



CITY OF YELLOWKNIFE

GOVERNANCE AND PRIORITIES COMMITTEE AGENDA

Monday, July 24, 2023 at 12:05 p.m.

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.

<u>Item</u>	<u>Description</u>
1.	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.
2.	Approval of the agenda.
3.	Disclosure of pecuniary interest and the general nature thereof.
ANNEX A	
4.	A memorandum regarding whether to dispose of two substandard parcels located at the rear of Lot 30, Block 48, Plan 4696 (5226 53 Street).
ANNEX B	(For Information Only)
5.	A memorandum regarding Second and Third Reading of By-law No. 5063, a by-law authorizing the City of Yellowknife to dispose of the portion of Lot 3, Block 500, Plan 4224 (adjacent to the Fieldhouse) through a lease agreement for a term of five (5) years, with an option to renew for a further five (5) years.
ANNEX C	(For Information Only)
6.	A memorandum regarding the Minutes of Heritage Committee meeting of June 13, 2023.



<u>Item No.</u>	<u>Description</u>
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| 7. | A discussion regarding MED patrols in downtown. |
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ADDITIONAL COUNCIL ITEMS / IN CAMERA

ANNEX D

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| 8. | A memorandum regarding whether to appoint a member to serve on the Community Advisory Board on Homelessness. |
| 9. | Business arising from In Camera Session. |



CITY OF YELLOWKNIFE

MEMORANDUM TO COMMITTEE

COMMITTEE: Governance and Priorities

DATE: July 24, 2023

DEPARTMENT: Planning and Development

ISSUE: Whether to dispose of two substandard parcels located at the rear of Lot 30, Block 48, Plan 4696 (5226 53 Street).

RECOMMENDATION:

That By-law No. XXXX, a by-law authorizing the City of Yellowknife to dispose of Lot 31, Block 47, Plan 3082 and Lot 26, Block 48, Plan 1804, be presented for adoption.

BACKGROUND:

The City has received a land application from the owner of Lot 30, Block 48, Plan 4696 (5226 53 Street) to purchase Lot 31, Block 47, Plan 3082 and Lot 26, Block 48, Plan 1804, two substandard parcels at the rear of the property. Per section 5 of the Land Administration By-law No. 4596, as amended, adjoining property owners were given the first opportunity to express an interest in leasing or purchasing these lots.

Two adjoining property owners (5224 53 Street and 5302 53 Avenue) were contacted through registered mail and both neighbours presented their interest in only buying a portion of Lot 26, Block 48, Plan 1804. Subsequently formal requests for acquisition of the lands were submitted from both neighbours. Staff proposed new lot layouts (Figure 2). The lot layout is intended to optimize the use of the lands, while considering fair distribution of lands to both applicants.

As indicated in Figure 2, Lot 31, Block 47, Plan 3082 and portion of Lot 26, Block 48, Plan 1804 ("Lot A") is proposed to be disposed of to the owner of 5226 53 Street, portion of Lot 26, Block 48, Plan 1804 ("Lot B") is proposed to be disposed to the owner of 5224 53 Street, and portion of Lot 26, Block 48, Plan 1804 ("Lot C") is proposed to be disposed to the owner of 5302 53 Avenue.

Figure. 1 – Context Map for Land Disposal



Figure. 2- Purposed Future Subdivision



COUNCIL POLICY / RESOLUTION OR STRATEGIC DIRECTION:

Growth Readiness Focus: Ensuring land development supports economic readiness and community priorities

APPLICABLE LEGISLATION, BY-LAWS, STUDIES, PLANS:

1. *Cities, Towns and Villages Act*, S.N.W.T. 2003;
2. Land Administration By-law No. 4596, as amended; and
3. Zoning By-law No. 5045.

CONSIDERATIONS:Legislative

The *Cities, Towns and Villages Act*, section 54, and the Land Administration By-law No. 4596, as amended, section 5, state the disposal of land must be authorized by a by-law specific to the subject land. Substandard parcels may be offered directly for sale to the adjacent property owners (i.e. those sharing common property lines) through the process in Section 12 (d) of the Land Administration By-law.

Zoning By-law

The subject lands are zoned RC-1, Residential Central One. Consolidation of the lands will not require an amendment to the Zoning By-law.

Departmental Consultation

Administration completed consultation with other departments, as well as external organizations. Public Works & Engineering Department has confirmed that there are active storm pipes under Lot 26, Block 48.

Financial Considerations

The purchase price of the lands will be based on market value as determined by an appraisal completed by an independent appraiser or on development costs, whichever is higher. This is consistent with the Land Administration By-law, Section 7(a)(ii).

The sale of substandard parcels of public land benefits the City by:

- creating a larger parcel of land which can support further development;
- adding revenue to the City's Land Development Fund; and
- increasing the value of general property assessment, thereby generating additional property tax revenue for the City's General Fund.

ALTERNATIVES TO RECOMMENDATION:

That By-law No. XXXX, a by-law authorizing the City of Yellowknife to dispose of Lot 31, Block 47, Plan 3082 and Lot 26 Block 48 Plan 1804, not be presented for adoption.

RATIONALE:

The subject lands are substandard sized parcels owned by the City. Lot 31, Block 47, Plan 3082 does not have access to a municipal road. Additionally, land size and configuration for both Lot 26 and Lot 31 do

not meet the standard of the zone to be developed independently. Therefore, disposing of these lots to the adjacent property owners represents the best and highest use of the land as it will increase both the development potential and value of the properties.

ATTACHMENTS:

By-law No. XXXX, a by-law authorizing the City to dispose of fee simple title of Lot 26, Block 48, Plan 1804 and Lot 31, Block 47 Plan 3082 (DM#735647).

Prepared: June 12, 2023; JT

Revised: June 28, 2023; GL



CITY OF YELLOWKNIFE

BY-LAW NO. XXXX

BS XXX

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 a freehold interest 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;

AND WHEREAS the said parcel of land is not required for municipal purposes and is available for disposal 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, hereby enacts as follows:

APPLICATION

1. That the Municipal Corporation of the City of Yellowknife is hereby authorized to dispose of a freehold interest in that parcel of land more particularly described as:
Lot 26
Block 48
Plan 1804
Yellowknife;
and
Lot 31
Block 47
Plan 3082
Yellowknife
2. That the Mayor and City Administrator 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. 2023.

Mayor

City Manager

Read a Second Time this _____ day of _____, A.D. 2023.

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., 2023.

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



CITY OF YELLOWKNIFE

MEMORANDUM TO COMMITTEE (For Information Only)

COMMITTEE: Governance and Priorities

DATE: July 24, 2023

DEPARTMENT: Planning and Development

ISSUE: Second and Third Reading of By-law No. 5063, a by-law authorizing the City of Yellowknife to dispose of the portion of Lot 3, Block 500, Plan 4224 (adjacent to the Fieldhouse) through a lease agreement for a term of five (5) years, with an option to renew for a further five (5) years.

BACKGROUND:

On October 24, 2022, Council gave First Reading to By-law No. 5063, a by-law authorizing the City of Yellowknife to dispose of the portion of Lot 3, Block 500, Plan 4224 through a lease agreement for a term of five (5) years, with an option to renew for a further five (5) years. Second and Third Reading of By-law No. 5063 is required so Administration may finalize the five (5) year lease agreement with Lahey Consulting. The background of By-law No. 5063 is as follows:

In 2022, the City of Yellowknife (the “City”) received a Land Application from Lahey Consulting to lease approximate 3,500 m² portion of Lot 3, Block 500, Plan 4224 (the “Subject Land”) as outlined on Figure 1, a site located adjacent to the Multiplex. Lahey Consulting applied to lease the Subject Land for five (5) years with the option to renew. The purpose of the lease request is to support a seasonal business for on-the-land learning programs, which have been operating at the site for a number of seasons.

The City is the owner of the Subject Land, which is to the rear/south of the Multiplex and Fieldhouse in an area also identified by the City as an off leash dog area. There is an existing Memorandum of Understanding (MOU) between Arctic Indigenous Wellness Foundation (the “AIWF”) and the City for adjacent lands. The AIWF portion of the land is presently being used for the purpose of an Urban Healing Camp. The AIWF was notified about the proposed development and responded they are in support of the proposal.

On July 5, 2023, a development permit (PL-2023-0012) for a proposed Temporary Use – Commercial Recreation was approved.

Figure 1: Proposed Lease Land – Portion of Lot 3, Block 500, Plan 4224



COUNCIL STRATEGIC DIRECTION/RESOLUTION/POLICY:

Strategic Direction #1: People First

Focus Area 1.3: Liveable Community

Supporting all residents to participate in the social fabric and physical space of our community.

Strategic Direction #3: Sustainable Future

Focus Area 3.1: Resilient Future

Enhancing Yellowknife as a great place to live, visit, work and play now and into the future.

Focus Area 3.2: Growth Readiness

Ensuring land development supports economic readiness and community priorities.

Focus Area 3.3: Robust Economies

Doing our part to stimulate and amplify economic development opportunities.

APPLICABLE LEGISLATION, BY-LAWS, STUDIES, PLANS:

1. *Cities, Towns and Villages Act S.N.W.T. 2003*;
2. Land Administration By-law No. 4596, as amended;
3. Zoning By-law No. 5045;
4. Water and Sewer Services By-law No. 4663, as amended;
5. Fees and Charges By-law No. 4436, as amended; and
6. Tax Administration By-law No. 4207, as amended.

CONSIDERATIONS:

Legislative

Sections 53, 54 and 73 of the *Cities, Towns and Villages Act* state that disposal of land must be authorized by a by-law specific to the subject land. Pursuant to Section 3(b)(i) of the Land Administration By-law No. 4596, as amended, disposal of land in leasehold interest for a time period greater than three (3) years must be authorized by by-law.

Land Administration By-law

The By-law provides regulatory guidance regarding the review of land applications. Upon receipt of an application for land, the Planning Administrator shall review the request for compliance with this By-law.

Zoning By-law

The subject land is zoned PS – Public Service. The purpose of the PS zone is to provide land dedicated for major Institutional services and Recreation Facilities that are public or quasi-public in nature. Commercial recreation services that support the public or quasi-public services may also be considered as Discretionary Uses in this zone.

The memorandum presented to the Governance and Priorities Committee prior to First Reading of By-law No. 5063 indicated that the decision by Council will be required on the Discretionary Use in the PS zone prior to the lease being finalized. However, after reviewing the submitted Development Permit application, proposed development has been categorised as Temporary Use - Commercial Recreation since the site will only be used only for eight (8) months in a year. Temporary Use is a permitted use in the PS zone, hence no additional permit required.

Financial Considerations

Annual rent and other relevant charges will be considered according to the Fees and Charges By-law. The Lessee will be responsible for minor maintenance and all utilities, snow removal and grounds keeping.

RATIONALE:

The Land Administration By-law requires Council approval of land applications for leasehold interests longer than three years. The use of municipal land by a third party must be authorized. Should the Subject Land need to be reclaimed by the City for future development purposes, the City will exercise that option in accordance with the terms and conditions of the Lease Agreement. At present, the Subject Land is not required for municipal purposes for the foreseeable duration of the lease.

ATTACHMENTS:

1. By-law No. 5063, a by-law authorizing the City of Yellowknife to enter into a lease agreement with the Lahey Consulting for Lot 3, Block 500, Plan 4224 (DM# 705707);
2. Schedule A to By-law No. 5063 (DM# 705259); and
3. Link to September 26, 2023 Governance and Priorities Meeting Agenda regarding By-law No. 5063: <https://events.yellowknife.ca/meetings/Detail/2022-09-26-1205-Governance-and-Priorities-Committee/bd6c0e53-63b0-417d-abca-af190125648f>.

Prepared: July 7, 2023; PN

Revised: July 7, 2023; TS



CITY OF YELLOWKNIFE

BY-LAW NO. 5063

BL 350

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, authorizing the Municipal Corporation of the City of Yellowknife to dispose of a leasehold interest 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., 2004, c. 22;

WHEREAS the said parcel of land is available for disposal 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 a leasehold interest in that parcel of land more particularly described as:

All that portion of Lot 3, Block 500, Plan 4224, Yellowknife, as shown on Schedule "A" attached hereto and forming part of this by-law.

2. That the Mayor and City Administrator 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 24 day of OCTOBER, A.D. 2022.



Mayor



City Manager

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

Mayor

City Manager

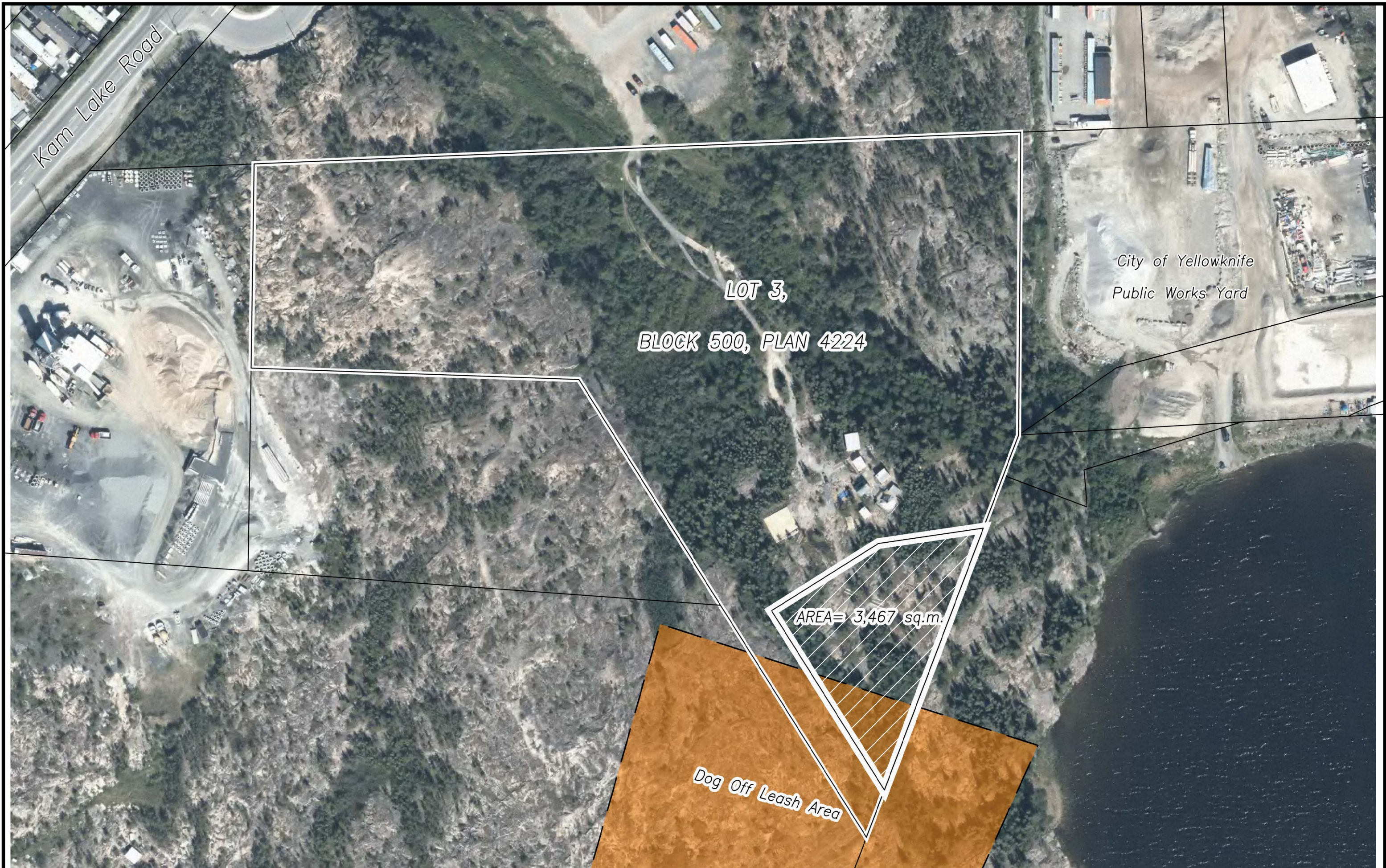
Read a Third Time and Finally Passed this _____ day of _____, A.D., 2022.


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



 <div>City of Yellowknife Planning & Lands Division</div>	PROJECT:	Land Disposal on a Portion of Lot 3 Block 500, Plan 4224	SCALE:	1:2000 (Plot 11 x 17)	CREATED BY:	VF
	TITLE:	By-law No. 5063 Schedule A	FILE:	DM#705259		
	PROPERTY:	Lot 3, Block 500, Plan 4224	DATE:	August 05, 2022		



CITY OF YELLOWKNIFE

MEMORANDUM TO COMMITTEE

(For Information Only)

COMMITTEE: Governance and Priorities

DATE: July 24, 2023

DEPARTMENT: Planning and Development

ISSUE: Minutes of the Heritage Committee meeting of June 13, 2023.

BACKGROUND:

Attached for the information of Committee are the minutes of the Heritage Committee meeting of June 13, 2023.

ATTACHMENTS:

Heritage Committee Minutes, June 13, 2023 (DM#735099).

Prepared: June 15, 2023; TM



CITY OF YELLOWKNIFE

Heritage Committee
Tuesday, June 13, 2023 at 12:00 p.m.
City Hall Main Boardroom

MINUTES

Minutes of a meeting held on Tuesday, June 13, 2023 at 12:00 p.m. in the City Hall Main Boardroom. The following Committee members were in attendance:

Present: Councillor G. Cochrane, Chair,
Mayor R. Alty, ex-officio,
Dr. J. Collins-Gonsalves,
B. Drygeese,
H. Mathisen, and
L. Meinert.

The following member of the public was in attendance:
B. Nagel (12:06).

The following members of Administration were in attendance:
T. Setta, and
T. McKee.

Call to Order

1. The meeting was called to order at 12:03 p.m.

Opening Statement

2. Councillor G. Cochrane read the Opening Statement.

Approval of the Agenda

3. Committee approved the Agenda as amended, to include the discussion of the Heritage Committee Work Plan.

Approval of Minutes

4. *May 10, 2023.*
5. Dr. J. Collins-Gonsalves moved,
B. Drygeese seconded,

That the Minutes be approved as presented.

MOTION CARRIED UNANIMOUSLY



Disclosure of Pecuniary Interest

6. There were no disclosures of pecuniary interest.

Discussion regarding the Yellowknife Post Office Application for Heritage Restoration

7. Committee heard a presentation from B. Nagel, a representative of 6133 NWT Ltd., regarding the Yellowknife Post Office Restoration.
8. B. Nagel left the meeting at 12:34 p.m.
9. Committee discussed the Yellowknife Post Office Restoration application and funding request. Committee noted that due to lack of information provided by the applicant, funding was not granted. Committee requested that Administration follow up with the applicant and request the final development permit application and landscaping plans.

Action Item: Administration will request the applicant to submit the final development permit application and the final landscaping plans for Committee to review.

Discussion of Heritage Committee Work Plan

10. Committee discussed the Heritage Committee Work Plan for next year.

Action Item: Administration to include on the next Heritage Committee agenda a discussion regarding the Heritage Committee Work Plan.

Next Scheduled Meeting

11. The next meeting will be scheduled for Tuesday, September 19, 2023.

Adjournment

12. The meeting was adjourned at 12:55 p.m.

Prepared: June 13, 2023; TS/tm



CITY OF YELLOWKNIFE

MEMORANDUM TO COMMITTEE

COMMITTEE: Governance and Priorities / Council

DATE: July 24, 2023

DEPARTMENT: Administration

ISSUE: Whether to appoint a member to serve on the Community Advisory Board on Homelessness.

RECOMMENDATION:

That Council appoint a representative from non-government Health organizations (including hospitals and other public institutions, and organizations focused on mental health and addictions) to serve on the Community Advisory Board on Homelessness (CAB) for a two-year term commencing July 25, 2023, and ending July 24, 2025.

BACKGROUND:

There is a vacancy on the Community Advisory Board (CAB) on Homelessness for a representative from non-government Health organizations (including hospitals and other public institutions, and organizations focused on mental health and addictions).

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

COUNCIL STRATEGIC DIRECTION / RESOLUTION / POLICY:

Strategic Direction #1 People First.

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.

APPLICABLE LEGISLATION, BY-LAWS, STUDIES, PLANS:

Council Procedures By-law No. 4975, as amended.

CONSIDERATIONS:

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.

ALTERNATIVES TO RECOMMENDATION:

That the City re-advertise vacancies for the Community Advisory Board on Homelessness.

RATIONALE:

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.

ATTACHMENTS:

Expressions of interest.

Prepared: July 17, 2023; SJ