



CITY OF YELLOWKNIFE

## Council Agenda

Monday, January 23, 2023 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 [www.yellowknife.ca](http://www.yellowknife.ca) or by contacting the City Clerk’s Office at 920-5602.



**Item No.**

**Description**

**OPENING STATEMENT**

1. Councillor McLennan 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, January 9, 2023 are presented for adoption.

4. Councillor McLennan moves,  
Councillor \_\_\_\_\_ seconds,

**That Minutes of Council for the regular meeting of Monday, January 9, 2023 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.

**STATUTORY PUBLIC HEARINGS**

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



**Item No.**                      **Description**

**DELEGATIONS PERTAINING TO ITEMS ON THE AGENDA**

- 8.                      A presentation from Jeremy MacDonald regarding the residential infill and densification development planning process to create new residential lots for development.
  
- 9.                      A presentation from Claire Mennell regarding the residential infill and densification development planning process to create new residential lots for development.

**MEMBER STATEMENTS**

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

**INTRODUCTION AND CONSIDERATION OF COMMITTEE REPORTS**

Councillor McLennan will introduce the following reports:

- 12.                     Governance and Priorities Committee Report for January 9, 2023.
  
- 13.                     Councillor McLennan moves,  
Councillor \_\_\_\_\_ seconds,

**That:**

- 1. The Mayor and Members of Council be authorized to attend the following conferences in 2023 that relate directly to the City's business:**

<b>Conference/Event</b>	<b>Location</b>	<b>2023 Dates</b>	<b># of Members</b>
<b>Federation of Canadian Municipalities (FCM) Board Meeting</b>	<b>Durham, ON</b>	<b>March 7 – 9, 2023</b>	<b>Mayor</b>
<b>Federation of Canadian Municipalities (FCM) Annual Conference</b>	<b>Toronto, ON</b>	<b>May 25 – 28, 2023</b>	<b>Mayor</b>
<b>Northwest Territories Association of Communities (NWTAC) Annual General Meeting</b>	<b>Hay River, NT</b>	<b>June 8 – 10, 2023</b>	<b>Mayor and One (1) Councillor</b>
<b>The Canadian Alliance to End Homelessness (CAEH)</b>	<b>Halifax, NS</b>	<b>November 8 – 10, 2023</b>	<b>One (1) Councillor</b>



**Item No.**                      **Description**

2. **Other travel authorization be prioritized based on Council priorities and emerging opportunities, and be approved by Council on a case by case basis in advance of each conference.**

Unanimous	In Favour	Opposed	Carried / Defeated
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14. Governance and Priorities Committee Report for January 16, 2023.

15. Councillor McLennan moves,  
Councillor \_\_\_\_\_ seconds,

- That Council direct Administration to bring forward, in Q2 2023, a memorandum to Committee outlining the cost implications/analysis with respect to hosting the 2026 Arctic Winter Games in Yellowknife.**

Unanimous	In Favour	Opposed	Carried / Defeated
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16. Councillor McLennan moves,  
Councillor \_\_\_\_\_ seconds,

**That Council:**

1. **Direct Administration to initiate planning applications as required for Community Plan Amendments, Area Development Plans, Zoning By-law Amendments and Subdivision of lands in support of infill and densification development; and**
2. **Direct Administration to proceed with the following parcels:**
  1. **Burwash Drive Con Road (Lot 14, Block 145 and Lot 5, Block 148);**
  2. **School Draw (Lot 15, Block 78 and portion of Block 77A, Plan 512);**
  3. **Niven Drive (portion of Lot 1, Block 303);**
  4. **Taylor Road, north and south side (portion of Lot 2, Block 159 and Lot 19 and 20/1002REM, Block 133/Q85J/8); and**
  5. **Niven Phase 8 (portion of Lot 21, Block 312).**

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

17. There was no new business for the agenda.



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<u>Item No.</u>	<u>Description</u>
<b><u>ENACTMENT OF BY-LAWS</u></b>	
18.	There was no By-laws for the agenda.
<b><u>DEFERRED BUSINESS AND TABLED ITEMS</u></b>	
19.	There was no deferred business and there were no tabled items for the agenda.
20.	Is there any deferred business or are there any tabled items from the floor?
<b><u>OLD BUSINESS</u></b>	
21.	There was no old business for the agenda.
22.	Is there any old business from the floor?
<b><u>NOTICES OF MOTION</u></b>	
23.	There were no notices of motion for the agenda.
24.	Are there any notices of motion from the floor?
<b><u>DELEGATIONS PERTAINING TO ITEMS NOT ON THE AGENDA</u></b>	
25.	There were no delegations pertaining to items not on the agenda.
<b><u>ADMINISTRATIVE ENQUIRIES</u></b>	
26.	There were no administrative enquiries for the agenda.
27.	Are there any administrative enquiries from the floor?
<b><u>ADJOURNMENT</u></b>	



CITY OF YELLOWKNIFE

## GOVERNANCE AND PRIORITIES COMMITTEE REPORT

**Monday, January 9, 2023 at 12:05 p.m.**

Report of a meeting held on Monday, January 9, 2023 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. Hand,  
C. MacLean,  
K. Thistle,  
C. White,  
G. White, 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 heard a presentation from Jaylene Cousins and Craig Kutarna Gates, representatives from MNP, regarding the Talent Management Strategy.



4. **Committee read a memorandum regarding whether to authorize the Mayor and Members of Council to attend various conferences in 2023.**

Committee noted that in previous years, Council had determined and approved all of the conferences that would be attended throughout the year at the beginning of the year, and would submit for approval a request to travel for any conference above and beyond the initial list that was approved.

In 2022, approximately \$3,735 was spent from the allocated budget of \$16,000 on Mayor and Council travel.

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.

Economic, Social and Sustainability Awareness

In addition to supporting municipal core business objectives, attendance at various conferences promotes Yellowknife and enhances its economic development through tourism and business promotion, and arms Council Members with information and municipal best practices regarding economic development, social and sustainability initiatives.

Budget

For 2023, \$20,603 has been allocated for Mayor and Council travel. The cost for travel per person ranges between \$2,500.00 to \$6,000.00, with factors like flights, location, accommodation rates and registration fees contributing to cost differentials. The Mayor is frequently called upon to represent the City at various conferences each year; therefore any budget allocation should be reflective of this.

The following information reflects an approximate price per person to attend various conferences relating to the City's core business, and otherwise, in 2023:

**FCM Sustainable Communities (Ottawa, ON) February 7 – 10, 2023**

Approved by Council on November 28, 2022                      \$ 820.54



**FCM Board Meeting (Durham, ON) March 7 – 9, 2023**

Accommodation	\$ 1,000.00	(\$250.00 per night X 4 nights)
Airfare (Return)	\$ 1,000.00	
Meals and Incidentals	\$ 682.50	(\$136.50 per day X 5 days)
Approximate cost - Mayor	\$ 2,682.50	

**FCM Annual Conference (Toronto, ON) May 25 – 28, 2023**

Registration	\$ 1,200.00	
Accommodation	\$ 1,250.00	(\$250.00 per night x 5 nights)
Airfare (Return)	\$ 1,000.00	
Meals and Incidentals	\$ 819.00	(\$136.50 per day x 6 days)
Honorarium for Council member only	\$ 1,560.00	(260.00 per day X 6 days)
Approximate cost per member:	\$ 5,829.00	
Approximate cost - Mayor and (1) one Councillor:	\$ 10,098.00	

**NWTAC Annual General Meeting (Hay River, NT) June 8 – 10, 2023**

Registration	\$ 350.00	
Accommodation	\$ 750.00	(\$250.00 per night x 3 nights)
Airfare (Return)	\$ 900.00	
Meals and Incidentals	\$ 546.50	(\$136.50 per day x 4 days)
Honorarium for Council member only	\$ 1,040.00	(\$260.00 per day X 4 days)
Approximate cost per member:	\$ 3,586.50	
Approximate cost - Mayor and (1) one Councillor:	\$ 6,133.00	

**Estimated Total for 2023 Opportunities: \$ 19,734.04**

Committee noted that Setting a framework for Council travel at the beginning of the year will contribute toward the advancement of the City’s core business and Council’s established priorities. Approving travel in advance will allow Council Members to plan for and coordinate their schedules appropriately, knowing which conferences or events they will be attending. Likewise, appropriate travel reservations can be made in a timely manner, as flight and hotel accommodations can often book up well in advance of conference dates, and early bird registration and seat sales can be taken advantage of.

Recognizing that Council priorities change and that various opportunities relating to municipal affairs present themselves over the course of the year, some flexibility for approving travel on a case by case basis is worth consideration.

**Committee recommends that:**

- The Mayor and Members of Council be authorized to attend the following conferences in 2023 that relate directly to the City’s business:**

Conference/Event	Location	2023 Dates	# of Members
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Federation of Canadian Municipalities (FCM) Board Meeting	Durham, ON	March 7 – 9, 2023	Mayor
Federation of Canadian Municipalities (FCM) Annual Conference	Toronto, ON	May 25 – 28, 2023	Mayor
Northwest Territories Association of Communities (NWTAC) Annual General Meeting	Hay River, NT	June 8 – 10, 2023	Mayor and One (1) Councillor
The Canadian Alliance to End Homelessness (CAEH)	Halifax, NS	November 8 – 10, 2023	One (1) Councillor

2. Other travel authorization be prioritized based on Council priorities and emerging opportunities, and be approved by Council on a case by case basis in advance of each conference.

#### MOVE APPROVAL

- (For Information Only)
5. Committee heard a presentation regarding Risk Oversight.
- (For Information Only)
6. Committee recessed at 1:50 p.m. and reconvened at 2:00 p.m.
- (For Information Only)
7. Councillor Arden-Smith moved,  
Councillor Fequet seconded,

That Committee move in camera at 2:00 p.m. to discuss a memorandum regarding whether to appoint one (1) member to serve on the Heritage Committee; a memorandum regarding whether to appoint three (3) members to serve on the City of Yellowknife Grant Review Committee; and a legal matter.

#### MOTION CARRIED UNANIMOUSLY

- (For Information Only)
8. Committee discussed a legal matter.
- (For Information Only)
9. Committee discussed a memorandum regarding whether to appoint one (1) member to serve on the Heritage Committee.
- (For Information Only)
10. Committee discussed a memorandum regarding whether to appoint three (3) members to



serve on the City of Yellowknife Grant Review Committee.

- (For Information Only)
11. Councillor Arden-Smith moved,  
Councillor Fequet seconded,

That Committee return to an open meeting at 2:16 p.m.

MOTION CARRIED UNANIMOUSLY

Business arising from the in camera session.

- (For Information Only)
12. Committee read memorandum regarding whether to appoint one (1) member to serve on the Heritage Committee.

Committee noted that there is a vacancy on the Heritage Committee.

It is the practice of the City of Yellowknife to advertise all vacancies for boards and committees. The City has advertised the vacancy on the Heritage Committee in the Capital Update and the City's website

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

Council Goal #2 Delivering efficient and accountable government.

Council Goal #3 Ensuring a high quality of life for all, including future generations.

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

1. Council Procedures By-law No. 4975; and
2. *Cities, Towns and Villages Act.*

Legislation

Section 122 of Council Procedures By-law No. 4975 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 and Subcommittees must be approved by Council.

It is the practice of the City of Yellowknife to advertise all vacancies that arise on City Boards and Committees.

Committee noted that appointing a full complement of members to the Yellowknife Heritage Committee will ensure that the Committee's projects are not unduly delayed.

Committee recommended that Council appoint the following members at large to serve on the Heritage Committee:

1. Patrick Wrigglesworth for a two (2) year term effective January 10, 2023 until January 9, 2025; and
2. Laura Meinert for a two (2) year term effective February 23, 2023 until February 22, 2025.

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

(For Information Only)

13. Committee read memorandum regarding whether to appoint three (3) members to serve on the City of Yellowknife Grant Review Committee.

Committee noted that there are three (3) vacancies on the City of Yellowknife Grant Review Committee.

It is the practice of the City of Yellowknife to advertise all vacancies for boards and committees. The City has advertised vacancies on the Grant Review Committee 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 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 and Subcommittees must be approved by Council. There shall be two members of Council and three public members at large, according to the Terms of Reference. Councillors Hendriksen and McLennan were appointed to this Committee.

Committee noted that the purpose of the Grant Review Committee is to make recommendations to Council regarding the allocation of Special Grant funding. Appointment of a Member to serve on the Committee will ensure that the funding to community groups following the January 16, 2023 deadline is awarded in a timely manner.

Committee recommended that Council appoint Lydia Bardak, Katherine Macdonald and Michael Martin, for a two (2) year term effective January 10, 2023 until January 9, 2025, on the City of Yellowknife Grant Review Committee.

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

- 14. The meeting adjourned at 2:17 p.m.



CITY OF YELLOWKNIFE

## GOVERNANCE AND PRIORITIES COMMITTEE REPORT

**Monday, January 16, 2023 at 12:05 p.m.**

Report of a meeting held on Monday, January 16, 2023 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,  
Councillor S. Payne, and  
Councillor R. Warburton.

The following members of Administration staff were in attendance:

S. Bassi-Kellett,  
C. Caljouw,  
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.
3.	(For Information Only) Committee heard a presentation from the following representatives of MACA, GNWT with respect to hosting the 2026 Arctic Winter Games in Yellowknife:



Minister Shane Thompson;  
Gary Schauerte, Director, Sport Recreation and Youth Division;  
Laura Gareau, Assistant Deputy Minister; and  
Alison Brown, Director Community Governance.

4. **Committee discussed whether to host the 2026 Arctic Winter Games in Yellowknife.**

Committee noted that the current hosting rotation has Alberta hosting the 2023 Arctic Winter Games (AWG), Alaska hosting the 2024 AWG, the NWT hosting in 2028, and Nunavut/Greenland co-hosting in 2030. Committee further noted that this rotation has now changed given events in Ukraine and that the Arctic Winter Games International Committee (AWGIC) has indefinitely suspended Russia from the AWG. Committee noted that AWGIC is now seeking to identify a host to replace Russia in 2026 and have request that the NWT consider moving up in the rotation to host in 2026.

**Committee recommends that Council direct Administration to bring forward, in Q2 2023, a memorandum to Committee outlining the cost implications/analysis with respect to hosting the 2026 Arctic Winter Games in Yellowknife.**

**MOVE APPROVAL**

(For Information Only)

5. Committee heard a presentation from Lindsay Armer regarding a memorandum regarding whether to proceed with the residential infill and densification development planning process to create new residential lots for development. Ms. Armer noted that while she is not opposed to infill and densification in principal, the City Administration dollars and staff time would be better spent developing ways to incentivize existing private land owners to develop their properties. Ms. Armer further noted that she lives in Con and Burwash area. Ms. Armer stated that many residents in her neighborhood around Con and Burwash chose to buy and live in the area because of its access to the green space. Ms. Armer further stated that she is opposed to the current approach to infill and asked that Council look elsewhere to fill the housing needs. Ms. Armer advised that she is not in favour or developing Con and Burwash and asked that Council remove it from consideration for subdivision. Ms. Armer read into record statement from James and Jillian Bancroft against planned rezoning of the lot between Burwash and Con.

(For Information Only)

6. Committee heard a presentation Lyle Fabian regarding a memorandum regarding whether to proceed with the residential infill and densification development planning process to create new residential lots for development. Mr. Fabian noted he lives on Burwash Drive and asked Council to remove Con and Burwash from consideration for infill. Mr. Fabien noted that the elimination of green space that serves thousands of people in their neighbourhood is irreversible. Mr. Fabian further noted that there is and will be considerable opposition to developing this area by the local Community.



(For Information Only)

7. Committee recessed at 1:30 p.m. and reconvened at 1:40 p.m.
8. **Committee read a memorandum regarding whether to proceed with the residential infill and densification development planning process to create new residential lots for development.**

Committee noted that opportunities to increase land supply for residential development have been reviewed. Land use planning policies direct that consideration and focus shall be on infill and density options. Increasing available land for residential development supports the community, new residents and a growing economy.

Infill and densification development, are ways to effectively respond to the complex issue of housing. Options considered by administration include the redevelopment of existing vacant or underutilized city owned land for residential purposes within existing built and serviced areas.

The benefits of infill and densification include:

- contains urban sprawl;
- limited or no extension of municipal services (sewer, roads, water, transit);
- reduced cost of lot creation;
- residential options to meet diverse financial situations;
- variations in residential development create vibrant neighbourhoods;
- provide opportunities for multi-generational living;
- compact development is environmentally sustainable;
- reduce GHG's, improve air quality;
- support multi-modal and accessible communities;
- investment in the community; and
- increased tax base with limited municipal expenditure.

The City of Yellowknife (the "City") currently owns numerous parcels within the city boundary which are adjacent to existing municipal services. Some are undeveloped or under utilized with no detailed land use plan. These properties are ideal for infill residential developments. Administration recommends that an infill and densification development planning process to create new residential lots be initiated. As indicated on the maps included as attachment no. 1, all City owned lands within the built up areas were considered. The following criteria were used:

- identify all city owned land;
- is the land adjacent to municipal services:
  - roads;
  - sewer and water;
  - fire protection;
  - parks and trails;



- recreational facilities.
- what is the current and historical use of the land;
- topography and geology;
- proximity to local amenities (stores, schools, employment);
- existing area development and compatibility; and
- planning designations and zoning.

Implementation of the infill and densification development policies of the Community Plan are recommended to be utilized to the overall benefit of the community.

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

- Council Goals
- Goal #1 – Growing and diversifying our economy
  - Goal #2 – Delivering efficient and accountable government
  - Goal #3 – Ensuring a high quality of life for all, including future generations
  - Goal #4 – Driving strategic land development and growth opportunities

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; and Land Administration By-law No. 4596, as amended.

### Legislative

The City is granted the authority to control land uses under the *Community Planning and Development Act*. Council may amend a Community Plan, adopt an Area Development Plan by by-law and amend the Zoning By-law in conformity with the policies contained in the Community Plan.

Each planning process requires formal Public Notice and a Public Hearing before Council in accordance with provisions of the *Community Planning and Development Act*. Formal Public Notice is undertaken by advertising the proposed development plan within the City's Capital Update Newsletter prior to the Public Hearing. The advertisement is also posted online on the City's website.

With respect to subsequent subdivision of the lands, the GNWT is the subdivision approval authority. Where Council makes a decision to approve an Area Development Plan and Zoning By-law amendment a plan of subdivision is then submitted to the GNWT for review, approval and registration.

### Community Plan By-law No. 5007

The City's Community Plan By-law No. 5007 (the "Plan") describes Council policies on how land within the City should be used. It was prepared with input from the community and ensures that future planning and development will meet the needs of the community.



Policies within the plan outline where new housing, industry, commerce and recreation uses will be located. The Plan determines what municipal services, like roads, water, sewers, parks, etc., will be needed at present and in the future. The direction and in what order development will occur is outlined within these policies.

The Plan includes a number of policies that relate to densification for housing purposes, while supporting and encouraging infill development to achieve the vision and goals of the Plan. Details of specific policies are outlined in Attachment #2. Some of the property recommended for new residential development will require an amendment to the Community Plan land use designation. These proposed amendments would ensure the land to be developed conform to the Community Plan policies. Map 24, of the Community Plan, identifies a number of the parcels recommended for infill and densification for residential development between 2021 and 2025.

#### Zoning By-law No. 5045

City Council adopted the current Zoning By-law in 2022; reducing barriers to development and increasing support for new development, including residential uses in various forms. City Council may amend the Zoning By-law, if required, as a result of the creation of an Area Development Plan. The Zoning By-law must conform to the Community Plan and implement the Area Development Plan. The Zoning by-law regulates permitted uses and conditions of these uses within defined zones.

The properties recommended for infill through this memorandum will all require to be zoned to a suitable residential zone. All infrastructure, servicing and public services will be considered when developing detailed land use plan for developments through rezoning.

#### Financial Considerations

Development of lands for infill and densification development within the city will be supported financially through the Land Development Fund and through budgeted Planning and Lands staff resources dedicated to the projects.

Infill and densification development generally requires significantly less financial commitments from the City with respect to new capital investment in infrastructure and municipal services. New Infill development will utilize existing City owned land and all costs will be recovered through the sale of the lands.

#### Asset Management Considerations

Infill development is a good land use planning practice that encourages intensity in the use of existing infrastructure and municipal services. There is minimal added costs as there is no/limited new service extension or increased maintenance requirements for new infrastructure. The proposal supports wise management of existing municipal assets.

Committee noted that the City's Community Plan policies support infill and densification development as a mechanism for the provision of housing. These policies are a strong foundation for future policy implementation and actions.



The City owns a number of undeveloped or under utilized parcels that are appropriate for the creation of infill residential lots to meet the current and future housing demands. A summary of Community Plan designations, zoning, topography, roads, municipal servicing, adjacent land uses and current use was completed. Committee was provided with the map that outlines lands that were considered, their location and if there is a recommendation to move forward with development for infill and densification purposes. The recommended land parcels all require at minimum a rezoning and subdivision. The net benefit of residential development to the immediate area, the surrounding community and the City as a whole were considered as well in making the recommendation to Council.

(For Information Only)

9. Councillor Payne left the meeting at 2:09 p.m.

(For Information Only)

10. Committee continued its discussion regarding whether to proceed with the residential infill and densification development planning process to create new residential lots for development.

In response to questions from Council, Administration undertook to provide a list of lands that were not included and the rationale for lands that are not recommended to be developed at this time.

**Committee recommends that Council:**

1. **Direct Administration to initiate planning applications as required for Community Plan Amendments, Area Development Plans, Zoning By-law Amendments and Subdivision of lands in support of infill and densification development; and**
2. **Direct Administration to proceed with the following parcels:**
  1. **Burwash Drive Con Road (Lot 14, Block 145 and Lot 5, Block 148);**
  2. **School Draw (Lot 15, Block 78 and portion of Block 77A, Plan 512);**
  3. **Niven Drive (portion of Lot 1, Block 303);**
  4. **Taylor Road, north and south side (portion of Lot 2, Block 159 and Lot 19 and 20/1002REM, Block 133/Q85J/8); and**
  5. **Niven Phase 8 (portion of Lot 21, Block 312).**

**MOVE APPROVAL**

(For Information Only)

11. Councillor Arden-Smith moved,  
Councillor Cochrane seconded,

That Committee move in camera at 2:36 p.m. to discuss a personnel matter.

MOTION CARRIED UNANIMOUSLY



- (For Information Only)  
12. Committee discussed a personnel matter.

- (For Information Only)  
13. Councillor Arden-Smith moved,  
Councillor Fequet seconded,

That, pursuant to Section 118 (11) of Council Procedures By-law No. 4975 the meeting be extended beyond three (3) hours.

- (For Information Only)  
14. Committee continued its discussion regarding a personnel matter.

- (For Information Only)  
15. Councillor Arden-Smith left the meeting at 3:10 p.m.

- (For Information Only)  
16. Committee continued its discussion regarding a personnel matter.

- (For Information Only)  
17. Councillor McLennan moved,  
Councillor Fequet seconded,

That Committee return to an open meeting at 3:20 p.m.

MOTION CARRIED UNANIMOUSLY

- (For Information Only)  
18. There was no business arising from the in camera session.

19. The meeting adjourned at 3:20 p.m.