



CITY OF YELLOWKNIFE

## Council Agenda

**Monday, September 22, 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.

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**COUNCIL:**

Mayor Ben Hendriksen

Councillor Stacie Arden-Smith  
Councillor Garrett Cochrane  
Councillor Ryan Fequet  
Councillor Rob Foote

Councillor Cat McGurk  
Councillor Tom McLennan  
Councillor Steve Payne  
Councillor Rob Warburton

All annexes to this agenda may be viewed on the City’s website [www.yellowknife.ca](http://www.yellowknife.ca) or by contacting the City Clerk’s Office at 920-5602.

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

**OPENING STATEMENT**

1. Councillor 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, September 8, 2025 are presented for adoption.

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

**That Minutes of Council for the regular meeting of Monday, September 8, 2025 be presented for adoption.**

Unanimous	In Favour	Opposed	Carried / Defeated
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Previously  
Distributed

5. Minutes of Council for the special meeting of Monday, September 15, 2025 are presented for adoption.

6. Councillor McGurk moves,  
Councillor \_\_\_\_\_ seconds,

**That Minutes of Council for the special meeting of Monday, September 15, 2025 be presented for adoption.**

Unanimous	In Favour	Opposed	Carried / Defeated
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<u>Item No.</u>	<u>Description</u>				
	<b><u>DISCLOSURE OF CONFLICT OF INTEREST AND THE GENERAL NATURE THEREOF</u></b>				
7.	Does any Member have a conflict of interest in any matter before Council today?				
	<b><u>CORRESPONDENCE &amp; PETITIONS</u></b>				
8.	Correspondence from Borealis Development Inc. regarding Fire Hydrant Cost-Sharing.				
	<b><u>STATUTORY PUBLIC HEARINGS</u></b>				
9.	There were no Statutory Public Hearings for the agenda.				
	<b><u>DELEGATIONS PERTAINING TO ITEMS ON THE AGENDA</u></b>				
10.	A presentation from Scott Parker regarding NEST Building Fire Hydrant Requirement.				
	<b><u>MEMBER STATEMENTS</u></b>				
11.	There were no statements for the agenda.				
12.	Are there any Member statements from the floor?				
	<b><u>INTRODUCTION AND CONSIDERATION OF COMMITTEE REPORTS</u></b>				
	Councillor McGurk will introduce the following reports:				
13.	Governance and Priorities Committee Report for September 8, 2025.				
14.	Councillor McGurk moves, Councillor _____ seconds,  <b>That Council deny the request from Borealis Development Inc. to provide a financial contribution to fund fire hydrant infrastructure.</b>				
	<table border="1"><tr><td>Unanimous</td><td>In Favour</td><td>Opposed</td><td>Carried / Defeated</td></tr></table>	Unanimous	In Favour	Opposed	Carried / Defeated
Unanimous	In Favour	Opposed	Carried / Defeated		
15.	Councillor McGurk moves, Councillor _____ seconds,				

- | <u>Item No.</u> | <u>Description</u>  |
|-----------------|---|
| 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**

16. Governance and Priorities Committee Report for September 15, 2025.
17. Councillor McGurk moves,  
Councillor \_\_\_\_\_ seconds,

**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.**

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

18. There was no new business for the agenda.
19. Is there any new business from the floor?

**ENACTMENT OF BY-LAWS**

20. There were no by-laws for the agenda.

**DEFERRED BUSINESS AND TABLED ITEMS**

21. Councillor McGurk moves,  
Councillor \_\_\_\_\_ seconds,

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

**That By-law No. 5116 be removed from the Table.**

Unanimous	In Favour	Opposed	Carried / Defeated
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22.                      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, is presented for First Reading.

23.                      Councillor McGurk moves,  
Councillor \_\_\_\_\_ seconds,

**First Reading of By-law No. 5116.**

Unanimous	In Favour	Opposed	Carried / Defeated
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**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.                      A presentation from Kevin Hodgins regarding Water Rate Considerations.

**ADMINISTRATIVE ENQUIRIES**

29.                      There were no administrative enquiries for the agenda.

30.                      Are there any administrative enquiries from the floor?

**ADJOURNMENT**



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September 17, 2025

Dear Members of the Governance and Priorities Committee, City of Yellowknife

**Re: Borealis Fire Hydrant Cost-Sharing**

On August 14th, 2025, Borealis Development Inc. ("**Borealis**") submitted a request to City Council regarding cost sharing for the installation of a hydrant vault. City Administration prepared a memo recommending Council approve a 75%/25% cost sharing (with the City allocating 75% of the cost). At the September 8th, 2025, Governance and Priorities Committee ("**GPC**") meeting, our representative from Lawson Lundell gave a brief presentation. During the question-and-answer session, some of our points were not fully addressed. As the outcome of this issue has major consequences for both Borealis and the chronic shortage of housing in Yellowknife, we wish to clarify these points for the record:

1. **The Hydrant Vault is Shared Public Infrastructure:** The Nest is situated on a street where most buildings are more than 45m away from existing hydrants. Consequently, the new hydrant on 50<sup>th</sup> street will benefit multiple properties on the street. Our intention was for the GPC to determine whether the cost of the hydrant vault (which will be City-owned infrastructure) could be distributed among *all* beneficiaries, including the City itself, rather than having Borealis bear the entire expense. From the perspective of Borealis, the 75%/25% cost sharing, recommended by City Administration, is an equitable solution to funding this shared infrastructure.
2. **Borealis Understood the Code and Bylaw Requirements:** It appears Council members perceived that Borealis did not fully understand the code requirements and/or City bylaws about hydrant requirements. However, this impression does not reflect what we presented. Below is a brief clarification regarding this point:
  - a. Our Development Permit application underwent several departmental reviews, including by the City's fire department. The Deputy Fire Chief of Life Safety and Prevention commented that sprinklers and smoke detectors would be reviewed at the building permit stage, but no fire hydrant was flagged for permit review.
  - b. At the same time, we collaborated with our code consultants, engineers and other experts to make an informed decision for the detailed drawings. The code consultants evaluated whether a new hydrant vault was necessary, noting that this project involved a change of use from office (Occupancy D) to residential (Occupancy C), which does not inherently impact life safety or building performance.

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Their analysis referenced relevant sections of the NBC 2020, as adopted by the City's building bylaw 5058, alongside the findings from the City's review at the development permit stage.

- c. We proceeded with the critical step of securing financing for the project based on estimates professionally completed by a quantity surveyor.
  - d. Borealis applied for the Nest's Building Permit in December 2023, once financing was secured. The hydrant vault was not included in the Nest's final drawings. Pursuant to the Fire Prevention Act, the Office of the Fire Marshal reviewed the Nest plans with a view to determining that proper precautions were taken against fire. The plan was reviewed by the Chief Code Compliance Engineer at the Office of the Fire Marshal and the feedback received did not include the requirement for a hydrant vault since it was treated as 'existing structure' applying the building code only to the elements proposed for alterations. However, the requirement of the hydrant vault was added as a condition of the building permit at a very late stage in the process.
  - e. Borealis knew and understood that the City's bylaw does not recognize a wall hydrant for calculating the distance requirement from hydrant to the Fire Department Connection. Our design submitted to the City for both the development permit and building permit did not include a wall hydrant. Therefore, it is incorrect to assume we were unaware of the City's bylaw requirements. A wall hydrant was installed in July 2025 solely to provide additional logistical support for firefighting operations, following consultation with the City's fire department on this subject.
3. **Higher Taxes on Empty Building:** Borealis has paid approximately \$120,000 per year in property taxes (total of over \$460,000 since Borealis acquired this property) while the building has been sitting empty. If this was a new development, Borealis would have paid less than \$12,000 property tax for the land. The additional amounts paid in property taxes could have been used to fund the bulk of the hydrant vault cost.
  4. **Further Discussion of Options is Needed on this Important Matter:** We would like an opportunity to discuss this matter further before a vote at the City Council, given the importance of this matter, and the genuine public interest around the delays in opening the Nest for occupancy. We think there are still some options to consider for the reallocation of funds to this hydrant vault.

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Option 1: Borealis would install a hydrant vault and pay 25% of the cost with the City covering the remaining 75% cost. Borealis is considering a 50% increase in affordable housing units, from 8 to 12.

Option 2: The City installs the hydrant and covers the cost by adjustments against any property tax incentives approved for this property under the City's development incentives programs.

Thank you for your attention. Please add this letter to the file for record-keeping and discussions about these points in any future GPC or Council meetings.

Best regards,



Borealis Development Inc.



CITY OF YELLOWKNIFE

## GOVERNANCE AND PRIORITIES COMMITTEE REPORT

**Monday, September 8, 2025 at 12:05 p.m.**

Report of a meeting held on Monday, September 8, 2025 at 12:05 p.m. in the City Hall Council Chamber. The following Committee members were in attendance:

Chair: Mayor B. Hendriksen,  
Councillor R. Fequet,  
Councillor R. Foote,  
Councillor C. McGurk,  
Councillor T. McLennan, and (via teleconference)  
Councillor S. Payne. (via teleconference)

The following members of Administration staff were in attendance:

S. Van Dine,  
M. Begalka,  
D. Gillard,  
C. Greencorn,  
C. MacLean,  
K. Pandoo,  
K. Thistle,  
C. White,  
G. White, and  
B. Ly.

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<u>Item</u>	<u>Description</u>
1.	(For Information Only) Mayor Hendriksen read the Opening Statement.
2.	(For Information Only) There were no disclosures of conflict of interest.
3.	(For Information Only) Committee agreed unanimously to amend the agenda by switching Items No. 8 and 9 on the agenda, a memorandum regarding whether to enter into a four (4) year lease with KS Precambrian Building Inc. for Suite 802, 4920-52 <sup>nd</sup> Street, legally described as Lot 25, Block

26, Plan 1389 (Precambrian Building) and a memorandum regarding whether to amend Zoning By-law No. 5045, as amended, to rezone the lands from PR and NP to RI-1 and NP, legally described as:

- i. 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
- ii. a portion of Block 77A Plan 512, a portion of Lot 2 Block 201 Plan 2396, a Portion of Road (School Draw Avenue), Plan 2396, and a portion of Road (Lundquist Road), Plan 2396.

(For Information Only)

4. Committee heard a presentation from Scott Parker on behalf of Borealis Development Inc. and Afzal Suri, co-founder of Borealis Development Inc. regarding their request for financial assistance toward the installation of a fire hydrant for the Nest development. Borealis Development Inc. noted that a fire hydrant vault was not identified as a requirement when they applied for their funding and advised that they are not able to secure additional funding for the fire hydrant. They further noted that a hydrant in this location would benefit multiple properties on the street and are therefore requesting a financial contribution from the City for the installation of the fire hydrant.
5. **Committee read a memorandum regarding whether to approve a capital budget reallocation to fund fire hydrant infrastructure at the request of a developer.**

#### Developer Request

Committee noted that Borealis Development Inc. (“Borealis”) has redeveloped the former Bellanca Building now known as ‘The Nest’, located at 4914 50 Street (the “Development”). Borealis has requested the assistance of Council with the fire safety requirements of their Development. The Development does not currently comply with the National Building Code nor Building By-law No. 5058 for hydrant location and installation.

On August 14, 2025, Borealis wrote to Council requesting Borealis pay 20% of the required hydrant vault cost and the City pay 80%. Borealis states in their letter that they are making the request because it is a “significant piece of public utility infrastructure” and they have “been burdened with the permit requirement to install a Hydrant Vault for the NEST, which Borealis only became aware of *after* financing had been secured.”

The requirement for a hydrant vault is standard for all developments in Yellowknife; there is nothing exceptional or different about this requirement for ‘The Nest’. This is consistent with Water and Sewer Services By-law No. 4663 which states at section 517(3) “All new City hydrants or privately owned hydrants shall be installed in hydrant vaults in accordance with the City of Yellowknife Design and Construction Standards.”

In their request, Borealis details some of background leading to the request. Borealis states: “In July 2022 the City issued a development permit for the NEST, and a Hydrant Vault was not noted as a requirement”. For clarification, the City approved the development permit on July

21, 2022 after Borealis submitted their unstamped drawings and the Zoning By-law does not regulate Hydrants. The development permit had an effective date of August 5, 2022. However, by November 14, 2023, more than 12 months since the effective date of the development permit, Borealis still had not commenced development. At this time Borealis informed Administration that they required an extension as they were still working on the drawings for their Building Permit. The City approved the request for amendment to the development permit, and the effective date of the development permit was changed to February 29, 2024.

According to Borealis' letter, they secured their financing in September 2023. Borealis submitted their stamped drawings for Building Permits to the City on December 22, 2023. The City undertook the code review of the finalized drawings and issued the code review on January 10, 2024. The code review highlighted the requirement for a hydrant as required in the by-laws and national codes. On February 16, 2024 the City issued an initial Building permit which included the Hydrant vault requirement.

Additionally, Administration informed Borealis of the hydrant vault issue at several points following the code review including with the:

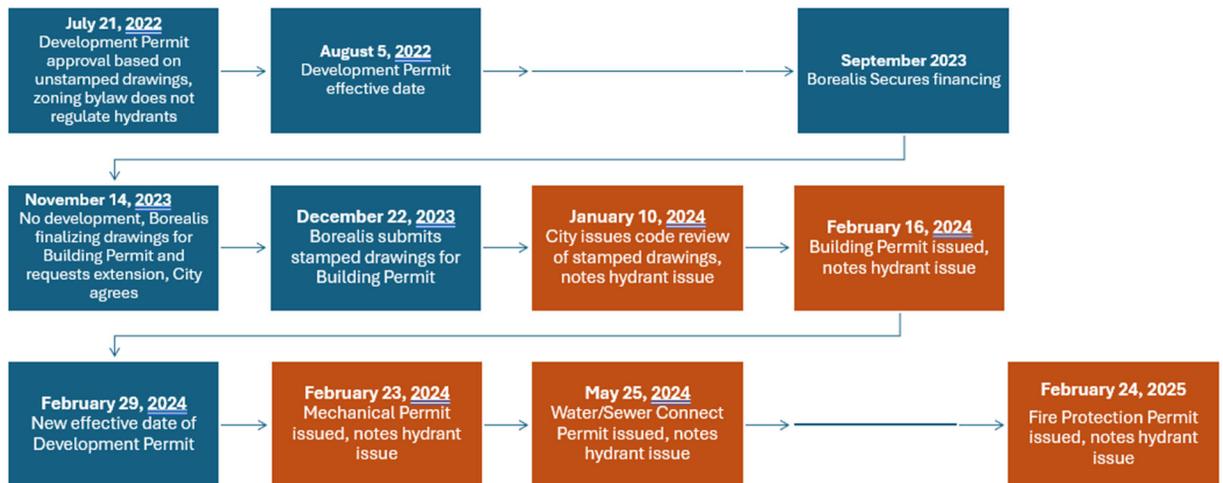
- Mechanical Permit issued February 23, 2024;
- Water/Sewer Connect Permit issued May 25, 2024; and
- Fire Protection Permit issued February 24, 2025.

Borealis' quote for the installation of the hydrant vault (dated February 21, 2024<sup>1</sup>) is \$758,257.50, including permitting, engineering, survey, repaving, GST, and 10% contingency. The total quoted price for installation of just the hydrant vault is \$571,500, plus GST. City engineers reviewed the Borealis estimate and compared it to typical hydrant vault installations done under the City's Water and Sewer Replacement Program and found the estimate to be high. Past hydrant vault installations have been closer to \$500,000, which includes restoration of the concrete and asphalt road surfaces.

<sup>1</sup> note: the quote is dated February 21, 2022, but according to Borealis this is a typographical error.

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<sup>1</sup> note: the quote is dated February 21, 2022, but according to Borealis this is a typographical error.



City Options in Response to Developer Request

As discussed in further detail below under the heading “City Ability to Make a Financial Contribution to Development”, the City may choose to provide a fiscal offset to a developer in the form of a contribution. Whether the City should provide a contribution is a matter of policy for Council to determine in light of its strategic priorities regarding growth readiness and a robust economy for the City. In addressing the decision, the City has two options in response to the developer’s request for assistance with the required fire hydrant:

Option 1: The City does not contribute any funding to the Development.

Option 2: The City enters into a Contribution Agreement with the developers to contribute either up to seventy-five percent (75%) or five hundred thousand dollars (\$500,000), whichever is the lesser, towards the required funding for the developers to build the fire hydrant.

Council Strategic Direction/Resolution/Policy include:

Strategic Direction #1: People First

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

Key Initiative 3.2.2 Completing land development tools and strategies that support growth readiness.

Key Initiative 3.2.4 Sustaining infrastructure capacity for future growth.

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*, SNWT 2003, c.22 (“CTV Act”);
2. Building By-law No. 5058; and
3. Water and Sewer Services By-law No. 4663, as amended.

A. Ability of the City to Make a Financial Contribution to Development

Legislative

Under section 98(1) of the *CTV Act*, no person shall, on behalf of the municipal corporation, incur an expenditure that is not included in, or is inconsistent with, the budget for the fiscal year.

Under section 98(2) of the *CTV Act*, a person may incur an expenditure on behalf of the municipal corporation, notwithstanding that council has not yet adopted a budget or that the expenditure is not provided for in, or is inconsistent with, the budget if

- (a) the municipal corporation is legally obligated to incur the expenditure; or
- (b) council has expressly authorized the expenditure by resolution.

Under section 124 of the *CTV Act*, the City is only permitted to lend money in limited circumstances, none of which apply here. It is not possible to provide any form of financing for the construction of the fire hydrant.

The proposed hydrant and installation were not budgeted for in 2025. To date hydrant installation has been the responsibility of Borealis and Council must approve any reallocation of capital funds towards assisting with the hydrant costs.

Financial and Budget Considerations:

Option 1: None

Option 2:

Ordinarily such requests are addressed through the regular City budget cycle. As this request is outside the City’s budget cycle, a transfer of five hundred thousand dollars (\$500,000) from the Lift Station #1 Replacement project to the Downtown Development Reserve (“DDR”) will be required to allow the City to enter into the Contribution Agreement with the developers.

Currently the City maintains eight reserves, including the DDR, which enables it to set aside money for specific purposes. Council established the DDR in 2002 to fund future projects that affect the downtown area and, as at July 31, 2025, the balance of this reserve was Six Hundred and Eighty Two thousand dollars (\$682,000). However, as the latter funds have already been earmarked for various land incentives and downtown planning projects, a transfer from the Lift Station #1 Replacement project is needed.

Since the Lift Station #1 Replacement project is now eligible for Federal grant funding under the Investing In Canada Infrastructure Program, this has created a small window of opportunity to reallocate a tiny portion of funds, received under the Formula Funding, towards development projects of such kind in the downtown core area at this present time.

Administration recommends a cost-sharing split of 75%:25% under Option 2 instead of the 80%:20% spread requested by Borealis. The contribution of up to seventy-five percent (75%) reflects the typical cost-sharing model applicable to various infrastructure and grant programs between the Federal government, Territorial government and the City. Further, various municipalities across the country use this model as a basis for calculation to levy charges for work undertaken as a Local Improvement.

Under the *Cities, Towns and Villages Act*, a Local Improvement is "a work that will have a benefit to the real property in a particular geographic area within the municipality". Administration explored the possibility of undertaking Borealis' proposal as a Local Improvement; however, this was not the best option in light of the timelines involved, and the administrative and legislative burden that such an arrangement creates.

#### B. Other Factors Relevant for Council Policy Decision

##### Precedent Setting

The City requires all new development to comply with the requirements to build the necessary fire hydrants in accordance with the National Building Code and Building By-law No. 5058. Past developments have paid for the design and installation. Offsetting a portion of this cost would be a departure for the City. This decision could have impacts on the City's relationship with established developers and on future developments, such as increasing requests for the City to contribute funds to hydrant costs for future developments.

##### Downtown Context

In the recent "What We Heard Report," jointly released by the City of Yellowknife and the Yellowknife Chamber of Commerce, local businesses provided their perspectives on downtown safety, public space conditions, and ways to boost economic activity in Yellowknife.

Over the past few years, the City of Yellowknife has introduced zoning changes and a development incentives by-law to encourage redevelopment in the Downtown. In alignment with the City of Yellowknife's Economic Development Strategy, 2020–2024, and the more recent "What we Heard Report," this targeted capital budget allocation would assist this developer with the required infrastructure to add market housing in the Downtown, which would benefit businesses in the area.

An investment by the City may support the realization of constructed multi-unit residential development and enhance the livability and functionality of the area.

Occupancy

Council does not have the exclusive authority regarding occupancy authorization. Territorial legislation and City by-laws prescribe that permit authority lies solely with the Office of the Fire Marshal and the Building Inspector.

Installation of the Hydrant Vault, while a condition of development, will not immediately result in occupancy of the structure. Consequently, there is no direct relationship between the funding decision and the timing for occupancy. In their August 14, 2025 letter Borealis notes that “Even if some agreement as to funding the Hydrant Vault is reached, the Hydrant Vault cannot be installed until next year’s construction season”. The developer must also satisfy multiple permits’ requirements, including the hydrant.

Committee noted that Council has authority to reallocate funds to a contribution to Borealis should Council desire to do so. Administration cannot reallocate capital dollars without Council approval. The decision before Council is the proponent’s request for contribution of funds.

**Committee recommends that Council deny the request from Borealis Development Inc. to provide a financial contribution to fund fire hydrant infrastructure.**

**MOVE APPROVAL**

(For Information Only)

6. Councillor McLennan left the meeting at 1:25 p.m.

(For Information Only)

7. Committee recessed at 1:25 p.m. and reconvened at 1:35 p.m.

(For Information Only)

8. Committee accepted for information the Minutes of the Heritage Committee meeting of June 26, 2025.

(For Information Only)

9. Committee accepted for information the Minutes of the Community Advisory Board on Homelessness meeting of July 24, 2025.

(For Information Only)

10. Committee read a memorandum regarding whether to authorize the Mayor and City Administrator to enter into a five (5) year contract with Dragon Toner for the services of Integrity Commissioner for the City of Yellowknife, with an option for a two year renewal.

Committee noted that in 2017, the City of Yellowknife completed a governance review resulting in recommended amendments to the Council Procedures By-law and the adoption of a Council Code of Ethics By-law (the “By-law”). The purpose of the By-law is to establish standards for the ethical conduct of Council members relating to their roles and obligations

when acting as representatives of the City and a procedure for the investigation and enforcement of those standards. The By-law also provides for the appointment of an Integrity Commissioner: an independent and impartial individual that will adjudicate complaints filed in accordance with the By-law.

In September 2018, the City issued a request for proposal for the services of an Integrity Commissioner and Dragon Toner was the successful proponent. The City entered into a 5-year contract with Dragon Toner and renewed the contract for a further two years in September 2023.

This concluded the term of the contract, therefore a Request for Proposals was issued and bids were received up until 3:00 p.m. on August 5, 2025. As part of the procurement process, the City contacted the Law Society of the NWT to advise their membership of this opportunity, six invitations were sent out to legal firms. The City received one proposal from Dragon Toner.

Council Strategic Direction/Resolution/Policy include:  
Strategic Direction #2: Service Excellence

Respectful Workplace and Anti-Harassment Policy  
Whistleblower Policy

Applicable legislation, by-laws, studies, plans include:  
*Cities, Towns and Villages Act*; and  
Council Code of Ethics By-law No. 4976, as amended.

#### Legislative

Section 35 of the *Cities, Towns and Villages Act* states that Council may adopt a code of ethics for council members.

Council Code of Ethics By-law No. 4976, as amended, contemplates the appointment of an Integrity Commissioner. The Integrity Commissioner is responsible for performing the duties set out in the By-law and reports directly to Council for all such matters.

#### Financial Considerations

The proposed annual contract amount is \$36,000.00 and includes:

- Preparation and delivery of orientation to Council;
- Preparation and provision of an annual report to Council; and
- Advice and/or rulings on ethical challenges for Council.

The annual contract amount was \$30,000.00 for the same services from 2018 - 2025.

The annual contract amount does not include investigation and adjudication of complaints. These issues and items are billed in addition to the annual retainer.

Under the By-law, complaints and investigations dealt with by the Integrity Commissioner are confidential, except for those matters that in the Integrity Commissioner's opinion are necessary for reporting to Council.

Committee noted that the role of the Integrity Commissioner is set out in the Whistleblower Policy and Council Code of Ethics By-law No. 4976 including, but not limited to:

- i) Help ensure Members of Council perform their functions in accordance with Council Code of Ethics By-law No. 4976, as amended;
- ii) Provide advice and rulings on ethical challenges faced by Members of Council;
- iii) Deliver an orientation to Members of Council regarding ethical obligations and responsibilities of Members;
- iv) Investigate and adjudicate Whistleblower complaints pertaining to Members of Council and alleged breaches of the Council Code of Ethics By-law;
- v) Provide an Annual Report to Council summarizing the activities of the Integrity Commissioner;
- vi) Review the Whistleblower Policy and Council Code of Ethics By-law and make recommendations for improvement.

The continued appointment of an Integrity Commissioner will ensure that Council Members receive uninterrupted guidance with regard to their obligations under the Council Code of Ethics By-law and Whistleblower Policy, and that complaints are dealt with in a fair and impartial manner.

Committee recommended that Council authorize the Mayor and City Administrator to enter into a five (5) year contract with Dragon Toner for the services of Integrity Commissioner for the City of Yellowknife, with an option for a two year renewal.

Committee noted that this would be discussed under New Business at this evening's Council meeting.

11. **Committee read a memorandum regarding whether to amend Zoning By-law No. 5045, as amended, to rezone the lands from PR and NP to RI-1 and NP, legally described as:**

- iii. **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**
- iv. **a portion of Block 77A Plan 512, a portion of Lot 2 Block 201 Plan 2396, a Portion of Road (School Draw Avenue), Plan 2396, and a portion of Road (Lundquist Road), Plan 2396.**

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 portions of the subject lands have been identified for multi-unit residential development, contributing to moderate residential intensification along School Draw Avenue and Lundquist Road. The remainder of the lands

are entirely proposed as Nature Preservation zone, ensuring they are excluded from and protected against any future development.

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 amendments and subdivision approvals to facilitate the developments.

To facilitate the public disposal of these lands, the City is proposing the creation of a multi-lot subdivision, zoned for multi-unit and duplex residential development. However, the current zoning—Parks and Recreation (PR)—does not permit such uses. As a result, the City has initiated Zoning By-law amendments to By-law No. 5045 to rezone the lands accordingly. The proposed amendments include:

- Re-zoning the Western Block (see Figures 1 and 2) from PR - Parks and Recreation to RI-1 - Residential Intensification to allow for the development of multi-unit, townhouse, and/or duplex housing.
- Re-zoning the Eastern Block (See Figures 1 and 2) from PR - Parks and Recreation and NP - Nature Preservation to RI-1 - Residential Intensification and NP - Nature Preservation to allow for the development of multi-unit, townhouse, and/or duplex housing and an increased nature preservation area.

The subject lands west of School Draw Avenue are designated as Downtown – Central Residential, a transitional area that links the city core with surrounding neighbourhoods such as Old Town, the Recreation Hub, and Old Airport Road Commercial. This designation supports compact urban development and encourages a gradual intensification through a range of low- to mid-rise housing forms. Its proximity to walkable amenities and the downtown core makes it well-suited for a transition which may include multi-unit developments through intensification.

The subject lands east of School Draw Avenue fall within the Old Town designation, an area with a unique and historic character known for its eclectic built form, natural landscapes, and small-scale residential character. This designation prioritizes thoughtful development that respects and enhances the area's unique character.

Currently, the subject lands are zoned Parks and Recreation (PR) (Figure 1). The lands are not actively maintained by the City as park space and remain largely in their natural state. The subject lands are predominantly undeveloped and exhibit a significant change in elevation, particularly on the western portion adjacent to School Draw Avenue. Municipal infrastructure, including a water main and sanitary sewer, are located beneath School Draw Avenue. Additionally, a storm sewer extends from the intersection of School Draw Avenue and Lundquist Road and drains onto the Eastern Block through an open ditch. The eastern portion of Block 77A contains the Rotary Park boardwalk, while the corner of School Draw Ave. and Lundquist Rd. currently includes an unpermitted skateboarding ramp.

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 (Figure 2).

Figure 1: Current Zoning

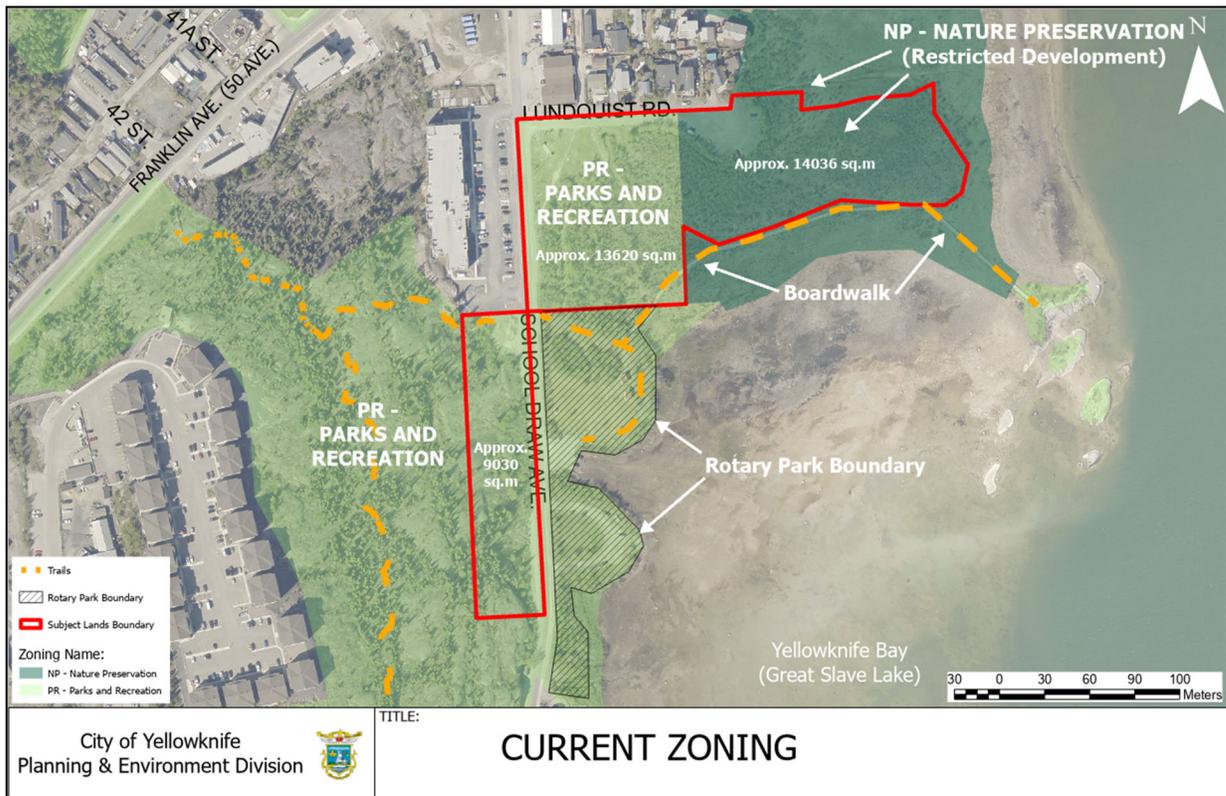


Figure 2: Proposed Zoning



Figure 3. An artistic impression of a four-plex on a proposed lot of 20m X 36m  
 (Source: <https://www.housingcatalogue.cmhc-schl.gc.ca/designs/nor/sixplex---municipal>)



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;
5. Development Incentives By-law No. 5097;
6. Geotechnical Site Evaluation for Vacant Lot Corner of School Draw and Lundquist. (February 28, 2025);
7. School Draw Subdivision Traffic Impact Study.(July 24, 2025); and
8. The City of Yellowknife's Natural Area Preservation Strategy (2010).

#### Legislation

Section 73 (1) of the *Cities, Towns and Villages Act* states, "Council may, by bylaw, amend or repeal a bylaw." Section 74(1) states, "a bylaw must have three distinct and separate readings to be effective." Section 74 (3) further states, "a bylaw must be in written before it may receive first reading." Section 76 (1) states, "the senior administrative officer shall ensure that a copy of every by-law is available to the public as soon as possible after it receives first and third reading."

Section 12 of the *Community Planning and Development Act* states, "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 with 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’ and ‘Old Town’ 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 built form between the high-intensity downtown core and surrounding lower-intensity residential neighborhoods. Multi-unit residential development, such as duplex, 4-plexes or townhouses, aligns with the planning objectives of Downtown - Central Residential and Old Town areas by supporting a gradual and gentle increase in housing form while maintaining compatibility with the surrounding area.

It is important to note that the Old Town designation currently allows for other types of development, such as retail and commercial, which may not align with the surrounding natural setting. Allowing only small-scale residential intensification, also permitted in Old Town Designation, would be a more compatible and appropriate form of development by balancing environmental stewardship with practical housing solution. The proposal meets the policy objectives of both land use designations - ‘Downtown – Central Residential’ and ‘Old Town’.

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 (not applicable), and any Council approved plans or policies.

The subject lands are zoned as PR – Parks and Recreation (where the development is proposed), primarily intended for recreation facilities, parks, and public utilities. Discretionary uses for this zone include light commercial activities, cemeteries, and campgrounds.

The RI-1 – Residential Intensification zone, is designed for moderate intensity 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. Special Care residences, secondary dwellings, home-based businesses are also permitted and can be integrated into the development.

Approximately 9,030 square metres of land in the Western Block, currently zoned Parks and Recreation (PR), is proposed to be rezoned to Residential Infill (RI-1) to support new low to moderate intensity housing. In the Eastern Block, approximately 7,686 square metres of PR land is also proposed to be rezoned to RI-1. Additionally, approximately 3,090 square metres of PR land in the Eastern Block will be rezoned to Natural Preservation (NP). The existing NP zone will not be rezoned but will be expanded to incorporate the current PR zone, resulting in a net gain of 3,090 square meters of protected Nature Preservation lands.

#### Public Consultation

Administration conducted public consultation as part of the application review process based on good planning practice. On June 13, 2025, a Notice of Application letter was circulated to the neighboring landowners and tenants within 60 metres of the subject land pursuant to section 14 (2) of the *Community Planning and Development Act*. Notice radius was increased from the legislated requirement of a minimum of 30 metres to 60 metres to provide sufficient opportunities for the public to be informed and provide feedback. The comment period was extended by an additional week to ensure all community voices are heard. The City received over 200 public comments, both supporting and opposing the proposed development. While some residents welcomed the initiative to provide more housing, many expressed concerns about the potential loss of green space and natural areas. Additional details and all comments are provided in the Planning Justification Report.

Following the public notice and review of the comments provided to the original proposal on June 13, 2025, the proposed plan has been revised to reflect both public feedback and the existing location of drainage infrastructure. Specifically, a portion of the previously proposed RI-1 (Residential Infill) area has been removed, and the amount of land designated as NP (Natural Preservation) has been further increased. This revision responds to public comments raised regarding natural area preservation and infrastructure constraints. The updated boundaries are shown in Figure 2: Proposed Zoning Map and form the basis for the revised planning analysis in this report.

Committee noted that the proposed zoning amendments align with 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. Utilization of existing infrastructure: Lower land development costs because municipal services such as water, sewer, and roads are already in place.
- b. Mix of Housing Options: Increases access to affordable and attainable housing and many other housing options in desirable, well-connected areas.
- c. Availability of Public Transit: Supports transit-oriented development, reducing barriers to mobility.
- d. Community Cohesion: Revitalizes neighborhoods, fostering stronger social connections and engagement.
- e. Reduced Commuting Stress: Locates housing closer to workplaces, reducing commute times and improving quality of life.

- f. Revitalization of Underutilized Areas: Attracts investments, transforming vacant or deteriorated properties into vibrant spaces.
- g. Increased Property Values: Enhances surrounding property values through upgrades to municipal infrastructure—such as sidewalks, street lighting, and utilities—and by improving the overall aesthetic appeal and vibrancy of the neighborhood.
- h. Local Economic Boost: Brings in more residents and businesses, increasing consumer spending and tax revenues.
- i. Job Creation: Stimulates construction and employment opportunities.
- j. Lower Carbon Footprint: Reduces emissions by shortening commutes and supporting alternative transportation.
- k. Urban Sprawl Control: Promotes compact development, reducing land and resource consumption.
- l. Improved Energy Efficiency: Encourages compact, energy-efficient building designs.
- m. 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 the CMHC.

Committee recommended that By-law No. 5115, a by-law to amend Zoning By-law No. 5045, as amended, by rezoning 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, referred as “Western Block”, from PR to RI-1, be presented for adoption; and that 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, be presented for adoption; and

Committee noted that the by-laws will be presented for First Reading at this evenings Council meeting.

#### Committee recommends that:

1. **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;**
2. **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**

(For Information Only)

12. Committee read a memorandum regarding whether to enter into a four (4) year lease with KS Precambrian Building Inc. for Suite 802, 4920-52nd Street, legally described as Lot 25, Block 26, Plan 1389 (Precambrian Building).

Committee noted that significant growth in workload, priorities and expectations of the municipality since the construction of City Hall in 1976 has resulted in increased staffing and as such, additional workspace requirements. Each floor of City Hall has undergone various retrofits to create office space and further interior upgrades are complicated by the presence of asbestos containing materials throughout the building.

Due to this lack of available office space, the City began leasing space at the Jan Stirling Building (JSB) in August 2024. This lease space includes 7 offices and open space. There are currently 11 positions in the JSB and as such, the JSB is reaching capacity. The inaccessibility of JSB limits the employees that can be located in that building.

Det'on Cho Corporation acquired partial ownership of the Precambrian Building in 2025 and has floor space available to rent. The entire space includes 19 offices, a large open space and a kitchen area and as such has more room to accommodate additional positions as required. The Precambrian property will be leased to the City for a term of four (4) years, with an option to renew for an additional one (1) year.

Key to choosing the Precambrian location is its close proximity to City Hall, its accessibility, and the flexibility to accommodate future growth. A lease of the space is essential to address staff requirements.

Council Strategic Direction/Resolution/Policy include:

**Strategic Direction #1:**

**People First**

Focus Area 1.1

Reconciliation

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

Key Initiative 1.1.1

Continuing to strengthen relations with Indigenous governments and peoples.

**Strategic Direction #2:**

**Service Excellence**

Focus Area 2.3

Organizational Culture

Providing a positive and productive workplace environment for effective governance and service excellence.

Key Initiative 2.3.1 Investing in City staff through talent management, employee development and staff capacity.

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

1. *Cities, Towns and Villages Act* S.N.W.T. 2003,c.22;
2. Land Administration By-law No. 5078, as amended

#### Land Administration By-law

Pursuant to Land Administration By-law No. 5078, as amended, the acquisition of land includes the leasing of land. The City may acquire leasehold interest in any real property which is required for municipal purposes. An acquisition by-law is required pursuant to the *Cities, Towns and Villages Act* and Land Administration By-law No. 5078, as amended. Due to the interim and urgent nature of the need for the JSB office space last summer, there was an administrative oversight and the passing of the necessary acquisition by-law did not happen at that time. This error is being noted herein for the purpose of documenting this oversight; no further action is required. With respect to the Precambrian Building lease, and subject to Council's approval, the Planning Administrator will execute the Lease Agreement with KS Precambrian Building Inc.

#### Accessibility

The City is committed to creating an accessible and inclusive city. Recognizing that accessibility is fundamental to the quality of life, well-being and engagement of people, the City adopted the Accessibility Policy<sup>2</sup> on August 24, 2021. Part of this commitment includes provision of an accessible workplace for employees. The current leased space where staff are located is not accessible.

#### Memorandum of Understanding

The City and Yellowknives Dene First Nation (YKDFN) entered into an MOU on December 5, 2019 to work together towards a better future in the spirit of reconciliation. Economic development was a key area of mutual interest identified in the MOU. Det'on Cho Group of Companies is an investment company dedicated to strengthening the economic self-sufficiency of the Yellowknives Dene First Nation by pursuing economic opportunities in Chief Drygeese Territory of the Northwest Territories. A lease of space at the Precambrian Building addresses the City's requirement for additional accessible office space and supports the long-term prosperity for the YKDFN.

#### Financial Considerations

The City has been paying to lease space at the Jan Stirling Building to accommodate staffing requirements using funds from O&M variances; and the additional costs arising from leasing the Precambrian space in 2025 will also be accommodated through the use of O&M

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<sup>2</sup> Accessibility Policy - <https://www.yellowknife.ca/en/city-government/resources/Policies/Accessibility-Policy.pdf>

variances. However, this expense will be included as regular O&M submissions in Budget 2026. Further note that there is an approximate one-time IT costs of \$47,000 for setting up the Precambrian space which will again be funded through O&M variances. Consequently, these expenses are not expected to have a negative impact on the 2025 approved budget.

Assessment/Study of City Facilities

Budget 2025 included \$300,000 for an Assessment/Study of City Hall and other city-owned facilities to determine their most efficient use. The Request for Proposals for this study will be posted in September 2025, with completion of the study projected by the end of the year. The information gained through this study will guide next steps to address office space constraints, City Hall maintenance requirements/upgrades, and associated budgeting requirements.

Committee noted that entering into a Lease Agreement for the space in the Precambrian Building is a key step necessary to address office space constraints in the shorter to medium term.

Committee recommended that By-law No. 5114, a by-law authorizing the City to enter into a four (4) year lease with KS Precambrian Building Inc. for Suite 802, 4920-52<sup>nd</sup> Street, legally described as Lot 25, Block 26, Plan 1389 (Precambrian Building), be presented for adoption.

Committee noted that this would be discussed under New Business at this evenings Council meeting.

13. The meeting adjourned at 2:43 p.m.



CITY OF YELLOWKNIFE

## GOVERNANCE AND PRIORITIES COMMITTEE REPORT

Monday, September 15, 2025 at 12:05 p.m.

Report of a meeting held on Monday, September 15, 2025 at 12:05 p.m. in the City Hall Council Chamber. The following Committee members were in attendance:

Chair: Mayor B. Hendriksen,  
Councillor S. Arden-Smith,  
Councillor G. Cochrane,  
Councillor R. Fequet,  
Councillor R. Foote,  
Councillor C. McGurk,  
Councillor T. McLennan, and  
Councillor R. Warburton.

The following members of Administration staff were in attendance:

S. Van Dine,  
M. Begalka,  
D. Gillard,  
C. Greencorn,  
C. MacLean,  
K. Pandoo,  
C. White,  
G. White, and  
S. Jovic.

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<u>Item</u>	<u>Description</u>
1.	(For Information Only) Mayor Hendriksen noted that the Opening Statement was just previously read during the Special Council Meeting.
2.	(For Information Only) There were no disclosures of conflict of interest.
3.	<b>Committee read a memorandum regarding whether to enter into a contribution agreement with the Government of Canada's Canada Housing and Infrastructure Fund</b>

**(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.**

Committee noted that City Council approved Budget 2025 in December 2024 which included increased capital funding to make up the budget shortfall for the Lift Station #1 replacement project. Due to the criticality of the facility, City Council chose to fund the project with or without external financial support.

Concurrently in December, City Administration was completing an application to the Canada Housing and Infrastructure Fund as the Lift Station #1 replacement project contributes directly to the goals of this federal funding stream. The replacement, upsizing and modernization of the lift station will allow increased development in this catchment area that the facility services which is a large portion of downtown, School Draw and Niven Lake areas. It also serves as a sewage pump out disposal facility for Old Town.

On March 21, 2025, the City received a letter indicating approval-in-principle of funding and started the process of drafting the contribution agreement.

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.

Focus Area 1.3

Liveable Community

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

**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.

Focus Area 2.2

Capacity

Balancing service levels with human and fiscal resources.

**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.

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

Strategic Direction #2 – Service Excellence

Asset Management Roadmap (2022)

Legislative

The Government of Canada requires a motion of Council that authorizes the Mayor and City Manager to execute the contribution agreement with the federal government.

Financial Considerations

The successful bidder on the lift station replacement project was Industra Construction Corporation out of Surrey, British Columbia. The final awarded tender amount is \$38,668,793.62. The CHIF funding will cover 75% or \$29,001,595.22 of construction costs.

The following table is a breakdown of expenses covered by CHIF funding.

**Lift Station #1 Replacement Costs**

	<b>Actual Contracts</b>	75%	25%
<b>Construction Tender</b>	<b>\$38,668,793.62</b>	\$29,001,595.22	\$9,667,198.41
<b>Industra Construction Corp. Contract</b>			
<b>Engineering Fees</b>	<b>\$1,861,456.00</b>	\$1,396,092.00	\$465,364.00
<b>AECOM Contract (CO#4, construction services)</b>			
<b>Project Management Services</b>	<b>\$409,703.00</b>	\$307,277.25	\$102,425.75
<b>Colliers Contract</b>			
<b>Total Anticipated Project Costs</b>	<b>\$40,939,952.62</b>	\$30,704,964.47	\$10,234,988.16
Maximum Funding Amount	\$41,025,000.00	(CHIF Only)	
Maximum Overall Funding Project Cost	\$54,700,000.00	(CHIF + City Req't)	
Difference Btwn Project Cost and Funding Cost	\$13,760,047.38	(Total Funding Surplus)	

Receiving this external funding provides much needed relief in the City's capital fund. This frees up capital funding to allocate towards other critical assets that are at the end of their

lifecycle such as Pump House #1. It should be noted that CHIF funds can only be used for the lift station replacement project.

Committee noted that this is simply a motion of authorization required to receive much needed federal funding.

**Committee recommends 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.**

#### MOVE APPROVAL

(For Information Only)

4. Committee accepted for information a memorandum regarding Minutes of the Human Resource and Compensation Committee meeting of September 11, 2025.

(For Information Only)

5. Councillor Arden-Smith moved,  
Councillor Foote seconded,

That Committee move in camera at 12:08 p.m. to discuss a personnel matter.

#### MOTION CARRIED UNANIMOUSLY

(For Information Only)

6. Committee discussed a personnel matter.

(For Information Only)

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

That Committee return to an open meeting at 1:29 p.m.

#### MOTION CARRIED UNANIMOUSLY

(For Information Only)

8. There was no business arising from the in camera session.
9. The meeting adjourned at 1:29 p.m.



## CITY OF YELLOWKNIFE

**BY-LAW NO. 5116****BZ 383**

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 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, from PR and NP to RI-1 and NP.
  - B. Adding a new section 10.5.6 as follows:
 

Site Specific Development Regulations

    - a) The following development regulations shall apply to the lands zoned as RI-1, and described as 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:
      - i) 10 meters of no-development buffer shall apply to the eastern boundary.

- C. Amending Schedule No. 1 to Zoning By-law No. 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

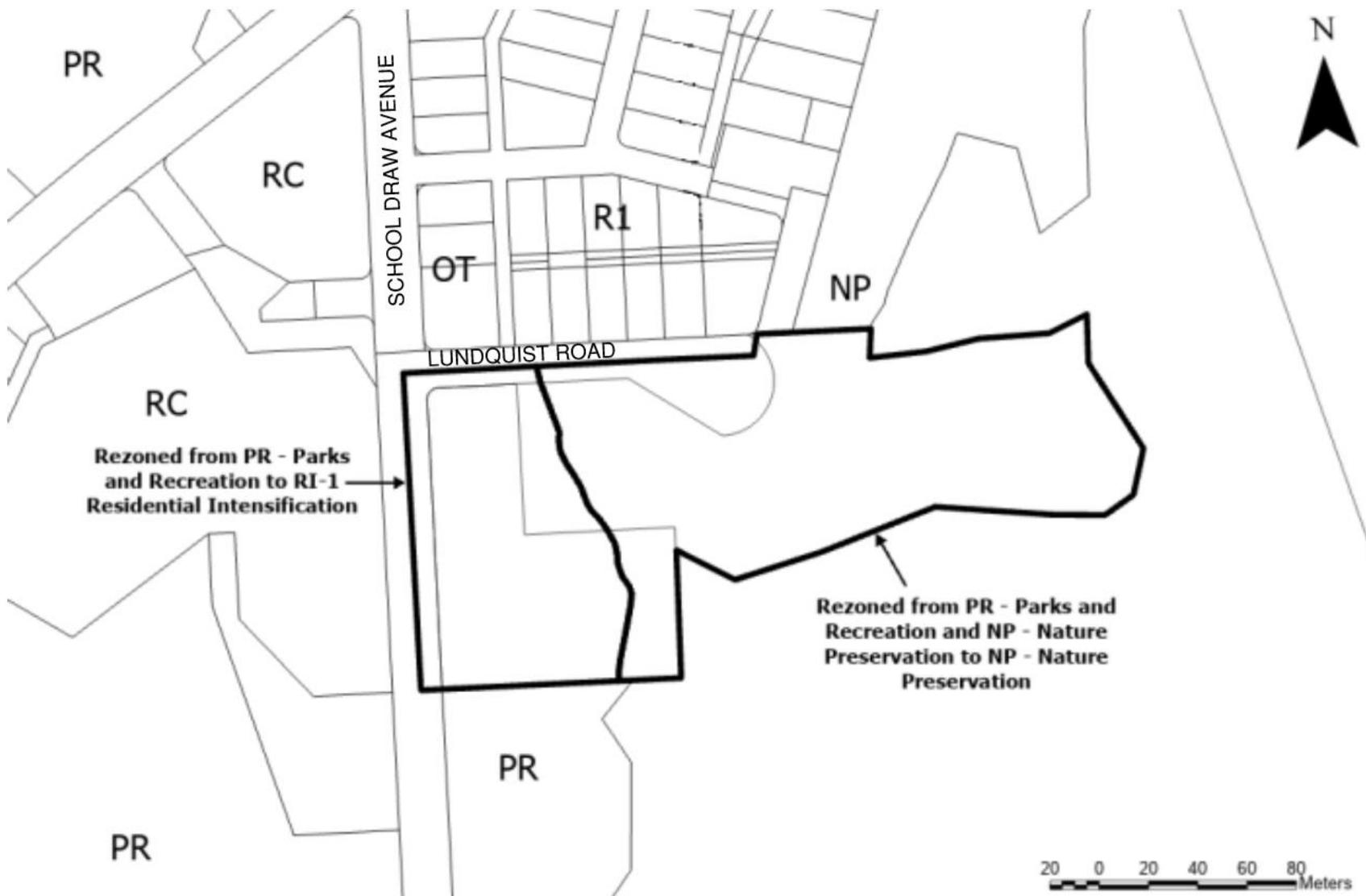
Read a Third Time and Finally Passed this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2025.

\_\_\_\_\_  
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**

Planning &  
Development

Project:  
**By-Law No.5116 (School Draw - Eastern Block)**

Title:  
**Schedule - A**

File: PL-2025-0046

Scale: 1:1000

Created By: AT

August 18, 2025