



CITY OF YELLOWKNIFE

## ADOPTED COUNCIL MINUTES

Monday, September 22, 2025 at 7:00 p.m.

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

**City Staff:** C. White,  
C. Caljouw,  
D. Gillard,  
W. Newton,  
K. Pandoo,  
K. Thistle,  
E. Thompson,  
G. White, and  
S. Jovic.

1. Councillor McGurk read the Opening Statement.
2. Councillor McGurk moved,  
Councillor McLennan seconded,

#0170-25

**That Council amend the agenda by moving Items 21, 22 and 23, By-law No. 5116, a by-law to amend Zoning By-law No. 5045, as amended, by rezoning a portion of Block 77A Plan 512, a portion of Lot 2 Block 201 Plan 2396 and a portion of Road (School Draw Avenue), Plan 2396, and a portion of Road (Lundquist Road), Plan 2396, referred as "Eastern Block", from PR to RI-1 and NP, after Item No. 1 to accommodate members of the public that are present at the meeting.**

**MOTION CARRIED UNANIMOUSLY**







Those in favour of the motion stated that the requirements of the National Building Code and the Building By-law have been in place for several years and that the proponent and their consultants ought to have known that a hydrant vault would be required. Those in favour further noted that the City has required other developers to install hydrants and that offsetting a portion of this cost would be a departure for the City.

**MOTION CARRIED UNANIMOUSLY**

#0176-25 16. Councillor McGurk moved,  
Mayor Hendriksen seconded,

1. **That Council direct Administration to develop a plan of subdivision to create seven multi-unit lots on a portion of Lot 13 Block 81 Plan 4623, a portion of Lot 15 Block 78 Plan 4059, and a portion of Road (School Draw Avenue), Plan 2396; and**
2. **That Council direct Administration to develop a plan of subdivision to create a multi-unit block and a nature preservation block on a portion of Block 77A Plan 512, a portion of Lot 2 Block 201 Plan 2396 and a portion of Road (School Draw Avenue), Plan 2396, and a portion of Road (Lundquist Road), Plan 2396.**

**MOVE APPROVAL**

#0177-25 17. Mayor Hendriksen moved,  
Councillor McGurk seconded,

**That the motion be split into parts.**

**MOTION CARRIED UNANIMOUSLY**

#0178-25 18. Mayor Hendriksen moved,  
Councillor Arden-Smith seconded,

1. **That Council TABLE a motion to direct Administration to develop a plan of subdivision to create seven multi-unit lots on a portion of Lot 13 Block 81 Plan 4623, a portion of Lot 15 Block 78 Plan 4059, and a portion of Road (School Draw Avenue), Plan 2396, until such time as Third Reading of By-law is complete.**

**MOTION TO TABLE CARRIED UNANIMOUSLY**



- #0179-25      19.      Councillor Hendriksen moved,  
                         Councillor Fequet seconded,
2.      **That Council direct Administration to develop a plan of subdivision to create a multi-unit block and a nature preservation block on a portion of Block 77A Plan 512, a portion of Lot 2 Block 201 Plan 2396 and a portion of Road (School Draw Avenue), Plan 2396, and a portion of Road (Lundquist Road), Plan 2396.**

**MOTION DEFEATED UNANIMOUSLY**

Governance and Priorities Committee Report for September 15, 2025

20.      Councillor McGurk read a report of a meeting held on Monday, September 15, 2025 at 12:05 p.m. in the City Hall Council Chamber.
- #0180-25      21.      Councillor McGurk moved,  
                         Councillor Arden-Smith seconded,

**That Council authorize the Mayor and City Manager to enter into a contribution agreement with the Government of Canada's Canada Housing and Infrastructure Fund (CHIF) where Canada agrees to pay a contribution of not more than seventy-five percent (75%) of total eligible expenditures for the project, but only up to a maximum of \$41,025,000.00.**

**MOTION CARRIED UNANIMOUSLY**

**NEW BUSINESS**

22.      There was no New Business for the Agenda.

**ENACTMENT OF BY-LAWS**

23.      There was no by-laws for the agenda.

**OLD BUSINESS**

24.      There was no old business.

**NOTICES OF MOTION**

25.      There were no notices of motion.



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

26. Council heard a presentation from Kevin Hodgins regarding Water Rate Considerations. Mr. Hodgins suggested that the City take a homogenized approach so that costs are bourn across the city.

#0181-25 27. Councillor McGurk moved,  
Councillor seconded,

**That pursuant to s. 53(3) of Council Procedure By-law No. 4975, as amended, the time allowed for the presenter be extended by up to two minutes.**

**MOTION CARRIED UNANIMOUSLY**

28. Mr. Hodgins continued his presentation regarding Water Rate considerations.

#0182-25 29. Councillor Fequet moved,  
Councillor Foote seconded,

**That Council direct Administration to consider the recommendation from Mr. Hodgins in its considerations and preparations of the forthcoming options for the water rate review.**

**MOTION CARRIED  
(Councillor Cochrane and Mayor Hendriksen opposed)**

**ADMINISTRATIVE ENQUIRIES**

30. There were no administrative enquiries for the agenda.



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**ADJOURNMENT**

- #0183-25      31.      Councillor Arden-Smith moved,  
Councillor McGurk seconded,

**That the Meeting be adjourned at 8:17 p.m.**

**MOTION CARRIED UNANIMOUSLY**

<Original Signed by the Mayor>

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Mayor

<Original Signed by the City Manager>

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City Manager