



CITY OF YELLOWKNIFE

Council Agenda

Monday, April 28, 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:

Deputy Mayor Ben Hendriksen

Councillor S. Arden-Smith
Councillor Garrett Cochrane
Councillor Ryan Fequet
Councillor Rob Warburton

Councillor Cat McGurk
Councillor Tom McLennan
Councillor Steve Payne

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 Cochrane will read the Opening Statement.

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

AWARDS, CEREMONIES AND PRESENTATIONS

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

ADOPTION OF MINUTES FROM PREVIOUS MEETING(S)

Previously
Distributed

3. Minutes of Council for the special meeting of Monday, April 14, 2025 are presented for adoption.

4. Councillor Cochrane moves,
Councillor _____ seconds,

That Minutes of Council for the special meeting of Monday, April 14, 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 Cochrane will introduce the following reports:

11. Governance and Priorities Committee Report for April 14, 2025.

12. Councillor Cochrane moves,
Councillor _____ seconds,

That Council direct Administration to:

- 1. Amend Community Plan By-law No. 5007, to redesignate a portion of Lot 32, Block 568 from Engle Industrial Business District to Kam Lake; and**
- 2. Design a new area development plan for Lot 32, Block 568, Plan 4452 in Kam Lake.**

Unanimous	In Favour	Opposed	Carried / Defeated
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13. Councillor Cochrane moves,
Councillor _____ seconds,

That Council appoint the following members to serve on the Community Advisory Board on Homelessness (CAB) commencing April 29, 2025 and ending April 28, 2027:

Name	Representing
Wilbert Cook	One (1) representative from Indigenous Peoples and organizations, Friendship Centres or Indigenous housing organizations
Mark Heyck	One (1) representative from a Yellowknife Business

Unanimous	In Favour	Opposed	Carried / Defeated
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<u>Item No.</u>	<u>Description</u>	Unanimous	In Favour	Opposed	Carried / Defeated
14.	Governance and Priorities Committee Report for April 22, 2025.				
15.	Councillor Cochrane moves, Councillor _____ seconds, That Council direct Administration to develop a plan of subdivision to create 5 multi-unit lots on Lots 1, 2 Block 119, Plan 634 and Lot 1-1, Block 119, Plan 1192 and Part of Lane (Road Plan 85).				

NEW BUSINESS

16.	A memorandum regarding whether to award the contract to construct Landfill Cell 3 to NWT Construction Ltd. in the amount \$8,090,917.00 (excluding GST).				
17.	Councillor Cochrane moves, Councillor _____ seconds, That Council authorize the Mayor and City Manager to enter a contract with NWT Construction Ltd. for \$8,090,917.00 (excluding GST) for the construction of Landfill Cell 3 as detailed on page 135 of the 2025 Capital Budget.				

18. Is there any new business from the floor?

ENACTMENT OF BY-LAWS

19.	By-law No. 5105 - A by-law to amend Zoning By-law No. 5045, as amended, by rezoning Lots 1, 2 Block 119, Plan 634 and Lot 1-1, Block 119, Plan 1192 and Part of Lane (Road Plan 85) from PR to RI-1 (Gitzel Street), is presented for First Reading.				
20.	Councillor Cochrane moves, Councillor _____ seconds,				



Item No.

Description

First Reading of By-law No. 5105.

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

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

OLD BUSINESS

- 23. There was no old business for the agenda.
- 24. Is there any old business from the floor?

NOTICES OF MOTION

- 25. There were no notices of motion for the agenda.
- 26. Are there any notices of motion from the floor?

DELEGATIONS PERTAINING TO ITEMS NOT ON THE AGENDA

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

ADMINISTRATIVE ENQUIRIES

- 28. The following Administrative Enquiry was received from Councillor McLennan for the agenda: The CMHC has release several multi unit and accessory dwelling unit designs that are tailored to the North as part of their Housing Design Catalogue. Are we planning to make these designs pre-approved for building within the City?
- 29. Are there any administrative enquiries from the floor?

ADJOURNMENT



CITY OF YELLOWKNIFE

GOVERNANCE AND PRIORITIES COMMITTEE REPORT

Monday, April 14, 2025 at 12:05 p.m.

Report of a meeting held on Monday, April 14, 2025 at 12:05 p.m. in the City Hall Council Chamber. The following Committee members were in attendance:

Chair: Deputy Mayor B. Hendriksen,
Councillor S. Arden-Smith,
Councillor G. Cochrane, (via teleconference)
Councillor R. Fequet,
Councillor C. McGurk,
Councillor T. McLennan, and (via teleconference)
Councillor S. Payne.

The following members of Administration staff were in attendance:

S. Van Dine,
C. Caljouw,
D. Gillard,
C. Greencorn,
C. MacLean,
K. Pandoo,
A. Treger,
K. Thistle,
C. White,
G. White, and
B. Ly.

<u>Item</u>	<u>Description</u>
1.	(For Information Only) Deputy Mayor Hendriksen read the Opening Statement.
2.	(For Information Only) There were no disclosures of conflict of interest.
3.	(For Information Only) Committee heard a presentation from David Nightingale, a representative of InterGroup



Consultants Ltd. regarding the Water Rate Review.

(For Information Only)

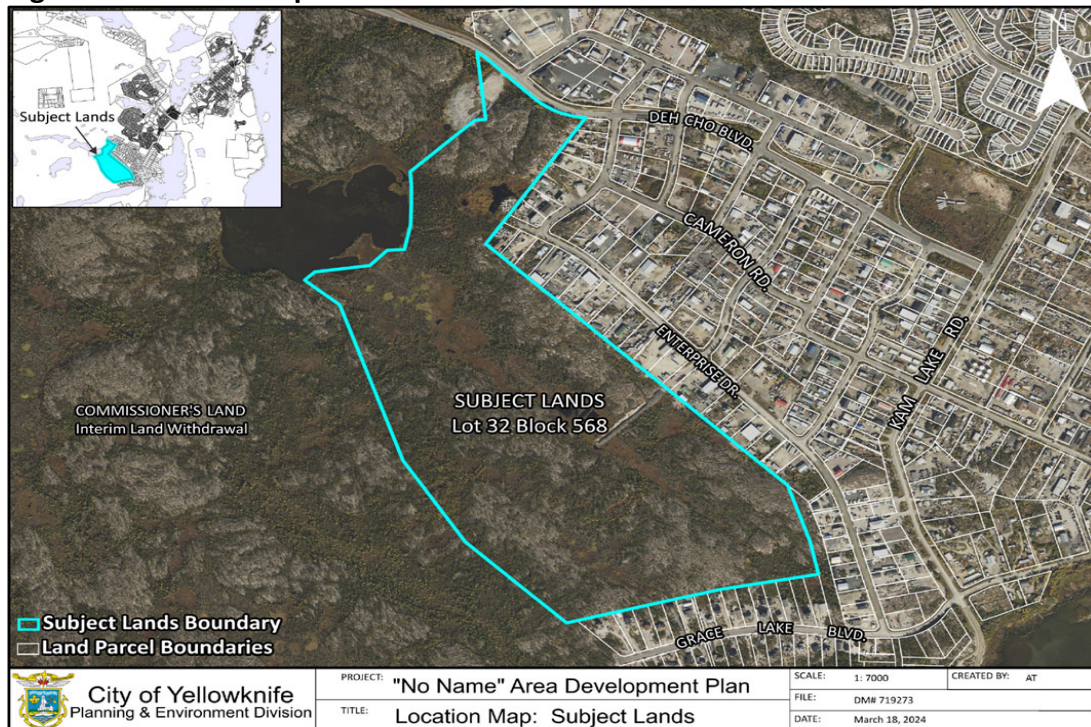
4. Committee recessed at 12:50 p.m. and reconvened at 12:57 p.m.
5. **Committee read a memorandum and heard a presentation regarding whether to amend Community Plan By-law No. 5007, to redesignate a portion of Lot 32, Block 568 from Engle Industrial Business District to Kam Lake; and, whether to proceed with the creation of a new Area Development Plan for Lot 32, Block 568, Plan 4452 in Kam Lake.**

Committee noted that Lot 32, Block 568, Plan 4452 (“the subject land”) is an approximately 68.1-hectare parcel of undeveloped, city-owned land. Community Plan By-law No. 5007, which came into effect on July 27, 2020, designates that the lands southwest of Enterprise Drive present an opportunity to accommodate future light industrial development (Section 5.4.3). See Figure 1.

On March 25, 2024, Council heard a presentation from the Director of Planning and Development, outlining that public consultation, a Market Review, and a Servicing Review would be conducted. The public consultation and Market Review have now been completed; the Servicing Review will proceed as part of an Area Development Plan.

The Public Engagement Report and Market Study have now been finalized and are provided to Council for review and consideration for the development of an Area Development Plan of the subject land (Attachments 1 and 2).

Figure 1: Location Map





Council Strategic Direction/Resolution/Policy include:

Strategic Direction #1

People First

Focus Area 1.1

Reconciliation

Reconciliation Continuing to nurture positive and respectful relations with Indigenous governments, organizations and peoples

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 Economy

Doing our part to stimulate and amplify economic development opportunities.

Applicable legislation, by-laws, studies, 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, as amended;
5. Land Administration By-law No. 5078; and
6. City of Yellowknife Development & Design Standards Manual (2022).

Public Engagement Summary Report

Public engagement took place in spring and early summer of 2024. The Public Engagement Summary Report (Attachments 1) highlights business interest in larger lots and improved infrastructure, with a preference for clear land-use policies that support commercial and light industrial growth. Participants identified land demand assessment for the intended use as a key concern. While some questioned the need to expand light industrial areas in Kam Lake, there was broad agreement that an updated market demand review should guide future development of the land.

A market study to assess the demand for light industrial and commercial land was recommended in the Public Engagement Summary Report, aligning with best practices for similar developments. The Planning and Development Department moved forward with a market demand analysis, awarding a contract to a consulting firm in the fall of 2024.



Market Study

The Market Study (Attachment 2) demonstrates that there will be sustained demand for light industrial, commercial, and agricultural land in Yellowknife over the next 20 years. The analysis identifies a shortage of available lots for businesses requiring large parcels, staging areas, and logistical support. Additionally, the study suggests strategic land allocations to accommodate growing interests in emerging industries such as commercial agriculture and horticulture.

Key Findings:

- Forecasted demand for approximately 611,000 square feet of floor space for targeted land use categories (NAICS industry categories) over the next 20 years, requiring 108 gross acres (44 hectares) of land.
- The highest demand is projected in the construction sector (447,000 sq ft on 51 acres), followed by manufacturing and warehousing (162,500 sq ft on 37 acres), and agriculture (90,000 sq ft on 21 acres).
- Self-storage facilities also present a small demand opportunity (20,000 sq ft).
- Future development should align with existing industrial intensification trends, focusing on light industrial, commercial, and agriculture uses.

The Market Study conclusions support the creation of an Area Development Plan to ensure that growth is coordinated, demand-driven, and aligned with long-term economic objectives for the city.

Area Development Plan

Area Development Plans ('ADPs') are long-term planning policy documents that set out a development vision for specific geographical areas and put in place policies and guidelines that work to achieve the vision. The implementation of ADPs is regulated by the *Community Planning and Development Act* ("the Act"). ADPs illustrate and provide policies regarding subdivision, land uses, densities, essential services and facilities, road layouts and circulation, pedestrian movements, the phasing of development, as well as other elements as identified by the City. ADPs are required to follow the objectives and policies set out in the corresponding land use designation(s) in which they exist.

The adoption of the ADP will follow the process outlined in the *Community Planning and Development Act*.

Community Plan By-law No. 5007

The Community Plan (the '*Plan*') sets out a vision, goals and policies for the future growth and development of Yellowknife over the next 20 years.

The subject lands are designated as Kam Lake for the southern portion, totaling 59.8 hectares, while the northern portion, covering 8.29 hectares, is designated as Engle Industrial Business District. Kam Lake is a light industrial and commercial area, historically



the City's main industrial hub. The area lacks residential amenities and is characterized by uses such as outdoor storage and warehousing. Some parcels have accessory dwellings, but residential uses are secondary to the principal industrial and commercial activities on-site.

Zoning By-law No. 5045, as amended

The subject lands are currently zoned "GM – Growth Management". The purpose of the GM zone is to control and regulate land use so that future development may proceed in an orderly and well-planned manner. Once the ADP is adopted, the Zoning By-law will be amended to conform to the policies of the Community Plan as well as the new Area Development Plan.

Financial Considerations

The majority of costs related to planning, surveys, acquiring, developing, and disposing of municipal lands or installation of servicing infrastructure may be funded by the Land Development Fund. Recovery of all expenditures is accounted for in the sale of land in accordance with the Land Administration By-law No. 5078 and outlined in the marketing plan for the development.

Site Servicing and Infrastructure Constraints

The proposed development area is greenfield land, meaning it currently lacks municipal infrastructure and will rely on trucked water and sewage services. This servicing model presents several challenges that must be carefully considered before proceeding with development.

Fire protection in the area will be limited, presenting risks to emergency response and public safety. As part of the overall feasibility assessment for development, these risks must be thoroughly evaluated. Consultation with Public Safety and Public Works and Engineering will include considerations for fire protection, wildland fire protection, fuel breaks, and emergency response. Future planning will need to incorporate fire suppression alternatives and appropriate mitigation strategies to address these risks.

These servicing constraints highlight potential long-term land use planning challenges to sustain a well-serviced, resilient, and cost-effective development. Addressing these issues upfront will be essential in determining the viability of development and ensuring that future growth aligns with sound planning principles and municipal priorities.

Committee noted adequate supply of light industrial and commercial lands for current and future businesses is critical for Yellowknife's sustainable economic growth and development. The Market Study confirms sustained demand for light industrial, commercial, and agricultural development over the next 20 years. Through public engagement, local businesses have expressed a need for larger lots, improved infrastructure, and better access to serviced industrial land, which the existing supply of land cannot accommodate. The Market Study projects over 611,000 square feet of new floor space will be required, reinforcing the need for new subdivision and servicing plans.



The Community Plan identifies this area as appropriate for future light industrial and commercial expansion. Proceeding with the creation of an ADP will allow for strategic land-use planning, ensuring efficient infrastructure development, cost-effective servicing, and compatibility with surrounding land uses. The new ADP is expected to support business expansion and long-term economic development opportunities.

Committee recommends that Council direct Administration to:

- 1. Amend Community Plan By-law No. 5007, to redesignate a portion of Lot 32, Block 568 from Engle Industrial Business District to Kam Lake; and**
- 2. Design a new area development plan for Lot 32, Block 568, Plan 4452 in Kam Lake.**

MOVE APPROVAL

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

That Committee move in camera at 1:32 p.m. to discuss whether to appoint members to serve on the Community Advisory Board on Homelessness.

MOTION CARRIED UNANIMOUSLY

- (For Information Only)
7. Committee discussed whether to appoint members to serve on the Community Advisory Board on Homelessness.
- (For Information Only)
8. Councillor Payne moved,
Councillor Arden-Smith seconded,

That Committee return to an open meeting at 1:40 p.m.

MOTION CARRIED UNANIMOUSLY

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

Committee noted that there are vacancies on the Community Advisory Board on Homelessness for: One (1) representative who has lived experience of homelessness; One (1) representative from Indigenous organizations; One (1) representative from Veterans Affairs Canada or veterans serving organizations; and One (1) representative from a Yellowknife Business.



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

Council Strategic Direction/Resolution/Policy include:
Council Goal #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 include:
Council Procedures By-law No. 4975, as amended.

Legislation

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

Special Committees of Council

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

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

Procedural Considerations

All appointments to Special Committees must be approved by Council.



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

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

Committee referred the vacancy for a representative with lived experience to the Chair of the CAB for review and follow-up and a Memorandum to Committee will be brought forward at a later date in this regard.

Committee recommends that Council appoint the following members to serve on the Community Advisory Board on Homelessness (CAB) commencing April 29, 2025 and ending April 28, 2027:

Name	Representing
Wilbert Cook	One (1) representative from Indigenous Peoples and organizations, Friendship Centres or Indigenous housing organizations
Mark Heyck	One (1) representative from a Yellowknife Business

MOVE APPROVAL

10. The meeting adjourned at 1:41 p.m.



CITY OF YELLOWKNIFE

GOVERNANCE AND PRIORITIES COMMITTEE REPORT

Monday, April 22, 2025 at 12:05 p.m.

Report of a meeting held on Monday, April 22, 2025 at 12:05 p.m. in the City Hall Council Chamber. The following Committee members were in attendance:

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

The following members of Administration staff were in attendance:

S. Van Dine,
M. Alam,
C. Caljouw,
D. Gillard,
C. Greencorn,
K. Pandoo,
E. Thompson,
K. Thistle,
G. White, and
B. Ly.

<u>Item</u>	<u>Description</u>
1.	(For Information Only) Deputy Mayor Hendriksen read the Opening Statement.
2.	(For Information Only) There were no disclosures of conflict of interest.
3.	(For Information Only) Committee heard a presentation from Grace Lau-a, a representative of MACA regarding Community Government Funding.



4. Committee read a memorandum regarding whether to amend Zoning By-law No. 5045, as amended, to permit the creation of 5 multi-unit lots on lands legally described as Lots 1, 2 Block 119, Plan 634 and Lot 1-1, Block 119, Plan 1192 and Part of Lane (Road Plan 85), (20 Gitzel Street and adjacent lots).

Committee noted that as part of the City's intensification strategy to address the local housing crisis, the City has undertaken an initiative to develop underutilized, developable, and surplus City-owned lands. In line with this effort, the subject lands have been identified for multi-unit residential development, contributing to moderate intensification along Gitzel Street and Matonabee Street.

The overarching objective of this initiative is to prepare these lands for development and subsequently dispose of them in a development-ready state, in accordance with Land Administration By-law No. 5078. This process includes obtaining the necessary zoning amendment and subdivision approval to facilitate the developments.

To support the public disposal of these lands, the City proposes the creation of a five-lot subdivision, zoned for multi-unit residential development. However, the current zoning regulations do not permit such development. Therefore, the City has initiated a Zoning By-law amendment to By-law No. 5045, which includes:

- Re-zoning the existing Parks and Recreation (PR) zone to Residential Intensification (RI-1) zone to accommodate the proposed developments.

The subject lands are designated as Downtown – Central Residential in the Community Plan By-law No. 5007. The area primarily consists of low-density residential development; however, its proximity to walkable amenities and the downtown core makes it well-suited for a transition to medium-density residential and multi-unit developments through intensification. Currently, the subject lands are zoned Parks and Recreation (PR). Permitted uses within this zone include public utilities, recreational facilities, urban agriculture, cemeteries, and certain low-impact commercial activities. The lands are not actively maintained as park space and remain largely in their natural state, with a significant elevation change along the southern portion of the property.

Given the proximity to various amenities and the downtown core, the vacant lands present an ideal opportunity for moderate intensification to help address the need for additional housing in Yellowknife. On October 28, 2024, the City adopted a new intensification zone—Residential Intensification (RI & RI-1)—through a Zoning By-law amendment (By-law No. 5095). This new zoning framework allows areas like the subject lands to be transformed with greater flexibility, enabling a higher number of residential units within lot configurations similar to the surrounding properties while maintaining the overall character of the neighborhood.

Administration recommends rezoning the lands from Parks and Recreation (PR) to Residential Intensification 1 (RI-1), which permits duplexes, townhouses, and multi-unit residential dwellings, including detached or in-home secondary suites. The proposal



includes five (5) lots, each with dimensions comparable to adjacent residential lots (minimum 20m x 36m), with the RI-1 zoning allowing multi-unit development on each lot. Based on proposed zoning and existing infrastructure, each lot could accommodate residential duplex up to six units while adhering to existing zoning requirements.



Figure 2: The proposed five lots allowing multi-unit development in accordance with RI-1 zone

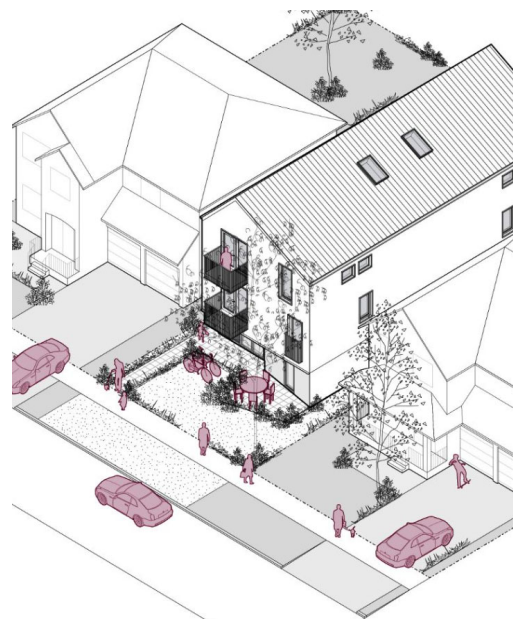


Figure 1. An artistic impression of a four-plex on a proposed lot of 20m X 36m
 (Source: <https://www.housingcatalogue.cmhc-schl.gc.ca/designs/on/fourplex-01>)



Council Strategic Direction/Resolution/Policy include:

Strategic Direction #1: People First

Focus Area 1.2 Housing for All
Doing our part to create the context for diverse housing and accommodation options.

Strategic Direction #2: Service Excellence

Focus Area 2.1 Asset Management
Planning, implementing and maintaining assets to reliably, safely and cost effectively deliver services for current and future community needs.

Strategic Direction #3: Sustainable Future

Focus Area 3.2 Growth Readiness
Ensuring land development supports economic readiness and community priorities.

Focus Area 3.3 Robust Economy
Doing our part to stimulate and amplify economic development opportunities.

Applicable legislation, by-laws, studies, plans include:

1. *Community Planning and Development Act, SNWT 2011, c.22;*
2. *Cities, Towns and Villages Act SNWT 2023, c22;*
3. Community Plan (2020), By-law No. 5007;
4. Zoning By-law No. 5045, as amended; and
5. Development Incentives By-law No. 5097.

Legislation

Sections 73 – 76 and 129 of *Cities, Towns and Villages Act* state that Council may, by bylaw, amend a bylaw and state the required procedures to adopt bylaws. A bylaw must have three readings and a public hearing to be effective.

Section 12 of the *Community Planning and Development Act* states that the purpose of a zoning bylaw is to regulate and control the use and development of land and buildings in a municipality in a manner that conforms to a community plan, and if applicable, to prohibit the use or development of land or buildings in particular areas of a municipality.



Community Plan By-law No. 5007

The Community Plan creates a policy framework that sets out a vision for the future growth and development of the City, by guiding the zoning by-law in respect of the use and development of land and buildings in the municipality. This Community Plan provides high-level policies that guide all zoning by-law provisions and amendments. Any Zoning By-law amendment shall conform to the Community Plan.

The subject lands are designated 'Downtown – Central Residential' in the Community Plan. Moderate intensification of multi-unit residential development in the Downtown - Central Residential area aligns with its policy objectives by supporting a transitional density between the high-density core and surrounding lower-density neighborhoods. Multi-unit residential development, such as duplex, 4-plexes or 6-plexes, aligns with the planning objectives of Downtown - Central Residential area by supporting a gradual and gentle increase in housing density while maintaining compatibility with the surrounding area.

Zoning By-law No. 5045, as amended

The Zoning By-law regulates the use and development of land and buildings within the City of Yellowknife in a balanced and responsible manner. An amendment to the Zoning By-law shall be consistent with any existing Community Plan, Area Development Plan (if applicable), and any Council approved plans or policies.

The subject land is designated as PR – Parks and Recreation, primarily intended for recreation facilities, parks, and public utilities. Discretionary uses for this zone include light commercial activities, cemeteries, and campgrounds. Currently, the site has no existing recreation facilities and features significant contouring at the south side. If the proposed development proceeds, the majority of the City-owned lands, approximately 11,723 sq.m will remain untouched.

The proposed five-lot multi-unit development will be situated along Gitzel Street and Matonabee Street on relatively flat and moderately sloped lands (minor blasting may be required), covering approximately 6,505 sq.m. The proposed zoning, RI-1 – Residential Intensification, is designed for moderate-density housing, permitting duplexes, townhouses, and multi-unit residential developments. The lot sizes and building heights will remain comparable to existing single-detached lots, ensuring the new development aligns with the character of the surrounding neighborhood.

Committee noted that The proposed zoning amendment aligns with the Council's strategic priority for a safe, accessible and inclusive community providing diverse housing and accommodation options. There are several benefits of intensification in core-residential areas close to downtown which include:

- a. **Mix of Housing Options:** Increases access to affordable and attainable housing and many other housing options in desirable, well-connected areas.



- b. **Strong Use of Public Transit:** Supports transit-oriented development, reducing barriers to mobility.
- c. **Community Cohesion:** Revitalizes neighborhoods, fostering stronger social connections and engagement.
- d. **Reduced Commuting Stress:** Locates housing closer to workplaces, reducing commute times and improving quality of life.
- e. **Revitalization of Underutilized Areas:** Attracts investments, transforming vacant or deteriorated properties into vibrant spaces.
- f. **Increased Property Values:** Enhances surrounding property values through improved infrastructure and aesthetic appeal.
- g. **Local Economic Boost:** Brings in more residents and businesses, increasing consumer spending and tax revenues.
- h. **Job Creation:** Stimulates construction and employment opportunities.
- i. **Lower Carbon Footprint:** Reduces emissions by shortening commutes and supporting alternative transportation.
- j. **Urban Sprawl Control:** Promotes compact development, reducing land and resource consumption.
- k. **Improved Energy Efficiency:** Encourages compact, energy-efficient building designs.
- l. **Sustainable Land Use:** Reclaims unused lands, optimizing it for current and future housing needs.

Promotion for More Housing Supply

Both the City and the Canada Mortgage and Housing Corporation (CMHC) have introduced several initiatives to support increased housing supply and affordability. These efforts provide financial benefits to homeowners and residents while also simplifying the approval process. The proposed developments are designed with specific considerations to ensure future homeowners can take full advantage of the incentives and support offered by the City and CMHC.

In response to questions from Committee, Administration confirmed that parameters around traffic studies are discretionary within the by-law and would be determined through the development permitting process. Administration noted that a traffic count at Franklin Avenue and Matonabee Street will be conducted this summer and this information will help to inform intensification in this area.

Committee recommended that By-law No. 5105 to amend Zoning By-law No. 5045, as amended, by rezoning Lots 1, 2 Block 119, Plan 634 and Lot 1-1, Block 119, Plan 1192 and Part of Lane (Road Plan 85) from PR to RI-1, be presented to Council for adoption.

Committee recommends that Council direct Administration to develop a plan of subdivision to create 5 multi-unit lots on Lots 1, 2 Block 119, Plan 634 and Lot 1-1, Block 119, Plan 1192 and Part of Lane (Road Plan 85).

5. The meeting adjourned at 1:06 p.m.



CITY OF YELLOWKNIFE

MEMORANDUM TO COMMITTEE

COMMITTEE: Governance and Priorities Committee / Council

DATE: April 28, 2025

DEPARTMENT: Public Works & Engineering

ISSUE: Whether to award the contract to construct Landfill Cell 3 to NWT Construction Ltd. in the amount \$8,090,917.00 (excluding GST).

RECOMMENDATION:

That Council authorize the Mayor and City Manager to enter a contract with NWT Construction Ltd. for \$8,090,917.00 (excluding GST) for the construction of Landfill Cell 3 as detailed on page 135 of the 2025 Capital Budget.

BACKGROUND:

The City places municipal solid waste in engineered lined cells. To date, two (2) cells have been constructed and are referred to as Cells 1 and 2. These cells are reaching their initial capacity, thus the City has been working with a consultant on the design of Landfill Cell 3, which will need to be constructed in 2025 in order to ensure continued disposal of municipal solid waste in accordance with the City’s Water Licence Requirements.

COUNCIL POLICY / RESOLUTION OR GOAL:

Council Goal #3: Sustainable Future

APPLICABLE LEGISLATION, BY-LAWS, STUDIES, PLANS:

1. Budget 2025 – Capital Fund Projects – Page 135
2. Solid Waste Management Plan (2018 – updated 2023)

CONSIDERATIONS:

Tender Process

The Landfill Cell 3 Construction tender closed on Monday, April 7, 2025. Submissions were received from the following companies:

- NWT Construction Ltd.

- NWT Ltd. Rowe’s Construction
- Infracon Construction Inc./Khione Solutions
- Duz Cho Construction Limited Partnership

All bids were received online via the City’s Bids and Tenders webpage. The procurement website requires that all mandatory documents be submitted including a 10% bid bond or certified cheque, a Consent of Surety, liability insurance and a Letter of Good Standing from the Workers’ Safety and Compensation Commission (WSCC). All submissions included the mandatory documents. Table 1 contains a summary of the tender pricing.

Table 1: Landfill Cell 3 Construction – Tender Summary

Company	Total Costs (Excl. GST)
NWT Construction Ltd.	\$8,090,917.00
NWT Ltd. Rowe’s Construction	\$11,813,925.80
Infracon Construction Inc./Khione Solutions	\$12,382,247.00
Duz Cho Construction Limited Partnership	\$13,515,000.00
<i>Engineer’s Estimate</i>	<i>\$7,555,537.38</i>

Tetra Tech, the City’s Engineering Consultant for the Landfill Cell 3 project, reviewed the bids and recommends awarding the Landfill Cell 3 Construction contract (RFT #25-022) to NWT Construction Ltd.

Budget Summary

The Public Works & Engineering - Engineering Division has reviewed the consultant’s bid analysis, along with the tenders, and recommends proceeding with award of the contract to NWT Construction Ltd. Table 2 below summarizes the Landfill Cell 3 project compared to the approved budget.

Table 2: Landfill Cell 3 – Budget Summary

Capital Expenses

Engineering Contract Costs Remaining \$ 406,416.91

Construction Contract

NWT Construction Bid \$ 8,090,917.00

Anticipated Change Orders (based on contracts for Cells 1 and 2) \$ 100,000.00

Other Expenses

NWT Construction PAG Quarry Rock for use in Cell 3 Construction \$ 683,827.31

Subtotal Expenses \$ 9,281,161.22

City Budget

2025 Budget \$ 4,500,000.00

2024 Anticipated Carry Forward \$ 2,382,105.00

Subtotal Budget \$ 6,882,105.00

Difference (\$2,399,056.22)

As shown in Table 2, the project has come in over budget by \$2,399,056.22, based on an anticipated 2024 project carry forward of \$2,382,105.00. Public Works in conjunction with Corporate Services have reviewed the City's Capital Fund and have determined that the City can accommodate this overage. It is not recommended to defer this project to an upcoming budget cycle due to the potential impacts on operations as Cells 1 and 2 are nearing capacity.

ALTERNATIVES TO RECOMMENDATION:

There are no viable alternatives at this time, as Landfill Cell 3 must be completed this year.

RATIONALE:

This project is necessary to establish the next area of landfill space for municipal solid waste operations. Both Cells 1 and 2 are reaching capacity and the construction of the new cell will allow staff to conduct landfilling operations in accordance with our Design-Operations-Closure-Plan (DOCP).

ATTACHMENTS:

None

Prepared: April 23, 2025; CG/



CITY OF YELLOWKNIFE

BY-LAW NO. 5105

BZ 381

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, to amend Zoning By-law No. 5045, as amended.

PURSUANT TO

- a) Sections 12, 14, 15, 18 of the Community Planning and Development Act S.N. W. T. 2011, c.22;
- 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.

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife has enacted Zoning By-law No. 5045, as amended;

AND WHEREAS the Council of the Municipal Corporation of the City of Yellowknife wishes to amend Zoning By-law No. 5045, as amended;

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

APPLICATION

1. That Zoning By-law No. 5045 be amended as follows:
 - a. Rezoning Lots 1, Block 119, Plan 634, Lots 2, Block 119, Plan 634, Part of Lot 1-1 Block 119, Plan 1192 and a Part of Lane (Road Plan 85), from PR – Parks and Recreation to RI-1 – Residential Intensification.
 - b. Amending schedule No. 1 to Zoning By-law 5045, as amended, in accordance with Schedule A attached hereto and forming part of this by-law.

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

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

Read a Third Time and Finally Passed this _____ day of _____, A.D., 2025.

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
BY-LAW NO. 5105
Schedule A

