



CITY OF YELLOWKNIFE

Council Agenda

Monday, February 24, 2025 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.

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 or by contacting the City Clerk’s Office at 920-5602.

Item No. **Description**

OPENING STATEMENT

1. Councillor McGurk 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, February 10, 2025 are presented for adoption.

4. Councillor McGurk moves,
Councillor _____ seconds,

That Minutes of Council for the regular meeting of Monday, February 10, 2025 be presented for adoption.

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

5. Does any Member have a conflict of interest in any matter before Council today?

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. There were no delegations pertaining to items on the agenda.

MEMBER STATEMENTS

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

INTRODUCTION AND CONSIDERATION OF COMMITTEE REPORTS

Councillor McGurk will introduce the following reports:

11. Governance and Priorities Committee Report for February 17, 2025.
12. Councillor McGurk moves,
Councillor _____ seconds,

That, in accordance with the *Property Assessment and Taxation Act*, Council direct Administration to auction the properties listed below at City Hall at 9:00 a.m. (MST) on Friday, June 6, 2025, and to set the minimum price for each property at 50% of the assessed value listed for that property.

Municipal Address	Legal Description			2023 Total Arrears	2025 Assessed Vale	Minimum Auction Price
	Lot	Block	Plan			
3502 WILEY RD	1	C	70	\$166.77	\$968,140	\$484,070
5004 50 AVE	25	24	1850	\$75,640.09	\$3,385,890	\$1,692,945
5018 50 AVE	26	24	1850	\$10,031.48	\$524,110	\$262,055
5016 50 AVE #A	27	24	1850	\$30,898.85	\$1,291,610	\$645,805
5009 48 ST	20 TO 22	28	65	\$21,472.96	\$1,694,280	\$847,140
5013 51 ST	17	31	65	\$180.00	\$240,680	\$120,340
5120 53 ST	10	41	65	\$8,907.08	\$1,137,840	\$568,920
5626 50A AVE	1	105	483	\$540.99	\$342,050	\$171,025
5504 50A AVE	16	105	483	\$2,324.85	\$293,770	\$146,885

<u>Item No.</u>	<u>Description</u>
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That:

1. Pursuant to s. 137 of the *Cities, Towns and Villages Act*, S.N.W.T. 2003, c.22, Brennen Wade Arthur Osburn, be appointed as a By-law Officer for the City of Yellowknife; and
2. The term of appointment shall begin on commencement of employment with the City of Yellowknife as a By-law Officer and expire upon termination of employment with the City of Yellowknife as a By-law Officer.

Unanimous	In Favour	Opposed	Carried / Defeated
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16. A memorandum regarding whether to appoint a member to serve on the Heritage Committee.

17. Councillor McGurk moves,
Councillor _____ seconds,

That Council appoint one (1) member at large to serve on the Yellowknife Heritage Committee for a two (2) year term commencing February 25, 2025 and ending February 24, 2027.

Unanimous	In Favour	Opposed	Carried / Defeated
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18. Councillor Fequet moves,
Councillor _____ seconds,

That:

1. Council approves the following Active Mobility Integration Capital Project, with a total cost of \$1,915,223, and the City's 25% contribution of \$478,806:
 - a. The McMahon Frame Lake Trail Extension (\$1,007,536 total cost/\$251,884 is 25%)
 - b. Increasing Safety access to the Frame Lake Trail (\$34,691/\$8,673)
 - c. On Street Improvements (\$42,066/\$10,516)
 - d. Enhancements to Painted Bike Lanes (\$810, 769/\$202,692)
 - i. Forrest Drive (\$236,630/\$59,158)
 - ii. Range Lake Road (\$268,642/\$67,161)
 - iii. 52nd Street (\$218,833/\$54,721)
 - iv. 47th Street (\$71,614/\$17,904)
 - e. Replacement and Addition of Bike Racks in Downtown (\$20,161/\$5,040)

Item No. **Description**

2. **Council direct administration to apply for the Government of Canada’s Active Transportation Fund using the a forementioned Active Mobility Integration Project.**

Unanimous	In Favour	Opposed	Carried / Defeated
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19. Is there any new business from the floor?

ENACTMENT OF BY-LAWS

20. By-law No. 5102 - A by-law to amend Community Plan By-law No. 5007, is presented for First Reading.

21. Councillor McGurk moves,
Councillor _____ seconds,

First Reading of By-law No. 5102.

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

22. There was no deferred business and there were no tabled items for the agenda.

23. Is there any deferred business or are there any tabled items from the floor?

OLD BUSINESS

24. There was no old business for the agenda.

25. Is there any old business from the floor?

NOTICES OF MOTION

26. There were no notices of motion for the agenda.

27. Are there any notices of motion from the floor?

DELEGATIONS PERTAINING TO ITEMS NOT ON THE AGENDA

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

Item No.

Description

ADMINISTRATIVE ENQUIRIES

- 29. There were no administrative enquiries for the agenda.
- 30. Are there any administrative enquiries from the floor?

ADJOURNMENT



CITY OF YELLOWKNIFE

GOVERNANCE AND PRIORITIES COMMITTEE REPORT

Monday, February 17, 2025 at 12:05 p.m.

Report of a meeting held on Monday, February 17, 2025 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, (via teleconference)
Councillor B. Hendriksen,
Councillor T. McLennan,
Councillor S. Payne, and
Councillor R. Warburton.

The following members of Administration staff were in attendance:

S. Van Dine,
C. Caljouw,
D. Gillard,
C. Greencorn,
K. Thistle,
E. Thompson,
C. White,
G. White, and
S. Jovic.

<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 conflict of interest.
3.	Committee read a memorandum regarding whether to select properties to auction for tax arrears, when to hold the auction, and what minimum price to establish for each property.

Committee noted the *Property Assessment and Taxation Act (PATA)* states that properties on the Tax Arrears List may be offered for sale at a public auction, and that the auction date and minimum sale prices must be set by Council.

Council Motions #0091-00, #0039-02, and #0161-02 established the City's Tax Auction policy, which further stipulates that the City will sell property at public auction when taxes are two years in arrears and if auctioning maximizes the amount of taxes the City is able to collect, and that the City will bid the minimum price on property offered at a tax auction if the property remains unsold after a previous auction.

When property taxes are in arrears, the assessed owners of these properties are notified of the balance of taxes owing on the Interim Tax Notices sent each January, the Final Tax Notices sent each June, and Statements of Account sent throughout the year.

Based on the *PATA* provisions and City policy, properties with tax arrears for the 2023 taxation year are now subject to auction.

The City followed the notification procedures specified in *PATA* to ensure assessed owners of these properties are advised of the arrears status and tax sale provisions by:

- Posting the 2023 tax arrears list at City Hall on March 31, 2024;
- Sending a registered letter notifying the assessed owner(s) of the arrears and tax sale provisions on April 24, 2024;
- Posting the tax arrears list at City Hall, Yellowknife Community Arena, Multiplex, Fieldhouse and Pool on May 31, 2024;
- Publishing the tax arrears list in the *Yellowknifer* on July 26, 2024; and
- Notifying parties with an interest registered against the property on July 26, 2024.

Assessed owners who remained in arrears were offered installment payment plans on April 24, 2024 and reminded of the offer on subsequent notices. If they did not enter into a payment plan, the property was added to the Tax Auction List in Appendix A.

A property can be removed from the Tax Auction List if the City receives payment of the property tax arrears and related expenses or if the assessed owner enters into a payment plan with the City before the public auction.

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

On March 27, 2000, Council adopted the following policy:

Motion #0091-00 That the City sell property at public auction, in accordance with the *Property Assessment and Taxation Act*, when taxes are two years in arrears.

On January 28, 2002, Council adopted the following policy:

Motion #0039-02 That the City bid the minimum price on property offered at a tax auction if the property remained unsold after a previous auction.

On April 8, 2002, Council amended the above policy to state:

Motion #0161-02 That the City sells property at the public auction, in accordance with the Property Assessment and Taxation Act, when the taxes are two years in arrears and if auctioning of the property maximizes the amount of taxes the City is able to

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

1. *Property Assessment and Taxation Act*, R.S.N.W.T. 1988, cP-10; and
2. *Cities, Towns, and Villages Act*, S.N.W.T. 2003, c22.

Legislative

The *Property Assessment and Taxation Act* prescribes the tax auction process, including notification, conduct of the auction, and transfer of the property. The City has followed the notice requirements and the City's solicitor conducts the auction and property transfers.

Council decides, by resolution, which properties, if any, it wishes to offer for sale at public auction. Council sets, by resolution, the date of the auction and the minimum sale price of each property.

Procedural Considerations

It is Council policy to sell property at public auction, in accordance with the *Property Assessment and Taxation Act*, when the taxes are two years in arrears. Taxpayers with arrears less than \$100 have not been included.

Under section 97.3(3) and (4) of the *Property Assessment and Taxation Act*, after entering into an installment payment agreement, the City is authorized to proceed with the sale of the taxable property if the assessed owner fails to comply with the terms of the agreement.

As part of the tax auction process, the taxpayer can redeem the property within 30 days of the auction by paying the tax arrears.

The City may bid on and purchase a property that is offered for sale so long as the purchase falls within the circumstances that the City is able to acquire property under the *Cities, Towns and Villages Act*.

No municipal council member, officer, or employee may purchase taxable property offered for sale on their own behalf unless approval is (1) given by council to the purchase through a resolution, and (2) recorded in the minutes of the meeting at which the approval was made pursuant to Section 97.81. (1) of the *Property Assessment and Taxation Act*

Committee noted that the City adheres strictly to *PATA* provisions in respect to all taxation practices, including the tax arrears collection process. This helps minimize tax arrears, reduces the City’s provision for bad debts, and works towards ensuring the tax burden is borne as equitably as possible.

The recommendation follows the same principles as applied in previous years: when taxpayers know the exact conditions under which a tax auction will be held, property taxes are more likely to be paid and/or arrears payment plans to be signed before the tax auction process starts. This is evident in the numbers from the last five years:

<i>Tax Year</i>	2019	2021	2022	2023	2024
# of Properties on the Initial Tax Auction List	28	37	16	22	22
# of Properties on the Tax Auction List on the Auction Date	5	10	2	1	1
# of Properties Auctioned and Sold	1	7	1	0	0

There was no tax auction in 2020.

Committee recommended that, in accordance with the *Property Assessment and Taxation Act*, Council direct Administration to auction the properties listed below at City Hall at 9:00 a.m. (MST) on Friday, June 6, 2025, and to set the minimum price for each property at 50% of the assessed value listed for that property.

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	Lot	Block	Plan			
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5016 50 AVE #A	27	24	1850	\$30,898.85	\$1,291,610	\$645,805
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5120 53 ST	10	41	65	\$8,907.08	\$1,137,840	\$568,920
5626 50A AVE	1	105	483	\$540.99	\$342,050	\$171,025
5504 50A AVE	16	105	483	\$2,324.85	\$293,770	\$146,885
5039 FORREST DR	17	133	717	\$1,680.62	\$348,540	\$174,270
132 CURRY DR #B	21	503	1578	\$12,057.45	\$551,280	\$275,640
233 WOOLGAR AVE	17	510	1080	\$6,308.34	\$591,800	\$295,900

883 BIGELOW CRES	UNIT 6		2007	\$1,456.64	\$284,440	\$142,220
19 MANDEVILLE DR	13	527	1978	\$272.33	\$316,480	\$158,240
106 TALTHEILEI DR	6	537	2094	\$8,419.11	\$749,090	\$374,545
ADDRESS NOT YET ASSIGNED	1	553	1907	\$28,707.69	\$1,514,300	\$757,150
187 MAGRUM CRES	30	564	2391	\$2,613.82	\$321,070	\$160,535
452 NORSEMAN DR	UNIT 130		4729	\$1,683.65	\$167,110	\$83,555
544 CATALINA DR	UNIT 99		4729	\$382.24	\$119,140	\$59,570
558 CATALINA DR	UNIT 92		4729	\$6,871.47	\$246,840	\$123,420
639 ANSON DR	UNIT 20		4729	\$7,776.35	\$132,440	\$66,220

MOVE APPROVAL

(For Information Only)

4. Councillor Hendriksen moved,
Councillor Arden-Smith seconded,

That Committee move in camera at 12:09 p.m. to discuss a memorandum regarding whether to appoint a member to serve on the Community Advisory Board on Homelessness and a land matter.

MOTION CARRIED UNANIMOUSLY

(For Information Only)

5. Committee discussed a memorandum regarding whether to appoint a member to serve on the Community Advisory Board on Homelessness.

(For Information Only)

6. Committee discussed a land matter.

(For Information Only)

7. Councillor Arden-Smith moved,
Councillor Hendriksen seconded,

That Committee return to an open meeting at 1:14 p.m.

MOTION CARRIED UNANIMOUSLY

8. **Committee read a memorandum regarding whether to appoint a member to serve on the Community Advisory Board on Homelessness.**

(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 recommended that Council appoint Robert Foote, a representative who has lived experience of homelessness, to serve on the Community Advisory Board on Homelessness (CAB) commencing February 25, 2025 and ending February 24, 2027.

MOVE APPROVAL

9. The meeting adjourned at 1:17 p.m.



CITY OF YELLOWKNIFE

MEMORANDUM TO COMMITTEE

COMMITTEE: Council

DATE: February 24, 2025

DEPARTMENT: Public Safety

ISSUE: Whether to appoint Brennen Wade Arthur Osburn as a By-law Officer for the City of Yellowknife.

RECOMMENDATION:

That:

1. Pursuant to s. 137 of the *Cities, Towns and Villages Act*, S.N.W.T. 2003, c.22, Brennen Wade Arthur Osburn, be appointed as a By-law Officer for the City of Yellowknife; and
2. The term of appointment shall begin on commencement of employment with the City of Yellowknife as a By-law Officer and expire upon termination of employment with the City of Yellowknife as a By-law Officer.

BACKGROUND:

Brennen Wade Arthur Osburn has been hired as a By-law Officer for the City of Yellowknife and is anticipated to commence employment on March 3, 2025. The *Cities, Towns and Villages Act* states that Council may appoint By-law Officers to enforce any or all of its by-laws.

COUNCIL STRATEGIC DIRECTION/RESOLUTION/POLICY:

Strategic Direction #1: People First

Key Initiative 1.3.6 Working with all partners towards a safe, supportive and compassionate community for all.

APPLICABLE LEGISLATION, BY-LAWS, STUDIES, PLANS:

Cities, Towns and Villages Act.

CONSIDERATIONS:

Pursuant to the *Cities, Towns and Villages Act*, By-law Officers must be appointed by Council. This appointment grants the authority to enforce the by-laws of the municipal corporation.

Public Safety

The timely appointment of By-law Officers helps ensure that proper levels of staffing and enforcement are achieved.

ALTERNATIVES TO RECOMMENDATION:

No viable alternative is identified.

RATIONALE:

The timely appointment of By-law Officers helps ensure that proper levels of staffing and enforcement are achieved.

ATTACHMENTS:

None.

Prepared: February 8, 2025; SJ



CITY OF YELLOWKNIFE

MEMORANDUM TO COMMITTEE

COMMITTEE: Governance and Priorities / Council

DATE: February 24, 2025

DEPARTMENT: Administration

ISSUE: Whether to appoint a member to serve on the Heritage Committee.

RECOMMENDATION:

That Council appoint one (1) member at large to serve on the Yellowknife Heritage Committee for a two (2) year term commencing February 25, 2025 and ending February 24, 2027.

BACKGROUND:

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.

COUNCIL STRATEGIC DIRECTION/RESOLUTION/POLICY:

Strategic Direction #1: People First

APPLICABLE LEGISLATION, BY-LAWS, STUDIES, PLANS:

1. Council Procedures By-law No. 4975, as amended;
2. Heritage Committee Terms of Reference; and
3. *Cities, Towns and Villages Act*.

CONSIDERATIONS:Legislation

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

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.

ALTERNATIVES TO RECOMMENDATION:

No viable alternative has been identified.

RATIONALE:

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

ATTACHMENTS:

None.

Prepared: February 14, 2025; SJ

Draft Yellowknife Active Mobility Integration Project - Application for Canada's Federal Active Transportation Fund

Provided by Communities in Motion

February 19, 2025

<https://housing-infrastructure.canada.ca/alt-format/pdf/atf-fta/Step-by-step-guide-for-capital-projects-en.pdf>

ATF Application INSTRUCTIONS: *Using the text box, in 4,000 characters or less provide:*

- *A meaningful description of the work to be completed, including the nature of the project and a description of all major quantifiable components.*
- *A description of the **key output(s)** the project will generate (e.g. **number of km of new/rehabilitated pathways, signage, benches, etc.**).*
- *A description of what the project will achieve. Summarize the main project benefit(s), including specific information on **socio-economic and environmental benefits**, and the communities and any **vulnerable populations that will benefit from it**.*

The City of Yellowknife is the capital of the Northwest Territories, located on land of the Yellowknives Dene First Nation and home to several Indigenous and culturally diverse peoples. Perched at the edge of the wilderness with a small tax base, Yellowknife experiences exceptionally high infrastructure costs due to a local lack of specialized equipment, materials, and expertise, combined with a short construction season and frequent damage due to the freeze-thaw cycle. That being said, this city has a relatively dense development pattern with wide streets that can easily support multi-modal travel options.

Yellowknife needs assistance in funding the creation of more connected Active Transportation Infrastructure. Data from 2022 shows that 29% of the city's population does not have driver's licenses, and an even greater percentage can't, won't, or shouldn't drive. Add to that the thousands of annual visitors for tourism, business, and medical travel and this represents a significant number of people who would benefit from safe active transportation infrastructure.

Our proposed **Active Mobility Integration Project** will help achieve the following:

- Reduce overall healthcare costs by supporting active living;
- Allow children to navigate the city in a safe way, increasing their health, autonomy, and development;
- Reduce trips traveled by vehicles within the city, thus reducing carbon emissions and helping the city achieve its Climate goals while contributing to territorial and national 2050 net-zero objectives;
- Create a community that is less reliant on fossil fuels and able to manage population growth within the existing road and parking capacity
- Make Yellowknife more resilient to fuel supply chain interruptions and leave more land available for housing developments;
- Foster stronger community connections between residents;
- Provide low cost options for moving around the city at a time cost-of-living is becoming a real issue for many Yellowknifers;

- Support the local economy by boosting foot traffic to local businesses without the need for increased vehicle parking; and
- Increase socio economic equity by reducing reliance on vehicles while creating opportunities for those who might not have been able to reach work/services otherwise.

Active Mobility Integration Project

1. **McMahon Frame Lake Trail Extension and Enhancement (2026-2028)**
 - a. The McMahon-Frame Lake Trail is at the heart of Yellowknife and is used by hundreds of people on a daily basis to walk or ride to work, school, or other errands. The trail and its extension have been highlighted by public consultations and studies as ‘a foundational feature’ of our City that requires improvement and action. Based on these studies, the current project would:
 - i. Extend Frame Lake Trail behind Stanton Hospital to Old Airport Road (new 3m wide asphalt trail - 600 linear meters. 10 x Light posts. 10m boardwalk bridge section)
 - ii. Repair Frame Lake Trail for accessibility 3 x spots where trail slumping has started (Total of 10 linear meters)
 - iii. Repair broken benches x 3
 - iv. Painting bike-stencils and installation of signage for shared street on 49th Street from 49th Avenue Northwest to the pedestrian crossing signal at the Chateau Nova. This will accommodate a safer connection to the Niven neighbourhood. (310 linear meters)
 - v. Install trail counter along the trail near the new public pool x 1 to monitor trail use over time.
2. **Bike Parking.** Replace/repair damaged bike racks at City Hall and increase the number of City bike racks in highly visible areas close to businesses downtown and at Frame Lake Trail Head, using Uline “5 Loop Wave” bike racks
3. **Enhance and protect 2.5 km of bike lanes.** In the summer of 2025, the City will paint bike lanes on 4 streets (Range Lake Road 750 m) Forest Drive (1000 m), 52nd Street (925 m), and 47th Street (565 m). The ATF will be used to greatly increase safety of this infrastructure by providing the following physical separation for users:
 - a. Add a painted buffer-space between the bike and car lanes; and
 - b. Add approximately 1650 bollards/planters for safety and aesthetic enhancement, including some concrete bollards at locations near schools.
4. Planning and Design fees associated with each of the above projects.

These simple improvements to key locations will enable Yellowknife residents to choose safer, more accessible active mobility. Cities that have invested in coherent active transportation networks have seen reductions in motor vehicle crashes, speeds, and carbon emissions; and improvements to affordability, physical and mental health, and community resiliency,. There is sufficient appetite for these changes among Yellowknife residents, but implementation is continually frustrated by limited municipal financial resources. The resources available through the Active Transportation Fund would allow Yellowknife to proceed with some of the immediate, expansive active transportation projects that can lay the foundation for further incremental improvements for a stronger community.

Yellowknife Active Mobility Integration Project					Unit Rates Determined by Canadian Active Transportation Costs, with escalation factor applied
Draft by Communities in Motion					1.75 amount (1.75-2x southern costs)
February 20, 2025					12.63% Estimated Infrastructure Construction Escalation from 2025-2030
1.0	Class D Estimate - McMahon Frame Lake Trail				
	Length of Trail Extension	600	m		
1.1	Item	Unit Rate	Units	Quantity	Amount Notes
	Design and Planning Fees				\$30,000
	Environmental Assessment				\$20,000
	Consultation with Indigenous Groups				\$15,000
	Excavation and Site Preparation incl. flagging				\$60,000
	Bench	\$5,000	each	1	\$5,000
	Asphalt Trail	\$263	per linear m	600	\$157,500
	Wood Boardwalk	\$105	per square m	30	\$3,150
	Light Posts every 50m	\$5,000	per post	12	\$60,000
	Blasting	\$1,111	per square m	90	\$99,990
	Trenching for lighting - under trail?	\$200	per linear m	600	\$120,000
					\$570,640 Subtotal
					\$142,660 25% Construction fees and overhead
					\$713,300
					\$178,325 25% Contingency amount
					\$891,625 Total
					13.00% Inflation Factor for 2029 (estimated)
					\$115,911 Increase in costs if completing project in 2029
					\$1,007,536 Total - McMahon Frame Lake Trail Extension Project
					\$251,884 25% Cost from City of Yellowknife Budget
					\$755,652 75% Cost covered by Federal Active Transportation Fund
1.2	Improvements to Existing Trail				
	Item	Unit Rate	Units	Quantity	Amount Notes
	Bench Repair	\$3,000	each	3	\$9,000
	Asphalt Filling	\$180	per m	10	\$1,800
	Trail Counter	\$2,500	each	1	\$2,500
	Fix Lamp Post	\$2,500	each	1	\$2,500
					\$15,000 Installation Fees
					\$30,800 Subtotal
					12.63% add estimated 2030 Inflation Percentage
					\$34,691 Total Cost for Increasing Safety access to Frame Lake Trail - 47th
					\$8,673 25% Cost from City of Yellowknife Budget
					\$26,018 75% Cost covered by Federal Active Transportation Fund

1.3 On Street Improvements - Extension of Bike-ways from Frame Lake Trail to Niven Pedestrian Crossing and to 47th street.					
	From Frame Lake Trail at 49th street to 47th street				
Item	Unit Rate	Units	Quantity	Amount	Notes
Signage for Sharing Road	\$3,331	per Sign	6	\$19,987	Helps vehicles who have just entered the downtown from the highway to be on the look-out for people on bikes - especially kids
				\$6,400	Installation Costs
				\$26,387	Subtotal
				12.63%	add estimated 2030 Inflation Percentage
				\$29,720	Total Cost for Increasing Safety access to Frame Lake Trail - 47th
				\$7,430	25% Cost from City of Yellowknife Budget
				\$22,290	75% Cost covered by Federal Active Transportation Fund
1.4 From Frame Lake Trail at 49th Street to Niven Pedestrian Crossing Lights					
Item	Unit Rate	Units	Quantity	Amount	Notes
Bike Symbols painted - for sharing road	\$233	per symbol	3	\$698	
Signage for Sharing Road	\$3,331	per Sign	2	\$6,662	
				\$3,600	Installation Costs
				\$10,960	Subtotal
				12.63%	add estimated 2030 Inflation Percentage
				\$12,345	Total Cost for Increasing Safety access to Frame Lake Trail - Niven Crossing
				\$3,086	25% Cost from City of Yellowknife Budget
				\$9,259	75% Cost covered by Federal Active Transportation Fund
				\$42,066	Frame Lake Trail Safety-Connection
				\$10,516	25% Cost from City of Yellowknife Budget
				\$31,549	75% Cost covered by Federal Active Transportation Fund
				\$1,084,293	Total Frame Lake Trail Project
				\$271,073	25% Cost from City of Yellowknife Budget
				\$813,220	75% Cost covered by Federal Active Transportation Fund

2.0	Class D Estimate - On Street Facilities - Enhancing City of Yellowknife's 2025 Painted Bike Lane Project				
	In order to help enhance the painted bike lane project, the following additional work is proposed				
	All budgetary amounts are based on past known Canadian Active Transportation construction costs, with inflation and northern remote factors applied.				
2.1	Forest Drive - 1000m, residential throughway				
	Item	Unit Rate	Units	Quantity	Amount Notes
	Additional Paint to create buffer space	\$15	per meter	1000	\$14,979
	Bollards every 1.5m	\$293	every 1.5 meters	667	\$195,109 Incl. Installation cost
					\$210,088 Subtotal
					12.63% add estimated 2030 Inflation Percentage
					\$236,630 Total Cost for Enhancement to painted bike lanes
					\$59,158 25% Cost from City of Yellowknife Budget
					\$177,473 75% Cost covered by Federal Active Transportation Fund
2.2	Range Lake Road - adjacent to 2 schools with vehicle drop off space				
	Item	Unit Rate	Units	Quantity	Amount Notes
	Concrete Barriers with Bollards	\$265	per meter	750	\$198,758
					\$39,752 Installation Costs
					\$238,510 Subtotal
					12.63% add estimated 2030 Inflation Percentage
					\$268,642 Total Cost for Enhancement to painted bike lanes
					\$67,161 25% Cost from City of Yellowknife Budget
					\$201,482 75% Cost covered by Federal Active Transportation Fund
2.3	52nd Street - residential AND downtown				
	Item	Unit Rate	Units	Quantity	Amount Notes
	Additional Paint to create buffer space	\$15	per meter	925	\$13,855
	Bollards every 1.5m	\$293	every 1.5 meters	617	\$180,476 Incl. Installation cost
					\$194,332 Subtotal
					12.63% add estimated 2030 Inflation Percentage
					\$218,883 Total Cost for Enhancement to painted bike lanes
					\$54,721 25% Cost from City of Yellowknife Budget
					\$164,162 75% Cost covered by Federal Active Transportation Fund
2.4	47th Street - 565m - Downtown - small shops and connects to 52nd Avenue				
	Item	Unit Rate	Units	Quantity	Amount Notes
	Additional Paint to create buffer space	\$15	per meter	565	\$8,463
	Bollards every 1.5m	\$293	every 1.5 meters	188	\$55,118 Incl. Installation cost
					\$63,581 Subtotal
					12.63% add estimated 2030 Inflation Percentage
					\$71,614 Total Cost for Enhancement to painted bike lanes
					\$17,904 25% Cost from City of Yellowknife Budget
					\$53,711 75% Cost covered by Federal Active Transportation Fund
					\$795,769 Subtotal
					\$15,000 Design and Planning Fees
					\$810,769 Total Construction Cost for Enhancing 2025 Painted Bike Lane Project
					\$202,692 25% Cost from City of Yellowknife Budget
					\$608,077 75% Cost covered by Federal Active Transportation Fund

3.0 Class D Estimate - Replacement and Addition of Bike Racks in Downtown					
Item	Unit Rate	Units	Quantity	Amount	Notes
5-Uline Galvanized Bike Rack H-2544GALV 2 x City Hall, 1 x 50/50 Lot, 1 x Frame Lake Trail Head	\$675	each	4	\$2,700	
Concrete Base - if needed	\$3,500	each	4	\$14,000	
				\$1,200	Installation Cost
				\$17,900	Subtotal
				12.63%	add estimated 2030 Inflation Percentage
				\$20,161	Total Cost
				\$5,040	25% Cost from City of Yellowknife Budget
				\$15,121	75% Cost covered by Federal Active Transportation Fund
\$1,915,224 Total YK Active Mobility Integration Project Costs					
\$478,806 25% Cost covered by City of Yellowknife funds					
\$1,436,418 75% Cost covered by Federal Active Transportation Fund					



CITY OF YELLOWKNIFE

BY-LAW NO. 5102**BZ 380**

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, to amend Community Plan By-law No. 5007.

PURSUANT TO

- a) Part 2, Sections 3 to 7 inclusive of the *Community Planning and Development Act S.N.W.T. 2011, c.22*; and
- b) Due notice to the public, provision for inspection of this by-law and due opportunity for objections thereto to be heard, considered and determined; and
- c) The approval of the Minister of Municipal and Community Affairs, certified hereunder.

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife has enacted Community Plan By-law No. 5007; and

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife wishes to amend Community Plan By-law No. 5007.

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

APPLICATION

1. That Community Plan By-law No. 5007, is hereby amended by:
 - a. amending policy section 4.6 West Residential, page 41, to redesignate approximately 5.18 ha of site specific, vacant land, to allow for residential development. The land legally described as Lot 1, Block 553, Plan 1907 (located at the corner of Deh Cho Boulevard and Kam Lake Road) is to be removed from the 'Kam Lake' land use designation, as designated in City of Yellowknife, Community Plan, By-law No. 5007. Lot 1, Block 553, Plan 1907, is hereby redesignated as 'West Residential' land use designation and is subject to the policies of section 4.6 West Residential, as outlined in in the Community Plan, upon the effective date of this by-law (effective date).
 - b. amending policy section 4.6 West Residential, page 41, to reflect the increase in land designated West Residential from "Total Area: 356.4 ha" to "Total Area: 361.6 ha".

- c. amending Map 2, page 20, dated 12/6/2019 to reflect the change in land use designation of Lot 1, Block 553, Plan 1907, in accordance with Schedule ‘A’, dated 2025/02/24 attached hereto and forming part of this by-law;
- d. amending Map 9, page 44, dated 10/03/2019 to reflect the change in land use designation of Lot 1, Block 553, Plan 1907, in accordance with Schedule ‘B’, dated 2025/02/24 attached hereto and forming part of this by-law;
- e. amending Map 11, page 51, dated 12/6/2019 to reflect the change in land use designation of Lot 1, Block 553, Plan 1907, in accordance with Schedule ‘C’, dated 2025/02/24 attached hereto and forming part of this by-law;
- f. amending policy section 4.8, Kam Lake, page 48 to reflect the decrease in land designated Kam Lake from “Total Area: 193.2 ha” to “Total Area: 188 ha”.
- g. amending policy section 4.17 Special Management Zone, pages 78 and 79 by deleting the entire policy and replacing it with:
“4.17 Special Management Zone”
Total Area: 3266.2 ha

The Special Management Zone, as identified on the Land Use Designation Map (Map 2), is land that is not currently designated for a specific land use. However, this land may be used for a variety of uses in the future based on the needs of the City as it continues to grow and change. Council will consider the re-designation of Special Management lands to another designation, under the following conditions:

- a. The amendments are being considered in the context of the five-year review of the Community Plan, or, if prior to the five-year review, there is an acceptable assessment and justification of the need for the re-designation; and
- b. The development area has proximity to required infrastructure, including roads and municipal services.

Planning & Development Objectives	Policies
1. To ensure orderly and well-planned future development, permitted uses on lands designated Special Management will be limited.	1. a. Permitted uses will be limited to cultural uses, recreational uses, agriculture, temporary buildings or structures, utility infrastructure, natural resource extraction activities and associated uses.

AND adding a new page 79 that states “this page intentionally left blank”;

AND deleting Map 20: Mining Tenure, Page 80 and inserting a new page that states “Map 20: Mining Tenure deleted, this page intentionally left blank”; and

- h. amending policy section 7: Glossary of Terms (Definitions) by deleting the definition for "Work Camp".

EFFECT

- 2. 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. 2025.

Mayor

City Manager

Read a Second Time this _____ day of _____, A.D. 2025.

Mayor

City Manager

APPROVED by the Minister of Municipal and Community Affairs of the Northwest Territories this ___ day of _____, A.D. 20 ____

Minister
Municipal and Community Affairs

Read a Third Time and Finally Passed this _____ day of _____, A.D., 20__.

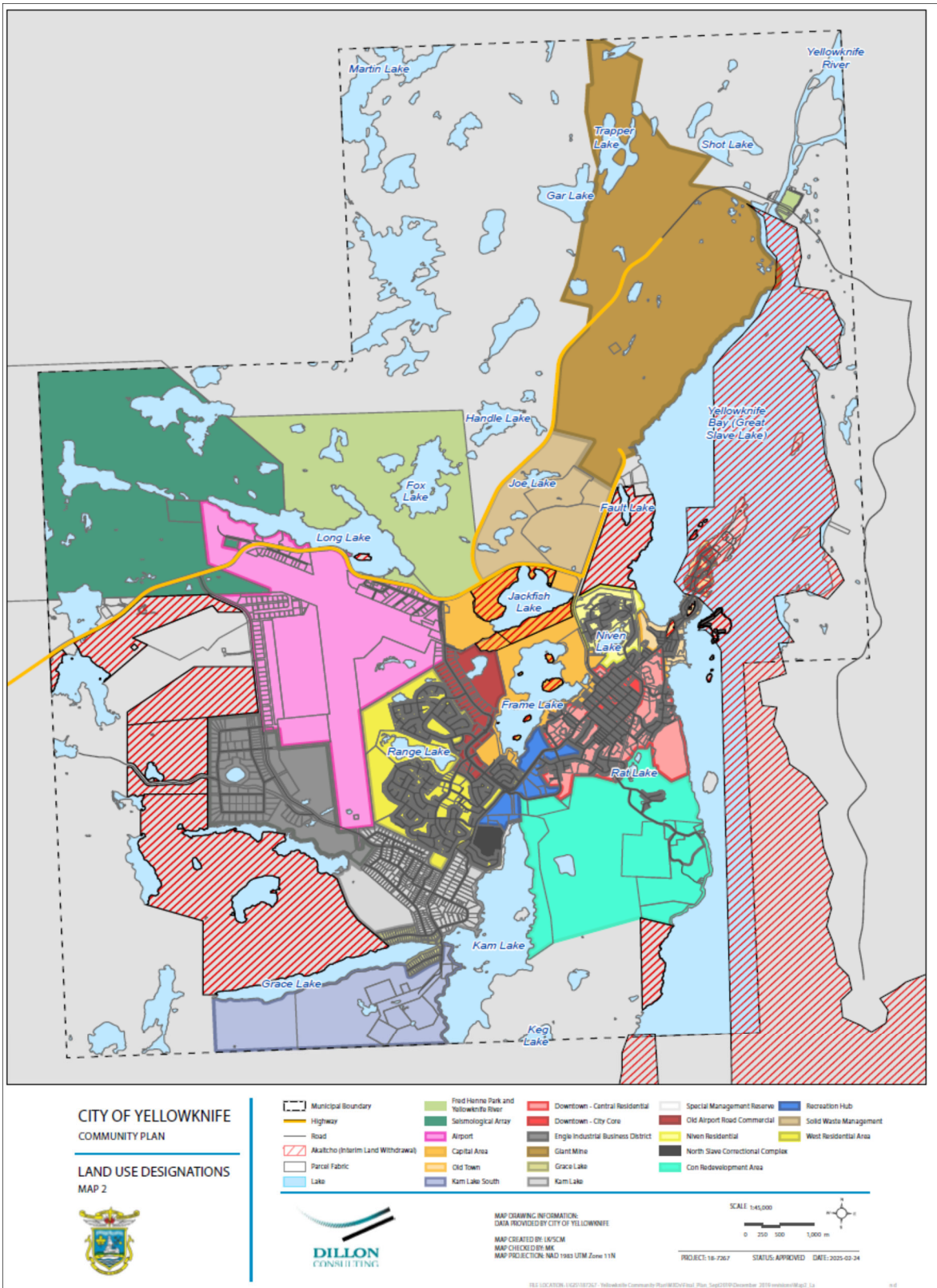
Mayor

City Manager

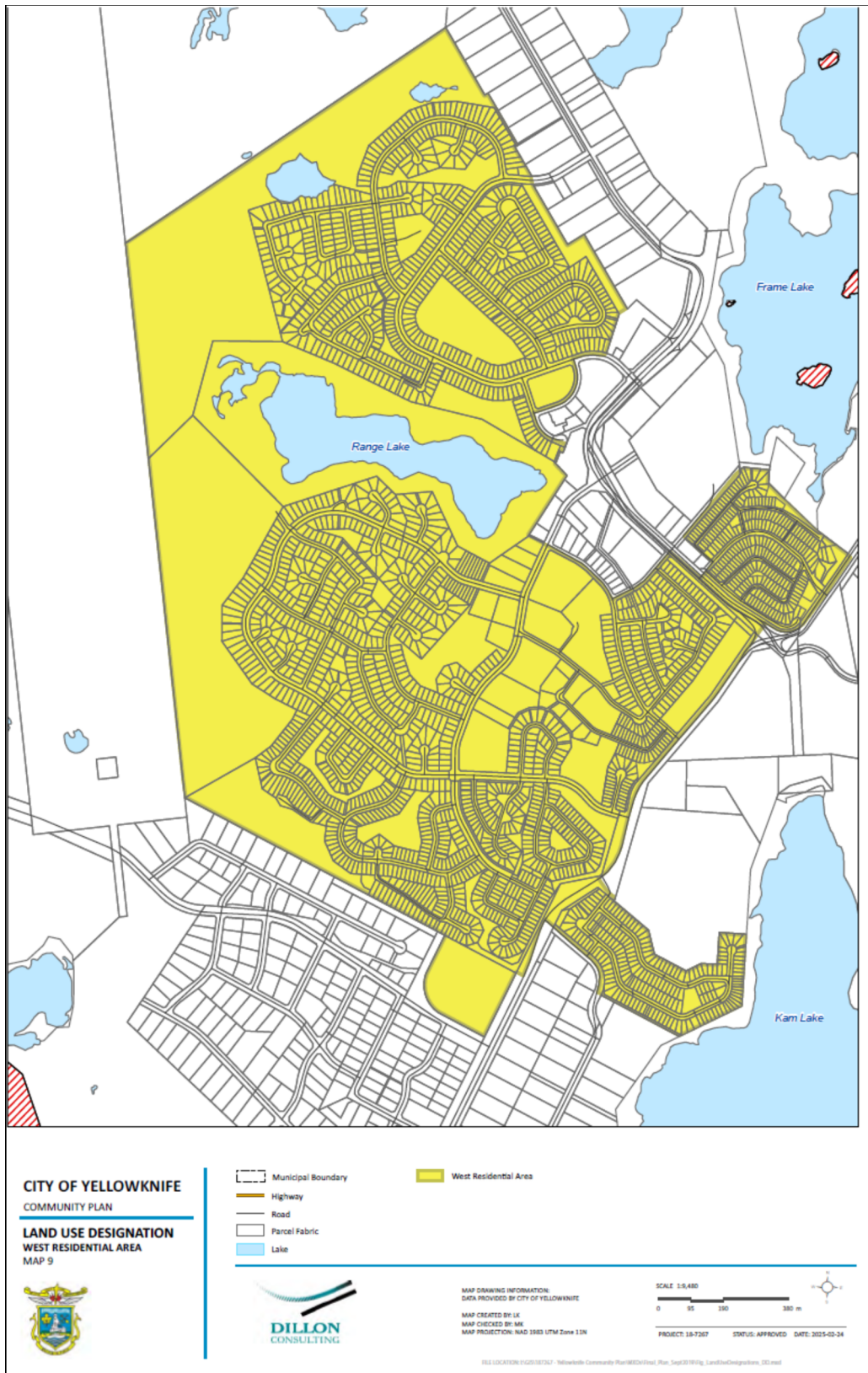
I hereby certify that this By-law has been made in accordance with the requirements of the *Cities, Towns and Villages Act* and the By-laws of the Municipal Corporation of the City of Yellowknife.

City Manager

Schedule 'A'
Map 2 – dated February 24, 2025



Schedule 'B'
Map 9 – dated February 24, 2025



Schedule 'C'
Map 11 – dated February 24, 2025

