budget or other resources to it.

#### Procedural Considerations

All appointments to Special Committees must be approved by Council.

The composition of the Committee was structured so that various segments of the community are represented.

Committee noted that the Committee members will assist the City in an advisory capacity regarding homelessness issues within the municipal boundaries of the City of Yellowknife. Appointing a full complement of Members will ensure that the work of the committee is completed in a timely fashion.

**Committee recommends that Council appoint Karen Willy, a representative from an organization serving seniors, to serve on the Community Advisory Board on Homelessness (CAB) for a two-year term commencing November 29, 2022 and ending November 28, 2024.**

#### **MOVE APPROVAL**

18. The meeting adjourned at 12:24 p.m.



CITY OF YELLOWKNIFE

## GOVERNANCE AND PRIORITIES COMMITTEE REPORT

**Monday, November 21, 2022 at 12:05 p.m.**

Report of a meeting held on Monday, November 21, 2022 at 12:05 p.m. in the City Hall Council Chamber. The following Committee members were in attendance:

Chair: Mayor R. Alty,  
Councillor S. Arden-Smith,  
Councillor G. Cochrane,  
Councillor R. Fequet,  
Councillor B. Hendriksen,  
Councillor C. McGurk,  
Councillor T. McLennan,  
Councillor S. Payne, and  
Councillor R. Warburton.

The following members of Administration staff were in attendance:

S. Bassi-Kellett,  
C. Greencorn,  
C. MacLean,  
K. Thistle,  
C. White,  
G. White,  
S. Woodward, and  
S. Jovic.

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<u>Item</u>	<u>Description</u>
1.	(For Information Only) Mayor Alty read the Opening Statement.
2.	(For Information Only) There were no disclosures of pecuniary interest.



(For Information only)

3. Committee read a memorandum regarding whether to dispose of the remaining lots in Engle Business District Phase 2 Subdivision.

Committee noted that Phase 1 of the Engle Business District subdivision started construction in 2007. The City had sold all lots in Phase 1 by the summer of 2016.

On April 24, 2017, Council approved By-law No. 4931, a by-law to adopt the Engle Business District Phase 2 Area Development Plan and Phase 2 Construction Extent was completed in November 2017 (*Figure 1*). On February 26, 2018, Council approved By-law No. 4948, a by-law to amend the original Area Development Plan by-law to reflect the as-built conditions of the subdivision. Subsequently, Council approved By-law No. 4965, a by-law to authorize disposal of 40 lots in Phase 2, 2017 Construction Extent on May 22, 2018. To date, 25 lots have been sold.

The City has received interest from prospective purchasers seeking to acquire approximately 30 percent of land in the remaining areas of Phase 2. The remaining lots currently for sale are not suitable for the proposed purchasers.

When the City completed the Area Development Plan and engineering drawings for the entire Phase 2 subdivision in 2017, all lots in the subdivision were surveyed and titled as per the Area Development Plan. These lots are ready for transfer to future purchasers except for a portion of Lot 84, Block 907. The remaining areas of Phase 2 still require the construction of roads and related infrastructure, including site services.

Should the proposed disposal by-law be adopted, staff intend to proceed with a construction plan to build the required infrastructure and services. Typically, a subdivision construction project would take up to two years to complete, excluding paving.





Figure 1: Engle Business District Phase 2 Context Map

Committee noted that Council's policies, resolutions or goals include:

- |                    |   |
|--------------------|---|
| Council Goal No. 1 | Growing and diversifying our economy                        |
| Council Goal No. 4 | Driving strategic land development and growth opportunities |

Council Motion #0234-16	That Administration be directed to proceed with Phase 2 of the Engle Business District development, including: a) road and lot layout engineering design with development cost
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estimates; and b) preparation of an Area Development Plan and amendments to the Zoning By-law, to allow for the Engle Business District Phase 2 development.

- Council Motion #0271-16 That Council approve the following price incentives for Engle Business District Phase 2 lands:
- Up to five years to pay the balance of the purchase price;
  - The timeline to obtain an approved development permit be extended from one year to two years (from the possession date); and
  - Up to four years to complete construction (from the possession date).

Council Motion #0080-17 Third Reading of By-law No. 4931, the Engle Business District Phase 2 Area Development Plan.

Council Motion #0063-18 Third Reading of By-law No. 4948, a by-law to amend the Engle Business District Phase 2 Area Development Plan By-law No. 4931, by replacing Schedule “1-A”.

- Council Motion #0138-18
1. That Administration proceeds with the marketing plan for the Engle Business District Phase 2 subdivision lands, pursuant to the Land Administration By-law No. 4596, as amended.
  2. That Council direct Administration to prepare a fire hydrant expansion plan, and that the fire hydrant expansion plan include an implementation and funding strategy.

Committee noted that applicable legislation, by-laws, studies or plans include:

1. *Cities, Towns and Villages Act* S.N.W.T. 2003, c.22;
2. *Community Planning and Development Act* S.N.W.T. 2011, c.22;
3. Community Plan By-law No. 5007;
4. Zoning By-law No. 5045;
5. Land Administration By-law No. 4596, as amended; and
6. Engle Business District Phase 2 Area Development Plan By-law No. 4931, as amended.

#### Legislative

Pursuant to Section 54 (2) of the *Cities, Towns and Villages Act*, the disposal of land must be authorized by a by-law specific to the subject lands.

#### Community Plan

The Community Plan designates the Engle Business District area as “Engle Industrial Business District.” The primary planning and development objectives are to direct to lands



within the Engle Industrial Business District all new heavy industrial uses and encourage the relocation of existing heavy industrial uses from target areas; including Old Town, Old Airport Road, and Kam Lake. Businesses have relocated including Superior Propane and Deton Cho Landtran from Old Airport Road, Midnight Petroleum from Con-Negus Point, and Kavanaugh Bros. Ltd. from Kam Lake. A number of additional businesses are in the process of developing and relocating. Aside from heavy industrial uses, it is also intended to accommodate lower-impact industrial or light industries such as automotive repair and contractor services.

#### Area Development Plan

The subject lands are within the Engle Business District Phase 2 Area Development Plan boundary. The purpose of the Area Development Plan is to provide a location specific land use planning policy and technical guidance for the development of the area, including subdivision lot layout, general land uses, services, road networks, environmental protection, trail connections, open space network, and the phasing of development.

#### Zoning By-law No. 5045

All lots included in the Engle Business District Phase 2 disposal plan are currently zoned Industrial General. The intent of the zone is to provide an area for medium to heavy industrial uses including bulk fuel storage, truck staging and outdoor storage. Sensitive land uses, such as accessory residential use, would conflict with the industrial nature of the area and are not permitted.

#### Land Administration By-law No. 4596, as amended

The Land Administration By-law states that disposition of land shall be authorized by a by-law. It also provides regulatory direction for the sale of city-owned lands, establishing the price of lands, and the methods and terms for land disposition by the City. Land sale price is determined by the following factors: a market value appraisal, a detailed list of all anticipated development costs and carrying costs, and the anticipated revenue from each lot sale to support the Land Fund. The method of land disposal must occur via either a ballot draw, a call for development proposals, a public advertisement, or through a bidding process, some exceptions apply. Section 12 of the Land Administration By-law, allows consideration of requests to purchase land from the Federal or Territorial government or to a specific intended purchaser. Administration recommends public advertisement, for appraised value, as the method of disposal, to be consistent with the past disposal for lands in Engle and other industrial subdivisions.

#### Development Costs and Sale Price

Pursuant to the Land Administration By-law No. 4596, as amended, all development costs and off-site levies will be recovered by the City. As a reference, the 2017 construction of the Engle Business District Phase 2 subdivision resulted in 60 hectares of saleable land with an average sale price of \$ 254,000.00 per hectare for a total of \$15.3 million; the development cost is about \$164,000.00 per hectare.





For the remainder of Phase 2, a professional appraisal will inform the sale price for parcels of land in advance of the subdivision construction and marketing plan.

#### Land Development Fund

All aspects of acquiring, developing, and disposing of municipal lands are funded by the Land Development Fund. Development costs range from preparation of conceptual and comprehensive development plans to appraisals, legal survey and mapping work, and engineering and infrastructure installation. Recovery of all expenditures is accounted for in the sale of land in accordance with the Land Administration By-law. The current Land Development Fund balance can support the expected expenses to develop the remainder of Phase 2.

Land Development Fund	\$ millions
Current balance	\$ 11.0
Sum of all City lands inventory currently for sale	\$ 9.5
Committed costs to existing subdivisions (paving, trail development, fire suppression)	(\$ 6.8)

#### Industrial Land Demand and Supply

Current inventory of City-owned industrial land is limited. The Kam Lake-Enterprise Extension Light Industrial subdivision sold out in 2018 and the smaller-sized Business Industrial lots in the Engle Business District Phase 2 sold out in 2020. The following chart provides a summary of the City's existing industrial land inventory.

Current Inventory of Industrial Lots	Lots Available
Kam Lake (size = 0.3 hectare)	0
Engle Business District Phase 2 (size = 0.5 hectare)	0
Engle Business District Phase 2 (size = 1 hectare & larger)	12

The proposed lots in Engle Business District Phase 2 are approximately 80 hectares of land. At full build-out, the area will provide up to 50 industrial lots. Land trends and inquiries indicate increasing interest in assembly of lots for larger development, to serve uses of truck staging yard, outdoor storage, storage facility, bulk fuel storage, and government facility. Consolidations of two or more contiguous lots to create a site that allows larger facilities and business operation is considered subject to the approval of the Director of Planning and Development before the sale. There is demand for half-a-hectare lots, intended for low-impact industrial uses, mainly located along Deh Cho Boulevard; there are no more lots available of this size in Engle, as shown in the chart above. Future considerations will be given to this growing demand.



Committee noted that the Community Plan policies support the area to be developed for heavy industrial uses, while accommodating a variety of other general industrial and accessory business industrial uses. Demand for industrial lands continues, heavy and light, to support growth in the City of Yellowknife. Therefore, enacting a disposal by-law in advance of subdivision construction enables the City to timely respond to future demands for industrial uses and accommodate appropriate land uses in the area. This will also make the remainder of Phase 2 subdivision construction viable and eventually replenish the inventory of industrial lands available within the City.

Committee recommended that By-law No. 5064, a by-law to dispose of Lots 12 to 16, 18 to 23, and 37 to 41 Block 908, Plan 4727 and a portion of Lot 84, Block 907, Plan 4727, be presented for adoption.

4. **Committee read a memorandum regarding whether to authorize the Mayor to travel to Ottawa, ON from February 7 – 10, 2023 to participate on the Federation of Canadian Municipalities (FCM) 2023 Sustainable Communities Conference (SCC) panel entitled Forging Renewed Relations for Reconciliation & Sustainability.**

Committee noted that Mayor Rebecca Alty has been invited to participate on a panel entitled Forging Renewed Relations for Reconciliation & Sustainability at the Federation of Canadian Municipalities (FCM) 2023 Sustainable Communities Conference (SCC) taking place in Ottawa, ON from February 7 – 10, 2023. Panelists are offered a \$1,500 honoraria to support the cost of travel and accommodations.

Committee noted that Council's policies, resolutions or goals include:

Policy 260-T1                      A policy to outline the procedures for authorizing members of Council to travel for City related business.

Motion #0373-02                It is the policy of the City of Yellowknife that Members of Council submit a written travel expense claim together with a daily diary of activities while on City sponsored travel upon their return.

Committee noted that applicable legislation, by-laws, studies or plans include:

1. Council Remuneration By-law No. 4982, and
2. Financial Administration By-law No. 4206, as amended.

Travel authorization should be prioritized based on Council priorities and emerging opportunities, and should be approved by Council on a case-by-case basis in advance of each conference.

The cost estimate for attendance at the 2023 Sustainable Communities Conference is as follows:

**FCM (Ottawa, ON) February 7 – 10, 2022**

Accommodation	\$	984.39	(x 3 Nights)
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Flights	\$ 926.65	(Return Flight)
Meals and Incidentals	<u>\$ 409.50</u>	(\$136.50 per day x 3 day)
Subtotal	\$ 2,320.54	
Honoraria	\$ - 1,500.00	
<b>Total</b>	<b>\$ 820.54</b>	

Committee noted that participating on the Federation of Canadian Municipalities (FCM) 2023 Sustainable Communities Conference (SCC) panel entitled Forging Renewed Relations for Reconciliation & Sustainability will allow Mayor Alty to advance Council's Goals and Objectives for our community.

**Committee recommends:**

- 1. That the Mayor be authorized to travel to Ottawa, ON from February 7 – 10, 2023 to participate on the Federation of Canadian Municipalities (FCM) 2023 Sustainable Communities Conference (SCC) panel entitled Forging Renewed Relations for Reconciliation & Sustainability.**
- 2. That Administration review and provide an update on Council Travel Authorization Policy.**

**MOVE APPROVAL**

(For Information Only)

5. Councillor Arden-Smith moved,  
Councillor Fequet seconded,

That Committee move in camera at 12:31 p.m. to discuss a legal matter.

**MOTION CARRIED UNANIMOUSLY**

(For Information Only)

6. Committee discussed a legal matter.

(For Information Only)

7. Councillor Cochrane moved,  
Councillor Fequet seconded,

That Committee return to an open meeting at 1:52 p.m.

**MOTION CARRIED UNANIMOUSLY**

(For Information Only)

8. There was no business arising from the in camera session.
9. The meeting adjourned at 1:52 p.m.



## CITY OF YELLOWKNIFE

### MEMORANDUM TO COUNCIL (For Information Only)

**COMMITTEE:** Council

**DATE:** November 28, 2022

**DEPARTMENT:** Corporate Services

**ISSUE:** Budget 2023 Public Input

#### BACKGROUND:

Public consultation is a key pillar of the City's budget process. During the year, the public has been invited to provide their input on Budget 2023. These opportunities were advertised in the Capital Update, on local radio, through the City's online and social media channels, and reiterated in budget presentations to Committee.

#### *September 2022*

As part of the budget preparation process citizens had the opportunity to provide their input on Budget 2023 at the September 12, 2022 Council meeting, and three citizens presented:

- Council heard a presentation from Tom McLennan regarding the need for a policy regarding mill rate ratios. Tom McLennan also seeks stable long term funding for the Yellowknife Street Outreach. Tom McLennan noted that the Downtown Improvement Reserve should only be used for the downtown and not Old Town.
- Council heard a presentation from Mickey Brown regarding Lakeview Cemetery. Mickey Brown seeks increased resources and funding to maintain the cemetery and its upkeep. Mickey Brown requested the City invest funds in developing a map illustrating the names and locations of burials at Lakeview Cemetery.
- Council heard a presentation from Linda Bussey regarding the Arctic Inspiration Prize. Linda Bussey thanked Council for their past support and requested future commitment of \$10,000 in 2023, 2024, and 2025.

In addition to these presentations, the following input was received.

- Appendix A: Request for rink boards
- Appendix B: General comments on property taxes
- Appendix C: Requests regarding garbage collection and road improvement
- Appendix D: Proposal for curb-side parking lane on School Draw
- Appendix E: Request for funding to support the Community Energy Plan actions
- Appendix F: Request for additional funding for recreation and swimming
- Appendix G: Budget 2023 priorities
- Appendix H: Budget 2023 priorities

This input was brought to the Governance and Priorities Committee on September 19, 2022, at which time Committee directed Administration to bring the information forward again for the benefit of the new Council members.

#### *November 2022*

Following the release of the Draft Budget 2023 document on November 7, 2022, stakeholders were invited to provide their feedback and comments on the document to Council. In addition to those who requested to make presentations to Council on November 28, 2022, the following feedback was received:

- Appendix I: Comments regarding the proposed property tax increase
- Appendix J: Comments regarding expenditures and property taxation increases
- Appendix K: Comments regarding the proposed property tax increase
- Appendix L: Comments on the proposed 2023 operating budget

<b>COUNCIL POLICY / RESOLUTION OR GOAL:</b>
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Motion # 0204 -19 That Council approve the revised Budget Policy as proposed by the Budget Policies Task Force.
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<b>APPLICABLE LEGISLATION, BY-LAWS, STUDIES, PLANS:</b>
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<i>Cities, Towns and Villages Act</i>
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<b>ATTACHMENTS:</b>
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Appendices A through L.
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Prepared: November 24, 2022; SW

Revised:

## Appendix A: Request for Rink Boards

Received by email, February 9, 2022

Good day,

I'm a resident on Hall Cres and live right by the park. There's an awesome little skating rink that is being maintained on the concrete slab in the middle of the park, there are nets and there is lighting at night, and the rink gets a fairly high volume of skaters. I wanted to inquire if it would be possible to have the city (or some other funding source available) sponsor the purchase of some sort of boards to line the side of the rink and make that rink just one step more official? Even if they were short boards that were just above ankle height, it would at least allow pucks to not be constantly lost into the snow.

Now that Hall Cres is nearing completion for construction, and there are more and more families moving into the area I think this investment would be enjoyed for quite a long time! I'm willing to help research and organize procurement, if you or someone at City Council or the NWT Association of Communities would be willing to spearhead the funding (I have no idea how the public funds procurement process would go for something like, or if this is even a reasonable request).

Preliminary search/cost estimate - probably on the order of \$2000-\$3000 pre-tax.

[1] <https://canada.ironleek.com/poly-board-rink-kits/16-wide-boards>

[2] [https://ezicerinks.com/?rink=small&style=1%2C1%2C1&gclid=Cj0KCQiAgP6PBhDmARIsAPWMq6mI3sOWQyP\\_75TsSizVuif9Eeu7sSeh3-vgL-nAwkjJM-H1wFc3VFsaAt1ZEALw\\_wcB&features=rounded%2Crounded#shoprinks](https://ezicerinks.com/?rink=small&style=1%2C1%2C1&gclid=Cj0KCQiAgP6PBhDmARIsAPWMq6mI3sOWQyP_75TsSizVuif9Eeu7sSeh3-vgL-nAwkjJM-H1wFc3VFsaAt1ZEALw_wcB&features=rounded%2Crounded#shoprinks)

If I'm totally off-side (pun intended) with this request, I understand. Mostly just asking if this is even something that could be considered.

Thank you kindly,  
Graham Neely

## Appendix B: General comments on property taxes

Received by email, March 16, 2022

To whom it may concern,

My family owns a house on Hall Cres and at this time I am against raising residential property taxes without a detailed financial analysis of what expenditures the increase would be used for. This is for the following reasons:

1. Our road is not fully paved.
2. There is no enforcement of noise bylaws particularly in the winter months when snowmobiles speed along Kam Lake all hours of the night- not is there a designated and signed snowmobile trail or posted speed like.
3. There is no permanent traffic signage at the intersection of Hall Cres and Hall Court.
4. The city does not enforce beautification of playgrounds or parks which are swamped with garbage and/or graffiti during summer months.

I would support an increase in residential property taxes for the following services and initiatives:

1. A curb side recycling.
2. Investments in recreational facilities for residents to use during the summer such as an outdoor splash pad- acknowledging that there is a lack of public beaches and some families have limited means of transportation.
3. An increase in the number of positions for recreational programs (such as swimming lessons), before/after school care, and day camps.

Jennifer Vermeersch

## Appendix C: Requests regarding garbage collection and road improvement

Received by email: August 25, 2022

Request 1: Install a more effective garbage bins. I often see overfull bins that I believe city staff currently empty once per week. Specifically the Rat Lake parking lot on Con Road and the bins at the Petro Canada card lock across from coop on the shore of Frame Lake. These bins overflow on a weekly basis and people aren't smart enough to stop trying to shove things into them when they are already overflowing. The result is raven's that scatter the garbage and city staff end up having to clean it all up. Some of the problems are caused by people disposing household garbage on bins that have no restriction on the tops of them. Some suggestions if they are workable are larger bins, more frequent pickup, or contracting the collection out to Kavanaugh and installing locked bins that have restricted openings so that household garbage bags can not be stuffed into them. If people are willing to take the time to put their garbage in a bin, they shouldn't be overflowing as it just causes our littering problem to grow.

Request 2: Replace a stretch of pavement on Old Airport Road in front of the pumphouse at the Old Airport Road/Kam Lake Road/Franklin Avenue/Taylor Road intersection. The Northeast bound lanes have been in need of repair for years with patch jobs falling apart any time it rains or we have a freeze/thaw cycle in spring or fall. A new section of pavement there is needed rather than patching.

Allan Gofenko



## Appendix D: Proposal for curb-side parking lane on School Draw

Received by email: August 25, 2022

I am writing to propose a new curb-side parking lane on the west side of School Draw from Rotary Park to either the community garden opposite Lundquist Road or perhaps all the way to the corner of Franklin if that was the city's wish. At the time of writing, it is my understanding that there is to be a sidewalk installed on the west side of School Draw in front of the new apartment. It is my recommendation that the city not use financial resources for a sidewalk in this area, instead directing the resources to a parking lane, either parallel or angle parking, if space allows. Space for parallel parking has already been demonstrated by construction crew vehicles parked between the curb and the fence. I believe there is additional space on the backside of the fence, as illustrated on Planning Department maps, that may allow for angle parking.

At the present time there is no sidewalk on the west side of School Draw from the top of the street to the bottom. Building this small section serves little purpose when there is an active sidewalk on the east side of the street (the Rotary Park side), especially considering a sidewalk would have to terminate just south of the apartment where the rock outcrop exists.

School Draw, at its north end, was not constructed wide enough to safely accommodate parking for a popular community park and an apartment building, thus parking in the neighbourhood currently needs attention. Rotary Park currently creates congestion and subsequent safety issues every time there is an event in the park. The situation will only worsen once the apartment is completed in 2023. By planning and acting on curb-side parking in this budget cycle, the city would be proactively getting ahead of a difficult neighbourhood situation and a public safety issue.

This message will be followed by a second email and attachments provided to the Planning Department earlier this month, including a detailed description of the proposal.

August 21, 2022

Andrew Treger  
Planner  
City of Yellowknife

**School Draw/Lundquist Road Parking and Sidewalk Layout**

Thanks for taking time with me on Friday, Andrew. I appreciated going over the Lundquist/School Draw neighbourhood road and site plans with you in order to be able to see the spaces we have available.

My ultimate goal with this initiative is to see the City undertake a capital project that will proactively address parking in the School Draw/Lundquist area in time for the opening of the new apartment currently under construction. Framing on the building is drawing to a close so a capital project on School Draw next summer, perhaps at the same time as the renewal of the sewage lift station is being undertaken, would see the parking issues addressed just prior to opening the new apartment.

***Before proceeding I want to make it clear to all readers that this is not a complaint in any fashion. The builders of the new apartment have been good neighbours and the building is being accepted positively in the neighbourhood, as far as I'm aware.***

Addressing the parking issue in advance of the next capital plan exercise would address two fundamental issues in a timely manner: 1) public safety, 2) street congestion.

**1) Public Safety – Children in the Park**

For a number of years there has been a pop-up bike park at the corner of School Draw and Lundquist. By cutting the grass and generally looking after the area it has been transformed from a littered eyesore commonly parked on by large trucks and always marked by copious dog droppings to a terrific little family site. People now clean up the paper blowing through from the recycling area and dog people have been pretty good about cleaning up after their dogs. A little public effort has made an enormous difference to the area, all at no cost to the city.

Since around 2000, kids have been using the berm on Lundquist as a bike jumping ramp, an initiative that expanded as they built and maintained bike jumps and ramps on the site. It has become common for parents to take their children to the park and help them develop bike skills.

Parking in front of the park on Lundquist will obviously create a safety issue if children are to be entering and exiting on bikes between parked vehicles. Currently there is very little demand for parking on Lundquist so seldom a safety conflict between vehicles and kids. Having a no parking zone by the bike park and allowing parking immediately across from and further down the street from the park could alleviate safety concerns. It is anticipated that solutions to this issue would only result in City signage expense.

1 of 3

**2) Street Congestion and Public Safety:**

Observation on the street in front of any apartment building in Yellowknife will confirm that streets are full with parked vehicles: family unit second vehicles, campers, trailers, boats, and snowmobiles. Although our community ideal is to reduce vehicle use, reality is that people have more than one vehicle in addition to recreation vehicles. The on-site parking requirement of any development is generally insufficient to meet occupant demand for space. A proactive parallel parking initiative along the west side of School Draw would go some distance to recognize the looming neighbourhood challenge.

Exacerbating this issue is that only 4 parking spaces are available for Rotary Park. When there is an event in the park, School Draw is severely clogged creating obvious safety issues. When both sides of the street are used, the roadway is reduced to only one lane.

It is my understanding that there is to be a sidewalk on the west side of School Draw, an amenity that would likely eliminate the space for parking. I submit that this sidewalk is not necessary as a sidewalk on the east side of School Draw currently serves the area. Note is made that there are many streets in Yellowknife with sidewalks on only one side of the street, including School Draw from one end to the other, including a section in front of an existing major apartment, Ciara Manor.

Importantly, any plan for sidewalks needs to accommodate people with disabilities, this area being no exception. As a southbound sidewalk on the west side of School Draw would be terminated by the ditch and the rock outcrop just south of the apartment, it would make sense to accommodate people with disabilities wishing to travel in the direction of Rotary Park with a crossing at School Draw and Lundquist providing access to the sidewalk on the east side of the road. Additionally, a sidewalk should run from the north end of the development on the west side of School Draw to Franklin Avenue.

Highlighting the existing structural issues and safety need for a proactive approach to parking is the width of School Draw. From a presentation I made to the Appeal Board as a means of highlighting a neighbourhood planning issue:

*School Draw, by my measurement, is 27 feet wide. A 2020 Ford F-150 with the mirrors extended is 8 feet wide, with the mirrors folded, 7 feet. Were Ford F-150s parked on either side of the road, there would be 11 feet left for travelling vehicles. Clearly this is insufficient for emergency vehicles.*

A second issue with street congestion is the servicing of houses on the north side of Lundquist Road. Being a trucked water and sewer street, access to service outlets cannot be blocked. Parked vehicles owned by apartment dwellers or their visitors, if not removed during service hours, will result in Lundquist resident municipal service issues. There are a number of potential solutions to this that should be considered.

August 21, 2022

**Summary:**

So what am I asking?

1. That the city install parallel parking, or angle parking if there is sufficient space, on the west side of School Draw to serve both the new apartment development and Rotary Park.
2. That a sidewalk, if there is to be one, be constructed from the north entrance of the apartment to Franklin Avenue and a crossing from the same entrance be placed at the intersection of School Draw and Lundquist Road providing access to the existing School Draw sidewalk.
3. That parking issues be addressed with residents, on Lundquist Road regarding pop-up park safety for children and residential trucked municipal services.
4. That I be advised of any actions being taken on these matters and the process that must be followed to ensure this issue is put before City Council and considered for the 2023-24 Capital Plan.

Andrew, as you said, matters of this sort involve Public Works and Safety divisions, in addition to Planning. I encourage you to share this correspondence with those departments and any others that might have input into proactively improving the School Draw/Lundquist neighbourhood as it transitions under the new Planning by-law.

Again, Andrew thanks for providing me with an opportunity to address this matter.

Respectfully

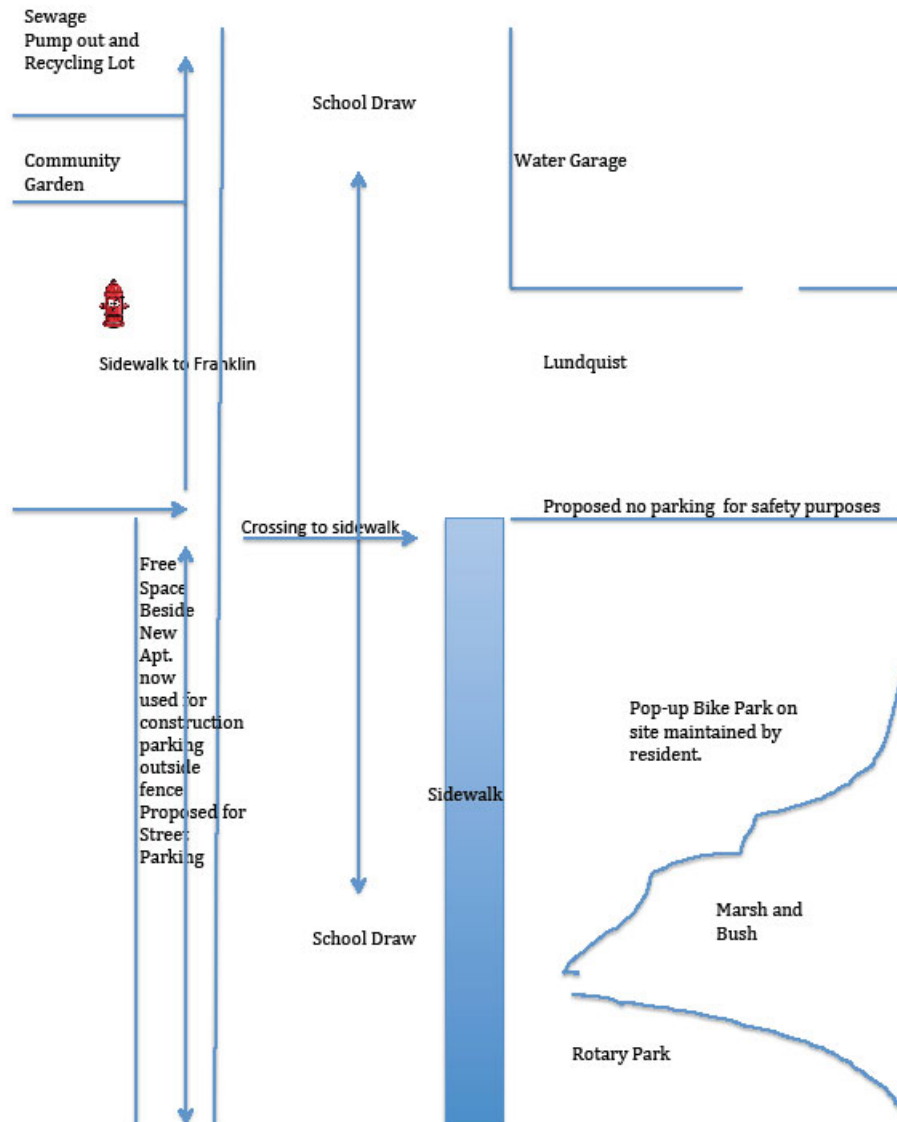


David Gilday

**Note:** For reference, included are two photos illustrating the space available outside the fence along the west side of School Draw and a drawing, clearly not to scale, illustrating the current neighbourhood layout.



3 of 3



## Appendix E: Request for funding to support the Community Energy Plan actions

Received by email, August 31, 2022

I would like to see the budget include funding to support the Community Energy Plan Actions (2015-2025 latest report available), specifically the action identified under 8.1 Reducing Vehicle Kilometres traveled by 20% and 8.2 Changing Yellowknife's Vehicle mix. This is a tall order - but with significant potential and positive impacts. To date there has been little to no action. Let's get going.

Ann Peters

## Appendix F: Request for additional funding for recreation and swimming

Received by email, September 6, 2022

Greenspaces and recreational areas are an important aspect of attracting and keeping residents, attracting tourists, and supporting healthy active living. I recommend increasing funding towards improving trail systems and signage. More importantly, the City should create goals to create new trails which connect to the larger network of walking and cycling trails around the city. Tin Can Hill should be secured as an official recreational area for residents. Funding can be used to improve pathways and provide trail infrastructure (signage, boardwalks, sitting areas, etc), historical/educational plaques, etc.

Increased funding should also be used to increase human resource capacity at the pool to provide increased services to residents. There is an extreme shortage of swimming lessons and I am concerned that this problem is not being addressed and that we will have a larger pool with no additional instructors.

Jennifer Broadbridge

## Appendix G: Budget 2023 priorities

Received by email September 12, 2022

Dear Mayor, Council and Administration,

I would like to thank the city for seeking public input on the 2023 draft budget. This is an important process and it is great to see input being sought.

There are several things I would like to see in the 2023 budget and I will focus on four of them today. Firstly, I believe it is important to not only set policies to guide decision making but also to ensure policies are followed once they are in place. In this vein I would strongly advocate for the Funds Stabilization component of the City's Budget Policy to be followed in 2023. It is understandable that Covid 19 and the uncertainty surrounding it led to unpredictable shifts in the City's budget. I believe we are now at a point where these shifts are either behind us or are generally predictable and therefore the policy can be followed. This will ensure that further tax increases are reduced and the City does not add unnecessary burden to resident's cost of living.

Second, in terms of setting policy I would advocate for Council and Administration to consider and begin crafting a Mill Rate Ratio Policy. I believe this policy should be one that is clear and transparent. The goals of this policy should be to provide fairness and certainty to residents and businesses. As we saw with the mill rate ratio change this spring, one off shifts can create shock and sudden adverse consequences for residents. A documented policy is key to avoiding these unpleasant surprises.

Third, a specific program I would like to see get attention in the 2023 budget is Yellowknife Street Outreach. This program does amazing work and I would strongly advocate for it to receive stable, long term funding. Street Outreach is one of the best tools that currently exists to address the social issues downtown. I would support expansion and strengthening of this program. Understandably this is an expense that may not be within the City's means and in this regard I would encourage Administration to seek partnerships and funding arrangements with the GNWT and Federal government to make this possible. A program with mental health workers on call and able to respond to calls from residents and businesses would be an extremely valuable asset. In the meantime a longer term funding arrangement for Street Outreach would provide stability and hopefully allow the attraction and retention of staff.

Lastly, with regard to the Downtown Improvement Reserve I would push Council to use this money downtown and not in areas like Old Town. There are several excellent ideas for use of this money that could have a positive impact downtown. Of these the ones that I believe would be most beneficial are incentives for downtown development through forgivable loan programs, tax reductions or subsidies, density bonuses and up front grants for existing small businesses. Striking an affordable housing committee and incentivizing potential student housing downtown are other key measures I would encourage Council to adopt. The memo for August 8ths GPC meeting mentioned potentially using this money to improve waterfront access. While this is important work I believe it should not be funded by the Downtown Improvement Reserve.

To sum up, I am advocating for Council and Administration to follow the Funds Stabilization policy and to begin work to set a Mill Rate Ratio policy. I believe Street Outreach to be one of our best tools to address social issues downtown. I would ask Council to give the organization stable long term funding



and for Administration to consider ways and means to expand the program. Finally, I would like to see the Downtown Improvement Reserve spent downtown and nowhere else. Thank you very much for your time and the opportunity to share my thoughts.

Thomas McLennan

## Appendix H: Budget 2023 priorities

Received by email September 12, 2022

When considering the budget for 2023 I would like money put towards beautifying the city. One of the most disappointing things I have seen since moving here in late 2020 is the amount of garbage thrown about the city. This is something I have never seen anywhere else I have been. The purchase of animal proof receptacles to replace the ones from the '90s or '80s or whatever part of the last century they were from needs to be part of this budget. These cans need to be emptied regularly to remove the attraction for animals to enter the city. I witnessed a fox at the Rat lake garbage can enter and remove all the garbage till he got what he wanted.

After the bear that entered the condo on Forest Drive was destroyed the city asked residents to be bear aware. Yet the city doesn't practice what it preaches.

I've attached a photo of a full garbage can taken on September 9th that doesn't appear to have been emptied in weeks. This can is located by the Sundog coffee shop.

City parks need to be cleaned up, beautified and have proper animal garbage cans placed. Seeing parks full of weeds with garbage strewn about and grass not watered or cut shows little pride in the community.

I would like to see more and better cycling lanes through the city. The cycling lane on the Deh Cho Blvd is not connected to any other lane and a person would take their life in their hands cycling down Kam Lake road to access the Deh Cho road.

The problems in the downtown core needs to be addressed before someone is hurt. I have been threatened with violence against my family for not providing a cigarette. I and every other citizen have a right to be safe in the community that we pay taxes to.

The unfair tax shift needs to be reversed and added to the first and second readings of the next budget. This tax shift was done without adequate public discussion and supported by councillors with businesses who voted themselves a tax break. No data was provided to show why it was needed. I followed up with a councillor in BC and another in Alberta if it was normal to approve a major tax shift at a 3rd reading. Both said it would be highly unusual to make a major tax shift at that stage of the budget process without proper public debate.

Regards,

Brad Makortoff



## Appendix I: Comments regarding the proposed property tax increase

Received by email, November 8, 2022

Hello,

I am a long time Yellowknifer and to my dismay I just read on Cabin Radio, that there is a proposed tax increase for the coming year. I can say that I am certainly not a happy camper.

The tax increase on our home property last year was a big enough pill to swallow. I am a senior, living on a fixed income, wanting to remain in my hometown, but another tax hike is certainly making it more challenging. The increase of the cost of food, as well as heating oil and gas, are already impacting so many, especially those on fixed incomes.

As city councillors I would urge you to take another look at the proposed budget to see where cuts can be made, to help Yellowknifers and especially seniors.

I do thank you for your time and efforts to continue to make Yellowknife a good place to live. I am sure some days it is a thankless job.

Most sincerely,

Susan Franklin

## Appendix J: Comments regarding expenditures and property taxation increases

Received by email, November 11, 2022

To Mayor and Council

I have monitored City budgets over the last number of years, and have chosen not to express concerns to Mayor and Council regarding a significant and steady increase in expenditures by the City of Yellowknife. Such expenditures have resulted in increased cost for property owners through taxation and user fees. It seems a tipping point has been reached, and I would put forward to Mayor and Council that it is prudent at this time to reconsider the long term spending habits of the City of Yellowknife.

City Budgets	Population
2006 - \$42 million	18,700
2010 - \$64 million	19,792
2014 - \$91 million	20,325
2018 - \$88 million	21,100
2020 - \$92 million	21,487
2022 - \$122 million	21,775 (2021 stats)
2023 - \$152 million (proposed)	

Even comparing budget expenditures 2006-2020 to population – it can be seen that budgets have increased 120% - while population increased 15%.

I am concerned that we have brought ourselves to the point where the question is “Do we have a municipal government we can afford?”

Statements have been put forward that our tax base has not kept pace with citizen demand for service and required repairs to aging infrastructure.

The historical reaction to this scenario has been to spend and spend, where another viewpoint might suggest a more prudent approach to spending in recognition of our fiscal realities.

Being a long term resident of Yellowknife I appreciate improvements in facilities, but I am concerned with the short and medium term economic outlook for Yellowknife, and increases in the cost of all goods and services, including taxes and users fees, pushing the City towards an increasingly unaffordable place to live.

Regards  
Dave Jones

## Appendix K: Budget 2023

Received by email, November 14, 2022

To whom it may concern:

I understand that the city budget is not immune to inflationary pressures. Having said that, it is hard to swallow a 7.47% raise of residential property taxes after we just got a 9% raise in 2022. These raises are even higher than the CPI. I hereby encourage the city to find savings elsewhere, cutting programs if necessary.

Regards  
Thomas Schneider

## Appendix L: Comments on the proposed 2023 operating budget

Received by email November 23, 2022



November 23, 2022

Mayor Rebecca Alty and Yellowknife City Councillors  
4807 52 Street  
P.O. Box 580  
Yellowknife, NT X1A 2N4

**Subject: City of Yellowknife's proposed 2023 operating budget**

Dear Mayor Alty and Council:

The Canadian Federation of Independent Business (CFIB) is Canada's largest grassroots, non-profit, and non-partisan business association representing over 95,000 small-to-medium sized businesses across the country. We are writing to provide input on behalf of small businesses as you deliberate the proposed 2023 operating budget presented to Council earlier this month.

As you know, this year has been very challenging for small business owners who are still dealing with the effects of the pandemic. According to CFIB's Small Business Recovery dashboard, less than half of small business owners are back to making normal sales, while the majority are still facing significant pandemic related debt - along with the challenges of labour shortages, supply chain disruptions, and rising interest rates. Many have been forced to wonder whether they will ever recover, or if they should simply close their doors for good.

According to CFIB's October survey, rising property taxes are one of the most harmful cost challenges facing small business owners. Property taxes are profit insensitive for small businesses, meaning that businesses must pay them even if they are not bringing any revenue. In Yellowknife in 2021, non-residential properties comprised 38% of the assessed tax base, yet contributed 58% of total tax revenue<sup>1</sup>. Put simply, commercial property owners are already paying a disproportionate share of property taxes.

At a time when inflation is high and economic recovery is slow, businesses and residents need cost relief. Many will struggle to afford the proposed 7.5% property tax increase in 2023. We call on you to reject this proposed rate hike and direct the City Administration to propose a revised operating budget that will:

- Prioritize economic recovery by avoiding increasing costs and taxes on small businesses.
- Reduce non-residential property taxes and set a long-term goal for property tax fairness, to ensure a more equitable split between the amount of property taxes paid by commercial property owners and residential property owners.

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<sup>1</sup> City of Yellowknife, Historical Assessment & Taxation Data. <https://www.yellowknife.ca/en/living-here/resources/Property-Taxes-and-Assessment/Historical-Assessment-and-Taxation-Data-2000---2021.pdf> Accessed November 10, 2022.



## CITY OF YELLOWKNIFE

### **BY-LAW NO. 5064**

**BS 776**

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife authorizing the Municipal Corporation of the City of Yellowknife, to dispose of fee simple title in land for the Municipal Corporation of the City of Yellowknife, in the Northwest Territories.

PURSUANT to Section 54 of the *Cities, Towns and Villages Act*, S.N.W.T., 2003, c. 22;

WHEREAS the said parcels of land are not required for municipal purposes by the Municipal Corporation of the City of Yellowknife;

NOW, THEREFORE, THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE CITY OF YELLOWKNIFE, in regular sessions duly assembled, enacts as follows:

#### **APPLICATION**

1. That the Municipal Corporation of the City of Yellowknife is hereby authorized to dispose of freehold interest in the following land:

Lots 12 to 16, 18 to 23, 37 to 41 Block 908, Plan 4727 and Lot 84 Block 907, Plan 4727

2. That the Mayor and City Manager of the Municipal Corporation of the City of Yellowknife, or lawful deputy of either of them, are hereby authorized in the name and on the behalf of the Municipal Corporation of the City of Yellowknife, to execute all such forms of application, deeds, indentures, and other documents as may be necessary to give effect to this by-law and to affix thereto the corporate seal of the Municipal Corporation of the City of Yellowknife as the act and deed thereof, subscribing their names in attestation of such execution.

#### **EFFECT**

3. That this by-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 75 of the *Cities, Towns and Villages Act*.

Read a First time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2022.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Manager

Read a Second Time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2022.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Manager

The unanimous consent of all members voting in attendance having been obtained.

Read a Third Time and Finally Passed this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Manager

I hereby certify that this by-law has been made in accordance with the requirements of the *Cities, Towns and Villages Act* and the by-laws of the Municipal Corporation of the City of Yellowknife.

\_\_\_\_\_  
City Manager