



CITY OF YELLOWKNIFE

GOVERNANCE AND PRIORITIES COMMITTEE REPORT

Wednesday, February 18, 2026 at 12:05 p.m.

Report of a meeting held on Wednesday, February 18, 2026 at 12:05 p.m. in the City Hall Council Chamber. The following Committee members were in attendance:

Chair: Mayor B. Hendriksen,
Councillor G. Cochrane,
Councillor R. Foote,
Councillor C. McGurk, (12:06 p.m.)
Councillor T. McLennan,
Councillor S. Payne, and
Councillor R. Warburton.

The following members of Administration staff were in attendance:

S. Van Dine,
C. Caljouw,
J. Elliot,
D. Gillard,
C. Greencorn,
C. MacLean,
K. Pandoo,
K. Thistle,
C. White, and
S. Jovic.

<u>Item</u>	<u>Description</u>
1.	(For Information Only) Councillor Cochrane read the Opening Statement at the Special Council meeting held immediately preceding this meeting.
2.	(For Information Only) Councillor Warburton declared a conflict of interest with Item No.6 on the agenda, a memorandum regarding whether to amend Zoning By-law No. 5045, as amended, to rezone Lots 1, 2(u), 3 and 4, Block 157, Plan 1385 (4002 49 Avenue) from Parks and Recreation (PR) to Old Town Mixed Use (OT), as he is part-owner of the Racquet Club.



(For Information Only)

3. Committee noted that representatives of NAKA were not present at the meeting and deferred a memorandum regarding whether to authorize the Mayor and City Manager to enter into an agreement to renew the electricity distribution franchise agreement with Naka Power Utilities (NWT) Ltd. until December 31, 2035, to an upcoming Governance and Priorities Committee meeting.

(For Information Only)

4. Committee recessed at 12:15 p.m. and reconvened at 12:20 p.m.

(For Information Only)

5. Committee read a memorandum regarding whether to adopt Community Plan and Zoning By-law amendments to redesignate and rezone a small portion of City-owned land for acquisition and consolidation with the adjacent lot (4302 49 Avenue) to develop an accessory storage shed for Jackpine Paddle.

Committee noted Jackpine Paddle, a locally owned adventure tourism company operating on Lot 5, Block 70A, Plan 479, applied to amend the Community Plan and Zoning By-law for a developed residential property at 4302 49 Avenue within the Downtown Central Residential area. The subject property functions as staff housing and provides storage for canoes and other outdoor equipment. The adjacent Lot 5, Block 301, Plan 2631 is a large, undeveloped municipally owned parcel characterized by rocky outcrops and vegetation. The applicant seeks to acquire and consolidate a small portion of this parcel with their residential property to construct an accessory storage structure.

Council Strategic Direction/Resolution/Policy include:

Strategic Direction #1: People First

Focus Area 1.3

Liveable Community

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

Strategic Direction #3: Sustainable Future

Focus Area 3.1

Resilient Future

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

Focus Area 3.3

Growth Readiness

Ensuring land development supports economic readiness and community priorities.

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



1. *Cities, Towns and Villages Act S.N.W.T. 2003;*
2. *Community Planning and Development Act S.N.W.T. 2011, c.22;*
3. Community Plan By-law No. 5007, as amended; and
4. Zoning By-law No. 5045, as amended.

Legislative

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.

Sections 3, 5, 7, and 12 of the *Community Planning and Development Act* establish that a community plan provides a policy framework to guide physical development, that Council may adopt and amend a community plan by by-law subject to Ministerial approval, that Council may adopt and amend zoning by-laws to regulate land use and development, and that zoning by-laws must conform to the Community Plan.

Section 3.2.1 (c) of Zoning By-law No. 5045 specifies that Council may approve, add any specific provision(s), or deny applications for an amendment to the Zoning By-law.

Community Plan, By-law No. 5007, as amended

The proposal supports efficient land use and orderly development by consolidating a small portion of land with an existing developed lot. The Downtown Central Residential designation supports residential and compatible uses near the City Core, and the proposal facilitates an accessory structure without introducing new residential density. Although the subject area is currently designated Niven Residential, its immediate adjacency and functional relationship to Downtown Central Residential lands support redesignation. The proposal also conforms with Community Plan objectives for compact development by prioritizing the use of existing infrastructure and does not introduce additional municipal servicing demands or traffic impacts.

Zoning By-law, No. 5045, as amended

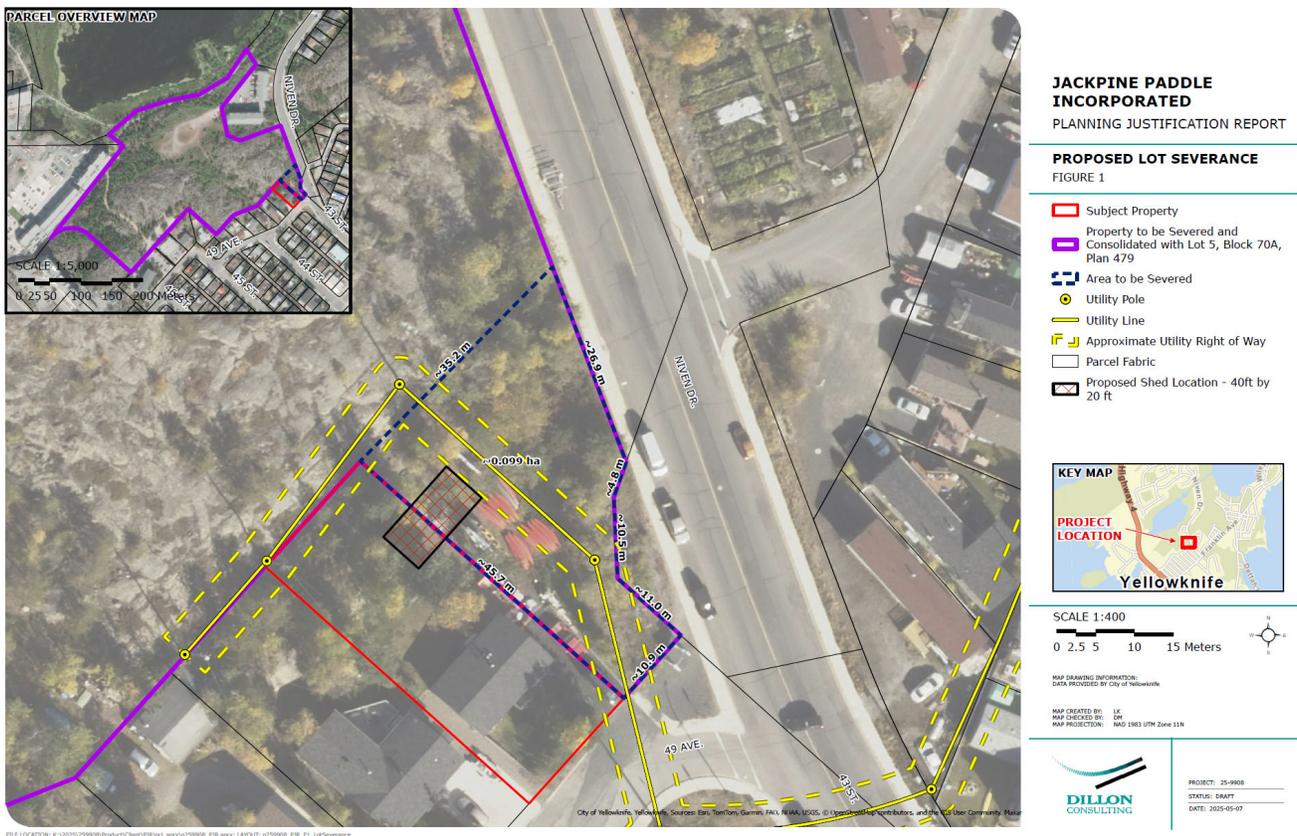
The subject area is currently zoned NA – Natural Area, which does not support the proposed accessory development. Rezoning to RC – Residential Central is required to enable development consistent with the existing lot. The RC Zone is intended to support a mix of compatible uses through infill and densification near the City Core. Accessory buildings like the proposed storage shed are permitted in this zone. The proposal does not introduce new dwelling units, additional access points, parking requirements, or changes to existing traffic patterns. The site is within the piped serviceable area and does not require new municipal connections. Compliance with applicable RC zone regulations will be further confirmed at the Development Permit stage. The proposal does not affect public parks and is not proposed within the existing utility powerline's right of way.



Internal/ External Consultation

In accordance with the *Community Planning and Development Act*, the Community Plan, and Zoning By-law, City Departments, external agencies, and the public were circulated a notice of the application. Lands, Building Services, Fire Division, Municipal Enforcement, and Engineering reported no concerns. NAKA will require an easement for the existing powerline, which will be considered during the land application stage. Public Notice was posted on-site at the subject property, on the City website, as well as mailed to adjacent properties within a 30m distance. A total of 10 comments were received, expressing support for the proposal, primarily citing the importance of supporting a locally owned business and the low-impact nature of the development.

Committee noted that the proposed Community Plan and Zoning By-law amendments represent a minor, site-specific adjustment to align land use designation and zoning with the adjacent developed lot and to facilitate a low-intensity accessory structure that supports an existing local business. The proposal conforms to policies and the intent of the Community Plan By-law No. 5007, as amended, Zoning By-law No. 5045, as amended, and



does not compromise long-term infill potential for the remainder of the municipal parcel. Administration recommends support of adopting the two by-laws to amend Zoning By-law No. 5045, as amended, and Community Plan By-law No. 5007, as amended.

(For Information Only)

- Councillor Foote left the meeting at 12:23 p.m.



Committee recommends that Council adopt:

1. By-law No. 5122, to amend the Community Plan By-law No. 5007, as amended, to redesignate a portion of Lot 5, Block 301, Plan 2631 from Niven Residential to Downtown Central Residential, as referenced on Maps 2, 4, and 8 of Community Plan By-law No. 5007, as amended; and
2. By-law No. 5123, to amend the Zoning By-law No. 5045, as amended, to rezone a portion of Lot 5, Block 301, Plan 2631 from NA – Natural Area to RC – Residential Central.

(For Information Only)

7. Councillor Warburton declared a conflict of interest and excused himself from the meeting at 12:42 p.m.

(For Information Only)

8. Committee read a memorandum regarding whether to amend Zoning By-law No. 5045, as amended, to rezone Lots 1, 2(u), 3 and 4, Block 157, Plan 1385 (4002 49 Avenue) from Parks and Recreation (PR) to Old Town Mixed Use (OT).

Committee noted that in October 2025, the City received a complete Zoning By-law Amendment Application PLZON-2025-0115 from the Yellowknife Racquet Club Ltd. to rezone the subject lots to OT - Old Town Mixed Use to support potential future development. The four subject lots are privately owned. There is no specific development proposal being proposed at this time.

The existing Commercial Recreation building is located on Lot 1 and 4. An unofficial pathway that crosses Lot 2(U) and 3 connects the Niven Lake area with the Fritz Theil Ball Diamonds and beyond. The City does not maintain this pathway. The subject lots are located in close proximity to 50 Avenue (Franklin Avenue) and are surrounded by residential uses, institutional uses, and undeveloped land. Neighbouring zones within 100 metres of the lot boundaries include Residential Central (RC-1), Parks and Recreation (PR), and Natural Area (NA).

Council Strategic Direction/Resolution/Policy include:

Strategic Direction #3:
Focus Area 3.2

Sustainable Future
Growth Readiness

Ensuring land development supports economic readiness and community priorities.

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



1. *Cities, Towns and Villages Act S.N.W.T. 2003;*
2. *Community Planning and Development Act S.N.W.T. 2011, c.22;*
3. Community Plan By-law No. 5007, as amended;
4. Zoning By-law No. 5045, as amended;
5. Economic Development Strategy 2020-2024 – City of Yellowknife; and
6. Planning Justification Report PLZON-2025-0115 – Dillon Consulting.

Legislative

The Cities, Towns and Villages Act and Community Planning and Development Act provides Council with the authority to, amend the Zoning By-law following the procedures established in the regulations.

Section 3.2.1 c) of the Zoning By-law specifies that Council may approve, add any specific provision(s), or deny applications for an amendment to this By-law. Section 5.2.6. of the Zoning By-law states that an amendment shall be consistent with any existing or proposed Community Plan, Area Development Plan, and any Council approved plans or policies that affect or will affect the land.

Community Plan By-law No. 5007, as amended

The Community Plan provides policies that set out a vision for the future growth and development of the city and guide the zoning by-law in terms of the use and development of land and buildings. The land use designation of the subject lots is “Old Town”, which is an area of unique and historic built forms that accommodate a mix of land uses. This rezoning application conforms to the policies and objectives of the Old Town Land Use Designation and is compatible with the surrounding area. This rezoning application also aligns with the general development plan goals, climate change policies, and municipal infrastructure policies to better utilize existing infrastructure.

Zoning By-law No. 5045, as amended

The Zoning By-law regulates the use and development of land and buildings within the city in a balanced and responsible manner. The subject lots are currently zoned PR – Parks and Recreation, which is to provide parks, recreation uses, undeveloped land for public use, and opportunities for commercial activities. Commercial Recreation is a discretionary use in PR Zone.

The proposed OT Zone includes most permitted and discretionary uses of the PR Zone, except Campground and Cemetery. Commercial Recreation is a permitted use in the OT, so this rezoning application will not create a non-conforming use. The OT Zone provides more permitted uses of residential, commercial, and institutional nature.

The proposed OT Zone is considered compatible with the surrounding area. Any future development is subject to a development approval process, which is separate from the rezoning application. The development approval process will assess the potential impact and compatibility of a specific development proposal. Public concerns about potential traffic and parking violations, road conditions, behaviours of users of facilities in the area, and



potential crime-related incidents are beyond the scope of this rezoning application and should be addressed through other appropriate means.

Committee noted that the applicant, Yellowknife Racquet Club Ltd., proposes to rezone Lots 1, 2(u), 3 and 4, Block 157, Plan 1385 (4002 49 Avenue) from PR – Parks and Recreation to OT – Old Town Mixed Use. The land use designation of the subject lots is “Old Town” under the Community Plan. The proposed amendment is in conformity with the policies of the Community Plan and Zoning By-law, and is compatible with the surroundings. Any future development is subject to a development approval process to evaluate specific impacts. The proposed amendment supports growth readiness as stated in Council’s Strategic Direction #3 Focus Area 3.2; and the City’s Economic Development Strategy 2020-2024. Council is the approval authority to adopt the amendment by-law for rezoning, as per the *Cities, Towns and Villages Act* and *Community Planning and Development Act*.

Mr. Avery Parle, the applicant, was in attendance to answer questions from the Committee.

Committee recommends that By-law No. 5124, a by-law to amend Zoning By-law No. 5045, as amended, to rezone Lots 1, 2(u), 3 and 4, Block 157, Plan 1385 (4002 49 Ave) from Parks and Recreation (PR) to Old Town Mixed Use (OT), be presented for adoption.

(For Information Only)

9. Councillor Warburton returned to the meeting at 12:57 p.m.

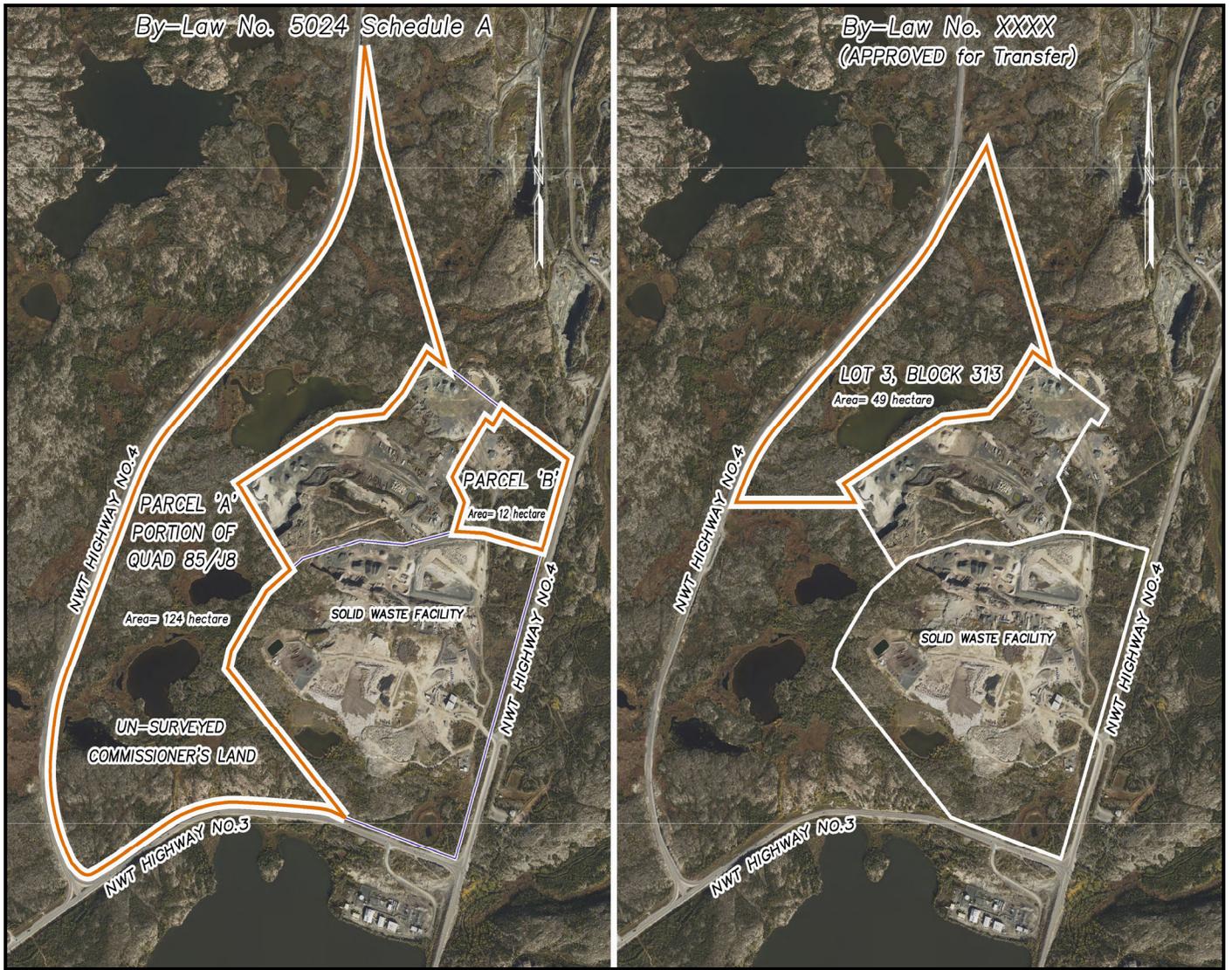
(For Information Only)

10. Committee read a memorandum regarding whether to amend By-law No. 5024 and By-law No. 5056 with the correct legal descriptions.

Committee noted that By-law No. 5024, adopted on August 24, 2020, authorized the acquisition of Solid Waste Facility Parcels A and B, portions of Quad 85 J/8 as shown in Figure 1. The GNWT Department of Environment and Climate Change – Lands Management and Administration (GNWT-ECC-LMA) has confirmed that they can proceed with the land transfer for Parcel A (reduced area), provided an updated by-law reflects the legal description of the parcel based on a legal survey plan. The legal survey is currently underway, and the City’s Surveyor has provided the updated legal description for the parcel as follows: Lot 3, Block 313, Surveyor General Branch Project No. 202518027, Yellowknife, NT. To date, Parcel B has not been processed by GNWT-ECC-LMA due to an assumed covenant on the lands. The City maintains that, if such a covenant does exist, it is no longer relevant. In 2021, the City provided a letter to GNWT-ECC-LMA outlining the rationale for transferring Parcel B to the City.



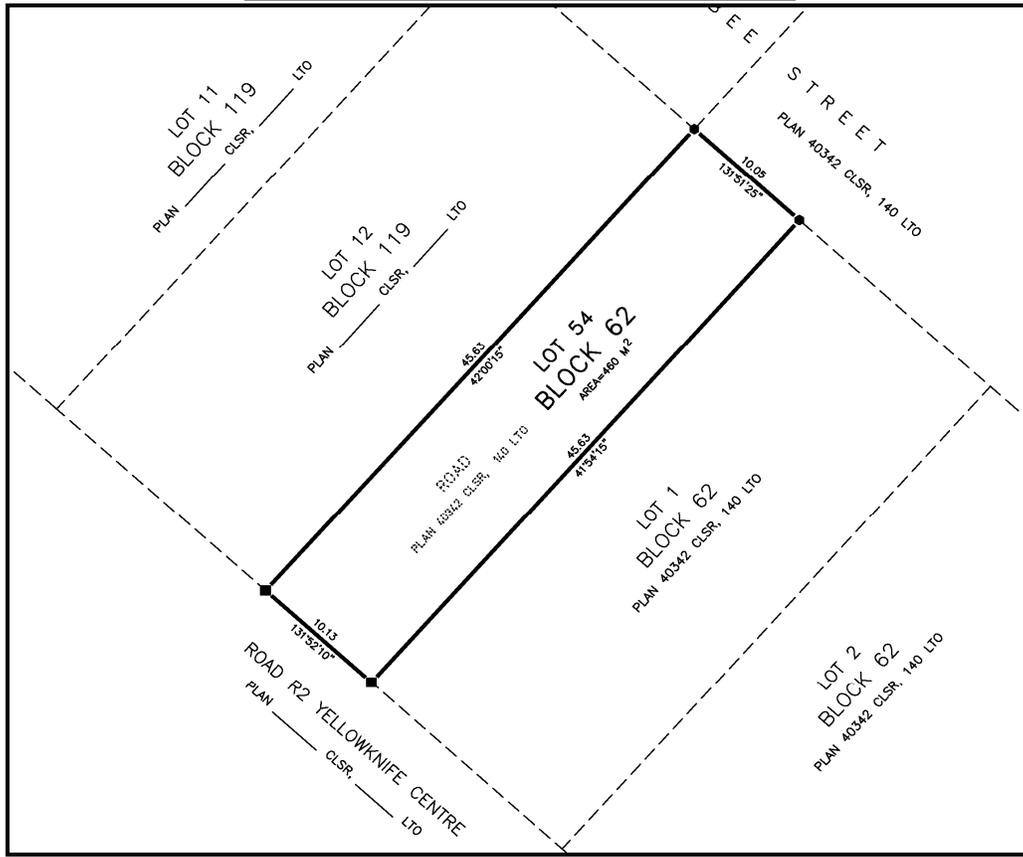
Figure 1: Context Map for By-law No. 5125



By-law No. 5056, which received Third Reading on May 24, 2022, authorized the acquisition of various unsurveyed roads. The GNWT-ECC-LMA has confirmed that they can proceed with the initial transfer for one of the laneways in Area A2 as shown in Figure 2, and in Schedule A of By-law No. 5056. To complete the transfer, an updated by-law reflecting the legal description of the parcel is required. The legal survey plan registration is currently in progress, and the City's Surveyor has provided the updated legal description of the laneway as follows: Lot 54, Block 62, Surveyor General Branch Project No. 202518016, Yellowknife, NT.



Figure 2: Context Map for By-law No. 5126



Council Strategic Direction/Resolution/Policy include:

Strategic Direction #3:

Focus Area 3.2

Key Initiative 3.2.1

Sustainable Future

Growth Readiness

Ensuring land development supports economic readiness and community priorities.

Advocating for the transfer of vacant commissioner's land for growth.

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

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

Legislative

Pursuant to Section 53(1)(a) of the *Cities, Towns and Villages Act*, a municipal corporation may, for a municipal purpose, acquire real property.

Land Administration By-law

Pursuant to Section 2(1) and 2(5) of Land Administration By-law No. 5078, as amended: The City shall acquire a fee simple or leasehold interest, as applicable, in all Commissioner's or Territorial lands required for municipal purposes; and all land acquisitions shall be



authorized by by-law, in accordance with this by-law and the *Cities, Towns and Villages Act*, S.N.W.T. 2003, c.22.

Committee noted that the amendment to the by-laws is required to conform to the Land Administration By-law No. 5078, as amended, and to complete the land acquisition process between the GNWT-ECC-LMA and the City.

Committee recommended that:

1. By-law No. 5125, a by-law amending By-law No. 5024 for the purpose of updating a legal description, be presented for adoption.
2. By-law No. 5126, a by-law amending By-law No. 5056 for the purpose of updating a legal description for one of the laneways, be presented for adoption.

11. **Committee read a memorandum regarding whether to approve recommendations to allocate the Reaching Home funding for the 2026-2027 and 2027-2028 fiscal years.**

Committee noted that Reaching Home – Canada’s Strategy to End Homelessness is a federal program aimed at preventing and reducing homelessness by providing direct support and funding to designated communities (urban centres), Indigenous communities, territorial communities and rural and remote communities across Canada.

As a Community Entity for this program, the City of Yellowknife holds a four-year funding agreement with Housing, Infrastructure and Communities Canada and has received the following amounts in funding for this four-year agreement.

Reaching Home Funding by Year

2024-2025	\$3,366,269
2025-2026	\$3,366,269
2026-2027	\$3,366,269
2027-2028	\$3,366,269

Proposed Funding Amounts for 2026-2027 Fiscal Year and 2027-2028 Fiscal Year

Reaching Home Directive	2026-2027 fiscal year	2027-2028 fiscal year
Housing First for Youth	\$ 393,893	\$ 393,893
Housing First for Adults	\$ 569,846	\$ 569,846
Housing First for Families	\$ 594,893	\$ 594,893
Prevention and Shelter Diversion – Youth	\$ 100,000	\$ 100,000
Prevention and Shelter Diversion – Adults	\$ 100,000	\$ 100,000
Prevention and Shelter Diversion – Families	\$ 100,000	\$ 100,000



Prevention and Shelter Diversion – Seniors	\$ 100,000	\$ 100,000
Street Outreach	\$ 600,000	\$ 600,000
Administrative funds- As per the funding Agreement, the City withholds 15% of the Reaching Home funds to offset costs of the salary of the Funding Supervisor – Homelessness, the Homelessness Resource Coordinator in addition training and professional development.	\$ 504,940	\$ 504,940
Special Projects- Remaining Funding	\$ 302, 697	\$ 302, 697

All new sub-project agreements—each established as two-year commitments—will conclude on March 31, 2028.

Housing First Funding Amounts 2024-25 and 2025-26

Service Provider	2024-2025 fiscal year	2024-2025 Additional Funding	Total for 2024-2025	2025-2026 fiscal year
Home Base- Youth	\$ 393,893	\$ 102,554	\$ 496,447	\$ 393,893
YKWS- Adults	\$ 569,846	\$ 148,365	\$ 718,211	\$ 569,846
YWCA- Families	\$ 594,893	\$ 154,886	\$ 749,779	\$ 594,893

Prevention and Shelter Diversion Amounts 2024-25 and 2025-26

Service Provider	2024-2025 fiscal year	2024-2025 Additional Funding	Total for 2024-2025	2025-2026 fiscal year
Home Base- Youth	\$ 100,000	\$ 26,036	\$ 126,036	\$ 100,000
Salvation Army- Adults	\$ 100,000	\$ 26,036	\$ 126,036	\$ 100,000
YWCA- Families	\$ 100,000	\$ 26,036	\$ 126,036	\$ 100,000
NWT-ICS- Seniors	\$ 100,000	\$ 26,036	\$ 126,036	\$ 100,000

Council Strategic Direction/Resolution/Policy include:



Strategic Direction#1:

Focus Area 1.2

Key Initiative 1.2.1

Key Initiative 1.3.6

People First

Housing for All

Doing our part to create the context for diverse housing and accommodation options.

Setting the context and foundation for a fulsome continuum of housing options, from social to market to workforce accommodation.

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

Strategic Direction #2:

Focus Area 2.2

Key Initiative 2.2.1

Service Excellence

Capacity

Balancing service levels with human and fiscal resources.

Advocating for a City Act to address community needs.

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

Community Homelessness Report: 2024-2025

Existing Programs/Services

Under Reaching Home: Canada's Strategy to End Homelessness, the City of Yellowknife has allocated funding to the services identified for the previous seven years of the nine-year funding agreement.

Multi-year Funding

The City of Yellowknife's Community Advisory Board on Homelessness (CAB) has most recently allocated \$3,366,269 of the 2024/2025 funding and \$3,366,269 of the 2025/2026 funding.

There should be a consideration to view each allocated project (with the exception of Capital Projects) as multi-year. Whereas each awarded project contract would continue from the fiscal year 2026 – 2027 into 2027 – 2028.

Committee noted that the Support for the recommendation of the CAB will provide the opportunity for various organizations to provide key services and programs to individuals and families experiencing homelessness or at risk of homelessness. Approving these listed recommendations will provide multi-year contracts, which will reduce administrative tasks and provide stability for those serving people experiencing or at risk of homelessness.

Committee recommends that Council approve recommendations from the City of Yellowknife Community Advisory Board on Homelessness to allocate Reaching Home funding for the 2026-2027 and 2027-2028 fiscal years as follows:



1. **Continue Housing First at current funding levels of \$1,558,632 for the 2026-27 and 2027-28 fiscal year allocated as follows:**
 - **Housing First for Youth** **\$393,893**
 - **Housing First for Families** **\$594,893**
 - **Housing First for Adults** **\$569,846**

2. **Continue Prevention and Shelter Diversion funding levels of \$400,000 for the 2026-27 and 2027-28 fiscal year allocated as follows:**
 - **Prevention and Shelter Diversion- Youth** **\$100,000**
 - **Prevention and Shelter Diversion-Families** **\$100,000**
 - **Prevention and Shelter Diversion-Adults** **\$100,000**
 - **Prevention and Shelter Diversion-Seniors** **\$100,000**

3. **Allocate \$600,000 to the City of Yellowknife Street Outreach Program for the 2026-27 and 2027-28 fiscal year.**

MOVE APPROVAL

(For Information Only)

12. Committee accepted for information the Minutes of the Community Advisory Board on Homelessness meeting of January 15, 2026.

13. **Committee read a memorandum regarding whether to apply to the Government of the Northwest Territories for the Canada Housing Infrastructure Fund – Provincial/Territorial stream for improvements in the City’s drinking water distribution system.**

Committee noted that the Government of the Northwest Territories via the department of Municipal and Community Affairs (MACA) is accepting applications for the provincial/territorial (P/T) funding stream available through Canada Housing and Infrastructure (CHIF) for capital projects starting in 2026 and 2027.

The funding is similar to other federal funding agreements in that the City is required to provide 25% of total project costs while the funding stream provides the other 75%. The project stream is allocated for water, wastewater and solid waste projects that preserve or increase the municipalities housing stock.

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 3.1

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.

Technical Considerations

In 2025, the City of Yellowknife completed a capacity assessment of the Pump House #4 pressure zone within the City's drinking water distribution system. This technical memorandum will form part of the City's current work on a water master plan document. Due to operational and development considerations, staff wanted a high-level assessment of this pressure zone prior to a final water master plan document.

The assessment showed that the PH#4 pressure zone is approaching capacity due the ability to fill the water reservoir at PH#4. There is only a single feeder main that replenishes the reservoir at PH#4. This feeder main also has several significant water services branching off it. This provides challenges to replenish the reservoir at PH#4 when there are large water draws from facilities such as the Aquatic Center, Yellowknife Community Arena, William Macdonald School, Multiplex and/or Fieldhouse.

These challenges are also limiting the City's ability to further develop land that would be serviced from this pressure zone. These areas would be potential Frame Lake development or Kam Lake development potential.

The City is developing projects that will augment the distribution system to solve this flow and storage challenge so that further land development projects can be completed in a safe and sustainable manner.

Water Master Plan

The City is also nearing completion of a comprehensive water master plan document which the projects in this memo are derived from. However, given the timelines of the CHIF intake period, the final report would not be complete in time, so a technical memo was provided outlining immediate priorities in the water master plan. Administration expects the water



master plan to be delivered in Q2 2026. This document will be incorporated and form part of the City’s overall asset management plan for potable water infrastructure section.

Financial Considerations

This funding opportunity will provide further relief in the City’s capital fund as the entire cost of these projects would have otherwise been funded solely by the City of Yellowknife.

The projects listed below are necessary to increase the capacity of the Pump House #4 pressure zone. Increasing the capacity of this pressure zone will also facilitate further development in this area of Yellowknife.

Component	Total Estimated Cost
Pumphouse 3	\$ 8,000,000
Pumphouse 4	\$ 7,000,000
Pumphouse 4 Reservoir	\$ 7,000,000
General Requirements (10%)	\$ 2,200,000
Construction Sub-Total	\$ 24,200,000
Soft Costs (Permits, Bonding, Mob/Demob. etc.)	\$ 1,800,000
Subtotal	\$ 26,000,000
Contingency (30%)	\$ 7,500,000
Total Opinion of Cost	\$ 33,500,000

These estimates were prepared by applying the Association for the Advancement of Cost Engineering (AACE) International Recommended Practice No. 18R-97 “Cost Estimate Classification System – As Applied in Engineering, Procurement and Construction for Process Industries” Cost Estimate Classification Matrix. The estimates were based on a Class 4 (Class D) estimate.



Estimate Class	Primary Characteristic	Secondary Characteristics		
	Maturity Level of Project Definition Deliverables Expressed as % of Complete Definition	End Usage Typical Purpose of Estimate	Methodology Typical Estimating Method	Expected Accuracy Range Typical Variation in Low and High Ranges ¹
Class 5	0% to 2%	Functional area of concept screening	SF or m2 factoring, parametric models, judgment, or analogy	Low: -20% to -30% High: +30% to +50%
Class 4	1% to 15%	Schematic design or concept study	Parametric models, assembly driven models	Low: -10% to -20% High: +20% to +30%
Class 3	10% to 40%	Design development, budget authorization, feasibility	Semi-detailed unit costs with assembly level line items	Low: -5% to -15% High: +10% to +20%
Class 2	30% to 75%	Control or bid/tender, semi-detailed	Detailed unit cost with forced detailed take-off	Low: -5% to -10% High: +5% to +15%
Class 1	65% to 100%	Check estimate or pre-bid/tender, change order	Detailed unit cost with detailed take-off	Low: -3% to -5% High: +3% to +10%

Notes:

- 1) The state of construction complexity and availability of applicable reference cost data affect the range markedly. The +/- value represents typical percentage variation of actual cost from the cost estimate after application of contingency (typically at a 50% level of confidence) for given scope.

Similarly to other federal funding applications, the CHIF funding is a 75/25 agreement. With the federal government providing 75% of the overall project costs and the applicant providing the remaining 25%. In this scenario, the City of Yellowknife would be committing to a contribution amount of \$8,375,000 over the life of the agreement which is expected to be approximately 2026 through 2031.

If approved, the City of Yellowknife's 25% share under the CHIF agreement will be financed through the Community Public Infrastructure (CPI) Fund, which is identified as an eligible funding source in the CHIF Program Guide. The City receives \$5.6 million annually through the CPI Fund.

Committee noted that this project is part of the City's due diligence in assessing the current state of municipal infrastructure and directly aligns with Council's goals and objectives as identified in this memo. Receiving federal funding at a rate of 75% is very beneficial to the City of Yellowknife, and allows the savings to be reallocated to other priorities that require funding.

Committee recommends that Council authorize the Mayor and City Manager to submit application(s) to the Government of the Northwest Territories for the Canada Housing Infrastructure Fund – P/T stream for improvements in the City's drinking water distribution system.

MOVE APPROVAL



(For Information Only)

14. Committee accepted for information a report regarding Mayor Hendriksen's travel to AME Roundup, Vancouver B.C. from January 25 – January 28, 2026 and Arctic Frontiers, Tromsø, Norway from February 1 – February 6, 2026.

(For Information Only)

15. Councillor McGurk moved,
Councillor Warburton seconded,

That Committee move in camera at 1:20 p.m. to discuss a memorandum regarding whether to appoint members to serve on the Heritage Committee.

MOTION CARRIED UNANIMOUSLY

(For Information Only)

16. Committee discussed a memorandum regarding whether to appoint members to serve on the Heritage Committee.

(For Information Only)

17. Councillor McGurk moved,
Councillor Warburton seconded,

That Committee return to an open meeting at 1:22 p.m.

MOTION CARRIED UNANIMOUSLY

18. **Committee read a memorandum regarding whether to appoint members to serve on the Heritage Committee.**

Committee noted that there are vacancies on the Heritage Committee.

It is the practice of the City of Yellowknife to advertise all vacancies for boards and committees. The City has advertised vacancies on the Heritage Committee on the City's website and social media sites.

Council Strategic Direction/Resolution/Policy include:

Strategic Direction #1: People First

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

1. Council Procedures By-law No.5119;
2. Heritage Committee Terms of Reference; and
3. *Cities, Towns and Villages Act.*

Legislation



Section 114 of Council Procedures By-law No. 5119 states:

Special Committees of Council

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

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

Procedural Considerations

All appointments to Special Committees and Subcommittees must be approved by Council.

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

Committee recommends that Council appoint Mary Buckland and Lauren King, members at large, to serve on the Yellowknife Heritage Committee for a two (2) year term commencing February 26, 2026 and ending February 25, 2028.

MOVE APPROVAL

19. The meeting adjourned at 1:22 p.m.