



CITY OF YELLOWKNIFE

GOVERNANCE AND PRIORITIES COMMITTEE AGENDA

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

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

| <u>Item</u> | <u>Description</u> |
|--------------------|--|
| 1. | 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. |
| 2. | Approval of the agenda. |
| 3. | Disclosure of conflict of interest and the general nature thereof. |
| ANNEX A | |
| 4. | 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. |
| ANNEX B | |
| 5. | 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. |



| <u>Item No.</u> | <u>Description</u> |
|-------------------------|---|
| ANNEX C | |
| 6. | 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). |
| ANNEX D | |
| 7. | A memorandum regarding whether to amend By-law No. 5024 and By-law No. 5056 with the correct legal descriptions. |
| ANNEX E | |
| 8. | A memorandum regarding whether to approve recommendations to allocate the Reaching Home funding for the 2026-2027 and 2027-2028 fiscal years was discussed and will be presented to Committee. |
| ANNEX F | (For Information Only) |
| 9. | A memorandum regarding Minutes of the Community Advisory Board on Homelessness meeting of January 15, 2026. |
| ANNEX G | |
| 10. | A memorandum regarding whether to apply 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. |
| ANNEX H | (For Information Only) |
| 11. | A memorandum regarding a report for 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. |
| <u>IN CAMERA</u> | |
| ANNEX I | |
| 12. | A memorandum regarding whether to appoint members to serve on the Heritage Committee. |
| 13. | Business arising from In Camera Session. |



CITY OF YELLOWKNIFE

MEMORANDUM TO COMMITTEE

COMMITTEE: Governance and Priorities

DATE: February 18, 2026

DEPARTMENT: Governance and Legal Services

ISSUE: 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.

RECOMMENDATION:

That By-law No. XXXX to renew the existing electricity distribution franchise agreement with Naka Power Utilities (NWT) Ltd. until December 31, 2035 be presented for adoption.

BACKGROUND:

The current franchise agreement for electrical energy distribution within the City of Yellowknife expired on December 31, 2025 but continues to operate while City Administration explored options for Council's consideration.

Brief History of Electricity Distribution in Yellowknife

The four key components to electricity in Yellowknife and the Northwest Territories (NWT) are generation, transmission, distribution, and pricing. The Northwest Territories Power Corporation (NTPC) is the primary generator of electricity in the NWT and also the primary operator of electricity transmission infrastructure and services throughout the territory. In Yellowknife, electricity is distributed by Naka Power Utilities (NWT) Ltd. (Naka)¹, under the terms of the current electricity distribution franchise agreement. Finally, pricing is determined by the Northwest Territories Public Utilities Board (PUB), an independent, quasi-judicial body that sets rates in the absence of competition.

An electricity distribution franchise agreement does not prescribe the costs of electricity for customers served by the agreement because electricity rates throughout the NWT are determined by the PUB.

¹ Previously, Northland Utilities (Yellowknife) Limited (NUL).

The City has entered into franchise agreements since at least 1941, when By-law No. 15 authorized the City to enter into an agreement with Harry Ingraham for light and power. The agreement has been transferred to several companies as ownerships and operating arrangements changed, including a ten-year renewal of the electricity distribution franchise agreement with NUL in 2010. That agreement expired December 31, 2020, when a further 5-year renewal continued NUL's exclusive right to distribute electricity within the City and granted the company access to City lands to construct, maintain, and operate related electricity distribution assets, in return for an annual franchise fee; that agreement expired December 31, 2025. Thus, a new by-law is required to authorize the recommended renewal with Naka.

Options for Electricity Distribution in Yellowknife & Previous Agreement Extension

The City has three options relating to electricity distribution within the City: renew the existing agreement, enter into a new agreement, and solicit competitive proposals.

The previous renewal of the franchise agreement was informed by an external consultant that evaluated these options from both a short-term and a long-term perspective, and taking into consideration overall benefits, cost of living, City revenues, effective production and transmission, and productive relationships. The conclusion of that analysis was that the most prudent approach for the City was a two-phased approach, the first phase being a five-year renewal of the current electricity distribution franchise and the second being a review and re-evaluation of the electricity distribution franchise as that renewal neared its expiry date.

That strategy provided continuity and certainty while awaiting resolution to electricity distribution situations in other NWT municipalities, and possibly time for more clarity around the potential of the Taltson project and other innovative approaches to electricity generation and distribution. It also intended to provide time for proper budgeting for the significant administrative and legal resources required for a competitive franchise opportunity, should one be required in the future.

Approach to Current Proposed Agreement Renewal

Since the previous agreement extension, the territorial and municipal context for considerations relating to electricity distribution has changed in several ways. Impacts to community and residents with respect to electricity distribution situations in other NWT municipalities are still being assessed. In addition, PUB proceedings continue regarding the 2025 GNWT policy direction for power utility providers to develop an Integrated Power Systems Plan (IPSP), which is intended serve as the basis for long-term electricity systems goals of achieving reliability, affordability, and decarbonization.² Moreover, the GNWT's Taltson Expansion project with a vision of providing access to cleaner, affordable, and reliable energy sources for NWT residents is in design phase, with construction anticipated in the next 5-8 years.³

² Northwest Territories Public Utilities Board Letter Dated July 7, 2025 Re. Proceeding 2025-04.

<https://nwtpublicutilitiesboard.ca:81/Documents/Board%20Letter%20dated%20Jul%207,%202025%20Proceeding%202025-04.pdf>.

³ Building the North: Unlocking Canada's Future Through the NWT's Major Projects (GNWT) January 2026.

<https://events.yellowknife.ca/meetings/Detail/2026-01-19-1205-Governance-and-Priorities-Committee/038a7c44-7432-48b9-be11-b3d40118412f>.

In this context, and in anticipation of a proposed renewal, Administration worked with Naka to review and negotiate the terms of the existing electricity distribution franchise agreement and identified the opportunity for some improvements and clarifications. These include: flat fee franchise fee to help improve rate and revenue certainty (replacing the declining franchise fee per increasing gross revenue rate); regular quarterly franchise revenue payments (instead of the one annual payment in previous agreements); clarifications of the notice provisions for franchise renewal, extension, or termination; additional annual reporting from Naka with respect to emergency management; commitment for the City and Naka to meet regularly to facilitate increased coordination and collaboration; and minor edits for consistency.

The new agreement will be executed immediately following third reading of the By-law and thereafter submitted to the PUB for approval.

COUNCIL STRATEGIC DIRECTION/RESOLUTION/POLICY:

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.

Key Initiative 3.2.4 Sustaining infrastructure capacity for future growth.

APPLICABLE LEGISLATION, BY-LAWS, STUDIES, PLANS:

1. *Cities, Towns and Villages Act* SNWT 2003,c.22;
2. *Public Utilities Act* SNWT 1988,c.24(Supp.);
3. City of Yellowknife Franchise By-law No. 5029; and
4. City of Yellowknife Franchise By-law No. XXXX.

CONSIDERATIONS:

Legislative

Section 91 of the *Cities, Towns, and Villages Act* (CTV Act) addresses public utilities, including electric power. It enables the City to grant a public utility franchise for term of up to 20 years, and to renew a franchise for further terms not exceeding 10 years each. The section further provides that if the City does not renew the franchise it may seek to purchase the related assets and retain them, or sell them to a new franchise holder.

The *Public Utilities Act* applies to any public utility involved in the supply and sale of energy in the Northwest Territories, where energy includes electricity. It establishes the PUB to administer the Act and regulate public utilities. As such, the PUB has regulatory jurisdiction over electricity rates in Yellowknife.

Financial Considerations

The Northwest Territories Power Corporation is the primary generator and transporter of electricity in the Northwest Territories. Naka buys power from NTPC and distributes it to customers in Yellowknife. Power generation costs represent about 79.6% of a Yellowknife consumer's power bill, while distribution costs account for the remaining 20.4%;⁴ the City's franchise agreement relates to this distribution component.

Under the terms of the current franchise agreement, the City charges Naka franchise fees for the exclusive right to provide electricity within the city and for access to City lands to construct, maintain, and operate related assets. Naka in turn charges these costs to their customers; they appear as a line item on monthly bills.

The fees received by the City under the terms of the previous and current electricity distribution franchise agreements are shown in the table below:

| <i>Franchise Agreement By-law</i> | <i>Year</i> | <i>Franchise Fees</i> |
|-----------------------------------|-------------|-----------------------|
| No. 4579 | 2011 | \$865,382 |
| | 2012 | \$904,383 |
| | 2013 | \$955,451 |
| | 2014 | \$1,066,881 |
| | 2015 | \$1,106,321 |
| | 2016 | \$1,023,681 |
| | 2017 | \$1,047,634 |
| | 2018 | \$1,054,742 |
| | 2019 | \$1,130,966 |
| | 2020 | \$1,129,743 |
| No. 5029 | 2021 | \$1,130,226 |
| | 2022 | \$1,091,640 |
| | 2023 | \$1,085,989 |
| | 2024 | \$1,208,634 |
| | 2025 | \$1,374,723 |

ALTERNATIVES TO RECOMMENDATION:

That Council not authorize the Mayor and City Manager to enter into an agreement to renew the existing electricity distribution franchise agreement with Naka until December 31, 2035.

RATIONALE:

The recommended extension is within the parameters established in the *CTV Act*. It will provide continuity and certainty, and allow time for proper planning and budgeting for the significant

⁴ NAKA Power Utility's (YK) presentation to the Governance and Priorities Committee February 24, 2025. [Feb 24, 2025 Governance & Priorities Committee - Yellowknife, NT.](#)

administrative and legal resources required should a competitive opportunity be undertaken at the conclusion of the new term.

| |
|---------------------|
| ATTACHMENTS: |
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City of Yellowknife Franchise Agreement By-law No. XXXX (DM #815711)

Prepared: February 1, 2026; CC

Revised:



CITY OF YELLOWKNIFE

BY-LAW NO. XXXX

BF XXX

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, providing for the extension of an agreement between the City of Yellowknife and Naka Power Utilities (NWT) Ltd., whereby the franchise for the distribution of electrical energy within the municipality is renewed for a period of ten years.

PURSUANT TO Section 91 of the *Cities, Towns and Villages Act*, S.N.W.T., 2003 c.22.

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife wishes to renew the franchise with Naka Power Utilities (NWT) Ltd. for the distribution of electrical energy for a period of ten years ending December 31, 2035;

AND WHEREAS the City and Naka Power Utilities (NWT) Ltd. have reached agreement on terms and conditions under which the renewal will be carried out and the contract operated.

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

SHORT TITLE

1. This By-law may be cited as the Naka Power Utilities Electrical Distribution Franchise By-law.

APPLICATION

2. The City of Yellowknife hereby renews the franchise with Naka Power Utilities (NWT) Ltd. for the distribution of electrical energy within the municipality of Yellowknife for a period of ten years, ending December 31, 2035.
3. The Mayor and City Administrator are hereby authorized to endorse the Franchise Agreement on behalf of the Municipal Corporation of the City of Yellowknife.

EFFECT

4. This by-law shall come into effect upon receiving Third Reading and meeting the requirements of Section 75 of the *Cities, Towns and Villages Act*.

Read a First time this _____ day of _____, A.D. 2026.

Mayor

City Manager

Read a Second Time this _____ day of _____, A.D. 2026.

Mayor

City Manager

Read a Third Time and Finally Passed this _____ day of _____, A.D., 2026.

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

MEMORANDUM TO COMMITTEE

COMMITTEE: Governance and Priorities

DATE: February 18, 2026

DEPARTMENT: Planning & Development

ISSUE: 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.

RECOMMENDATION:

1. That Council adopt By-law No. XXXX, 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. That Council adopt By-law No. YYYY, 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.

BACKGROUND:

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:

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:

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.

CONSIDERATIONS:

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

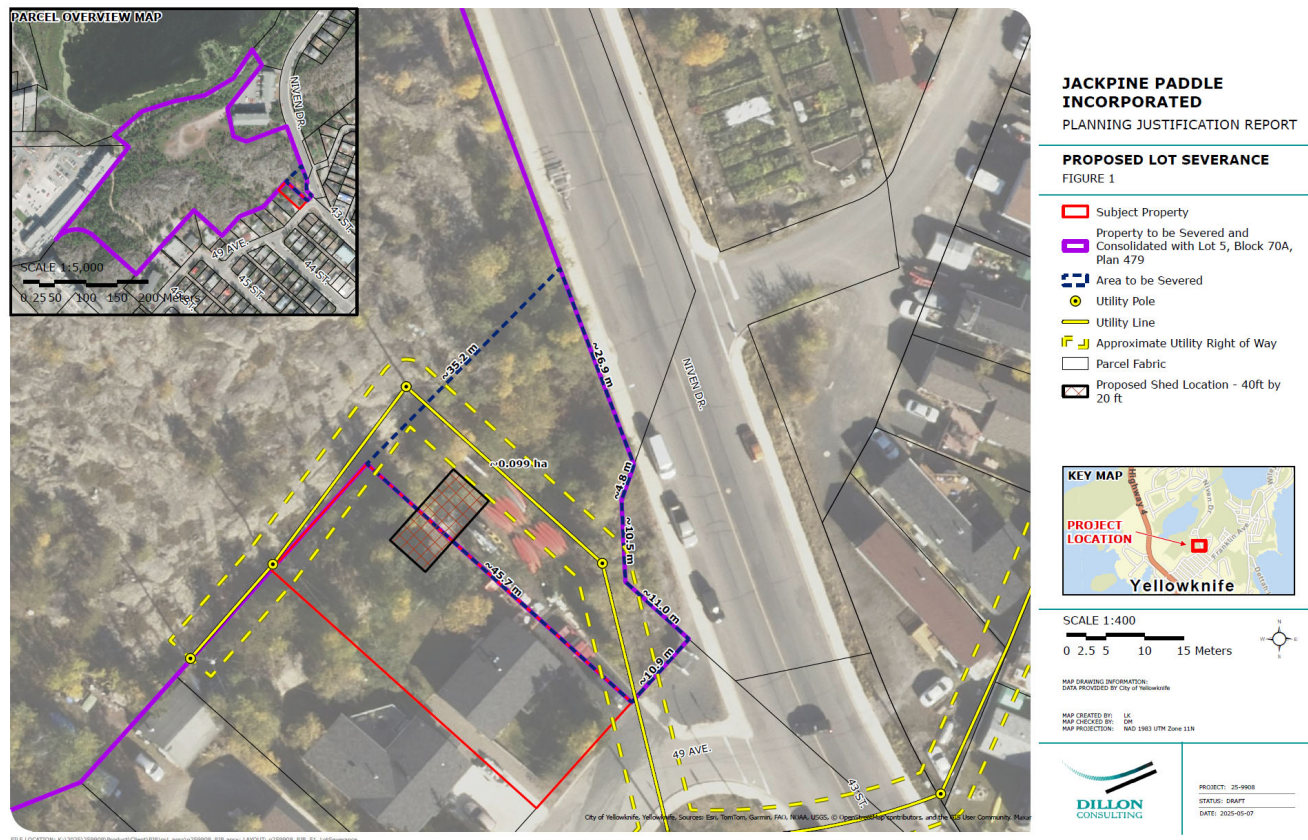
The proposal supports efficient land use and orderly development by consolidating a small portion of land with an existing developed lot. The Downtown Central Residential designation supports residential and compatible uses near the City Core, and the proposal facilitates an accessory structure without 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. A list of all comments provided can be found under the Planning Report (Attachment No. 1).

Figure 1. Proposal submitted by Dillon Consulting on behalf of Jackpine Paddle

ALTERNATIVES TO RECOMMENDATION:

1. That By-law No. XXXX, a by-law to amend Community By-law No. 5007, as amended, not be adopted; and
2. That By-law No. YYYY, a by-law to amend Zoning By-law No. 5045, as amended, not be adopted.

RATIONALE:

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.

ATTACHMENTS:

1. Planning Report PL-2025-0049 (DM# 814586);
2. By-law No. XXXX, a by-law to amend Community Plan By-law No. 5007 (DM# 814933); and
3. By-law No. YYYY, a by-law to amend Zoning By-law No. 5045 (DM# 814927).

Prepared: January 19, 2026; BS

Revised: January 21, 2026; TS

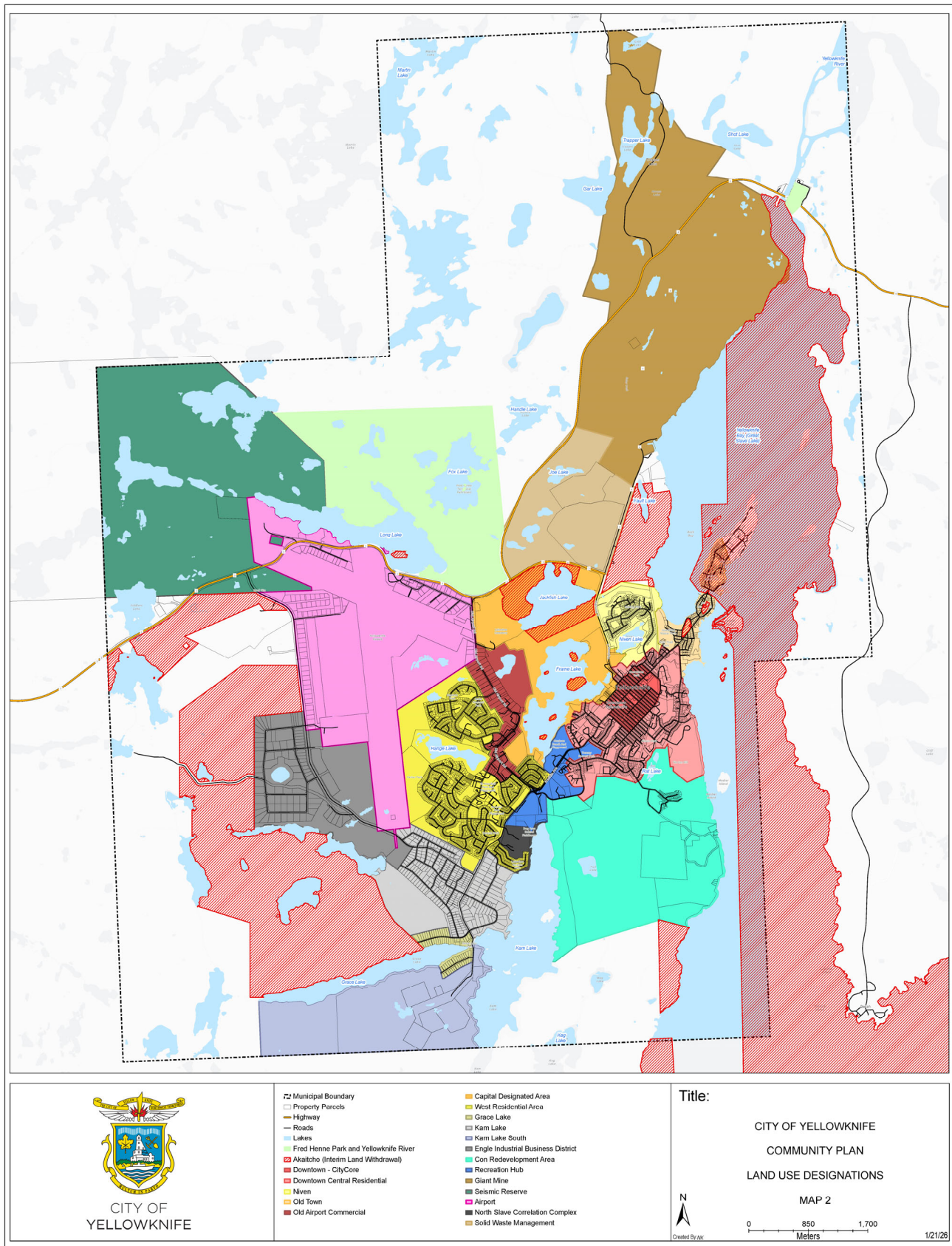


Figure 2. By-law No. XXXX, a by-law to amend Community Plan By-law No. 5007, Schedule A

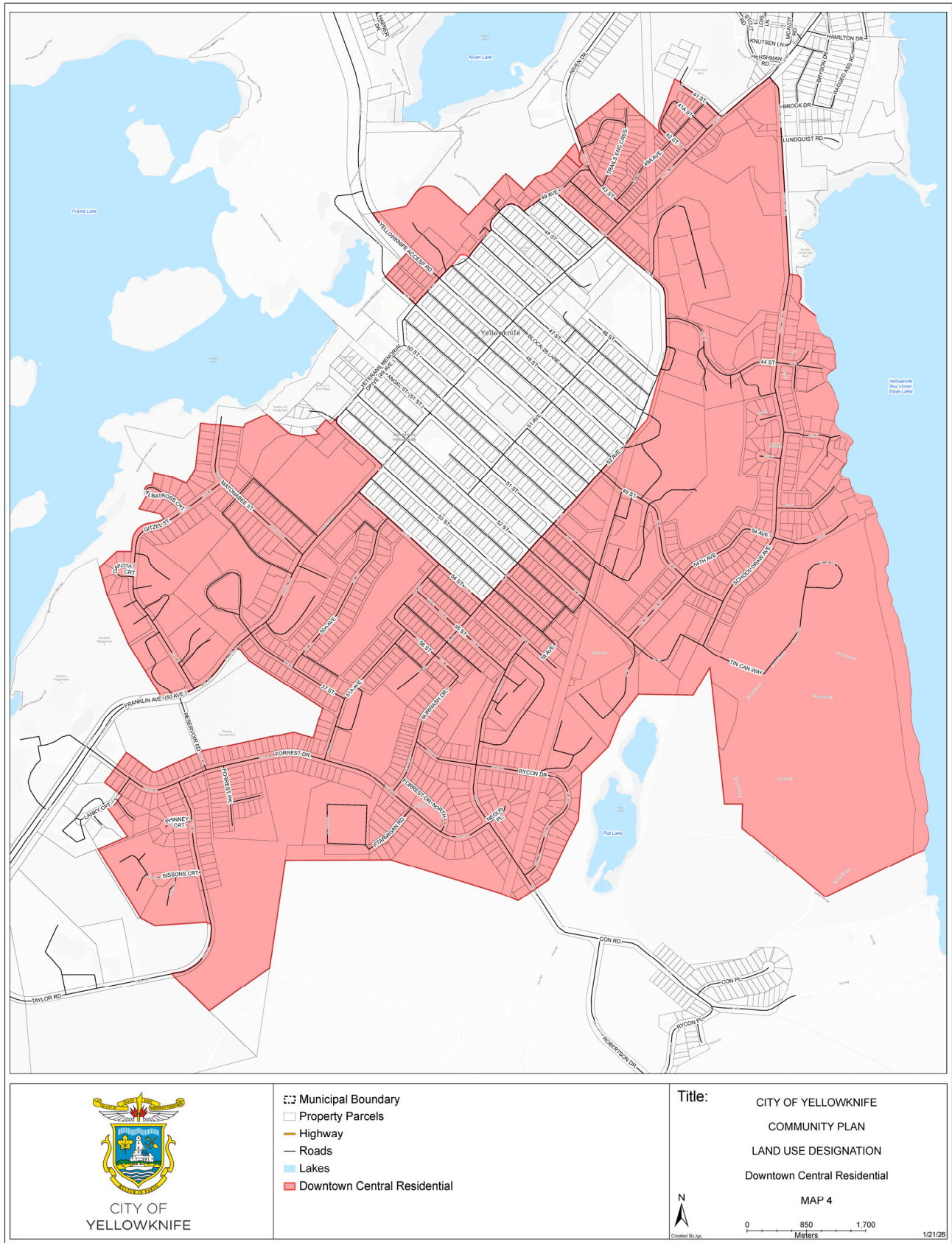


Figure 3. By-law No. XXXX, a by-law to amend Community Plan By-law No. 5007, Schedule B

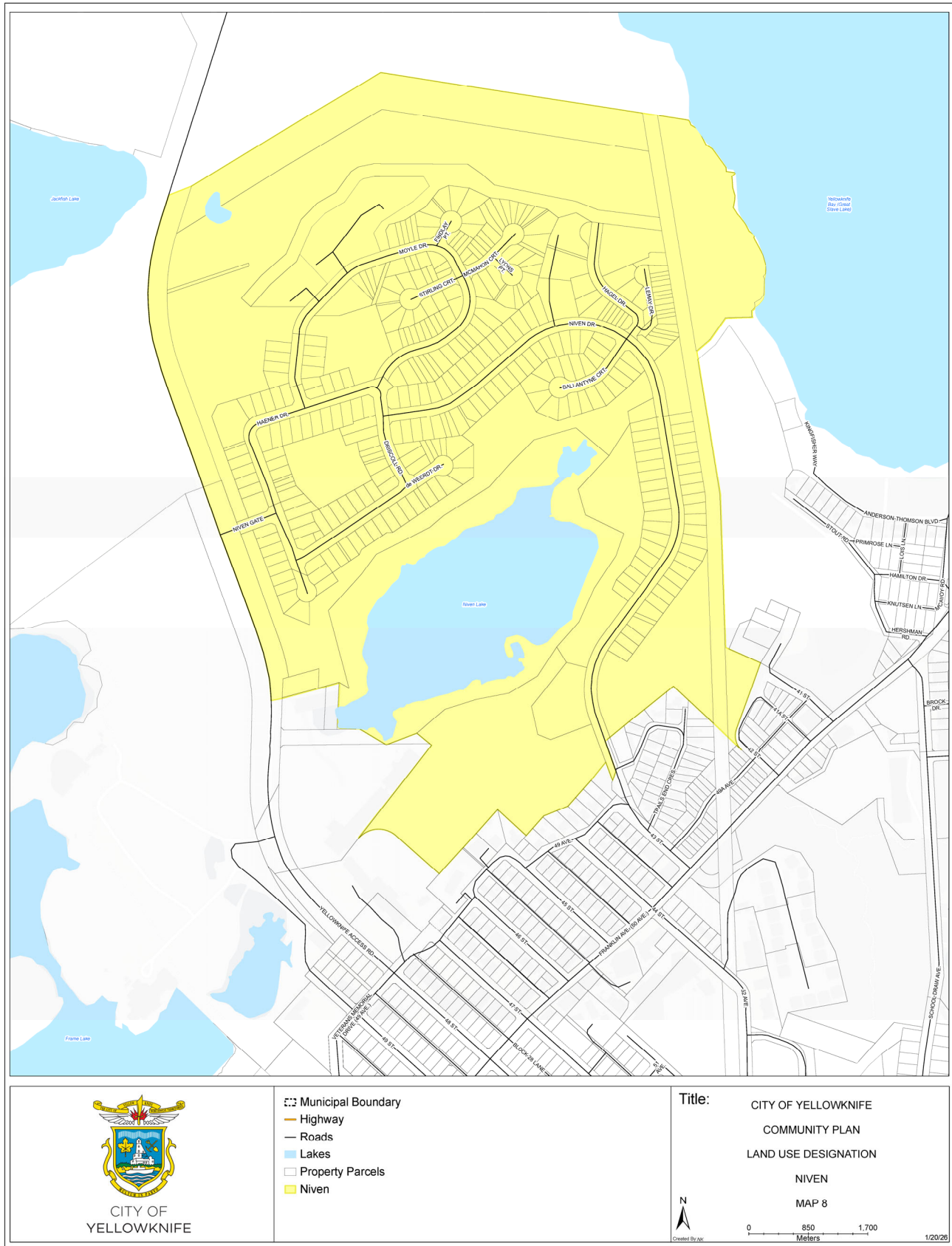


Figure 4. By-law No. XXXX, a by-law to amend Community Plan By-law No. 5007, Schedule C

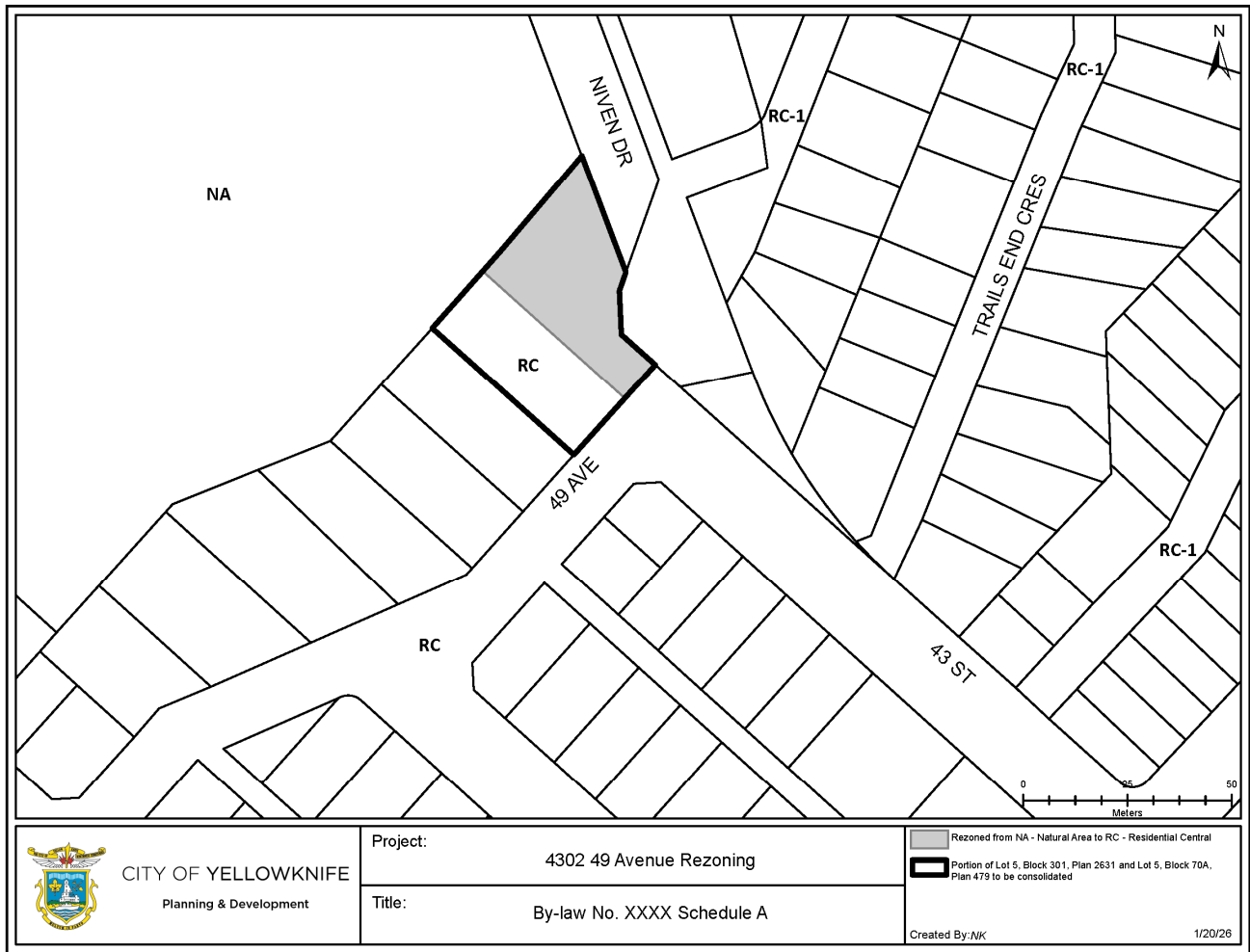


Figure 5. By-law No. YYYY, a by-law to amend Zoning By-law No. 5045, Schedule A

Property Information/Details

| | |
|--|--|
| Location Description | Portion of Lot 5, Block 301, Plan 2631 (subject area); and Lot 5, Block 70A, Plan 479 |
| City of Yellowknife Community Plan No. 5007 | Section 3.2 Context and Strategy for Area Designation Decisions Section 4.1.2 Downtown Central Residential Section 4.5 Niven Residential Section 5.3 Municipal Infrastructure Section 5.4 Subdivision and Land Development Sequencing Section 6.3 Subdivision of Land Section 6.7 Public Engagement and Notice Section 6.8 Adoptions and Amendments |
| City of Yellowknife Zoning By-law No. 5045, as amended | Chapter 3 Roles and Responsibilities Chapter 5 Appeals and Amendments Chapter 7 General Development Regulations Applicable to all Zones Chapter 8 General Development Regulations Applicable to Residential Zones Chapter 9 General Development Regulations Applicable to Non-Residential Zones Section 10.3 RC – Residential Central Section 13.3 NA – Natural Area |
| Civic Address: | Adjacent to 4302 49 Ave |
| Access: | 49 Avenue (accessed through 4302 49 Ave) |
| Municipal Services | No changes proposed to alter the existing municipal services on-site. No additional municipal services proposed. |

Recommendation:

PL-2025-0049 is an application for Community Plan and Zoning By-law Amendments. The Development Officer recommends that the proposed amendments to Community Plan By-law No. 5007 and Zoning By-law No. 5045, for a portion of Lot 5, Block 301, Plan 2631 to be re-designated, rezoned, and disposed for future development (Accessory Building) in support of expanding the applicant's business operation in the adjacent property, be brought forward to Council for decision. A Land Application, Subdivision Application for consolidation, and Development and Building Permits will be required if these amendments are approved by Council. The following are recommended conditions of approval.

CONDITIONS OF APPROVAL

1. The developer shall apply for a subdivision and land acquisition application to consolidate a portion of Lot 5, Block 301, Plan 2631 (subject area) with Lot 5, Block 70A, Plan 479, upon Community Plan and Zoning By-Law Amendments adoption; and
2. The developer shall obtain a Development Permit and, within 12 months, enter into a Development Agreement with the City of Yellowknife.

Proposal:

The application proposes both Community Plan and Zoning By-law Amendments to redesignate and rezone a portion of Lot 5, Block 301, Plan 2631 with Lot 5, Block 70A, Plan 479 for the development of a small accessory storage shed associated with the existing use on Lot 5, Block 70A, Plan 479. The proposed amendments would redesignate the subject area from Niven Residential to Downtown Central Residential and rezone it from NA – Natural Area to RC – Residential Central, bringing it into alignment with the existing designation and zoning of the principal lot.

Background:

Jackpine Paddle, a locally-owned adventure tourism company specializing in canoeing, kayaking, and arctic paddling, applied to expand Lot 5, Block 70A, Plan 479, a developed residential property located along 49 Avenue within the Downtown Central Residential area, by acquiring a small portion of the adjacent land. The existing property currently functions as staff housing, as well as storage space for their canoes and other outdoor equipment. The adjacent Lot 5, Block 301, Plan 2631 is a large, undeveloped municipally owned parcel characterized by rocky outcrops, vegetation, informal footpaths, and a utility right-of-way associated with an overhead transmission line. The applicant seeks to acquire a small, irregularly shaped portion of this parcel, located between the utility right-of-way and the two roadways, Niven Drive and 49 Avenue, and consolidate it with their existing lot.

SUPPORTING STUDIES AND REPORTS

- Planning Justification Report, submitted by Dillon Consulting Limited
- [Memorandum to Governance and Priorities Committee, January 16, 2023](#)

Assessment of the Application:

JUSTIFICATION

The subject area is designated Niven Residential under Community Plan By-law No. 5007, which allows residential development, but is zoned NA – Natural Area under Zoning By-law No. 5045, which does not permit development. A Zoning By-law Amendment is therefore required to rezone the subject area to RC – Residential Central to allow for future development. A Community Plan Amendment is also required to redesignate the site. The proposed land use designation is Downtown Central Residential, which aligns with the adjacent property and provides clearer direction for developing the two lots.

The application is assessed according to the legislation, community plan policies, and zoning by-law.

LEGISLATION

- *Cities, Towns and Villages Act, SNWT 2003, c.22*

Sections 73 to 76 and Section 129 of the *Act* state that Council may, by bylaw, amend a by-law and state the required procedure to approve by-laws. A by-law must have three readings and a statutory public hearing to be effective.

- Community Planning and Development Act

The *Community Planning and Development Act* establishes the framework for the City to regulate development within its boundaries. Section 3 of the *Act* states that the purpose of a community plan is to provide a policy framework to guide the physical development of a municipality, having regard to sustainability, the environment, and the economic, social and cultural development of the community.

Section 12 of the *Act* states that the purpose of a zoning by-law 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. Subsection (4) further states that a zoning bylaw must not conflict with a community plan.

- Community Plan By-law No. 5007

“The purpose of a community plan is to provide a policy framework to guide the physical development of a municipality, having regard to sustainability, the environment, and the economic, social and cultural development of the community”. (*Community Planning and Development Act*, Section 3 (1)).

This 2019 Community Plan is a comprehensive outline of the goals and objectives for the City with directive policies to accomplish the objectives. All applicable policies of the Community Plan are to be considered and applied at the time of development.

Section 6.8 of the Community Plan By-law states the application and review process of a Community Plan By-law Amendment.

- Zoning By-law No. 5045

The general purpose of a zoning bylaw is to guide the physical development of a municipality by offering regulations to the use and development of land and buildings within the municipal boundary of the City.

The Development Officer is directed to receive and process development permit applications as referred to in sections 3.1.1 of the By-law; whereas Council is directed to approve, add any specific provisions, or deny all applications for an amendment to the By-law as referred to in section 3.2.1 of the By-law.

Section 5.2 of the Zoning By-law states the application and review process of a Zoning By-law Amendment.

PLANNING ANALYSIS

Community Plan By-law No. 5007

The development proposal is consistent with the land use principles in Section 3.2 of the Community Plan, which promote efficient land use and orderly development within established neighbourhoods. The proposal makes use of a small portion of land and integrates it into an existing residential parcel, reducing fragmented land patterns and supporting efficient potential subdivision of land.

Section 4.1.2 of the Community Plan identifies the Downtown Central Residential Land Use Designation as a zone intended primarily for residential and compatible uses close to the downtown core, with pedestrian-friendly access and mixed-use potential. The land use of this area will continue to be predominantly residential that allows for medium and higher densities and supports easy access to the City Core and its amenities. The proposal does not introduce new residential density or built form beyond what is anticipated to facilitate an accessory structure that supports the continued use of the site.

Section 4.5 of the Community Plan supports a range of residential densities and future infill within the Niven area. The subject land is constrained by its irregular shape, adjacent roadways, and existing utility right-of-way. Given its location immediately adjacent to Downtown Central Residential areas and its intended use in support of an existing residential property, redesignating this portion to Downtown Central Residential represents a logical and contextual approach.

| 4.1.2 Downtown Central Residential Objectives and Policies | | | |
|---|---|------------------|--|
| Planning and Development Objectives: | | Policies: | |
| 6. | To increase mixed land uses that are compact and compliment land uses in the City Core. | 6-a. | Accessory uses will be permitted such as home based businesses. Other permitted uses will include day cares and convenience stores that promote complete communities and reduce the need to use private motor vehicles to access services. |

Sections 4.1.2 and 4.5 of the Community Plan support the proposed redesignation by recognizing the site's functional relationship to the Downtown Central Residential area and the City Core, which are intended to support compatible residential uses, including accessory uses that reinforce established neighbourhood patterns.

Sections 5.3 and 5.4 emphasize efficient use of existing municipal services and transportation networks. The proposal does not introduce new residential units, alter access, or generate additional traffic. Municipal servicing is already available to the existing residential lot, and the proposed accessory development will not result in increased demand on infrastructure or transportation systems.

| 5.3 Municipal Infrastructure Objectives and Policies | | | |
|---|--|------------------|--|
| Planning and Development Objectives: | | Policies: | |
| 3. | To concentrate commercial and residential development in areas serviced by piped water and sewer services. | 3-a. | Commercial and residential development will be prioritized in areas with piped water and sewer services. |

| 5.4 Subdivision and Land Development Sequencing Objectives and Policies | | | |
|--|--|------------------|--|
| Planning and Development Objectives: | | Policies: | |
| 1. | To utilize existing infrastructure for land development. | 1-a. | Vacant lots, both City owned and private, within the built area of the City will be prioritized before greenfield development. |

The City's development goals support land use flexibility and intensification of existing developed areas. These goals can be achieved by prioritizing compact urban growth and infill opportunities. Although the Residential Central Downtown designation is primarily oriented toward residential development and compatible uses, the proposed land acquisition and consolidation support the continued residential use of the site by allowing a small accessory structure without adding density or changing neighbourhood character. Because the Community Plan encourages centrally located services that enhance walkability and support sustainable community infrastructure, the proposal is consistent with these objectives and

does not fundamentally alter the intent of the Residential Central Downtown area. This Community Plan amendment will provide the subject area stronger alignment with the surrounding designation.

Zoning By-law No. 5045

- NA – Natural Area (Section 13.3):

The portion of Lot 5, Block 301, Plan 2631 (subject area) is currently zoned NA – Natural Area. This zone is intended to preserve and maintain areas in their natural state by restricting development, while Urban Agriculture may be considered.

- RC – Residential Central (Section 10.3):

The general purpose of the RC – Residential Central Zone is “to provide an area that supports the transition to a mix of Uses that include residential, commercial, Institutional and other compatible Uses through infill Development and densification of existing developed Lots in the area closest to the City core”.

The Residential Central zone is intended to accommodate residential development and accessory uses in areas transitioning from the downtown core. Rezoning the subject area to RC – Residential Central aligns the zoning with the existing residential lot and supports consistent land use across the consolidated parcel. The primary use of the site will remain residential, and the proposed development will maintain the character and function of surrounding properties.

Accessory buildings and accessory uses are permitted within the Residential Central zone. The proposed storage shed is clearly accessory to the existing single-detached dwelling and supports the continued use of the site. The proposal remains fully consistent with permitted uses under the RC Zone and is subject to its regulations to be further verified at the development permit stage.

- Drainage and Grading (Section 7.3):

The proposed development will maintain the natural contour of the land. The proposal does not change the existing grade of the property. Any minor grading required to support the accessory structure will be addressed at the development permit stage to ensure compliance with the Zoning By-law.

- Vehicular Access and On-site Traffic (Section 7.4):

Section 7.4 addresses vehicular access, circulation, and traffic impacts associated with development. The proposal does not introduce new dwelling units, additional access points, or changes to existing driveways. Vehicular access to the site will continue to occur via the existing residential property on 49 Avenue. Given the limited scope of the proposal, no increase in on-site traffic or changes to traffic patterns are anticipated.

- General Landscaping Regulations (Section 7.5):

According to the RC Zone regulations, a minimum of 100% of the Residual Area is required to be landscaped. The proposed consolidation and accessory structure do not result in the removal of significant landscaping features or changes to the overall landscaped character of the site. Any minor landscaping adjustments required to accommodate the accessory structure will be addressed through the development permit process. The proposal maintains the established residential character of the site and surrounding area and will not alter the line of trees along Niven Drive as part of this development.

- Parking and Driveways (Section 7.8):

As per Table 7-3 of the Zoning By-law, there are no parking requirements for accessory buildings. As such, the proposal does not increase parking demand, as it does not introduce additional residential units or new uses. No new driveways or parking areas are proposed, and existing on-site parking associated with the residential use will continue to meet Zoning By-law requirements.

Servicing/ Safety/ Park & Recreation/ Community/ Reconciliation

The proposed development lies within the City's sewer and water piped serviceable area; however, no additional connections are proposed. The proposal does not introduce safety concerns related to traffic, visibility, or site access. The accessory structure will be located within a consolidated residential lot and designed to comply with setback and separation requirements, maintaining safe visibility and clear access around the site. The proposed shed is also setback 3.5m from the utility line, which NAKA Power Utilities identified no concerns with.

The proposal does not affect public parks, trails, or recreational spaces, and the consolidation will not impede access to Niven Lake or surrounding recreational amenities. Community garden beds currently exist on adjacent corners like 43 Street/ 49 Avenue and Niven Drive/ Trails End Crescent. The subject area could potentially present an opportunity to accommodate an additional, small community garden space at the corner of the consolidated lot to complement the other garden beds.

Residential Infill Considerations

At its January 16, 2023 meeting, Council identified Lot 5, Block 301, Plan 2631 as a potential candidate for future infill development as part of the City's broader intensification strategy. The portion of land proposed to be acquired and consolidated forms a small portion of Lot 5, Block 301. The development proposes a small accessory structure that supports outdoor recreation and tourism-related activities, providing a community benefit while still maintaining long-term flexibility for future infill of the remaining lands. As such, the proposal does not limit future development opportunities for the remaining Lot 5, Block 301. A Land Acquisition and Subdivision Applications are required to allow development on the subject lands, and the City's Lands Division identified no concerns with the proposed acquisition at the time of this application.

City Departmental Consultation

Pursuant to section 4.5.1 of the Zoning By-law, the following City Departments and external agencies were contacted and advised to provide comments. The request for comments was sent as part of the application process. Comments received were considered to determine appropriateness of the development proposal. Comments received are summarized in the table below:

| No. | City Department | Comments | Consideration |
|-----|---------------------------------------|------------------------------|-------------------------------|
| 1. | Lands and Building Services | No concerns were identified. | No consideration is required. |
| 2. | YKFD (Fire), Municipal Enforcement | No concerns were identified. | No consideration is required. |

| | | | |
|----|------------------------------|---|---|
| 3. | Public Works and Engineering | No concerns were identified. | No consideration is required. |
| 4. | NAKA Power Utilities (NWT) | NAKA will require an easement established and registered on the title for the existing powerline before the property is disposed. | Requirement of an easement will be considered and applied during the Land Application stage. No further consideration is required. |

Public Consultation

A Notice of Application for the zoning by-law amendment and development permit was posted on-site at the subject property, as well on the City's website, on November 6, 2025, per section 4.5 of Zoning By-law No. 5045, Section 6.7 of Community Plan By-law No. 5007, and section 14 (2) of the *Community Planning and Development Act*. As a result, the following comments were received from the public:

| No. | Public Comments | Consideration |
|-----|---|---|
| 1. | <p>We are writing to express our full support for the proposed development at the property adjacent to 4304 49th Avenue. As the owner of the property at this address, I believe that the development aligns well with the aesthetic character of our neighborhood and will enhance its overall appearance.</p> <p>Additionally, we are pleased to see that the project site preparation includes fire-smarting initiatives, which will significantly benefit the safety of our community. We feel that supporting such developments that prioritize safety and visual harmony is important for maintaining the quality of life in our neighborhood. (November 9, 2025)</p> | Comment acknowledged, and no consideration is required. |
| 2. | <p>I am writing in support of the application and rezoning of land adjacent to 4302 49th Avenue in Yellowknife. The land is a portion of lot 5, block 301, plan 2631 to be used for equipment storage by Jackpine Paddle.</p> <p>I am a Yellowknife resident and have been on 4 guided trips with Jackpine Paddle in remote areas of the NWT. I truly value the fact that we have a local business offering world class wilderness canoe adventures. It is crucial to support locally owned and operated tourism operators like Jackpine Paddle rather than relying on outside companies to provide guided canoe trips in the NWT.</p> | Comment acknowledged, and no consideration is required. |

| | | |
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| | <p>The additional space requested is important for Jackpine's continued high standard of operations. I fully support this land use designation and zoning amendment.</p> <p>(November 13, 2025)</p> | |
| 3. | <p>I support the proposal by Dan Wong to purchase the subdivided section of land shown on the Notice of Application PL-2025-0049.</p> <p>Dan Wong's business, Jackpine Paddle, is a valuable addition to Yellowknife, and the NWT in general. For him to be able to properly operate, and to add to his wilderness offerings, having storage for his canoes and gear makes sense. As noted in his application, this small piece of land is not useful for other types of development, but suitable to his needs, which are very low impact.</p> <p>I have one caveat: that approximately 5 metres along the road remain undeveloped. This means not all the trees are cut, and it keeps a natural border natural for those out walking or driving.</p> <p>(November 13, 2025)</p> | <p>Comment acknowledged. The proposal will not alter the line of trees along Niven Drive as part of this proposal. Any future development on the site will have to comply with the RC – Residential Central Zone landscaping requirement.</p> |
| 4. | <p>Please find letter of attached for Jackpine Paddle's land application, file #: PL-2025-0049.</p> <p>(November 14, 2025)</p> | <p>Comment acknowledged, and no consideration is required.</p> <p>Letter from NWT Tourism can be found under Appendix B.</p> |
| 5. | <p>I am writing to you in support of Jackpine Paddle's application to purchase city-owned land on 49th Avenue.</p> <p>Jackpine Paddle is a northern-owned business that employs Yellowknife resident and Northerners and purchases goods and services from Yellowknife and Northern businesses.</p> <p>I have known Dan Wong for a number of years and have been impressed with his talent for establishing and growing his business. I believe it is important to support Yellowknife and Northern businesses as much as possible and the purchase of this land will allow Jackpine to grow its business and continue contributing to the Yellowknife economy. I know that Jackpine is currently challenged to find space to store its canoes, camping equipment and outfitting gear.</p> | <p>Comment acknowledged, and no consideration is required.</p> |

| | | |
|----|--|---|
| | As a Northerner, I am strongly in support of this application. (November 15, 2025) | |
| 6. | I'm sending a quick email to say that I approve of Jack Pine Paddle's application to purchase a small piece of land next to their property on 49th Street . They are an important local business that I have used often and I know being able to have a bit of extra space to build a storage shed for their gear would be of immense value to them. I live at [REDACTED] just across the road and it's a small piece of land I pass most days. (November 17, 2025) | Comment acknowledged, and no consideration is required. |
| 7. | We would like to send our keen support for the development proposal by Jackpine Paddle to use the lot adjacent for much needed expansion of their business. Over the past decade, we have watched Jackpine grow into a very respectable Northern Canoe Guiding company - of a calibre equal to or greater than Southern outfits such as Black Feather and Canoe North. Jackpine provides water and wilderness education to locals, visitors, and schools in Yellowknife and smaller communities; and they train local youth to be highly competent canoe guides. They provide local employment and bring tourist dollars into Yellowknife and smaller communities. Jackpine is precisely the type of small business that the North needs and can be proud of. We strongly support the City of Yellowknife's approval of their application for more land to build a canoe and equipment storage building. (November 17, 2025) | Comment acknowledged, and no consideration is required. |
| 8. | Please see the attached letter of support for Dan Wong of Jackpine Paddle's application on behalf of our business. (November 17, 2025) | Comment acknowledged, and no consideration is required. Letter from Peterson's Point Lake Lodge can be found under Appendix C. |
| 9. | I am writing in support of Jackpine Paddle's application file number is PL-2025-0049 to purchase a triangular piece of city owned land next to their current property. Jackpine Paddle is an important business in our community, bringing in tourists from around the world but also supporting our local community to get | Comment acknowledged, and no consideration is required. |

| | | |
|-----|---|---|
| | <p>outdoors. They have also provided amazing mentorship to my own kids, one of whom apprenticed with them to become a guide, and the others having attending camps that fostered a love for outdoor adventure.</p> <p>Jackpine Paddle needs space for gear storage and organization. Being able to purchase this parcel of land would support them in their business growth. (November 17, 2025)</p> | |
| 10. | <p>Jackpine Paddle through Dillon Consulting has submitted an application and planning justification report for the proposed land acquisition and redesignation and rezoning of a portion of Lot 5, Block 301, Plan 2631, and subsequent consolidation with Lot 5, Block 70A, Plan 479 in the City of Yellowknife (City). The purpose of this land acquisition is for Jackpine Paddle to build a storage shed.</p> <p>The existing zoning of the land proposed to be rezoned (Lot 5, Block 301, Plan 2631) is Natural Area and it is proposed that the whole area (about 5.9 ha) be rezoned to Residential Central so that a very small portion of that land (roughly 0.1ha) can be acquired by Jackpine Paddle to construct a shed. I completely support Jackpine Paddle's intent to construct a shed as they currently store their canoes and kayaks in the backyard of the land owned by Jackpine (Lot 5, Block 70A, Plan 479).</p> <p>What I don't understand is why the entire Natural Area needs to be rezoned in order to subdivide the very small portion of land that the applicant is wanting to acquire. Please explain to me: Is it not possible to subdivide the land that the proponent is asking to acquire and rezone only that small portion of land? And leave the remainder of the Natural Area zoned as Natural Area? Much as I support Jackpine Paddle's intent to acquire that small piece of land I do not support rezoning the entire Natural Area to Residential Central.</p> <p>It has always been my understanding that when City rezones an area – particularly an area zoned as Natural Area or as Park and Protected Area – community</p> | <p>Comment acknowledged, and no consideration is required.</p> <p>Development Officer clarified that this application to rezone and acquire land is only for a portion of Lot 5 Block 301, as illustrated in the Notice and Planning Justification Report. It is not for the entire Lot.</p> <p>The resident then acknowledged this clarification and their misunderstanding of the Notice and extent of the subject area.</p> <p>No further consideration is required.</p> |

| | | |
|--|--|--|
| | <p>consultation is required. Please correct me if I'm wrong. For Jackpine Paddle's application to acquire the small piece of currently zoned Natural Area there was only one sign posted that made the public aware of Jackpine's intent. And the first time I spotted that sign it was half hidden in the bushes along the Niven Drive sidewalk. A few days later it was more visible and close to the lot currently owned by Jackpine Paddle. If indeed the whole area currently zoned as Natural Area needs to be rezoned to allow for the extraction of the tiny piece of land that Jackpine wants to acquire, and the remainder of that Natural Area is then intended to remain rezoned as Residential Central would that then not require more to inform the public than one small sign next to a side walk that is not very heavily frequented? Would City not need to at least put up a sign along Niven Lake trail which is much heavier frequented to inform the public?</p> <p>While the proposal in question states under "Other Policy Considerations" that "In the January 16th 2023 City Council meeting, Lot 5, Block 301, Plan 2631 was included in a list of potential lands for infill development and an area for future consideration by the City as a priority infill area" I want to remind City that there was considerable opposition to the concept of infilling inner-city green spaces which City conveniently appears to have ignored. I for one have repeatedly voiced my opposition to infilling inner-city green spaces. These green spaces are immensely important for the overall well-being of Yellowknife residents. Particularly if these green spaces border on the only two inner-city walking trails in this town that are both designated as so-called nature trails. Such trails should be kept as natural as possible. The Niven Lake trail has already lost much of its naturalness due to the construction of housing along the trail. The few areas of naturalness that remain should be left untouched for residents' current and future enjoyment. And that will only happen if the rezoning of the current Natural Area is limited to the area that Jackpine Paddle wishes to acquire and the remainder of the current Natural Area remains zoned as Natural Area.</p> <p>(November 20, 2025)</p> | |
|--|--|--|

Next Steps

A statutory public hearing will be held once the proposed by-law amendments have received first reading from Council, as per section 129 of the *Cities, Towns and Villages Act*. Council would then review public input from this meeting and by resolution, make a decision on the proposed by-law amendments after all due procedures and consultations are complete, including Ministerial approval for the Community Plan By-law Amendment. Council decision on these By-laws is final.

The applicant may apply for a Development Permit after the By-law amendments are approved. A Notice of Decision for development permit will be posted at the site, as required by law. The Notice will be subject to a 14-day appeal period, commencing on the date of the approval. If not appealed within this 14-day period, the development will be considered effective starting on the 15th day.

In parallel, a Land Application will be submitted to acquire the subject lands, and a Subdivision Application will be submitted to the GNWT to consolidate the lots. The development, as well as any future proposals, will remain subject to all applicable approvals, permits, or conditions.

Conditions of Approval:

1. The developer shall apply for a subdivision and land acquisition application to consolidate a portion of Lot 5, Block 301, Plan 2631 (subject area) with Lot 5, Block 70A, Plan 479, upon Community Plan and Zoning By-Law Amendments adoption; and
2. The developer shall obtain a Development Permit and, within 12 months, enter into a Development Agreement with the City of Yellowknife.

In conclusion, the proposed Community Plan By-law and Zoning By-law Amendments support an appropriate adjustment to existing land to facilitate continued and efficient use of the site. The proposal is consistent with the intent of the Community Plan, aligns with surrounding land use designations and zoning, does not compromise future infill opportunities, and can be accommodated without adverse impacts on servicing, transportation, or neighbourhood character. For these reasons, the proposed amendments, to re-designate and rezone a portion of Lot 5, Block 301, Plan 2631, and acquire it for future development (Accessory Building) in support of expanding Jackpine Paddle, are recommended to be brought forward to Council for decision following the corresponding procedures established in the regulations, and subject to any conditions required by the City and applicable approving authorities.

Prepared [and reviewed] by:

Bassel Sleem
Planner II, Planning and Environment

Date

Concurrence by:

Tatsuyuki Setta, RPP, MCIP, AICP
Manager, Planning and Environment

Date

Appendix A: Application PL-2025-0049 and Submitted Planning Justification Report

Appendix B: Letter of Support from NWT Tourism

Appendix C: Letter of Support from Peterson's Point Lake Lodge

Appendix A:



Planning and
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CITY OF YELLOWKNIFE

A

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Fee Paid:

Email: permits@yellowknife.ca in a PDF format.
Deliver or mail to: City Hall, 4807-52 St, P.O. Box 580, Yellowknife,
NT, X1A 2N4
Phone: 867-920-5600

General Information Form

| Property Information | | | |
|--|---------------|------------|-----------|
| Property Owner Name: (List all current Property Owners) | [REDACTED] | | |
| Telephone: | [REDACTED] | [REDACTED] | |
| Civic Address: | 4302 49th Ave | | |
| Legal Description | Lot: 5 | Block: 70A | Plan: 479 |

| Applicant Information | |
|--------------------------------------|---|
| Applicant Name: | Dustin Martin |
| Company Name (if applicable): | Dillon Consulting |
| Telephone: | [REDACTED] |
| Mailing Address: | [REDACTED] |
| Authorization of Agent/ Applicant | If Property Owner is different from Agent/Applicant, please fill out and attach the "Authorization of Agent/Applicant" form A1, to be signed by the Property Owner. |

| Important Note: |
|--|
| In accordance with the provisions of the <i>Community Planning and Development Act</i> (for Planning applications) and the provisions of the <i>Cities, Towns and Villages Act</i> (for Lands and Building applications), the City Planning and Development Department provides public access to all development applications and supporting documentation as required or allowed by the legislation. By submitting this application and supporting documentation, you acknowledge and consent that the information on this application and any supporting documentation provided by you, your agents, solicitors, and consultants will be part of the public record and may also be used for preparing documents made available to the general public. If you have any questions or concerns about the collection, use, disclosure or destruction of the information collected on this form, please contact the Director of Planning & Development, City of Yellowknife, 4807 52 St, Yellowknife, NT X1A 2N4, 867-920-5600. |

| Declaration of Property Owner: | |
|---|-------------|
| I, [REDACTED], the Property Owner(s) for this subject Lot(s), certify that the information submitted in this application is true and conforms with City By-laws, to the best of my knowledge. | |
| Signature | Date |
| [REDACTED] | May 6, 2025 |
| Signature | Date |
| | |

Application Guide

Planning and Development Department

- ☒ **Form A - General Information Form** (Form A is required to be filled out and attached to all applications across both divisions)
- ☐ **Form A1 - Authorization of Agent/Applicant** (When Property Owner is different from Applicant/Agent, Form A1 is required to be filled out, signed by the Property Owner, and included in the application package)
- ☐ **Form A2 - Development Incentives Application** (For all tax abatements and grants, as outlined in the Development Incentives By-law No. 5097)



Planning and Environment Division

- ☐ **Form P - Development Permit Application / Development Permit Amendment Application / Change of Use Application**
- ☐ **Form P1 - Variance Request Application**
- ☒ **Form P2 - Zoning By-law and/or Community Plan Amendment**
- ☐ **Form P3 - Heritage Application**
- ☐ **Form P4 - File Information Letter Request / Certificate of Compliance Letter Request**

Lands and Building Services Division

- ☐ **Form B - Building Permit**
- ☐ **Form B - Mechanical Permit**
- ☐ **Form B - Water/Sewer - Connect/Disconnect**
- ☐ **Form B - File Information Letter Request**
- ☒ **Form L1 - Land Application**
- ☐ **Form L2 - Encroachment on Municipal Land**
- ☐ **Form L3 - Geotechnical Testing on Municipal Land**



Application Forms

Each application must be filled out completely and clearly, and must be accompanied by a development sketch with all relevant information. Incomplete applications and sketches will be returned without further processing until the corrected material is filed. At minimum, development sketches shall include all abutting lands and property lines, all existing and proposed structures (labeled) including any natural and artificial features, location and nature of any restrictive covenant or easement affecting the subject lands. Dimensions and measurements shall be expressed in metric units. Applications are encouraged to be made online, through our City of Yellowknife Portal: <https://cityview.yellowknife.ca/Portal>

Application Fee

The fee for processing an application or permit shall be paid to the City in accordance with the [Fees and Charges By-law No. 4436](#), as amended. Where the application involves more than one type of development or service, the fee shall be the sum of all applicable fees. Where development proceeds without a permit being first obtained, the appropriate fees shall be doubled. Where a demolition application is separate from an application for construction on the same site, the demolition permit application shall be based on the type of building/structure to be demolished. Where more than one variance is requested, one application is to be made per property and may include more than one variance.



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CITY OF YELLOWKNIFE

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NT, X1A 2N4
Phone: 867-920-5600

Authorization of Agent/Applicant

Authorization of Agent / Applicant

I/We, [REDACTED], am/are the registered owner(s)

of the property described as Lot 5, Block 70A, Plan 479

print address (civic or legal)

and hereby authorize the Agents/Applicants listed below to submit information in regards to this permit and/or application. From the date of signature, and until such time as the Owner provides written revocation of the Agent's appointment to the City of Yellowknife, the Owner:

1. Consents to the Agent(s) accessing information related to this application and the property that may be in the custody or control of the Department of Planning and Development, of the City of Yellowknife;

2. Authorizes the Agent(s) to act in accordance with the City of Yellowknife's Building and Zoning By-laws, including to endorse applications, documents, and/or permits related to this application on behalf of the Owner;

3. Accepts and understands that the Owner is fully responsible for the Agent(s)' acts or omissions related to this application, the City of Yellowknife's Zoning By-law, Building By-law, and all other enactments;

4. Accepts and understands that the Appointment of an Agent(s) in no way alters or diminishes the Owner's responsibilities as expressed in the City of Yellowknife's Zoning and Building By-laws, or any other enactment and in no way modifies any waiver, indemnification, or release provided by the Owner to the City of Yellowknife or its authorized Agent(s).

List of Authorized Agent/Applicant (s) and their role in regard to this application :

Dustin Martin

print name

RPP

role

Margaret Kralt

print name

RPP

role

print name

role

[REDACTED]
Property Owner Signature

May 6, 2025
Date

Property Owner Signature

Date



Planning and
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CITY OF YELLOWKNIFE

P2

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Phone: 867-920-5600

Zoning By-law and/or Community Plan Amendment Application

Proposed Amendment

| | |
|---|---|
| Existing Zoning/ 2020 Community Plan: Land Use Designation, Text, or Map | Existing Zoning: Natural Area Existing Land Use Designation: Niven Residential |
| Proposed Zoning/ 2020 Community Plan: Land Use Designation, Text, or Map | Proposed Zoning: Residential Central Proposed Land Use Designation: Downtown - Central Residential |

Describe the requested amendment, and the rationale for the request, in detail:

See attached Planning Justification Report

Important Note:

In accordance with the provisions of the *Community Planning and Development Act*, the City Planning and Development Department provides public access to all development applications and supporting documentation as required or allowed by the legislation. By submitting this application and supporting documentation, you acknowledge and consent that the information on this application and any supporting documentation provided by you, your agents, solicitors, and consultants will be part of the public record and may also be used for preparing documents made available to the general public. If you have any questions or concerns about the collection, use, disclosure or destruction of the information collected on this form, please contact the Director of Planning & Development, City of Yellowknife, 4807 52 St, Yellowknife, NT X1A 2N4, 867-920-5600.

1. Attach any documents, studies or reports that support your reasons for this request,
2. Additional information may be attached to this application. Additional information may be requested by the Development Officer of the City of Yellowknife in support of this application.
3. Notwithstanding anything contained in Zoning By-law No. 5045 or the 2020 Community Plan, a proposed amendment which has been rejected by Council within the previous 12 months shall not be reconsidered unless Council otherwise directs by resolution.

Declaration of Applicant:

I, [Redacted], the applicant for this application, certify that the information submitted in this application is true and conforms with City By-laws, to the best of my knowledge.

Signature

Date

May 6, 2025



Planning and
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CITY OF YELLOWKNIFE

L1

PL-

GL #: 6100-1-4400

Fee Paid:

Email: permits@yellowknife.ca in a PDF format.

Deliver or mail to: City Hall, 4807-52 St, P.O. Box 580, Yellowknife,

NT, X1A 2N4

Phone: 867-920-5600

Land Application Form

| Land Information | |
|------------------------------------|--|
| Purpose of Application: | <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Purchase |
| Area of Land (in square metres) | 988 square metres |
| Description of Land (attach a map) | If the land you are applying for is un-surveyed, describe the location and attach a map. |

Describe your proposed development in detail, including current conditions of the site:

The applicant is seeking to acquire a portion of Lot 5, Block 301, Plan 263 as illustrated in Appendix A. It is their intent to consolidate this portion of land Lot 5, Block 70A, Plan 479 and redesignate to Residential Central (RC).

This consolidation and redesignation will support the development of a storage shed. It is the intent of the applicant to use the shed for the storage of canoes and other equipment associated with their business, Jackpine Paddle.

See attached Planning Justification Report for additional information.

Important Note:

In accordance with the provisions of the *Cities, Towns and Villages Act*, the City Planning and Development Department provides public access to all development applications and supporting documentation as required or allowed by the legislation. By submitting this application and supporting documentation, you acknowledge and consent that the information on this application and any supporting documentation provided by you, your agents, solicitors, and consultants will be part of the public record and may also be used for preparing documents made available to the general public. If you have any questions or concerns about the collection, use, disclosure or destruction of the information collected on this form, please contact the Director of Planning & Development, City of Yellowknife, 4807 52 St, Yellowknife, NT X1A 2N4, 867-920-5600.

1. An application fee, the value of which is listed in the Fees and Charges By-law No. 4436, as amended, must be submitted with this application. In the event that a Land Application is not processed, 60% of the Land Application Fee shall be refunded.

2. This application must be attached to Form A - General Information. Any application which does not include the required information will be held until all information has been received.

3. All applications will be reviewed pursuant to the Land Administration By-law, and any other relevant City By-laws.

Declaration of Applicant:

I, [redacted], the applicant for this application, certify that the information submitted in this application is true and conforms with City By-laws, to the best of my knowledge.

Signature

Date



JACKPINE PADDLE

Planning Justification Report

Community Plan and Zoning Bylaw Amendment

May 2025 – 25-9908

Table of Contents

| | | |
|------------|---|----------|
| 1.0 | Introduction | 1 |
| 2.0 | Subject Lands | 2 |
| 2.1 | Lot 5, Block 70A, Plan 479..... | 2 |
| 2.2 | Lot 5, Block 301, Plan 2631..... | 2 |
| 3.0 | Proposed Development | 4 |
| 3.1 | Required Applications..... | 4 |
| 4.0 | Policy Analysis | 5 |
| 4.1 | Community Planning and Development Act..... | 5 |
| 4.2 | City of Yellowknife Community Plan | 5 |
| 4.2.1 | Downtown Central Residential | 5 |
| 4.2.2 | Niven Residential..... | 6 |
| 4.3 | City of Yellowknife Zoning Bylaw | 6 |
| 5.0 | Other Policy Considerations | 7 |
| 6.0 | Conclusion | 8 |
| | Tables | |
| | Table 1: Existing and Proposed Designations and Zones | 1 |
| | Appendices | |
| A | Figures | |

1.0 Introduction

Dillon Consulting Limited (Dillon) has been retained by Dan Wong (the Applicant), owner of Jackpine Paddle, to act as Professional Planners for the proposed land acquisition and redesignation and rezoning of a portion of Lot 5, Block 301, Plan 2631, and subsequent consolidation with Lot 5, Block 70A, Plan 479 in the City of Yellowknife (City).

The Applicant proposes to acquire and consolidate this land so that they can construct a storage shed on the consolidated lot. **Table 1** below details the proposed redesignation and rezoning.

Table 1: Existing and Proposed Designations and Zones

| Property | Existing Designation and Zone | Proposed Designation and Zone |
|---|--|--|
| Legal Description: *Lot 5, Block 301, Plan 2631 | Community Plan By-Law 5007 Designation: Niven Residential Zoning By-Law 5045 Zone: Natural Area | Community Plan By-Law 5007 Designation: Downtown – Central Residential Zoning By-Law 5045 Zone: Residential Central |
| Legal Description: Lot 5, Block 70A, Plan 479 Civic Address: 4302 49 Ave | Community Plan By-Law 5007 Designation: Downtown – Central Residential Zoning By-Law 5045 Zone: Residential Central | Community Plan By-Law 5007 Designation: Downtown – Central Residential (no change) Zoning By-Law 5045 Zone: Residential Central (no change) |

*Only a portion of Lot 5, Block 301, Plan 2631 is planned to be redesignated, rezoned, and consolidated with Lot 5, Block 70A, Plan 479. A detailed map with the proposed area is appended to this report in **Appendix A**.

This Planning Justification Report has been prepared to support the submission of the Land Application (Form L1) and the Zoning By-Law and Community Plan Amendment Application (Form P2).

2.0 Subject Lands

This section of the report describes the subject lands. It is separated into two parts. The first part describes the lot currently owned by the applicant (Lot 5, Block 70A, Plan 479). The second part describes the portion of the lot that the applicant wishes to purchase, redesignate/rezone, and consolidate (Lot 5, Block 301, Plan 2631).

2.1 Lot 5, Block 70A, Plan 479

The municipal address of this lot is 4302 49 Avenue. The lot is rectangular in shape and fronts 49 Avenue near the intersection of 49 Avenue and 43 Street. The lot is situated in a northwest (rear) to southeast (front) orientation. The lot has an area of approximately 835 m² or 0.0835 ha. The approximate lot frontage is 18.3 m in width and the approximate lot length is 45.7 m. The lot is currently developed with a single storey single detached dwelling.

Adjacent Land Uses are described below:

Northeast: The subject lot is bounded on the northeast by Lot 5, Block 301, Plan 2631. Lot 5, Block 301, Plan 2631 forms an irregular triangle shape between 43 Street, 49th Avenue and the subject lot.

Southeast: The subject lot is bounded on the southeast by 49th Avenue for the entire boundary of the lot frontage.

Southwest: The lot immediately adjacent to the subject lot to the southwest is a developed residential lot with a single storey single detached dwelling. This lot is also zoned Residential Central in Zoning By-Law 5045 and is designated Downtown-Central Residential in Community Plan By-Law 5007.

Northwest: The subject lot is bounded on the northwest by Lot 5, Block 301, Plan 2631. This lot is described in more detail in **Section 2.2** of this report.

2.2 Lot 5, Block 301, Plan 2631

The entirety of Lot 5, Block 301, and Plan 2631 is an undeveloped municipally owned lot. It is characterized by rocky outcroppings, trees and bushes, some informal footpaths, and a portion of the Niven Lake Trail on the northern portion of the lot near Lake Niven. The lot has an area of approximately 59,282 m² or 5.92 ha. However, the portion of this lot that the applicant wishes to acquire is approximately 988 m² or 0.0988 ha. A power line crosses the parcel from the southeast corner of the lot and rounds behind the existing homes along 49th Ave. A Caveat is registered on the Certificate of Title (COT) for a right of way for a surveyed transmission line which is marked on the Canada Lands Survey (CLS) record 78125.

The existing power line within the right of way limits potential development on the site. These utility poles and approximate utility right of way are identified on **Figure 1** in **Appendix A**.

Adjacent land uses for the portion of the lot that the applicant wishes to acquire are described below:

North: The lots immediately north of the subject lot are zoned Medium Density Residential (R2) and Natural Area (NA) for Niven Lake.

East: The lot portion is bounded to the east by 43rd Street/Niven Drive. On the east side of 43rd Street/Niven Drive is zoned Low Density Residential (R1).

South: The subject lot is bounded on the south by a Residential Central (RC) zone, which includes Lot 5, Block 302, Plan 2631.

West: The subject lot portion is bounded on the west by the Residential Central (RC) zone. The lot directly adjacent on the west side is Lot 5, Block 70A, Plan 479.

3.0 Proposed Development

The applicant is seeking to acquire a portion of Lot 5, Block 301, Plan 263 as illustrated in **Appendix A**. It is their intent to consolidate this portion of land with Lot 5, Block 70A, Plan 479, and redesignate it Residential Central (RC).

This consolidation and redesignation will support the development of a shed. **Figure 1 in Appendix A** shows the proposed location of the shed. The dimensions of the shed would be approximately 12 m (40 ft) in width and 6 m (20 ft) in length. The proposed location of the shed complies with the required setbacks of the Residential Central zone, and it is also complies with the recommended 3.5 m setback from the utility line.

3.1 Required Applications

To support the proposed development, multiple applications are required. These include:

- Land Application:
 - To request acquisition of City owned land.
- Community Plan Amendment and Zoning Bylaw Amendment:
 - To request amendment to City plans to update maps; and,
 - To change the zoning of the subject site from Natural Area to Residential Central.
- Subdivision Application:
 - To request subdividing a portion of Lot 5 Block 301, Plan 2631 and consolidate the subdivided portion with Lot 5, Block 70A, Plan 479 through the Minister.
- Building Permit:
 - To request a building permit through the City of Yellowknife's online permitting system with the proposed Site Plan, Floor Plans, Elevation Drawings, and all applicable Structural drawings.

It is anticipated that the proposed development will not require a Development Permit if the Land Application, Community Plan Amendment, Zoning Bylaw Amendment, and Subdivision Application are accepted as proposed. The proposed shed will be less than 75 m² and it will comply with all setback and height regulations for accessory structures in the Residential Central Zone. Therefore, a Development Permit will not be required as detailed in 4.2.1 f) of Zoning Bylaw 5045.

4.0 Policy Analysis

4.1 Community Planning and Development Act

The *Community Planning and Development Act* provides guidance on land use processes within the Northwest Territories and must be considered when reviewing development. Consolidation of lots is considered a subdivision under the Act. Part 3 of the Act provides guidance on subdivisions including applications. Subdivision authority rests with the Government of the Northwest Territories Minister of Municipal and Community Affairs, unless designated by order to a municipality. In the case of the City of Yellowknife, the Minister is the subdivision authority.

Applications for subdivision must conform with the Act, Community Plan, and the regulations of any applicable Bylaws.

4.2 City of Yellowknife Community Plan

The subject sites are located within the Downtown Central and Niven Residential land use designations in the City of Yellowknife's Community Plan. The development was reviewed based on the City of Yellowknife's Community Plan Bylaw No. 5007 with the relevant policies identified in Section 4.1.2 - Downtown Central Residential and Section 4.5 – Niven Residential.

Based on our review of the proposed development, the development is in alignment with the City of Yellowknife Community Plan and meets the intent of the Downtown Central Residential land use designation.

4.2.1 Downtown Central Residential

The Community Plan identifies the Downtown Central Residential as areas surrounding the Downtown Core and allows for low density residential and compact low-rise residential development. This designation allows for a variety of building types and is described as a transition area that encourages adaptive re-use of existing sites. The following objectives and policies for the Downtown Central Residential designation in the Community Plan support this development:

Planning and Development Objective 3 - To intensify land use through higher density development, starting in the areas that are adjacent to the city core and moving outwards. High density development adjacent to the City core stepping down to medium density.

Planning and Development Objective 6 - To increase mixed land uses that are compact and compliment land uses in the City Core.

The redesignation, subdivision, and proposed development is of a scale that matches the intent of Downtown Central Residential and it does not conflict with the planning objectives in this designation.

4.2.2 Niven Residential

Section 4.5 of the Community Plan describes the plan for the lands surrounding Niven Lake which includes the site proposed for consolidation. Niven Residential describes serving a mix of residential densities and mixed-use activities. The Community Plan describes new residential lots to be developed on vacant parcels in the short-term future (20 years) while preserving the natural rock cliff feature within this area.

In our opinion, Section 4.5 does not contain policies that directly support or oppose the proposed redesignation, subdivision, and proposed development.

4.3 City of Yellowknife Zoning Bylaw

The site proposed to be consolidated is currently zoned as Natural Area (NA). As part of the consolidation, this site is proposed to be rezoned to Residential Central (RC).

The RC zone encourages a mix of residential and commercial uses for this transition space bordering the City core. The current primary use of Lot 5, Block 70A, Plan 479 is residential. The proposed rezoning will not substantially alter the use and built form of the area, especially given the development constraints detailed in Section 2 of this report such as the utility right of way and the irregular shape of the parcel. The primary use of the lot after the proposed rezoning and lot consolidation will remain residential.

Under Table 10-5 (RC Permitted and Discretionary Uses) Accessory Buildings and Accessory Uses are listed as permitted within the RC zone.

Table 10-6 (RC Residential Central Regulations) describes the development regulations for residential uses within the RC zone.

- Minimum Lot Width – 15.0 m
- Maximum Height (Accessory Buildings) – Less than the height of the principal dwelling (12.0 m)
- Minimum Side Yard Setback (Accessory Buildings) – 1.0 m (interior), 2.0m (Corner)
- Minimum Rear Yard Setback (Accessory Buildings) – 1.0 m
- Minimum Distance between Principal Building and Accessory Building – 1.0 m

Additional detail on the design of the accessory building is required to ensure compliance with the Zoning Bylaw. However, based on the preliminary design of the shed and proposed location on the consolidated parcels, the proposed use meets the requirements of the Zoning Bylaw.

5.0

Other Policy Considerations

It is understood that the City of Yellowknife is actively exploring options to support infill and increase land supply for residential development throughout the City. In the January 16th 2023 City Council meeting, Lot 5, Block 301, Plan 2631 was included in a list of potential lands for infill development and an area for future consideration by the City as a priority infill area.

However, currently the plan for residential development of Lot 5, Block 301, Plan 2631 remains at a conceptual stage and no official plans, such as a subdivision plan or area development plan, have been created to support further development on this site.

Should more detailed planning continue on this site for infill development, the severance and consolidation of the portion of Lot 5, Block 301, Plan 2631 that the Applicant proposes should not meaningfully hinder proposed development of this site. The irregular shape of the portion of the lot that the Applicant wishes to acquire in addition to the utility right of way and the adjacent roadway limit its development potential. It is also unlikely that the type of development that the Applicant proposes on this portion of the lot will impede future access or development in the area given to the lot constraints and surrounding land use.

Jackpine paddle
*Planning Justification Report - Community Plan and Zoning Bylaw
Amendment*
May 2025 – 25-9908



6.0

Conclusion

The proposed land acquisition, redesignation, rezoning, and consolidation of a portion of Lot 5, Block 301, Plan 2631 with Lot 5, Block 70A, Plan 479 is intended to facilitate the development of a storage shed by the Applicant.

The proposal aligns with the City of Yellowknife's Community Plan, specifically the Downtown Central Residential land use designation, which supports intensification of land use and mixed-use development. Although Lot 5, Block 301, Plan 2631 was identified by the City for potential future infill development, the proposed severance and consolidation are not expected to hinder such development due to the lot's constraints, including its irregular shape and a utility right-of-way.

DILLON CONSULTING LIMITED



Dustin Martin
RPP, MCIP

Appendix A

Figures

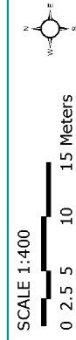
Jackpine paddle
Planning Justification Report
May 2025 – 25-9908



**JACKPINE PADDLE
INCORPORATED**
PLANNING JUSTIFICATION REPORT

PROPOSED LOT SEVERANCE
FIGURE 1

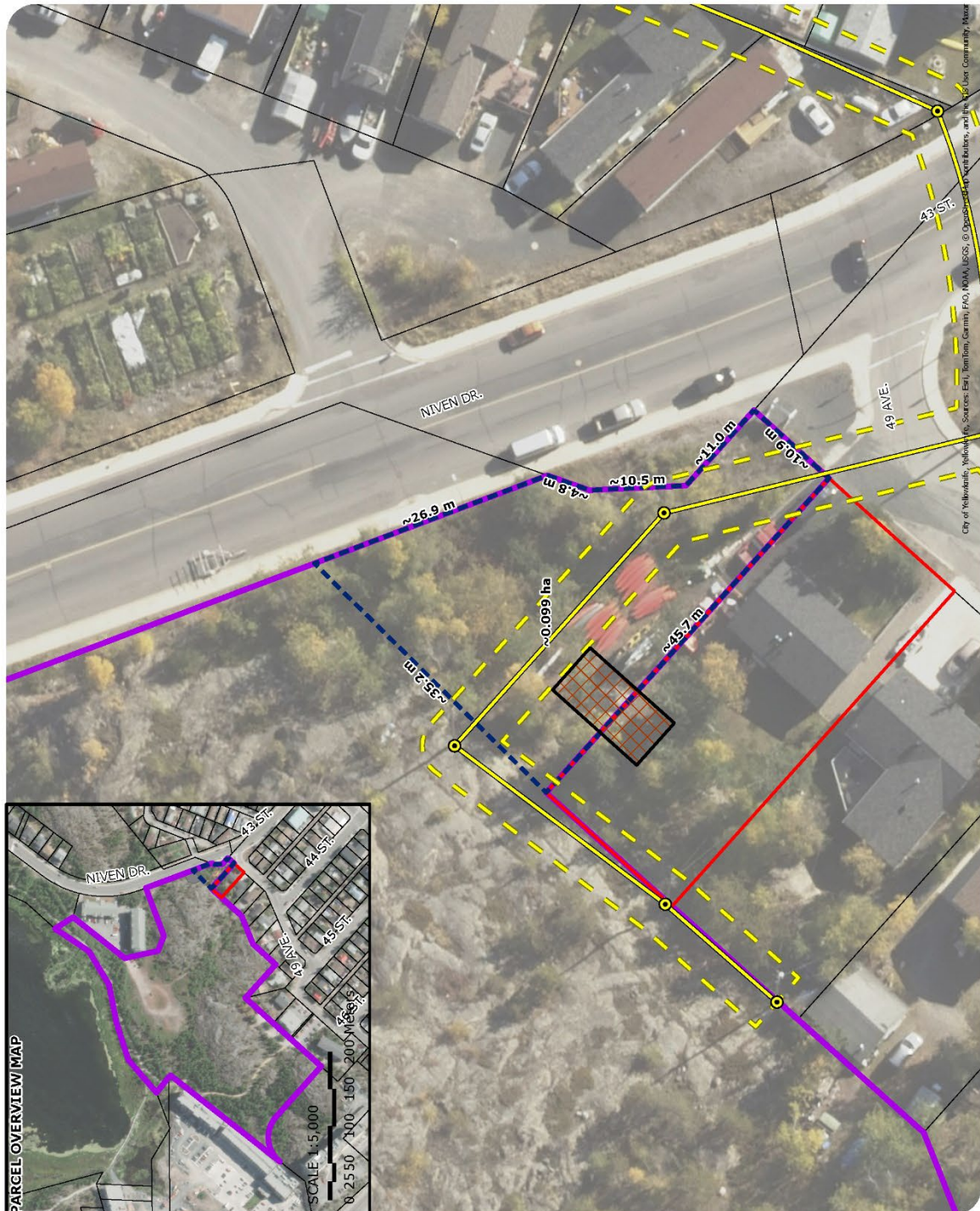
- ▬ Subject Property
- ▬ Property to be Severed and Consolidated with Lot 5, Block 70A, Plan 479
- ▬ Area to be Severed
- Utility Pole
- ▬ Utility Line
- ▬ Approximate Utility Right of Way
- ▬ Parcel Fabric
- ▬ Proposed Shed Location - 40ft by 20 ft



MAP DRAWING INFORMATION
DATA PROVIDED BY CITY OF YELLOWKNIFE

MAP CREATED BY:
UK
MAP DATE:
MAP PROJECTION:
NAD 1983 UTM Zone 13N

PROJECT: 25-0000
STATUS: DRAFT
DATE: 2025-05-07



FILE LOCATION: N:\2025\250000\product\clerk\jpr\2025\250000\PHL\2025\250000\250000_Plan_1_LotSeverance

Appendix B:



November 13, 2025

City of Yellowknife,
4807 - 52 Street, P.O. Box 580,
Yellowknife, NT, X1A 2N4

Re: Letter of Support for Jackpine Paddle Inc.

To Whom It May Concern,

Northwest Territories Tourism would like to extend our support to Jackpine Paddle in their application to acquire a portion of land that is adjacent to their property at 4302 49 Avenue and is currently owned by the City of Yellowknife.

Throughout the years, Jackpine Paddle, a valuable and engaged member of NWT Tourism, has continued to provide memorable paddling experiences on Great Slave Lake and many waterways across the Northwest Territories, showcasing the pristine lakes and rivers of the North to guests from all over the world.

As a consistent and reliable tourism operator in the NWT, Jackpine Paddle has garnered a very positive reputation and assisted with the growth of tourism in the NWT; the Jackpine Paddle team, led by owner [REDACTED], always demonstrate great dedication to customer service, as well as professionalism and responsiveness.

The acquisition of the adjacent lot would allow the operator to construct a much-needed new outfitting shed for gear storage, which considering the increased volume of visitors they have been receiving over the past few years, is pivotal to their continued growth and operations.

Considering the dedication demonstrated by Jackpine Paddle towards growing their business and contributing to the wellbeing of the tourism industry in the NWT, we hope they will be granted the land to build the infrastructure that is required to successfully operate and expand an adventure tourism business in the North.

Should you require anything further, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Donna Lee Demarcke", is written over a black rectangular redaction box.

Donna Lee Demarcke
Chief Executive Officer
NWT Tourism

Northwest Territories Tourism · [REDACTED]
[REDACTED]

Appendix C:



The J Group Ltd
Peterson's Point Lake Lodge
[REDACTED] Yellowknife, NT
[REDACTED]

Attn: Bassel Sleem
Development Officer
City of Yellowknife, NT

November 17, 2025

Re: Letter of Support for Jackpine Paddle's Storage Shed

Application File Number: PL-2025-0049

Hello Mr. Bassel Sleem,

Peterson's Point Lake Lodge's would like to extend our support for Jackpine Paddle's proposed bylaw amendment to purchase a parcel of land on 49th Ave so that they can build a storage shed for their business.

This request is particularly fitting given that they own the land next to the requested parcel of land where they both house their staff and store their canoes. The acquisition would significantly benefit Jackpine Paddle by providing the necessary space to help organize their operations and support business growth.

Tourism is a vital sector within our local economy; bringing in visitors to Yellowknife and broader Territory, creates jobs, and supports local businesses. Facilitating the growth of established operators like [REDACTED] is crucial to maintaining and increasing the vibrancy of our tourism industry.

We have worked with Jackpine Paddle in a variety of capacities, including:

- developing a travel trade partnership
- investigating new opportunities for business growth
- exploring ways to partner to increase efficiencies
- working together as members of NWT Tourism

We have consistently found them to be professional and a forward-thinking operator who understands the unique challenges and opportunities of northern tourism.

We support this initiative and encourage the City of Yellowknife to approve the amendment and purchase, which will undoubtedly add value to a local outdoor adventure company and broader tourism industry.

Sincerely,

[REDACTED]

Margaret Peterson
Owner and President

Email: [REDACTED]

Ph./Fax: [REDACTED] | petersonspointlake.com



CITY OF YELLOWKNIFE

BY-LAW NO. XXXX

BZ XXX

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

PURSUANT TO

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

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

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife wishes to amend Community Plan By-law No. 5007, 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 Community Plan By-law No. 5007, as amended, be amended as follows:
 - a. amending Policy Section 4.1.2, Downtown Central Residential, page 25, to redesignate approximately 0.099 ha of site specific, vacant land, to allow for development. The land legally described as a portion of Lot 5, Block 301, Plan 2631 (located adjacent to 4302 49 Avenue) is to be removed from the 'Niven Residential' land use designation, as designated in City of Yellowknife, Community Plan, By-law No. 5007, and is hereby redesignated as 'Downtown Central Residential' land use designation, subject to the policies of section 4.1.2 Downtown Central Residential, as outlined in in the Community Plan, upon the effective date of this by-law (effective date).

- b. amending Policy Section 4.1.2, Downtown Central Residential, page 25, to reflect the increase in land designated Downtown Central Residential from “Total Area: 215.5 ha” to “Total Area: 215.599 ha”.
- c. amending Policy Section 4.5, Niven Residential, page 39, to reflect the decrease in land designated Niven Residential from “Total Area: 86 ha” to “Total Area: 85.901 ha”.
- d. amending Map 2, page 20, dated 2025/02/24, to reflect the change in land use designation of a portion of Lot 5, Block 301, Plan 2631, in accordance with Schedule ‘A’, dated 2026/2/18 attached hereto and forming part of this by-law.
- e. amending Map 4, page 27, dated 2019/10/03, to reflect the change in land use designation of a portion of Lot 5, Block 301, Plan 2631, in accordance with Schedule ‘B’, dated 2026/2/18 attached hereto and forming part of this by-law.
- f. amending Map 8, page 40, dated 2019/10/03 to reflect the change in land use designation of a portion of Lot 5, Block 301, Plan 2631, in accordance with Schedule ‘C’, dated 2026/2/18 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. 2026.

Mayor

City Manager

Read a Second Time this _____ day of _____, A.D. 2026.

Mayor

City Manager

APPROVED by the Minister of Municipal and Community Affairs of the Northwest Territories this _____ day of _____, A.D. 2026.

Minister
Municipal and Community Affairs

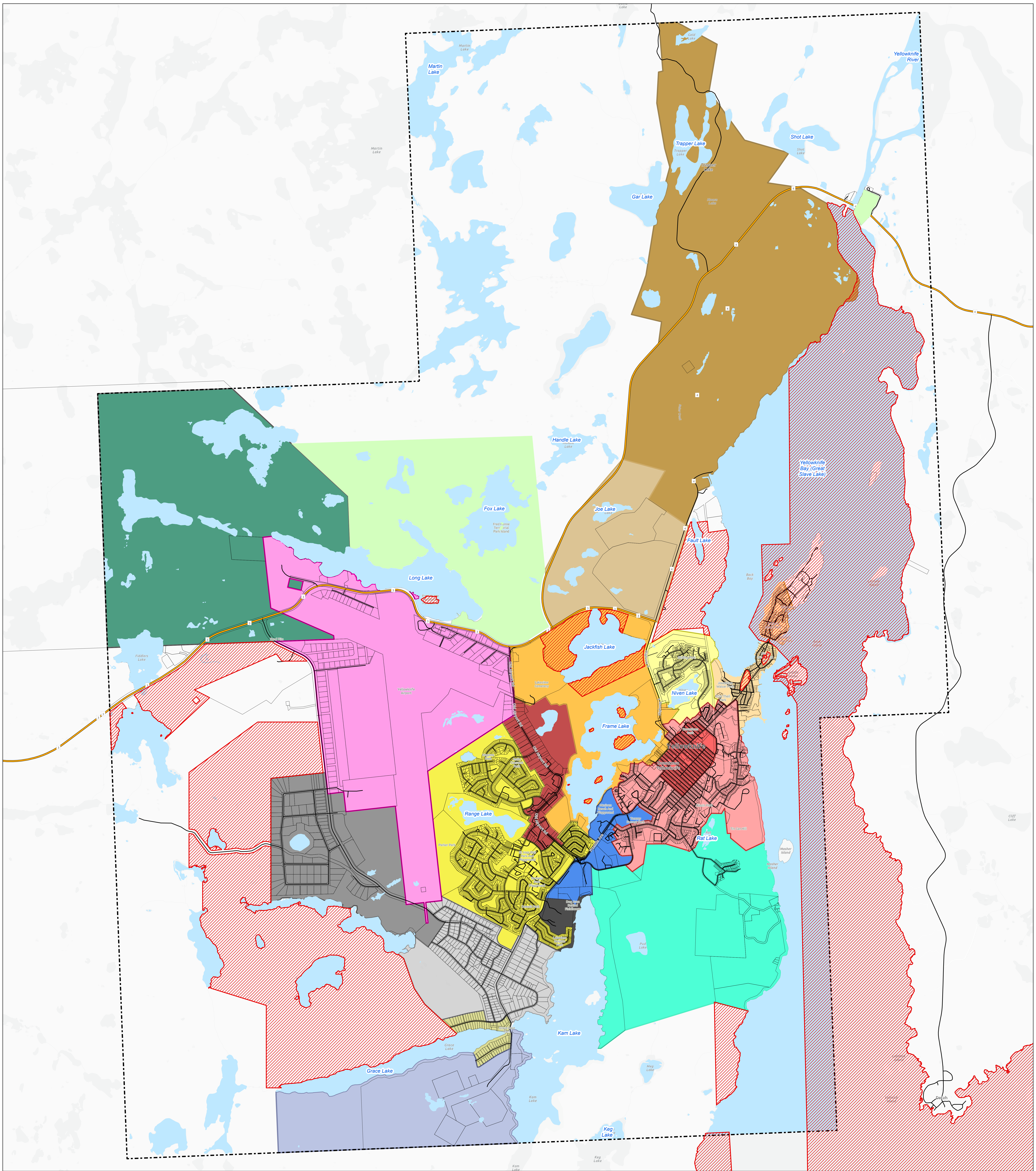
Read a Third Time and Finally Passed this _____ day of _____, A.D., 2026.

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

- Municipal Boundary
- Property Parcels
- Highway
- Roads
- Lakes
- Fred Henne Park and Yellowknife River
- Akaiicho (Interim Land Withdrawal)
- Downtown - CityCore
- Downtown Central Residential
- Niven
- Old Town
- Old Airport Commercial
- Capital Designated Area
- West Residential Area
- Grace Lake
- Kam Lake
- Kam Lake South
- Engle Industrial Business District
- Con Redevelopment Area
- Recreation Hub
- Giant Mine
- Seismic Reserve
- Airport
- North Slave Correlation Complex
- Solid Waste Management

Title:

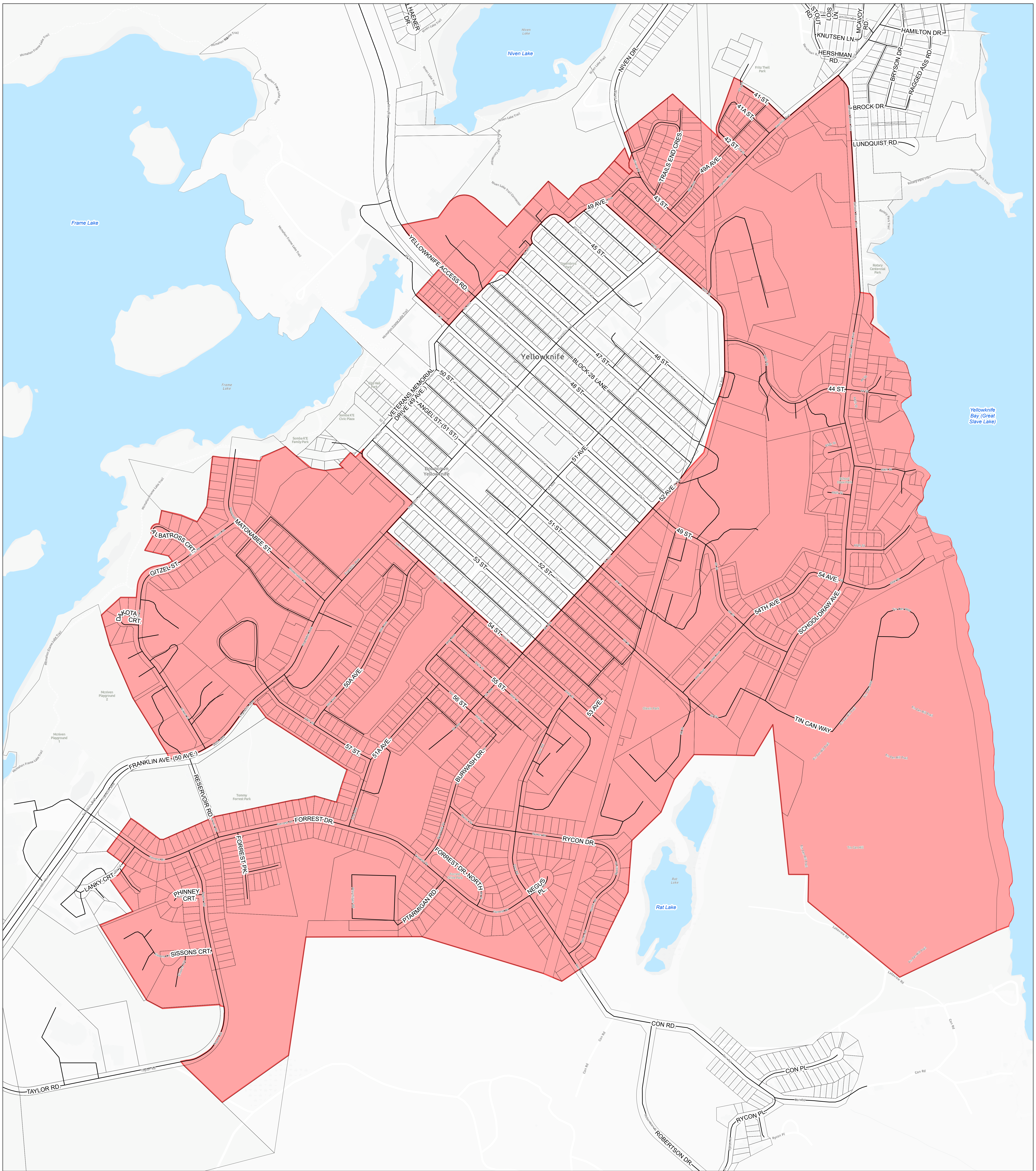
CITY OF YELLOWKNIFE
COMMUNITY PLAN
LAND USE DESIGNATIONS

MAP 2



0 850 1,700
Meters

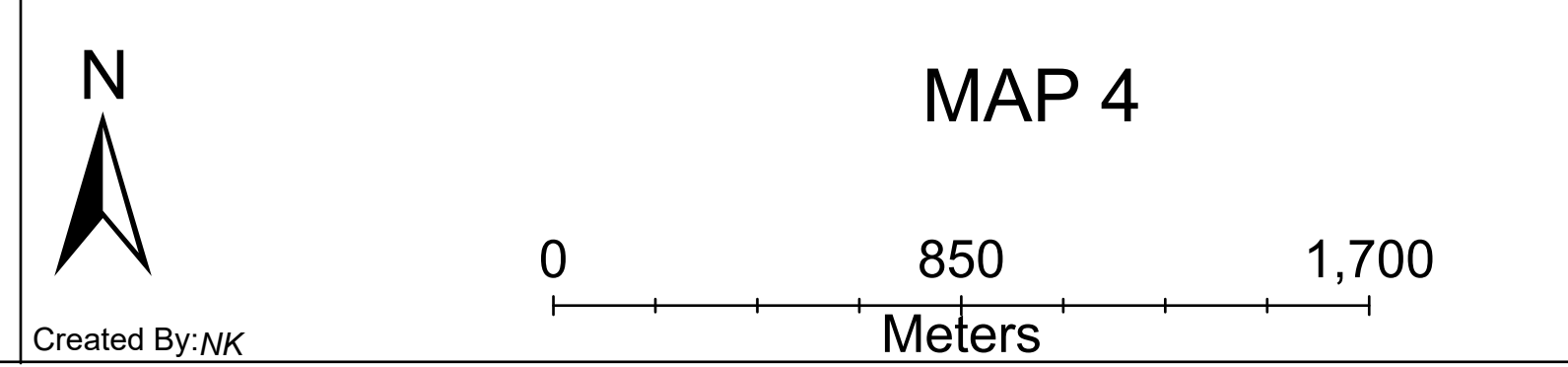
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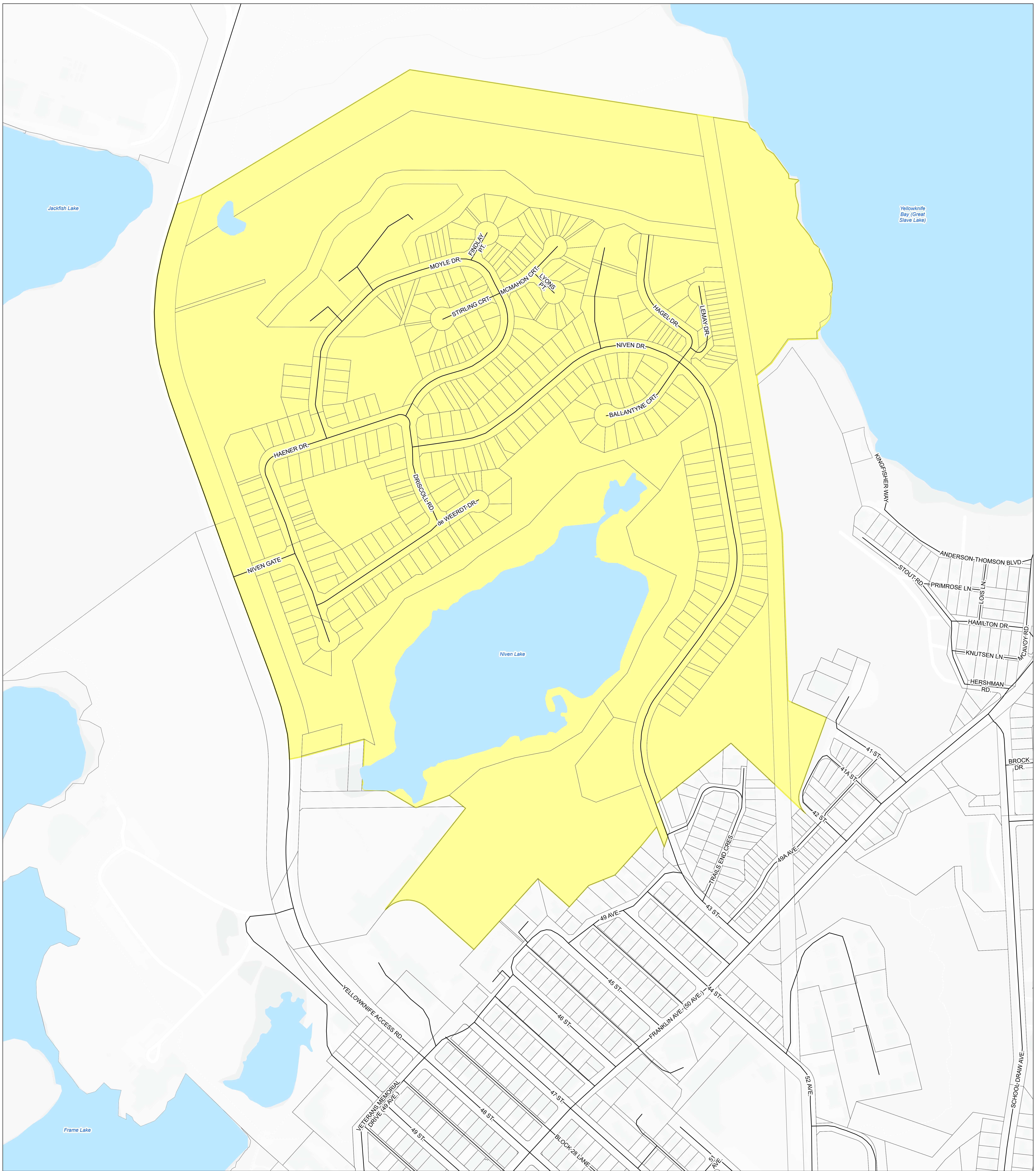


CITY OF
YELLOWKNIFE

- Municipal Boundary
- Property Parcels
- Highway
- Roads
- Lakes
- Downtown Central Residential

Title: CITY OF YELLOWKNIFE
COMMUNITY PLAN
LAND USE DESIGNATION
Downtown Central Residential





- Municipal Boundary
- Highway
- Roads
- Lakes
- Property Parcels
- Niven

Title: CITY OF YELLOWKNIFE
COMMUNITY PLAN
LAND USE DESIGNATION

NIVEN
MAP 8



0 850 1,700
Meters

Created By: JNK

1/20/26



CITY OF YELLOWKNIFE

BY-LAW NO. YYYY

BZ YYY

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

That Zoning By-law No. 5045 be amended as follows:

1. Rezoning a Portion of Lot 5, Block 301, Plan 2631 from NA – Natural Area to RC – Residential Central.
2. Amending Schedule No. 1 of Zoning By-law No. 5045, as amended, in accordance with Schedule A attached hereto and forming part of this by-law.

EFFECT

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. 2026.

Mayor

City Manager

Read a Second Time this _____ day of _____, A.D. 2026.

Mayor

City Manager

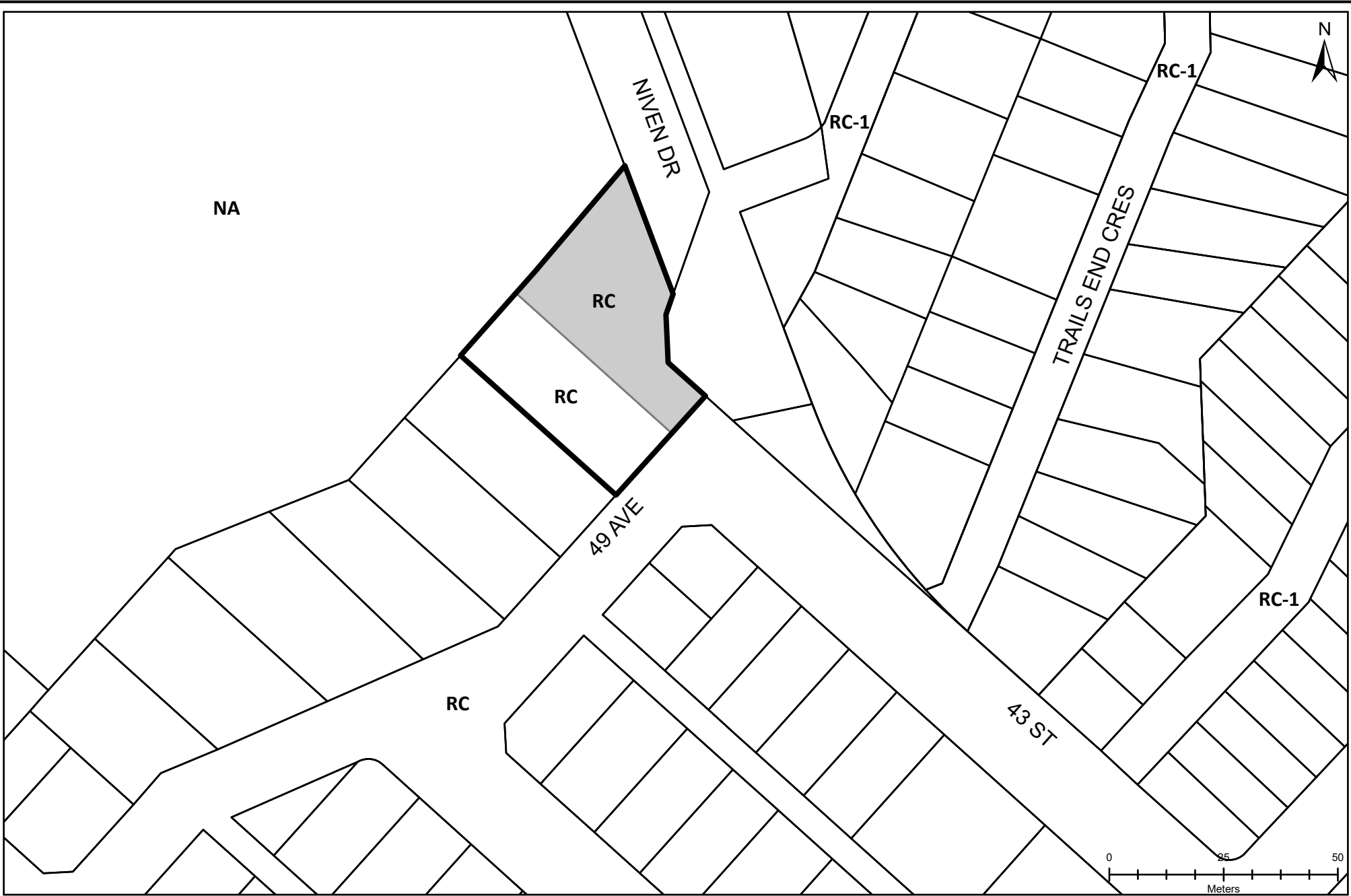
Read a Third Time and Finally Passed this _____ day of _____, A.D., 2026.

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:

4302 49 Avenue Rezoning

Title:

By-law No. XXXX Schedule A

-  Rezoned from NA - Natural Area to RC - Residential Central
-  Portion of Lot 5, Block 301, Plan 2631 and Lot 5, Block 70A, Plan 479 to be consolidated

Created By: NK

1/20/26



CITY OF YELLOWKNIFE

MEMORANDUM TO COMMITTEE

COMMITTEE: Governance and Priorities

DATE: February 18, 2026

DEPARTMENT: Planning and Development

ISSUE: 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).

RECOMMENDATION:

That By-law No. XXXX, 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.

BACKGROUND:

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 POLICY / RESOLUTION OR GOAL:

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:

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.

CONSIDERATIONS:

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.

ALTERNATIVES TO RECOMMENDATION:

That By-law No. XXXX, 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), not be presented for adoption.

RATIONALE:

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*.

ATTACHMENTS:

1. Planning Report (DM# 815434); and
2. Draft By-law No. XXXX (DM# 814573).

Prepared: January 19, 2026; VP

Revised: January 21, 2026; TS

Property Information

| | |
|------------------------------------|---|
| Location Description | Lots 1, 2(U), 3 and 4 Block 157 Plan 1385 |
| City of Yellowknife Community Plan | Section 3.1.2 General Development Plan Goals Section 4.2 Old Town Section 4.15 Akaitcho Section 5.1. Environment and Climate Section 5.3 Municipal Infrastructure |
| City of Yellowknife Zoning By-law | Section 3. Roles and Responsibilities Section 5.2. By-law Amendments Section 11.3. OT – Old Town Mixed Use Section 13.2. PR – Parks and Recreation |
| Civic Address | 4002 49 Avenue |
| Access | 49 Avenue |
| Municipal Services | Piped Water and Sewer |

Recommendation:

The proposed Zoning By-law amendment No. XXXX, to rezone Lots 1, 2(U), 3 and 4 Block 157 Plan 1385 from PR – Parks and Recreation to OT – Old Town Mixed Use, be adopted.

Proposal:

The applicant proposes to amend Zoning By-law No. 5045, as amended to rezone of Lots 1, 2(U), 3 and 4, Block 157, Plan 1385 (the “subject lots”) from PR – Parks and Recreation to OT – Old Town Mixed Use to support future development. A by-law to amend the Zoning By-law will be presented to Council for consideration. This application will be referred to as a “rezoning” application in this report.

Background:

GENERAL STATEMENT

The Planning and Development Department received and reviewed this Zoning By-law amendment application that is deemed complete on October 20, 2025. The four subject lots are approximately 4,900 m² in area.

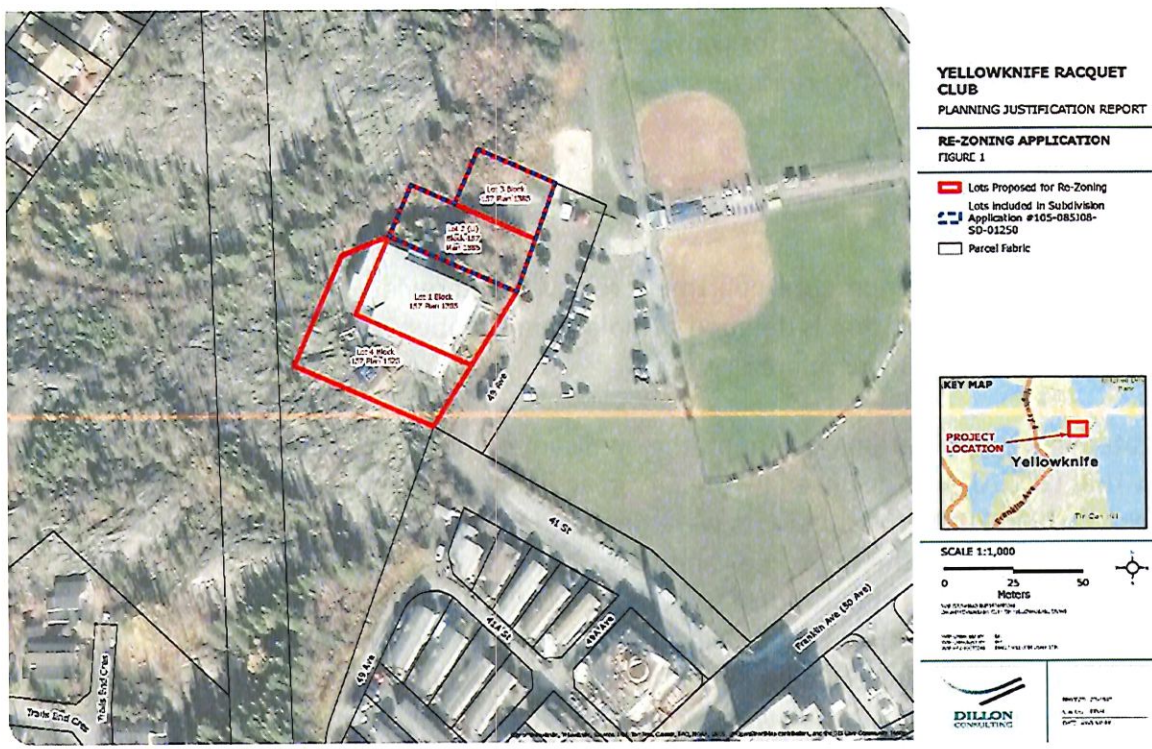
As stated in the application document, the applicant owns all four subject lots. City records show that Lot 2(U) was disposed by the City in accordance with the Land Administration By-law No. 5078 in 2025. The other lots were disposed in 1980 and 1983 following the land disposal procedure at the time. The Land Titles Office of the Government of Northwest Territories is reviewing application #105-085J08-SD-01250 by the applicant for the consolidation of Lot 2(U) and Lot 3. The applicant operates a Commercial Recreation business from an existing building at this location. The existing building was approved in 1980 and a subsequent addition was approved in 2017. It sits mostly on Lot 1 but projects

into Lot 4 to the side and back. Lot 2(u) and 3 are not occupied by any building at the moment. The existing building is serviced by municipal piped water and sewer.

The subject lots are located approximately 136 metres northwest of 50 Avenue (Franklin Avenue). Immediately surrounding the subject lots are properties zoned PR – Parks and Recreation and RC-1. From north to southwest of the subject lots, the adjacent land is mostly undeveloped rock terrain with woods. Further to the northwest, beyond the undeveloped, land is a strip of residential development along Niven Drive. The Fritz Theil Ball Diamonds is located to the east of the subject lots. To the south of the subject lots, residential neighbourhoods begin on the far side of 41 Street extending to the southwest. There is no immediate bordering of residential lots to the subject lots. A new mosque is being developed in the residential neighbourhood at the corner of 41 Street and 50 Avenue. Directly across from 50 Avenue are two institutional developments, the Keskorie Boarding Home and Yellowknife Women's Society.

As mentioned in some public comments, an unofficial pathway crosses two of the subject lots and the wooded area behind, connecting the Niven Lake area with the ball diamonds and beyond.

According to the applicant, the intent of this proposed rezoning is to support potential future development, as the OT Zone provides more land use opportunities. There is no specific development associated with this rezoning application at the moment. Any future development will be subject to the City's development approval process.



SUPPORTING STUDIES AND REPORTS

- Zoning By-law Amendment Application – Planning Justification Report (Appendix A)
– prepared by Dillon Consulting
- City of Yellowknife Smart Growth Plan Natural Area Preservation Strategy
- City of Yellowknife Economic Development Strategy 2020-2024 (latest)

Assessment of the Application:

JUSTIFICATION

The subject lots are currently designated Old Town under the Community Plan No. 5007, as amended. No Community Plan amendment is required to rezone the subject lots to OT Zone under the Zoning By-law. Council is the authority for all by-law amendments (Section 3.2.1. of the Zoning By-law), so this application will be presented to Council for a decision following the established procedures in the *Cities, Towns and Villages Act*.

LEGISLATION

- *Community Planning and Development Act, S.N.W.T. 2011, c.22*

Section 3 of the *Act* states that the purpose of a community plan is to provide a policy framework to guide the physical development of a municipality, having regard to sustainability, the environment, and the economic, social and cultural development of the community.

Section 12 of the *Act* states that the purpose of a zoning by-law 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. Subsection (4) further states that a zoning bylaw must not conflict with a community plan.

- *Cities, Towns and Villages Act, SNWT 2003, c.22*

Section 73 to 76 and 129 of *Act* state that Council may, by by-law, amend a by-law and state the required procedure to approve by-laws. A by-law must have three readings and a public hearing to be effective.

- Community Plan No. 5007, as amended

The purpose of the Community Plan is to create 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. The Zoning By-law and all amendments shall conform to the Community Plan.

- Zoning By-law No. 5045, as amended

Regulations of the Zoning By-law apply to the use and development of land and buildings within the municipal boundary of the City.

Council is granted the authority to approve, add any specific provision(s), or deny all applications for an amendment to this By-law in accordance with Section 3.2.1 c) of the Zoning By-law.

Section 5.2 states the application and review process of a by-law amendment proposal. A proposed amendment which has been rejected by Council within the previous 12 months shall not be reconsidered unless Council otherwise directs by resolution.

PLANNING ANALYSIS

Community Plan No. 5007, as amended

The vision of the Community Plan is to manage land use in an economically, environmentally, and socially sustainable manner. The existing building on the lots is connected with municipal water and sewer infrastructure and it will require fewer resources to extend the services to other lots, so the proposed rezoning conforms to the following General Development policy of the Community Plan in principle to:

- Prioritize utilization of existing capacity of municipal infrastructure for land use development before adding new capacity.

Section 4.2 Old Town

The subject lots are located within the Old Town Land Use Designation. Old Town is recognized as an integral part of Yellowknife's history. Land uses and associated activities in Old Town should be balanced to preserve the organic and historic built form of the area while addressing the growth pressures of increased tourism and commercial interest. Old Town will continue to accommodate a mix of residential and commercial uses. Community Plan policies are implemented through the Zoning By-law. In this case, the OT – Old Town Mixed Use Zone is the major embodiment of the Old Town Land Use Designation and its objectives and policies.

The proposed rezoning supports several key objectives, particularly those related encouraging a mix of land uses. In addition, as outlined in Policy 17-a, the City's Smart Growth Plan Natural Area Preservation Strategy identifies protected natural areas, including Niven Lake East (Fritz Theil Rock) which is north of the subject lots. The subject lots are not

located within any identified natural area, so they are not subject to development restrictions. In response to some public comments, this rezoning will not cause any loss of recognized public green space. The proposed amendment is in alignment with the objectives and policies of the Old Town land use designation in the Community Plan:

| 4.2 Old Town | | | |
|--------------------------------------|---|-----------|---|
| Planning and Development Objectives: | | Policies: | |
| 2. | To maintain existing retail and commercial services that respond to both the local residents and tourism industry. | 2-a. | Retail and commercial land use will be permitted. |
| 4. | To encourage street-oriented residential retail and commercial development. | | NA |
| 10. | To concentrate commercial operations to the main corridors of Old Town. | | NA |
| 14. | To encourage a mix of residential options including larger homes, duplexes, rowhouses, groups of tiny homes, and mixed residential and commercial spaces. | 14-a | A variety of residential development including multi-unit and mixed residential/commercial development will continue be permitted. |
| 15. | To encourage a mix of uses that enhance the organic nature and built form of the development of Old Town. | 15-a | Zoning will be made flexible to allow for mixed uses where they are deemed appropriate. |
| 17. | To maintain known natural and culturally significant areas and open spaces. | 17-a | Niven Lake East (Fritz Theil Rock), Bush Pilots Monument, McAvoy Rock, Willow Flats, Peace River Flats, Latham Island E Shoreline, Willow Flats Shoreline and the School Draw Shoreline will be preserved as natural areas. |

To the northeast of the subject lots, neighbouring land beyond is also designated “Old Town”. Land to the other side of the subject lots is designated “Downtown – Central Residential”, which is a transition area from the city core to other land use designation, such as Old Town. Downtown – Central Residential Designation is intended for a variety of residential uses and other office and retail uses. The proposed rezoning aligns with policies of the Community Plan and is compatible with the surrounding areas.

Section 4.15. Akaitcho

Akaitcho identifies protected land interest in compliance with the Interim Land Withdrawal Protocol until the conclusion of the Agreement in Principle has been reached between the Akaitcho Dene First Nations, the Government of the Northwest Territories and the Government of Canada. The City values and respects First Nation's culture, traditions, governments, and stewardship of the land. An interim Land Withdrawal Agreement was signed in 2006 to protect the identified lands during the course of negotiation. This agreement stipulates that no new interests can be created on the withdrawal lands until the negotiations are finalized.

The subject lots are not located within the identified Akaitcho land withdrawal area, so the lots are not subject to development restrictions.

Section 5.1.1 Climate Change

The Community Plan supports climate change mitigation by focusing most development within the existing built footprint of the City. This ensures that existing infrastructure is better utilized without significantly expanding road, wastewater, and drinking water infrastructure, all of which require significant amount of energy to build and operate. The subject lots are connected with or in close proximity to existing roads and water and wastewater system, thus the proposed rezoning meets the following climate change mitigation objectives and policies:

| 5.1.1 Climate Change | | | |
|---------------------------------------|--|-----------|--|
| Climate Change Mitigation Objectives: | | Policies: | |
| 3. | To better utilize existing municipal infrastructure. | 3-a. | The City will prioritize development in the existing built footprint of the City before developing new greenfield areas. |

Section 5.1.2. Municipal Infrastructure

The City owns and operates a variety of key infrastructures that is essential for the health and well-being of residents, including water and sewer infrastructure. Piped water and sewer infrastructure and services are a significant capital cost, so higher utilization of the existing systems should be prioritized. Resonating with the general development plan goals and climate change policies above, the proposed rezoning also meets the following municipal infrastructure planning and development objectives and policies:

| 5.3 Municipal Infrastructure | | | |
|--------------------------------------|--|-----------|---|
| Planning and Development Objectives: | | Policies: | |
| 3. | To concentrate commercial and residential development in areas | 3-a. | Commercial and residential development will be prioritized in |

| | | | |
|--|---|--|--|
| | served by piped water and sewer services. | | areas with piped water and sewer services. |
|--|---|--|--|

City of Yellowknife Economic Development Strategy 2020-2024

Council adopted the latest version of the City of Yellowknife Economic Development Strategy in April 2020. The purpose of the strategy is to strengthen the economic base of the City and contribute to sustainable prosperity for residents and businesses. It states that Yellowknife should feature a positive climate for business, which includes the following goals and strategies that support this rezoning application:

- improving the regulatory environment impacting the development of Yellowknife businesses
 - o apply an economic lens to any proposed bylaw, policies or plans
- increasing access to lands for development

Since economic development is beyond the expertise of the Development Officer, only face value interpretation is provided here. Council should conduct further analysis in light of the Economic Development Strategy when making a decision on this proposed rezoning application.

Purchase Agreement:

The applicant has entered into a purchase agreement with the City when acquired Lot 2(U). The applicant has provided consent for the Development Officer to share the following information from this agreement - the agreement requires the applicant to re-route the unofficial pathway upon future development. This information has also been shared with members of the public who voiced concerns about losing the pathway.

Zoning:

Zoning By-law No. 5045, as amended

Current and New Zone

A zoning by-law regulates land uses as prescribed in the different zones. The subject lots are zoned PR – Parks and Recreation, which is to “provide parks, recreation uses, and facilities for the use for recreational activities such as organized sports, walking, hiking, and cycling. Includes undeveloped land in its natural state dedicated for public Use. Opportunities for commercial activities that have minimal Impact and directly benefit the public may also be considered”. Contrary to public perception, PR Zone allows for certain commercial developments as discretionary uses as listed in the table below and as stated in section 13.2.1 of the Zoning By-law. NA Zone – Natural Area is a zone to preserve and maintain lands in natural state by restricting development, which may have been confused with PR Zone by the public. For example, Niven Lake and its immediate shoreline areas are zoned NA. No subject lot or land immediately surrounding them is zoned NA.

The proposed new zone for the subject lots is OT – Old Town Mixed Use, which is to “provide an area for a mix of commercial and residential use that recognizes and respects the unique features and historical significance of Old Town, but also supports increased tourism and activities”.

The PR Zone and OT Zone share a considerable amount of land uses, which have been highlighted in the table below. All permitted uses in the PR Zone are also permitted uses in the OT Zone. Most discretionary uses in the PR Zone are permitted uses in the OT Zone, except Campground and Cemetery. Similar Use remains a discretionary use in both zones. The existing Commercial Recreation is a permitted use in the OT Zone, so the proposed rezoning complies with OT Zone and will not create a non-conforming use.

The OT Zone provides more permitted uses of residential, commercial, and institutional nature than the PR Zone, such as Artisan Studio, Brewing/Distilling Establishment & Brewpub, a variety of Dwellings, and Day Care Facility. A full list of permitted and discretionary uses in both PR Zone and OT Zone is provided below:

| PR Zone | | OT Zone | |
|------------------------------------|-------------------------------------|---|--|
| Permitted Use | Discretionary Use | Permitted Use | Discretionary Use |
| Accessory Building | Campground | Accessory Building | Hotel |
| Accessory Use | Cemetery | Accessory Use | Industrial, Light |
| Public Parks | Commercial Entertainment | Artisan Studio | Institutional • Religious & Educational Facility • Special Care Facility |
| Public Utility Uses and Structures | Commercial Recreation | Brewing/Distilling Establishment & Brewpub | Medical and Health Services |
| Recreation Facility | Commercial Retail Sales and Service | Commercial Entertainment | Motel |
| Temporary Use | Marina | Commercial Recreation | Similar Use |
| Urban Agriculture, Commercial | Similar Use | Commercial Retail Sales and Service | |
| Urban Agriculture, Community | | Community Resource Centre | |
| | | Convenience Store | |
| | | Day Care Facility | |
| | | Dwelling: • Single Detached • Duplex • In-Home Secondary • Detached Secondary | |

| | | | |
|--|--|--|--|
| | | <ul style="list-style-type: none"> • Factory-Built • Townhouse • Multi-Unit | |
| | | Food and Beverage Services | |
| | | Float Plane Base | |
| | | Home Based Business | |
| | | Institutional <ul style="list-style-type: none"> • Recreation Facility | |
| | | Marina | |
| | | Mixed Use | |
| | | Office | |
| | | Personal Services | |
| | | Planned Development | |
| | | Public Parks | |
| | | Public Utility Uses and Structures | |
| | | Scientific Research and Development Facility/Laboratory | |
| | | Short-Term Rental Accommodation | |
| | | Storage Facility | |
| | | Temporary Use | |
| | | Urban Agriculture, Commercial | |
| | | Urban Agriculture, Community | |

Surrounding Areas

The subject lots and surrounding areas are considered to be a mixed use area given the established residential, commercial, and institutional uses. The immediate neighbouring zone other than PR is RC-1, which is to provide a transition area that supports a select mix of uses. The ball diamonds adjacent to the subject lots is a well-used recreational area that is considered compatible with the proposed OT Zone as well. Given that the OT Zone provides a wide range of land uses, it is considered to be consistent with the character of the surrounding areas from a general land use perspective.

Some public members raised concerns about not having a specific development tied to the proposed rezoning. It is to note that a rezoning application provides a high-level analysis of the compatibility and conformity of the proposed new zone, while a development permit application provides the opportunity to assess the impacts of a specific development. Being

two separate approval processes, each process provides different functions to ensure development proposals comply with City's requirements. A development permit application is usually submitted after the rezoning has been adopted. For example, some public members are concerned about certain discretionary uses of the OT Zone, which will be subject to additional review processes (including public input and Council's decision) since Discretionary Uses are not permitted as of right. Rezoned or not, any new development is subject to a development approval process in accordance with zoning requirements.

The proposed OT Zone offers a wide range of land uses, including a Single Detached Dwelling. Different land uses have different impacts and will be assessed individually should there be a development permit application after the rezoning process. The public will have additional opportunities to provide support or comments on the specific development proposal before a decision is made.

Concerns about existing 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. Public members are advised to address those concerns through the City's official complaint platform; by contacting the Municipal Enforcement Division to report any by-law violations; or by contacting the RCMP for crime-related concern.

Consultation with City Departments:

The Public Works and Engineering Department has no concerns about this rezoning application.

The Public Safety Department states that this rezoning application will have little impact on fire response, access and safety. Future developments can be reviewed again for fire access and safety codes compliance.

The Lands and Building Services Division has no concerns about this rezoning application. The Lands and Development Officer has been consulted regarding the City's land disposal procedure of the four subject lots in light of public inquiries. Additional information has been incorporated into the Background section of this report.

The City Clerks Department has been consulted regarding the potential conflict of interest of the applicant as per some public comments. The Council Code of Ethics By-law No. 4976 has been provided as a response.

The Community Services Department has been consulted regarding the unofficial pathway. The unofficial pathway has been confirmed to have no official name and is not part of the City's official trail network. The City does not maintain the unofficial pathway in question.

Detailed comments and considerations are available in Appendix C.

Public Comments:

The City initiated a 2-week public comment period to gather input on the proposed rezoning application. On October 20th, 2025, a Notice of Application sign was posted in front of the existing building on Lot 1. A second Notice sign was posted beside the unofficial pathway on Lot 3 on October 28th as suggested by a public member. Notice of Application letters were circulated to the neighboring residents and landowners within 30 metres of the subject lots. The City published all application documents that are public record on the website for public inspection. The applicant has also been encouraged to host a neighbourhood information session to inform the community about the proposal. The planning regulations do not mandate such information session, and no information session was in place to the publish date of this report.

A total of 16 unique entries of public comments have been received. Major concerns include potential loss of the unofficial pathway, lack of specific development proposal, compatibility with surroundings, and conflict of interest of the applicant. All comments have been addressed in the report and detailed consideration for each comment can be found in Appendix C.

The City will notify the public of a public hearing session if the proposed rezoning has received first reading from Council, as per section 129 of the *Cities, Towns and Villages Act*. Council would then review public input from this meeting and by resolution, make a decision on the proposed rezoning after all due procedures and consultations are complete.

Next Steps:

Once the proposed amendment by-law is given first reading, a statutory public hearing will be held. Public Hearing will be advertised in accordance with regulatory requirements as stated above. The by-law will become effective after receiving second and third reading from Council. Once the applicant has determined a specific future development on the subject lots, a development permit application will be required.


Alternatively, Council has the authority to implement any changes to the recommendation, or deny the application as per section 3.2 of the Zoning By-law. Should Council deny this application, it cannot be re-considered within 12 months unless Council otherwise directs by resolution, according to section 5.2.3 of the Zoning By-law.

Conclusion:

The proposed rezoning conforms to the policies of the Community Plan No. 5007, as amended, to prioritize utilization of existing city infrastructure and encourage compatible

use in the Old Town land use designation. The proposed rezoning respects the identified natural areas and addresses future re-routing of the unofficial pathway through an existing agreement. Any future development will be subject to a development approval process. It is recommended that the proposed Zoning By-law amendment No. XXXX to amend Zoning By-law No. 5045, as amended, to rezone Lots 1, 2(U), 3 and 4 Block 157 Plan 1385 from PR – Parks and Recreation to OT – Old Town Mixed Use be adopted.


Reviewed [and Approved] by:



Qi (Vivian) Peng, MEM
Planner II, Planning and Environment

Jan 28, 2026
Date

Concurrence by



Tatsuyuki Setta RPP, MCIP, AICP
Manager, Planning and Environment

Jan 28, 2026
Date

Appendix

- A – Zoning By-law Amendment Application – Planning Justification Report
- B – City's Smart Growth Plan Natural Area Preservation Strategy Map
- C – Comments and Considerations

Appendix A



YELLOWKNIFE RACQUET CLUB

Planning Justification Report

Zoning By-law Amendment

September 2025 – 25-1895

Table of Contents

| | | |
|------------|--|----------|
| 1.0 | Introduction | 1 |
| 2.0 | Subject Lands | 2 |
| 2.1 | Lot 1, 2U, 3, and 4, Block 157, Plan 1385..... | 2 |
| 3.0 | Proposed Development | 4 |
| 3.1 | Required Applications..... | 4 |
| 4.0 | Policy Analysis | 5 |
| 4.1 | Community Planning and Development Act..... | 5 |
| 4.2 | City of Yellowknife Community Plan..... | 5 |
| 4.2.1 | Old Town..... | 5 |
| 4.3 | City of Yellowknife Zoning By-law..... | 6 |
| 5.0 | Other Policy Considerations | 7 |
| 6.0 | Conclusion | 8 |
| | Tables | |
| | Table 1-1: Existing and Proposed Designations and Zones..... | 1 |
| | Table 2-1: Area of the Subject Lots..... | 2 |
| | Appendices | |
| A | Figures | |

1.0 Introduction

Dillon Consulting Limited (Dillon) has been retained by the Yellowknife Racquet Club (the Applicant) to act as Professional Planners for the proposed rezoning of Lots 1, 2U, 3, and 4, Block 157, Plan 1385 at 4002 49 Ave in the City of Yellowknife (City). The Applicant proposes to amend the zoning of the noted Lots from PR - Parks and Recreation to OT - Old Town Mixed-Use. Rezoning would create more flexibility and opportunities for potential future development on the identified sites.

The Applicant owns all four Lots and operates an existing business, the Yellowknife Racquet Club (YRC), that is primarily located on Lot 1 Block 157, Plan 1385. Table 1-1 details the proposed rezoning.

Table 1-1: Existing and Proposed Designations and Zones

| Property | Existing Designation and Zone | Proposed Designation and Zone |
|---|---|---|
| Legal Description: Lot 1, Block 157, Plan 1385 Civic Address: 4302 49 Ave | Community Plan By-Law 5007 Designation: Old Town Zoning By-Law 5045 Zone: PR - Parks and Recreation | Community Plan By-Law 5007 Designation: Old Town Zoning By-Law 5045 Zone: OT - Old Town Mixed Use |
| Legal Description: Lot 2U, Block 157, Plan 1385 Civic Address: 4302 49 Ave | Community Plan By-Law 5007 Designation: Old Town Zoning By-Law 5045 Zone: PR - Parks and Recreation | Community Plan By-Law 5007 Designation: Old Town Zoning By-Law 5045 Zone: OT - Old Town Mixed Use |
| Legal Description: Lot 3, Block 157, Plan 1385 Civic Address: 4302 49 Ave | Community Plan By-Law 5007 Designation: Old Town Zoning By-Law 5045 Zone: PR - Parks and Recreation | Community Plan By-Law 5007 Designation: Old Town Zoning By-Law 5045 Zone: OT - Old Town Mixed Use |
| Legal Description: Lot 4, Block 157, Plan 1385 Civic Address: 4302 49 Ave | Community Plan By-Law 5007 Designation: Old Town Zoning By-Law 5045 Zone: PR - Parks and Recreation | Community Plan By-Law 5007 Designation: Old Town Zoning By-Law 5045 Zone: OT - Old Town Mixed Use |

*A detailed map of the subject lots is appended to this report in **Appendix A**.

This Planning Justification Report has been prepared to support the submission of the Zoning By-Law Amendment Application (Form P2).

2.0 Subject Lands

This section of the report describes the subject lands owned by the Applicant (Lots 1, 2U, 3, and 4, Block 157, Plan 1385) proposed for the Zoning By-law amendment application.

2.1 Lot 1, 2U, 3, and 4, Block 157, Plan 1385

The municipal address of the subject Lots is 4002 49 Avenue. As shown in Error! Reference source not found. A, the Lots are rectangular, in various sizes, except Lot 4, which is L-shaped, bounding the southwest and northwest sides of Lot 1. The Lots front 49 Avenue adjacent to the Fritz Theil Memorial Park Parking Lot. The Lots are situated in a northwest (rear) to southeast (front) orientation, with Table 2-1 showing the measured land area of each Lot.

Table 2-1: Area of the Subject Lots

| Lot number | Area (m ²) | Area (ha) |
|------------------------------|------------------------|-----------|
| Lot 1, Block 157, Plan 1385 | 1463 | 0.1463 |
| Lot 2U, Block 157, Plan 1385 | 999 | 0.0999 |
| Lot 3, Block 157, Plan 1385 | 665 | 0.0665 |
| Lot 4, Block 157, Plan 1385 | 1768 | 0.1768 |
| Total | 4895 | 0.4895 |

There is a single building on Lot 1, and the current use is commercial recreation. Part of the building extends onto Lot 4. Lots 2U and 3 are currently undeveloped. There is an existing subdivision application #105-085J08-SD-01250 for Lot 2U and 3 that is waiting for final approval and registration with the Lands Titles Office.

Adjacent Land Uses are described below:

Northeast: The subject Lots are bounded on the northeast by Lot 1001, Block Q85J/8. Lot 1001, Block Q85J/8 forms an irregular shape and surrounds the Lots, with 49 Ave separating it on the southeast side. Lot 1001, Block Q85J/8 is zoned PR - Parks and Recreation, and the current use is recreation space, the Fritz Theil Park, which hosts two municipally owned ball diamonds and additional park space.¹ Stout Road borders the northeast edge of Lot 1001, Block Q85J/8. Lots along Stout Road are zoned R1- Low-Density Residential.

Southeast: The subject Lots are bounded on the southeast by Lot 1001, Block Q85J/8, which forms an irregular shape surrounding the Lots, with 49 Ave. separating it on the southeast side. Lot 1001, Block

¹ City of Yellowknife. (2023, March 31). *Sports Fields and Courts*. <https://www.yellowknife.ca/en/getting-active/sports-fields-and-courts.aspx>

Q85J/8 is zoned PR – Parks and Recreation, and the current use is a Recreation Space, the Fritz Theil Park, which hosts two municipal-owned ball diamonds and additional park space. Lot 1011, Block Q85J/8 is bounded by Franklin Ave to the east and 41 St. to the south. Lots along Franklin Ave. are zoned RC – Residential Centre with current uses including Hotel (Keskorie Boarding House) and Automobile Service Station (Haks Auto Body). Lots along 41 St. are zoned R1 – Low Density Residential, and the current land uses include Dwellings – Factory-Built and Institutional – Religious and Education Institutions (Islamic Centre of Yellowknife).

Southwest: The subject Lots are bounded to the southwest by Lot 1001, Block Q85J/8, which is irregular in shape and surrounds the Lots. It is zoned PR - Parks and Recreation and is currently undeveloped. Directly southwest of Lot 1001, Block Q85J/8 is Lot 1, Block 303. Lot 1, Block 303 is zoned PR – Parks and Recreation in the southeast corner, and NA – Natural Area in the rest of the Lot. The Lot is currently undeveloped.

Northwest: The subject Lots are bounded to the southwest by Lot 1001, Block Q85J/8, which is irregular in shape and surrounds the Lots. It is zoned PR - Parks and Recreation and is currently undeveloped. Northwest of Lot 1001, Block Q85J/8 is the northeast corner of Lot 1, Block 303, which is zoned NA – Natural Area and is currently undeveloped. Lot 1, Block 303 is bounded by Lots zoned R1 – Low Density Residential with the land use of Dwelling – Single Detached. These Lots form part of the Niven Residential area along Niven Drive and are connected to the subject Lots via Don Jossa Way.

3.0 Proposed Development

As illustrated in **Appendix A**, the Applicant seeks to rezone Lots 1, 2U, 3, and 4, Block 157, Plan 1385 from PR - Parks and Recreation to OT - Old Town Mixed Use.

The proposed rezoning will support potential future Development on the identified Lots. **Appendix A** shows the location of the existing structure. The current land use is commercial recreation, hosting a multifunctional commercial recreational facility. The proposed rezoning to OT - Old Town Mixed Use increases potential land use opportunities and supports potential future development.

3.1 Required Applications

To support the proposed rezoning, a Zoning By-law Amendment is required to change the zoning of the subject lands from PR – Parks and Recreation to OT – Old Town Mixed Use.

At this time, no specific development is proposed for the subject Lots. The Applicant is applying for this rezoning in anticipation of future land use. Furthermore, the existing land use on Lot 1, which is commercial recreation, is an existing Permitted Use under the OT – Old Town Mixed Use zone.

4.0 Policy Analysis

4.1 Community Planning and Development Act

The *Community Planning and Development Act (Act)* provides guidance on land use processes within the Northwest Territories and must be considered when reviewing proposed Zoning By-law amendments. The amendment of a Zoning By-law falls under Part 2 of the *Act*. Part 2 of the *Act* provides guidance on the purpose, content, and required provisions for a Zoning By-law. Under Section 52, City Council has the authority to appoint either itself, a Development Officer, or both as the Development Authority to make decisions on Zoning By-law amendments. The Yellowknife City Council is the Development Authority responsible for considering and making a determination on all applications for Zoning By-law amendments. The Development Authority must also hold a public meeting before amending the Zoning By-law if the change involves a significant alteration.

Applications for amendments to the Zoning By-law must conform with the *Act*, *Community Plan*, and the regulations of any applicable By-laws.

4.2 City of Yellowknife Community Plan

The subject sites are located within the Old Town land use designation in the *City of Yellowknife's Community Plan By-law No. 5007 (Community Plan)*. The proposed Zoning By-law amendment was reviewed based on the *Community Plan*, with the relevant policies identified in Section 4.2. – Old Town.

As the Lots in question are already in the Old Town land use designation under the *Community Plan*, the proposed Zoning By-law amendment is in alignment with the *Community Plan* and meets the intent of the Old Town land use designation. Based on our review the proposed rezoning, and the permitted uses would still meet the intent of the Old Town land use designation.

4.2.1 Old Town

The *Community Plan* identifies Old Town as having a unique character, with eclectic Building forms and serving as a major tourist destination. This designation allows for a balanced variety of residential and commercial uses with a mix and natural and cultural features. The following objectives and policies for the Old Town designation from the *Community Plan* support this proposed Zoning By-law Amendment:

Planning and Development Objective 2 - To maintain existing retail and commercial services that respond to both the local residents and tourism industry.

Planning and Development Objective 5 - To encourage new retail and commercial operations that service the needs of visitors and local residents but do not exceed capacity of city's existing water, sewer and services.

Planning and Development Objective 13 - To maintain the existing character of the built form.

Planning and Development Objective 15 - To encourage a mix of uses that enhance
The organic nature and built form of the development of Old Town.

The proposed rezoning would permit development opportunities that would meet the intent of Old Town, and it does not conflict with the planning objectives in this designation.

4.3 City of Yellowknife Zoning By-law

The subject Lots are currently zoned as PR - Parks and Recreation under the *City of Yellowknife Zoning By-law No. 5045 (Zoning By-law)*. The Applicant would like to rezone to OT - Old Town Mixed Use, this would increase the potential for future development. Under the existing zoning of PR- Parks and Recreation, the permitted and discretionary uses, as per Table 13-3 of the *Zoning Bylaw*, include:

| Permitted | Discretionary |
|------------------------------------|-------------------------------------|
| Accessory Building | Campground |
| Accessory Use | Cemetery |
| Public Parks | Commercial Entertainment |
| Public Utility Uses and Structures | Commercial Recreation |
| Recreation Facility | Commercial Retail Sales and Service |
| Temporary Use | Marina |
| Urban Agriculture, Commercial | Similar Use |
| Urban Agriculture, Community | |

The existing primary use of Lots 1 and 4, Block 157, Plan 1385 is commercial recreation, while Lots 2U and 3 remain undeveloped. The existing permitted uses are limited to support for public infrastructure or recreation. The Applicant, and owner of the four subject lots, is a private business operating a commercial recreation business. Although the discretionary uses include commercial uses, the classification of a discretionary use, adds extra approvals for future development permit process and reduces certainty for future development. Rezoning to OT- Old Town Mixed increase the flexibility for development, as there are more permitted uses. It also increases the Applicants certainty for future development on their privately owned property. The list of permitted land uses for OT- Mixed use is in Table 11-6, on 139 of the *Zoning Bylaw*.

Rezoning to OT – Old Town Mixed Use Zone would allow the Applicant greater flexibility for future use and development, while still complementing the existing uses surrounding the site as described in section 2.1 of this report, which includes a mix of residential, commercial and recreational use.

5.0 Other Policy Considerations

It is understood that the City of Yellowknife is actively exploring options to support infill and encourage a mix of commercial and other uses in existing built areas. In April 2025, the City published the "Intensification First" strategy, which outlines an approach to urban development, focused on building better neighborhoods. This includes creating more housing opportunities, increasing commercial space and fostering vibrant, active neighbourhoods. Although the strategy doesn't identify specific areas for intensification, given the location of the subject Lots, the rezoning of these four lots would support the City's focus for infill.

To support the focus for infill, Lots 1, 2U, 3, and 4, Block 157, Plan 1385, are advantageous because the current structure on these lots is connected to the City of Yellowknife's piped water and sewer system. In the spring of 2025, the City Council reviewed a report by InterGroup Consultants that reviewed the costs associated with trucked versus piped water and sewer. The cost of trucked water and sewer is disproportionately higher than piped services. This review indicates a strategic awareness and likely preference for development that can utilize existing piped infrastructure. Proximity to the existing piped water and sewer system means the subject Lots would be able to connect to the existing piped water and sewer network, unlike many other properties in the Old Town Mixed-Use zone that are on trucked services.

6.0

Conclusion

The proposed rezoning of Lots 1, 2U, 3, and 4, Block 157, Plan 1385 is intended to facilitate potential future development that contributes to the eclectic nature of the Old Town neighbourhood.

The proposal aligns with the City of Yellowknife's *Community Plan* and *Zoning By-law*, specifically the OT - Old Town Mixed Use zone, which supports a balanced and diverse development of residential and commercial uses. The proposed *Zoning By-law* amendment is not expected to alter the natural or cultural landscape of the Old Town neighbourhood and will provide opportunities for potential future Development that will complement and enhance the existing character of the area.

DILLON CONSULTING LIMITED



Margaret Kralt
RPP, MCIP

Yellowknife Racquet Club
Planning Justification Report - Zoning By-law Amendment
September 2025 – 25-1895



Appendix A

Figures

Yellowknife Racquet Club
Planning Justification Report
September 2025 – 25-1895





YELLOWKNIFE RACQUET CLUB
PLANNING JUSTIFICATION REPORT

RE-ZONING APPLICATION
FIGURE 1

- Lots Proposed for Re-Zoning
- Lots Included in Subdivision Application #105-085108-SD-01250
- Parcel Fabric



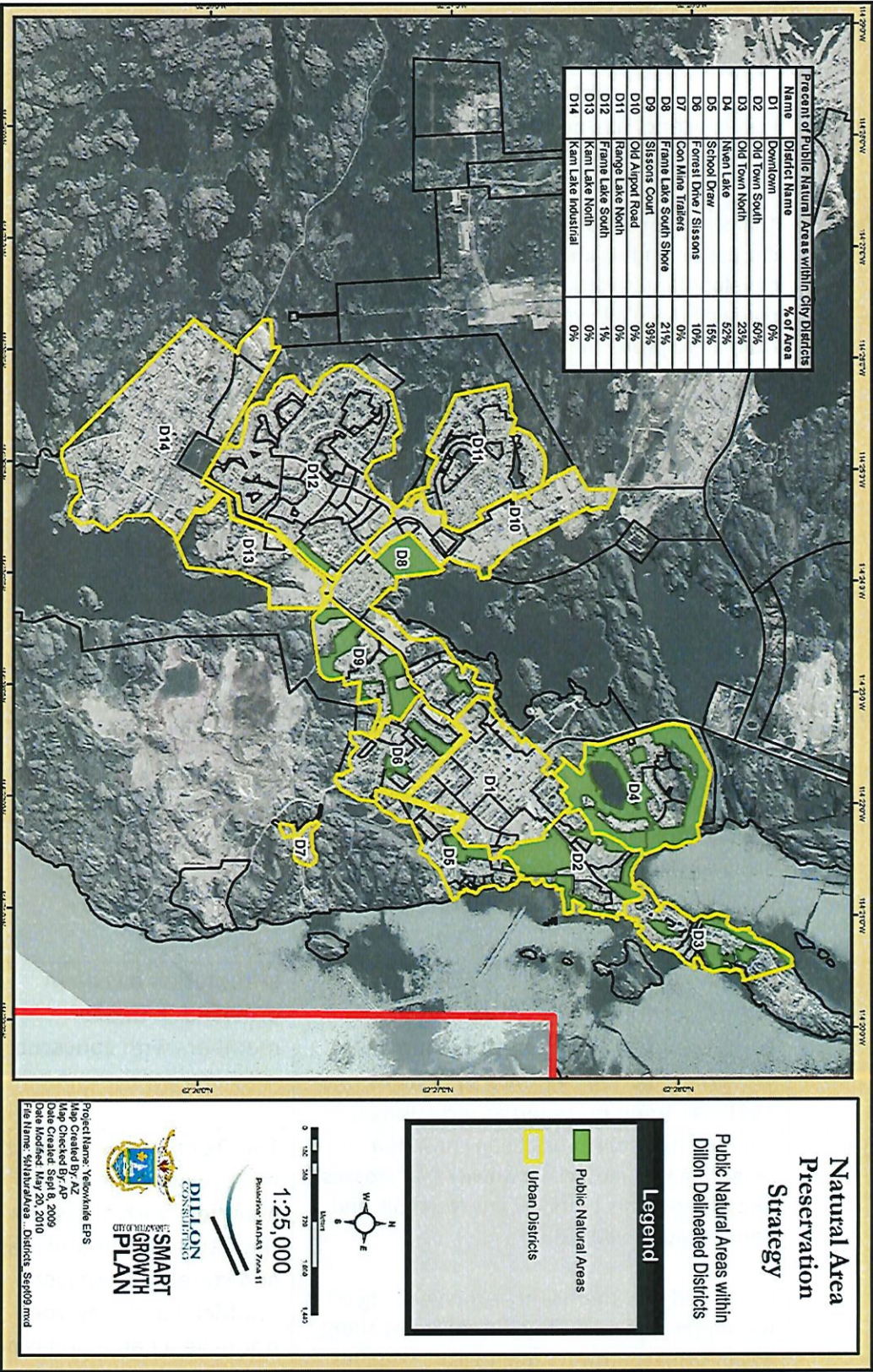
SCALE 1:1,000

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Meters

NOT TO SCALE. MAP IS FOR INFORMATION ONLY. NOT TO BE USED FOR CONSTRUCTION PURPOSES.



Appendix B



Appendix C

| Correspondent | Comments | Considerations |
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| Internal Consultations | | |
| Public Works and Engineering | Public Works has no concerns with re-zoning of these properties. | Noted. |
| Public Safety | <p>Thank you for sending along for input and discussion on this and future developments/plans. Fire Input into the planning piece allows not only valuable input from a fire protection/safety side but it also allows us to discuss any relevant changes with our crews if necessary if we are required to respond to the property.</p> <p>For this property, the re-zoning will have little impact on fire response access and safety.</p> <p>However, future developments on those parcels can be reviewed prior to building to ensure fire access and safety codes compliance are met.</p> | Noted. |
| Lands and Building Services | <p>Building Services has no concerns at this time.</p> <p>-----</p> <p>Lands Officer was consulted about the land disposal procedure of the subject lots in light of public inquiries.</p> | Information that is public record has been incorporated into the Background section of this report and provided to public members with concerns. |
| City Clerks | City Clerks was consulted regarding the potential conflict of interest of the applicant as per some public comments. The Council Code of Ethics By-law No. 4976 has been provided as a response. | Information has been provided to public members with concerns. |
| Community Services | <p>Community Services has been consulted regarding the unofficial pathway that crosses two of the subject lots, By-law No.4438, and Council Motion #0173-05.</p> <p>It is stated that there is no formal naming of the subject pathway. The City does not adopt any informal pathways due to liability issues</p> | The Development Officer has provided the public members with access to the City's official trail map and stated the subject unofficial pathway does not have a name and is not |

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| | and the City does not maintain or support them. | part of the City's trail system. |
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| Number | Comments | Considerations |
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| Public Comments | | |
| 1 | <p>I have questions regarding the rezoning application for the Racquet Club hill (PLZON-2025-0115).</p> <ol style="list-style-type: none"> 1. Who owns these lots right now? 2. Is there a development proposal associated with the rezoning? 3. How is the City planning to protect the path between Peace River flats and the Niven Lake trail system? <p>-----</p> <p>[The public member responded with an email:]</p> <p>Thank you for your response. It appears from your answers that the trail connecting Niven Lake Trail to Back Bay crosses two private lots. Is it correct to assume that the trail is not part of the city's recognized trail system and therefore the lower portion could be used for other purposes by the land owner?</p> <p>If this is the case, I expect this will be surprising news to residents.</p> <p>-----</p> <p>[The public member responded with an email:]</p> <p>Thank you for your responses. Can you please clarify your answer to #3 for me? Who would be required to apply for a development permit to alter the existing trail - the property owner? I'm trying to determine if the City recognizes this trail as an official trail, as per the Niven Lake Development Scheme 2007, page 5.</p> <p>-----</p> <p>[The public member followed up with an email:]</p> | <p>The Planner has acknowledged receipt of this comment.</p> <p>The Planner has provided resident with access to the City's website to review application documents that are public records. The Planner has provided the contact information of the Land Titles Office, GNWT for land ownership inquiries.</p> <p>With the applicant's consent, the Planner has provided information about a legally binding agreement that requires the developer to re-route the unofficial pathway in question upon future development.</p> <p>The Planner has consulted the Community Services Department for public inquiries re: the unofficial pathway and provided answer to the public member that the pathway does not have an official name and is not part of the City's official trail system.</p> |

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| | <p>Thank you for getting back to me. I have attached a more formal letter expressing my concerns. Please share with councillors and staff.</p> <p>[Below is the attached letter:]</p> <p>To: The City of Yellowknife Regarding: File #PLZON-2025-0115</p> <p>I am concerned about the rezoning application pertaining to the four lots surrounding the Yellowknife Racquet Club (File #PLZON-2025-0115). My concern relates specifically to the trail connecting Niven Lake Trail and subdivision to Fritz Theil Park, Peace River Flats and the rest of Old Town. This trail has existed since I moved to Yellowknife 40 years ago. When I arrived, it was a path used by pedestrians, cyclists, tobogganers and snowmobiles.</p> <p>When Niven Lake subdivision was in the planning stages, residents noticed the layout of lots in the plan were blocking this well-used trail. After public input, the City agreed to protect the path by providing a gap in the lots, and even built a crosswalk crossing Niven Drive at the location of the trail. The City placed poles and large rocks at the top to prohibit motorized traffic, making it safer for pedestrians and cyclists. One resident was particularly vocal about protecting the path at that time. His name was Don Jossa, which led to the path being affectionately called the "Don Jossa Way."</p> <p>I walk this short trail three or four times per week. I see all sorts of folks on this hill – pedestrians commuting to work, dog walkers, parents with strollers, mountain bikers, kids tobogganing, and runners doing hill training.</p> | <p>Comments related to the City's climate change action and transportation plan are beyond planning's jurisdiction, which is retained in the report for Council's consideration.</p> |
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| | <p>I am a member of the Racquet Club, I enjoy the services they offer and would like to see them succeed. I am very concerned, however, about the potential loss of a free and public recreational trail that connects two neighbourhoods and is used by so many.</p> <p>Please ensure that a right-of-way protects this trail for the future.</p> <p>Thank you,</p> <p>-----</p> <p>[The public member responded with an email:]</p> <p>Thank you for your response, it is very clear. I find it disappointing that the City is not interested in improving the trail system, particularly during the development of a climate change strategy and public transportation review.</p> | |
| 2 (phone and email) | <p>I waited a few days before revisiting the link, but no additional information about the use of this land appears to have been included beyond "rezoning".</p> <p>As this rezoning creates a very wide range of possible uses, and may significantly change traffic and noise concerns, the neighborhood would like more information about the proposed changes. And how those changes might be affected should the ownership of the property change in the future.</p> <p>I left a phone message with you as well. you can call me at 867-765-8822. Everyone CCd on this email list has agreed to be included.</p> <p>-----</p> <p>[The public member responded with an email:]</p> | <p>The Planner has acknowledged receipt of this comment.</p> <p>The Planner has provided resident with access to the City's website to review application documents that are public records, specifically pointing to the planning justification report that outlines the rationale of this application. The Planner explained that rezoned or not, new development shall comply with all requirements.</p> |

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| | <p>Thank you, Vivian, We'll get back to you with further questions. Ultimately, at this time, for my part, rezoning seems premature and a poor precedent with regards to our future options. However, I will discuss it with the community. I have added two more community members who requested to be in this conversation.</p> <p>-----</p> <p>[The public member called and a summary of the phone conversation is provided below:]</p> <p>The Planner had a phone conversation with the public member who inquired about the rezoning process and provided comments on this application. Comments have been summarized by the email below.</p> <p>-----</p> <p>[The public member followed up with an email:]</p> <p>Thank you for taking my call this morning. I look forward to your email with the list of steps. To reiterate my concerns, as to the potential rezone, I would like to strongly emphasize all of the points made by my neighbour (copied here):</p> <ul style="list-style-type: none"> ☑ Traffic flow and safety: Increased vehicle activity from mixed-use or commercial operations could raise safety risks for pedestrians, especially children. ☑ Noise and disturbance: Both construction activity and ongoing business or tourism-related uses could significantly alter the quiet character of our residential area. ☑ Environmental and community impacts: Changes in zoning may reduce accessible green space, increase light pollution, and place additional strain on parking and local infrastructure. ☑ Clarity and transparency: It is not yet clear what specific uses are being proposed under the new | <p>This response has been sent to all recipients as requested.</p> <p>The Planner has provided information about the rezoning process and opportunities for public participation, replied to all as requested.</p> <p>The Planner has shared the contact info of the Municipal Enforcement Division to report any potential by-law violation concerns.</p> <p>Comments have been addressed in the report and incorporated into the decision. A summary of consideration is provided below:</p> <p>The subject lots are designated "Old Town" under the Community Plan, which is an area intended for a wide range of land uses. Rezoning to "OT – Old Town Mixed Use" is consistent with Community Plan Policies and is considered compatible with the surrounding mixed use areas. A development permit approval will be required to assess the</p> |
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| | <p>zoning or how they would align with the community's current land-use objectives and Old Town's unique heritage character. but to reinforce the concerns doubly.</p> <ul style="list-style-type: none"> - There have been a number of speed and distraction related incidents already with drivers running over private residential property lines and gardens. - People already frequently park in front of drive ways. - The Mosque, which I think we all think of as part of the community, will be reopening soon increasing traffic and the need for parking - the Road is already poorly maintained, creates a lot of dust and frequently has potholes in which cars bottom out - Noise from parties for both baseball and the racquet club are already very disturbing throughout the summer - The road is really more of a driveway, and is the only access to the property being discussed for a rezone. it is effectively a cul-de-sac rather than a road, and the parking lot frequently overflows meaning that many people resort to turning around in our driveways. - vehicle break-ins are already a common problem <p>Ultimately, more traffic is not something the community deems safe or good for the neighbourhood residents NOR the current users of the Park/Club. Adding additional traffic to the situation would be increasing the danger it poses.</p> <p>For me, and I believe for those neighbours I have spoken to, rezoning the property without knowing what new infrastructure and business might be proposed for the lot sets a poor precedent. I believe members of another residential committee have forwarded their concerns about Further items including the future of the pathway between Niven and Old</p> | <p>impact of specific future developments in accordance with the Zoning By-law and other applicable requirements. A rezoning application does not approve any specific land uses. Concerns, such as potential traffic and parking violations, road conditions, behaviours of users of other facilities in the area, and potential crime-related incidents, could be addressed through the City's official complaint platform, by contacting the Municipal Enforcement Division to report any by-law violations; or by contacting the RCMP for crime-related concern.</p> |
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| | <p>Town are also, the safety of visitors and cars during baseball games, and a change in traffic and access to the children's playground are also not well addressed in this proposal.</p> <p>For my part, I would not want to consider a rezone before knowing the nature of the projects that could be included here. We cannot know who future owners will be, and how they will respect the family/old town/community nature of the property.</p> <p>The current email list above contains people who have all agreed to share this conversation together. I would ask you to reply-all when following up on it, please.</p> <p>-----</p> <p>[The public member responded with an email:]</p> <p>Thank you,</p> <p>Violations are sometimes reported, and will continue to be with more regularity as they occur. However, as they do tend to occur on evenings and weekends, it can be hard to reach an officer in a timely manner.</p> <p>Meanwhile, it will be understood that there are institutional factors that create the environments in which these kinds of infractions become more common. Our concerns are specifically directed towards reducing the risk of increasing their frequency</p> <p>Thanks, We look forward to hearing about next steps as this request progresses.</p> | |
| 3 | <p>Thank you for providing us more information regarding Zoning By-law Amendment Application PLZON-2025-0115.</p> <p>I agree with my fellow neighbour's comments and concerns regarding this application, especially the comments surrounding increased traffic and noise. As mentioned previously, our residential area is already exposed to heavy traffic, parking issues (often times driveways</p> | <p>The Planner has acknowledged receipt of this comment.</p> <p>The Planner has consulted City Clerks for public inquiries re: conflict of interest of the applicant and</p> |

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| | <p>are blocked in, which creates visibility issues), my "slow down, kids and pets at play" has been being hit or run over multiple times a month, speeding concerns, and loud noise/disturbances. The safety of our neighbourhood residents and children need to be recognized and made a priority during the process and decision of this application request.</p> <p>I would also like to make a quick note and have some reassurance that since one of the owners of the Racquet club sits on City Counsel, that he will not be allowed to take part in the decision process of this application, as there would be a conflict of interest.</p> <p>I look forward to hearing more regarding this request and what it entails.</p> | <p>provided information about Council Code of Ethics By-law No. 4976 in response.</p> <p>Comments have been addressed in the report and incorporated into the decision. A summary of consideration is provided below:</p> <p>The subject lots are designated "Old Town" under the Community Plan, which is an area intended for a wide range of land uses. Rezoning to "OT – Old Town Mixed Use" is consistent with Community Plan Policies and is considered compatible with the surrounding mixed use areas. A development permit approval will be required to assess the impact of specific future developments in accordance with the Zoning By-law and other applicable requirements. A rezoning application does not approve any specific land uses. Concerns, such as potential traffic and parking violations, road conditions, behaviours of users of other</p> |
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| | | <p>facilities in the area, and potential crime-related incidents, could be addressed through the City's official complaint platform, by contacting the Municipal Enforcement Division to report any by-law violations; or by contacting the RCMP for crime-related concern.</p> |
| 4 | <p>It seems that at every opportunity the City is entertaining or advocating for the rezoning of public parks and recreation land to land for private mixed or residential use. This is especially the case whenever some private interest wants public lands. This is a worrying policy trend. I value public lands within the City and reject proposals that intend to eliminate or compromise more public space. I also reject the premise that private interests trump public interests.</p> <p>The Racquet Club has been using adjacent public parks and recreation land for years. But perhaps because of the zoning, public and private users of the parks and recreation area have been able to co-exist. For example, users of the trails from Peace River Flats to Niven Lake have been able to accommodate the encroachments of the Racquet Club as have users of the ball fields and playgrounds. But now, it seems that the Racquet Club is seeking rezoning because they have an interest in expanding or formalizing their use of public lands. I oppose this rezoning application. I am particularly opposed to the rezoning of Lots 2 and 3 for the potential negative impacts on public users and the natural environment.</p> <p>-----</p> | <p>The Planner has acknowledged receipt of this comment.</p> <p>The Planner has clarified that the subject lots are not public land.</p> <p>With the applicant's consent, the Planner has provided information about a legally binding agreement that requires the developer to re-route the unofficial pathway in question upon future development.</p> <p>The Planner has explained to the public member that the City newly launched an active application webpage that publishes application documents for public inspection, which is the website</p> |

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| | <p>[The public member responded with an email:]</p> <p>Thank for your response. I recently learned that the PR lots in question are privately owned and that this past summer the City sold Lot 2 to these private interests without any apparent notice to the public. In my opinion, this is an inappropriate way to manage public lands especially PR lands.</p> <p>-----</p> <p>[The public member followed up with an email:]</p> <p>I came across this document when searching for a date for when Lots 2 and 3 were sold to the Racquet Club. https://www.yellowknife.ca/en/city-government/resources/Departments/Planning-Development/Site-Plans-for-Development-Applications/PLZON-2025-0115-Planning-Justification-Report.pdf In my opinion, this document should have been provided to surrounding residents so better informed input could have been provided on the rezoning application.</p> <p>I did not find the dates for when Lots 2 and 3 were sold. Can you tell me when these public lands were sold to the Racquet Club?</p> <p>Also the document supporting the rezoning application states: "Lots 2U and 3 are currently undeveloped. There is an existing subdivision application #105-085J08-SD-01250 for Lot 2U and 3 that is waiting for final approval and registration with the Lands Titles Office." What exactly does this mean? What implications does this subdivision have for the overall rezoning application?</p> <p>-----</p> | <p>referenced in the email. Future notice of application will include a QR code with access to this website.</p> <p>The Planner has consulted with the Lands and Building Services Division for public inquiries re: the City's land disposal process and provided additional information about the disposal of the lots in question. Land disposal information related to the subject lots has also been included in this report.</p> <p>Comments have been addressed in the report and incorporated into the decision. A summary of consideration is provided below: The subject lots are designated "Old Town" under the Community Plan, which is an area intended for a wide range of land uses. Rezoning to "OT – Old Town Mixed Use" is consistent with Community Plan Policies and is considered compatible with the surrounding mixed use areas. A development permit</p> |
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| | <p>[The public member responded with an email:]</p> <p>There is particular public scrutiny of this rezoning application because of the use and nature of the lands in question, the involvement of an elected official, the timing and lack of notice about disposal of public lands, and more recently, lack of background information accompanying the rezoning application. All in all very troubling.</p> | <p>approval will be required to assess the impact of specific future developments in accordance with the Zoning By-law and other applicable requirements. A rezoning application does not approve any specific land uses.</p> <p>Potential conflict of interest of the applicant is addressed by Council Code of Ethic By-law No. 4976.</p> <p>Comments regarding the land disposal procedure is beyond the scope of this rezoning application, which is retained in the report for Council's consideration.</p> |
| 5 | <p>I learned last week that the Yellowknife Racquet Club owns the lower part of the trail joining Niven Lake Trail and Fitz Thiel ball park. I commend the Racquet Club for allowing the public access through its property to the public part of the trail. That trail has been used well before the establishment of the Niven Lake subdivision or trail. It is an active transportation corridor provides connectivity for recreation areas. It's also a great tobogganing hill. It's been important to me for 45 years.</p> <p>I looked at the allowed and discretionary uses under Parks and Recreation and Old Town Mixed zones.</p> <p>Commercial recreation is allowed under both zones. I would prefer to know the specifics of a</p> | <p>The Planner has acknowledged receipt of this comment.</p> <p>With the applicant's consent, the Planner has provided information about a legally binding agreement that requires the developer to re-route the unofficial pathway in question upon future development.</p> |

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| | <p>development plan before approving a change from the current zone. Please do not approve this rezoning until specific development plans are submitted.</p> <p>-----</p> <p>[The public member responded with an email:]</p> <p>Thank you for your reply. I'm delighted to learn about this binding agreement. Is it publicly available? What percentage of zoning applications to the city come with no development proposal? What percentage of applications are approved with no proposal for use of the land, eg. residential, commercial recreation, etc., let alone no actual development proposal?</p> | <p>The Planner has provided resident with access to the City's website to review application documents that are public records.</p> <p>The Planner explained that any future development shall comply with all requirements. The City does not have the other data requested.</p> |
| 6 | <p>We are reaching out regarding the application from the Racquet Club to rezone four lots of park & recreation land to mixed use land.</p> <p>First, we were surprised to learn that the Racquet Club is the owner of these four lots, that were previously public/City land. Would you be able to tell us:</p> <ul style="list-style-type: none"> - What is the City policy whereby public land that is zoned as park & recreation can be sold to a private business? - Was there any public consultation for this sale? <p>Second, we would like to raise concern about the re-zoning to mixed use. Particularly, that it would make development possible on Lots 2 and 3, which would lead to loss of green space, loss of recreation space (one lot encroaches on a public volleyball court, which, while seemingly underused, could still be repurposed by the City into another use of public recreation space); and loss of trail access (Don Jossa Way, which connects Niven and Peace River Flats).</p> | <p>The Planner has acknowledged receipt of this comment.</p> <p>The Planner has provided the intent of PR Zone to have both recreational and commercial uses, and referred to the Zoning By-law for additional information.</p> <p>The Planner has consulted with the Lands and Building Services Division for public inquiries re: the City's land disposal process and provided additional information about the disposal of the lots in question. Land disposal</p> |

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| | <p>We oppose the rezoning of these lots, especially without a plan as to how they would be used if re-zoned.</p> <p>As avid members of the Racquet Club, we support this business and wish them success.</p> <p>-----</p> <p>[The public member responded with an email:]</p> <p>Thank you for this information.</p> | <p>information related to the subject lots has also been included in this report.</p> <p>Comments have been addressed in the report and incorporated into the decision. A summary of consideration is provided below:</p> <p>The subject lots are designated “Old Town” under the Community Plan, which is an area intended for a wide range of land uses. Rezoning to “OT – Old Town Mixed Use” is consistent with Community Plan Policies and is considered compatible with the surrounding mixed use areas.</p> <p>With the applicant’s consent, the Planner is able to share information about a legally binding agreement that requires the developer to re-route the unofficial pathway in question upon future development.</p> <p>The City does not mandate the type of development on private land.</p> |
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| 7 | <p>I am in agreement with my neighbours, as well. I do not support this re-zone; for the reasons already articulated as potentially problematic, and specifically as there is not any particular plan in place for purpose.</p> <p>Thank you for taking the time to consider our concerns.</p> | <p>The Planner has acknowledged receipt of this comment.</p> <p>Comments have been addressed in the report and incorporated into the decision. A summary of consideration is provided below:</p> <p>The subject lots are designated “Old Town” under the Community Plan, which is an area intended for a wide range of land uses. Rezoning to “OT – Old Town Mixed Use” is consistent with Community Plan Policies and is considered compatible with the surrounding mixed use areas. A development permit approval will be required to assess the impact of specific future developments in accordance with the Zoning By-law and other applicable requirements. A rezoning application does not approve any specific land uses.</p> |
| 8 | <p>I would like to express my concern at the proposed rezoning of the above lots.</p> | <p>The Planner has acknowledged receipt of this comment.</p> |

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| | <p>Part of the proposed lots encompass a portion of an important and well-used parks access way that joins Fritz Theil Park/Josaphine Walcer Park to the Niven Lake trail via a crosswalk adjacent to municipal lot 39/ Block 303/Plan 3699. Development on the proposed lots would block off part of this access route. At a quick glance, I can't see anything in the development permit that addresses the preservation, or not, of this important public access way, presumably as this is a rezoning application. The lots being rezoned would of course greatly increase the chances of this route not being kept.</p> <p>As it is, a large portion of the municipal lot adjacent to this business - which is zoned as parks and recreation - is used as a parking lot for the business.</p> <p>I would really appreciate the city preserving parks and recreation lots for what they are meant for.</p> <p>-----</p> <p>[The public member responded with an email:]</p> <p>That's great to hear Vivian. Thank you for confirming that the path will be kept even if development happens.</p> <p>On an entirely unrelated note, I have often wondered about ownership of a particular parcel of land in the city nearby (see attached). I can't seem to figure it out on City Explorer. Do you know how I'd find out whose land this is?</p> <p>-----</p> <p>[The public member responded with an email:]</p> <p>Sorry, I phrased that wrong. What I meant to ask was, is it private, municipal or commissioner's land? I can't see this info on</p> | <p>With the applicant's consent, the Planner has provided information about a legally binding agreement that requires the developer to re-route the unofficial pathway in question upon future development.</p> <p>The Planner has provided the contact information of the Land Titles Office, GNWT for land ownership inquiries.</p> |
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| | City Explorer. I don't need to know who owns it if it is private. | |
| 9 | <p>We are writing tonight in regards to the application by the Yellowknife Racquet Club Ltd to re-one Lots 1, 2(U), 3 and 4 Block 157 Plan 1385 from PR (Parks and Recreation Zone) to OT (Old Town Mixed Use Zone).</p> <p>Firstly, we would like to understand how privately owned lots could retain Parks and Recreation zoning classification?</p> <p>Also, from what we understand, Lot 2 was recently purchased. At what point was that piece of land made available for sale, and was there broad notification?</p> <p>We would like to express that while some of the permitted uses under the OT zone would potentially be okay, many of the discretionary uses would not be.</p> <p>Very importantly, the trail that connects Peace River Flats with Niven Lake is an important multi-use thoroughfare that provides pedestrians, dog walkers, cyclists, those with strollers, etc. a route between Niven Lake neighborhood and lake trail with Old Town. We feel that this publicly well-used multi-use trail and access should not be lost as a result of any private development that may occur. As part of the City of Yellowknife's transportation plan, corridors for safe and convenient access should be prioritized, particularly ones that are already available and well-used.</p> | <p>The Planner has acknowledged receipt of this comment.</p> <p>The Planner has provided the intent of PR Zone to have both recreational and commercial uses, and referred to the Zoning By-law for additional information.</p> <p>The Planner has consulted with the Lands and Building Services Division for public inquiries re: the City's land disposal process and provided additional information about the disposal of the lots in question. Land disposal information related to the subject lots has been included in this report.</p> <p>Comments have been addressed in the report and incorporated into the decision. A summary of consideration is provided below:</p> <p>The subject lots are designated "Old Town" under the Community Plan, which is an area</p> |

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| | | <p>intended for a wide range of land uses. Rezoning to "OT – Old Town Mixed Use" is consistent with Community Plan Policies and is considered compatible with the surrounding mixed use areas. A development permit approval will be required to assess the impact of specific future developments in accordance with the Zoning By-law and other applicable requirements, including review of Discretionary Use by Council. A rezoning application does not approve any specific land uses.</p> <p>With the applicant's consent, the Planner is able to share information about a legally binding agreement that requires the developer to re-route the unofficial pathway in question upon future development.</p> |
| 10 | <p>We have become aware of a recent re-zoning application for lots surrounding the Racquet Club adjacent to the ball diamonds in Peace River Flats. We appreciate the important role the Racquet Club plays in the collective health and well-being of Yellowknife residents. However, we would like to draw your attention</p> | <p>The Planner has acknowledged receipt of this comment.</p> <p>With the applicant's consent, the Planner has provided</p> |

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| | <p>to the critical role that the path behind the club plays in connecting Fritz Heil Park and Peace River flats to Niven Drive and beyond. This trail, also known to locals as Don Jossa Way, is a very frequently used off-street corridor for pedestrians and cyclists accessing the Niven Lake Trail, Downtown and the Frame Lake Trail from all of Old Town. Please take time now to establish an easement or other permanent allowance for this trail to remain open to the public.</p> | <p>information about a legally binding agreement that requires the developer to re-route the unofficial pathway in question upon future development.</p> |
| 11 | <p>Thank you for your letter which my family and I received in the mail.</p> <p>I am writing as a resident of 41st street to express my concerns regarding potential zoning changes—specifically, any proposed amendment involving the reclassification of PR (Parks and Recreation) lands to OT (Old Town Mixed Use) or another designation under Zoning By-law No. 5045.</p> <p>Our neighbourhood is primarily residential and family-oriented, with many young children who play outdoors and walk or cycle in the area. I am particularly concerned about how a change in zoning could affect:</p> <p>☐ Traffic flow and safety: Increased vehicle activity from mixed-use or commercial operations could raise safety risks for pedestrians, especially children.</p> <p>Noise and disturbance: Both construction activity and ongoing business or tourism-related uses could significantly alter the quiet character of our residential area.</p> <p>☐ Environmental and community impacts: Changes in zoning may reduce accessible green space, increase light pollution, and place additional strain on parking and local infrastructure.</p> | <p>The Planner has acknowledged receipt of this comment.</p> <p>The Planner has provided resident with access to the City's website to review application documents that are public records.</p> <p>The Planner has referred to the Zoning By-law for information about the proposed new zone.</p> <p>In a separate email that was sent to all recipients as requested by another public member, the Planner has provided information about the rezoning process and opportunities for public participation.</p> <p>Comments have been addressed in the report and incorporated into the decision. A</p> |

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| | <p>Clarity and transparency: It is not yet clear what specific uses are being proposed under the new zoning or how they would align with the community's current land-use objectives and Old Town's unique heritage character. I would appreciate clarification on the intent and scope of this proposed zoning change (File No. PLZON-2025-0115), as well as opportunities for public consultation or input prior to Council's consideration.</p> <p>Please keep me informed of any upcoming meetings, hearings, or comment periods where residents can participate.</p> <p>Thank you for your attention and for your ongoing work to balance community development with neighbourhood well-being.</p> | <p>summary of consideration is provided below:</p> <p>The subject lots are designated "Old Town" under the Community Plan, which is an area intended for a wide range of land uses. Rezoning to "OT – Old Town Mixed Use" is consistent with Community Plan Policies and is considered compatible with the surrounding mixed use areas. A development permit approval will be required to assess the impact of specific future developments in accordance with the Zoning By-law and other applicable requirements. A rezoning application does not approve any specific land uses.</p> |
| 12 | <p>I would second this sentiment. Concerns about a possible increase in already very high traffic is a serious concern in the neighborhood. The amount of dust, road quality, noise and the speed of many drivers leaving this property are already quite bad.</p> <p>People have driven over gardens and parked in front of driveways several times. In addition to the noise being pretty bad in the summer months due to parties at both the racquet club and the baseball diamonds.</p> <p>I am concerned that a change in the zoning could increase the likelihood of more</p> | <p>The Planner has received the same comment in a separate email, so no further consideration is given to avoid duplication.</p> |

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| | businesses that would increased traffic even more. | |
| 13 | <p>My name is [REDACTED] and I am the owner of a new Dance School in Yellowknife called [REDACTED].</p> <p>I am emailing you to comment that I am in support of the Racquet Clubs application to amend the zoning bylaw in the area. I currently rent space within the Racquet Club to teach my classes. I am outgrowing the space available to me within the current capacity of the building. As I understand it, approval of this by-law amendment is required for the Club to be able to expand the building. I am in support of the expansion of the Racquet Club in hopes that a building expansion can provide some needed new space for my business.</p> <p>Thank you for your consideration of my comments.</p> | <p>The Planner has acknowledged receipt of this comment.</p> <p>This comment has been incorporated into the decision.</p> |
| 14 (phone conversation) | <p>[Summary of phone conversation]</p> <p>The Planner had a phone conversation with a public member, who inquired about the rezoning application and the rezoning process.</p> | <p>The Planner has sent a follow-up email about the conversation and provided access to the City's website for the public to review application documents that are public records.</p> |
| 15 | <p>I just noticed the notice of application for a Zoning bylaw amendment and an invitation for public comments by November 3, 2025.</p> <p>I looked at the documents available online, and note the following:</p> <ul style="list-style-type: none"> - the well known, well used and well loved "Don Jossa Way" is an important pedestrian connection between the Old Town and Niven Drive, that people fought to have preserved when the lots along Niven Drive were first surveyed | <p>The Planner has acknowledged receipt of this comment.</p> <p>The Planner has clarified that this application is a zoning by-law amendment only. There is no change to the community plan.</p> |

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| | <ul style="list-style-type: none"> - a large portion of the trail (former road to the former sewage lagoon) traverses the subject lots, yet is not acknowledged on the site plans, and only a tiny mention is made in the planning report prepared for the owner - I think most people (including me) would be surprised to know that there are legally surveyed lots adjacent/north of the existing Racquet Club. It would be helpful to understand when they lots were originally surveyed, and when they were first zoned Parks and Recreation - as the use is clearly at odds with zoning and this would have been known when the lots were purchased - options for preserving the trail need to be considered that could include: re-surveying to allow continued public use of the existing trail (this is what happened at the top end of the trail when Niven Drive was first developed); realigning the trail which would presumably involve public money or could be a contribution of the owner; or providing the owners with another property in exchange for maintaining the PR zoning - the owner's Planning Justification Report states that there are currently no plans for development, so it seems odd that the owner is applying for rezoning now, when the City has commenced a review of the Community Plan and is expecting to have a Draft Community Plan available for public consultation in Spring/Summer 2026). This is particularly concerning as the owner is a sitting City Councillor who would be aware of this. - the Planning Justification report prepared for the owner also links the development potential to the City's "Intensification First" strategy, but I would argue that this is a very broad interpretation of the strategy that should be given greater scrutiny: the potential future development described is not similar to any of the examples included in the description of intensification provided in the Strategy; the roadway (49 Ave) that would serve Lots 2 and 3 | <p>The Planner has provided access to the City's website and the Canada Lands Survey website for historical zoning and survey information.</p> <p>With the applicant's consent, the Planner has provided information about a legally binding agreement that requires the developer to re-route the unofficial pathway in question upon future development.</p> <p>A 2nd Notice of Application sign has been place adjacent to the unofficial pathways as requested by the public.</p> <p>Comments have been addressed in the report and incorporated into the decision. A summary of consideration is provided below:</p> <p>The subject lots are zoned PR – Parks and Recreation, which provides opportunities for commercial uses, such as Commercial Recreation in the form of Discretionary Use. The existing</p> |
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| | <p>has for years been used as parking by the Racquet Club and would need to be developed and paid for; whether the water and sewer infrastructure is adequate to support increased use would need input from Public Works, but an extension would definitely be needed</p> <p>Finally - I am totally in support of intensification, but I believe that allowing new development on greenfield sites on the fringes of existing neighbourhoods is counter-productive.</p> <p>thanks for providing opportunities for comments, and for the new "Active Development Permits" page!</p> <p>-----</p> <p>[The public member responded with an email:]</p> <p>I'm familiar with the community plan and its relationship to zoning. The issue of rezoning parks to become development sites will likely be an issue if discussion, so I think it's still relevant.</p> <p>I also was curious to see why I hadn't noticed the notice posted, so I looked around and found it today. It's placed in front of the Racquet Club away from where it would be seen by people using the trail. Would it be possible to post another one that would be visible to the general public?</p> <p>-----</p> <p>[The public member responded with an email:]</p> <p>Thanks so much for getting this done right away. Appreciated.</p> <p>I've also done a little digging to find out more about why many of us thought that Don Jossa Way was recognized as a trail.</p> | <p>Commercial Recreation use was approved in 1980 and an addition to the building was approved in 2017.</p> <p>The subject lots are designated "Old Town" under the Community Plan, which is an area intended for a wide range of land uses. Rezoning to "OT – Old Town Mixed Use" is consistent with Community Plan Policies and is considered compatible with the surrounding mixed use areas. A development permit approval will be required to assess the impact of specific future developments in accordance with the Zoning By-law and other applicable requirements.</p> <p>As per consultation with the Community Services Department, the unofficial pathway in question does not have an official name and is not part of the City's official trail system.</p> |
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| | <p>You can see in the attached Niven Lake Development Scheme that the intent of the City was to recognized and maintain this as a trail.</p> | |
| 16 | <p>I have copied [REDACTED] on this email ([REDACTED]). He will pass on any info to the neighbourhood. Good information is really helpful to nurture respectful, trusting relationships and avoid unnecessary conflict. I like your idea of a public session with the city and Racquet Club to inform interested people of their plans. I also like the idea of using the BBCA as one way to get information out about dates for Council consideration of the zoning application and the public hearing. Please feel free to use [REDACTED] as a way to get information to this neighbourhood about any City lands issues.</p> | <p>This email was directed to the manager and was shared with the Planner later.</p> <p>Rezoning application is subject to statutory notice requirements under the by-law and Act.</p> <p>The Planner has recommended that the applicant host a heighbourhood information session to inform the proposal. No further consideration is given.</p> |



CITY OF YELLOWKNIFE

BY-LAW NO. XXXX

BZ XXX

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, as amended, be amended as follows:
 - A. Rezoning 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.
 - B. 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. 2026.

Mayor

City Manager

Read a Second Time this _____ day of _____, A.D. 2026.

Mayor

City Manager

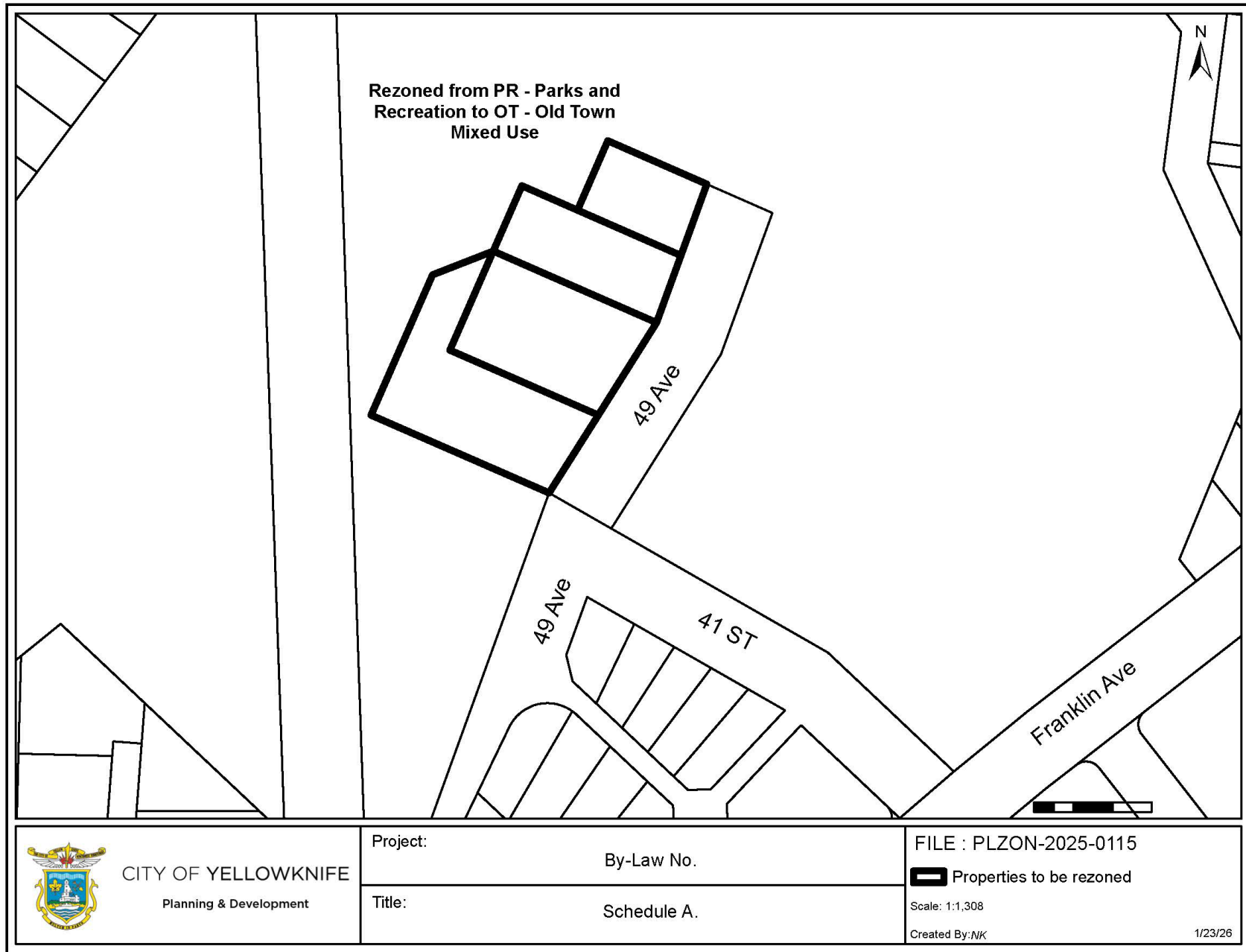
Read a Third Time and Finally Passed this _____ day of _____, A.D., 2026.

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.

Title:

Schedule A.

FILE : PLZON-2025-0115

Properties to be rezoned

Scale: 1:1,308

Created By: NK

1/23/26



CITY OF YELLOWKNIFE

MEMORANDUM TO COMMITTEE

COMMITTEE: Governance and Priorities

DATE: February 18, 2026

DEPARTMENT: Planning and Development

ISSUE: Whether to amend By-law No. 5024 and By-law No. 5056 with the correct legal descriptions.

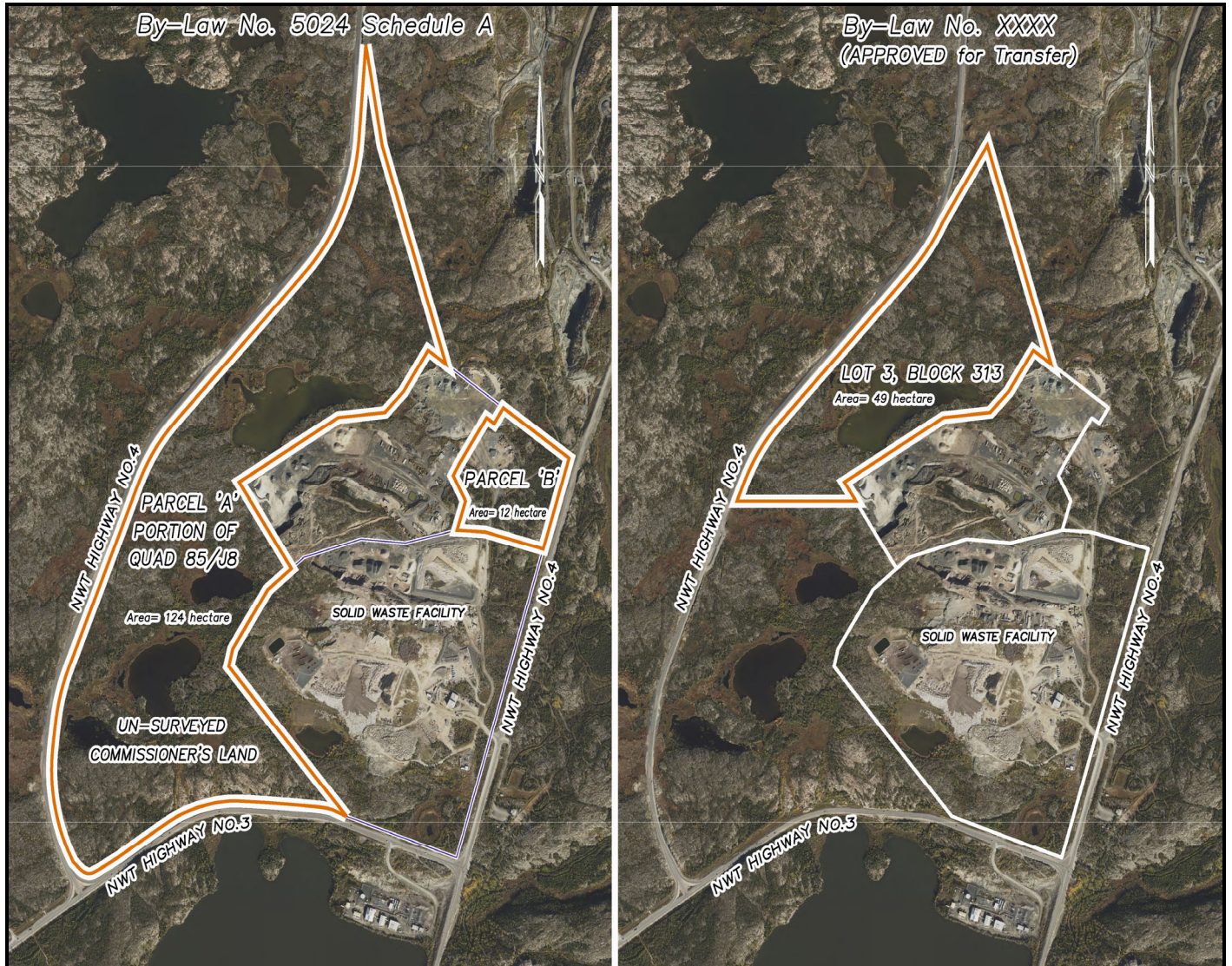
RECOMMENDATION:

1. That By-law No. XXXX, a by-law amending By-law No. 5024 for the purpose of updating a legal description, be presented for adoption.
2. That By-law No. YYYY, 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.

BACKGROUND:

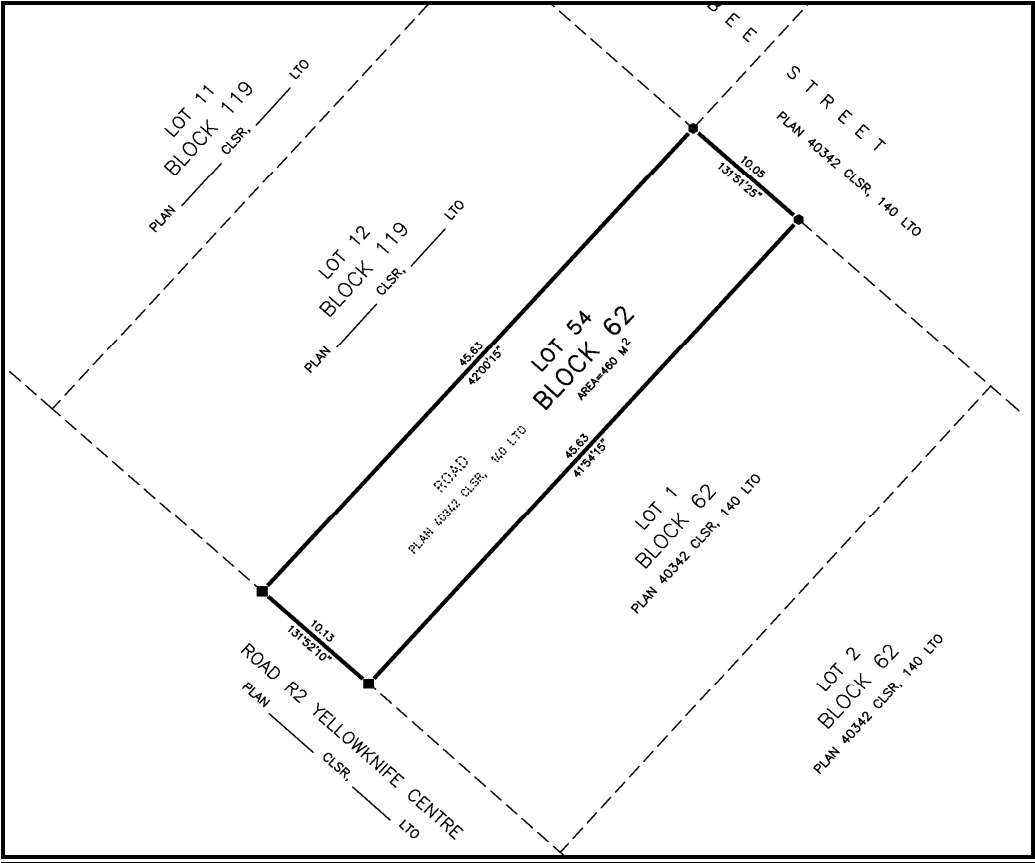
By-law No. 5024, adopted on August 24, 2020, authorized the acquisition of Solid Waste Facility Parcels A and B, portions of Quad 85 J/8 as shown in Figure 1. The GNWT Department of Environment and Climate Change – Lands Management and Administration (GNWT-ECC-LMA) has confirmed that they can proceed 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 (Attachment No. 5) outlining the rationale for transferring Parcel B to the City.

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



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. YYYY



COUNCIL STRATEGIC DIRECTION/RESOLUTION/POLICY:

| | |
|--------------------------------|---|
| Strategic Direction #3: | Sustainable Future |
| Focus Area 3.2 | <u>Growth Readiness</u> |
| | Ensuring land development supports economic readiness and community priorities. |
| Key Initiative 3.2.1 | Advocating for the transfer of vacant commissioner’s land for growth. |

APPLICABLE LEGISLATION, BY-LAWS, STUDIES, PLANS:

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

CONSIDERATIONS: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.

ALTERNATIVES TO RECOMMENDATION:

No viable alternative.

RATIONALE:

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.

ATTACHMENTS:

1. By-law No. 5024 and Schedule A (DM#623370);
2. By-law No. 5056 and Schedule A (DM#695807);
3. By-law No. XXXX (DM#815399);
4. By-law No. YYYY (DM#815403); and
5. City's letter to GNWT Department of Lands for Parcels A and B (DM#675764).

Prepared: January 19, 2026; VF

Reviewed: January 30, 2026; CW



CITY OF YELLOWKNIFE

BY-LAW NO. 5024

BA 326

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, authorizing the Municipal Corporation of the City of Yellowknife to acquire fee simple interest in land for the Municipal Corporation of the City of Yellowknife, in the Northwest Territories.

PURSUANT TO section 53 of the *Cities, Towns and Villages Act*, S.N.W.T., 2003, c.22;

WHEREAS the said parcels of land are available for acquisition by the Municipal Corporation of the City of Yellowknife;

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

APPLICATION

1. That the Municipal Corporation of the City of Yellowknife is hereby authorized to acquire fee simple title in all those parcels of land more particularly described as:

All that parcel of land, as shown in a hatched pattern on Schedule "A", attached hereto and forming part of this by-law.

2. The Mayor and City Administrator of the Municipal Corporation of the City of Yellowknife, or lawful deputy of either of them, are hereby authorized in the name and on the behalf of the Municipal Corporation of the City of Yellowknife, to execute all such forms of application, deeds, indentures, and other documents as may be necessary to give effect to this by-law and to affix thereto the corporate seal of the Municipal Corporation of the City of Yellowknife as the act and deed thereof, subscribing their names in attestation of such execution.

EFFECT

3. 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 24 day of August, A.D. 2020.

R. Atty
Mayor

Bamkutt
City Administrator

Read a Second Time this 24 day of August, A.D. 2020.

R. Atty
Mayor

Bamkutt
City Administrator

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

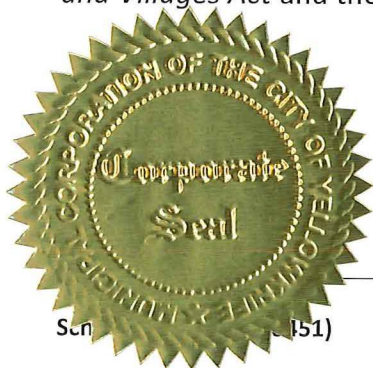
Read a Third Time and Finally Passed this 24 day of August, A.D., 2020.

R. Atty
Mayor

Bamkutt
City Administrator

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.

Bamkutt
City Administrator





City of Yellowknife
Planning & Lands Division

PROJECT: Acquisition By-law for Parcels A and B Portions of Quad 85/J8

TITLE: By-law No. 5024 Schedule A

SCALE: 1:500

CREATED BY: VF

FILE: DM# 606451

DATE: June 23, 2020



CITY OF YELLOWKNIFE

BY-LAW NO. 5056

BA 329

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, authorizing the Municipal Corporation of the City of Yellowknife to acquire fee simple interest in land for the Municipal Corporation of the City of Yellowknife, in the Northwest Territories.

PURSUANT TO section 53 of the *Cities, Towns and Villages Act*, S.N.W.T., 2003, c.22;

WHEREAS the said parcels of land are available for acquisition by the Municipal Corporation of the City of Yellowknife;

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

APPLICATION

1. That the Municipal Corporation of the City of Yellowknife is hereby authorized to acquire fee simple interests in all those parcels of land more particularly described in Schedule "A", attached hereto and forming part of this by-law.
2. The Mayor and City Administrator of the Municipal Corporation of the City of Yellowknife, or lawful deputy of either of them, are hereby authorized in the name and on the behalf of the Municipal Corporation of the City of Yellowknife, to execute all such forms of application, deeds, indentures, and other documents as may be necessary to give effect to this by-law and to affix thereto the corporate seal of the Municipal Corporation of the City of Yellowknife as the act and deed thereof, subscribing their names in attestation of such execution.

EFFECT

3. 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 9th day of MAY, A.D. 2022.

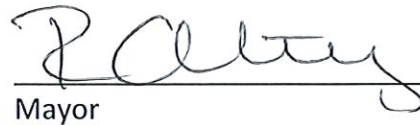


Mayor



City Manager

Read a Second Time this 9th day of MAY, A.D. 2022.



Mayor



City Manager

Read a Third Time and Finally Passed this 24 day of May, A.D., 2022.



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

| UN-SURVEYED ROAD PARCELS | |
|--------------------------|---|
| Area | Description |
| A1 | Portions of Old Airport Road. Near Blocks 504 to 507. |
| A2 | Portions of Franklin Ave and Matonabee St., and Lanes |
| A3 | Portions of 51 St. to 56 St., 51A Ave., Con Road and Lanes |
| A4 | Five road parcels that crossed the Transmission Line right-of-way |
| A5 | A Portion of Franklin Ave up to Weaver Dr intersection, a portion of School Draw Ave, and various interior roads parcels and lanes in the area of Blocks 11 to 14, 87 and 76. |
| A6 | McDonald Dr and Raccine Rd. |



LEGEND:

— UN-SURVEYED ROADS & LANES TO BE ACQUIRED
(Commissioner's Land)



City of Yellowknife
Planning & Lands Division

PROJECT:

UN-SURVEYED ROADS

TITLE:

By-law No. 5056 Schedule A

SCALE: 1:NTS

CREATED BY: VF

FILE: DMR644964

DATE: March 7, 2022



CITY OF YELLOWKNIFE

BY-LAW NO. XXXX

BA XXX

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife authorizing the Municipal Corporation of the City of Yellowknife to acquire fee simple title in land for the Municipal Corporation of the City of Yellowknife, in the Northwest Territories.

PURSUANT to Section 53 of the *Cities, Towns and Villages Act*, S.N.W.T., 2003, c. 22;

WHEREAS the said road parcels of land are required for municipal purposes by the Municipal Corporation of the City of Yellowknife;

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

APPLICATION

1. That By-law No. 5024 of the Municipal Corporation of the City of Yellowknife is hereby amended by changing the legal description of Parcel A, as shown on Schedule "A", attached hereto and forming part of this by-law and replacing it with the following: "Lot 3, Block 313, Surveyor General Branch Project No. 202518027, Yellowknife."
2. That the Mayor and City Administrator of the Municipal Corporation of the City of Yellowknife, or lawful deputy of either of them, are hereby authorized in the name and on the behalf of the Municipal Corporation of the City of Yellowknife, to execute all such forms of application, deeds, indentures, and other documents as may be necessary to give effect to this by-law and to affix thereto the corporate seal of the Municipal Corporation of the City of Yellowknife as the act and deed thereof, subscribing their names in attestation of such execution.

EFFECT

3. 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. 2026.

Mayor

City Manager

Read a Second Time this _____ day of _____, A.D. 2026.

Mayor

City Manager

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

Read a Third Time and Finally Passed this _____ day of _____, A.D., 2026.

Mayor

City Manager

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

City Manager



CITY OF YELLOWKNIFE

BY-LAW NO. YYYY

BA YYY

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife authorizing the Municipal Corporation of the City of Yellowknife to acquire fee simple title in land for the Municipal Corporation of the City of Yellowknife, in the Northwest Territories.

PURSUANT to Section 53 of the *Cities, Towns and Villages Act*, S.N.W.T., 2003, c. 22;

WHEREAS the said road parcels of land are required for municipal purposes by the Municipal Corporation of the City of Yellowknife;

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

APPLICATION

1. That By-law No. 5056 of the Municipal Corporation of the City of Yellowknife is hereby amended by adding a legal description to one of the laneways in Area A2, as shown on Schedule "A" attached hereto and forming part of this by-law, and by replacing it with the following: "Lot 54, Block 62, Surveyor General Branch Project No. 202518016, Yellowknife."
2. That the Mayor and City Administrator of the Municipal Corporation of the City of Yellowknife, or lawful deputy of either of them, are hereby authorized in the name and on the behalf of the Municipal Corporation of the City of Yellowknife, to execute all such forms of application, deeds, indentures, and other documents as may be necessary to give effect to this by-law and to affix thereto the corporate seal of the Municipal Corporation of the City of Yellowknife as the act and deed thereof, subscribing their names in attestation of such execution.

EFFECT

3. 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. 2026.

Mayor

City Manager

Read a Second Time this _____ day of _____, A.D. 2026.

Mayor

City Manager

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

Read a Third Time and Finally Passed this _____ day of _____, A.D., 2026.

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

December 21, 2021

Lands Administration - Department of Lands
Government of the Northwest Territories
4923- 52 St.
Yellowknife, NT X1A 2L9

Attention: Ms. Danica Patterson – Team Lead

Re: Commissioner's Land Application – Solid Waste Facility, Yellowknife

Further to my email to you last week, I would like to summarize our comments on the above land application.

1. Parcel A, Tentative Sketch 105-SK-00426

- City Headlease 105-SK-00409 should be included as part of Parcel A. Once Parcel A is granted to the City the Headlease can be surrendered;
- Parcel A southerly boundary should follow NWT Highway No.3 60-metre ROW and not the NUL Power line. An easement agreement between the City and Northland Utilities will address the legal access right of interested parties; and
- Parcel A should be surveyed legally as one Lot, including the Snare Hydro Power line 60-metre ROW. A second survey plan - Descriptive Plan of Easement is required for the Snare Hydro Power line owner to have a legal right to access the 60-metre wide line. The easement agreement will be registered as a caveat on the title of Parcel A.

2. Parcel B, Covenant

The latest from DOL's email on Nov. 11, 2021 is that your office will review and will prepare a response back to the City on next steps to move forward.

The City heard from your office earlier that a covenant runs on this particular parcel and the covenant is similar to Lots 1 and 2, Block 316, Plan 4225 (the lands). In 2010, the City received titles to Lots 1 and 2, Block 316, Plan 4225, with an agreement registered as a caveat. The agreement restricts any development except the use of the lands for public recreational purposes. Additionally, there was an arrangement between the Yellowknives Dene, the City and MACA that the City would not take any steps to re-zone these Lots from its current land use until after the Akaitcho Agreement is finalized.

Therefore, if Parcel B's covenant is similar to the lands mentioned, it does not apply anymore due to the following:

- Parcel B is adjacent to existing operational landfill and quarries;
- Parcel B land use has been industrial (quarry and transportation facility) for the last 30 years;
- Parcel B is not included in the Akaitcho Interim Land Withdrawal;
- Parcel B is separated by Highway no. 4 - 60-metre ROW from Lots 1 and 2, Block 316, Plan 4225; and
- The Community Plan designates Parcel B as part of the Solid Waste Management Area.

Please feel free to contact me at (867) 920-5673 or vfontanilla@yellowknife.ca if you would like to discuss this further.

Sincerely,



Vic Fontanilla
Development and Lands Officer
Planning and Lands Division

Cc:

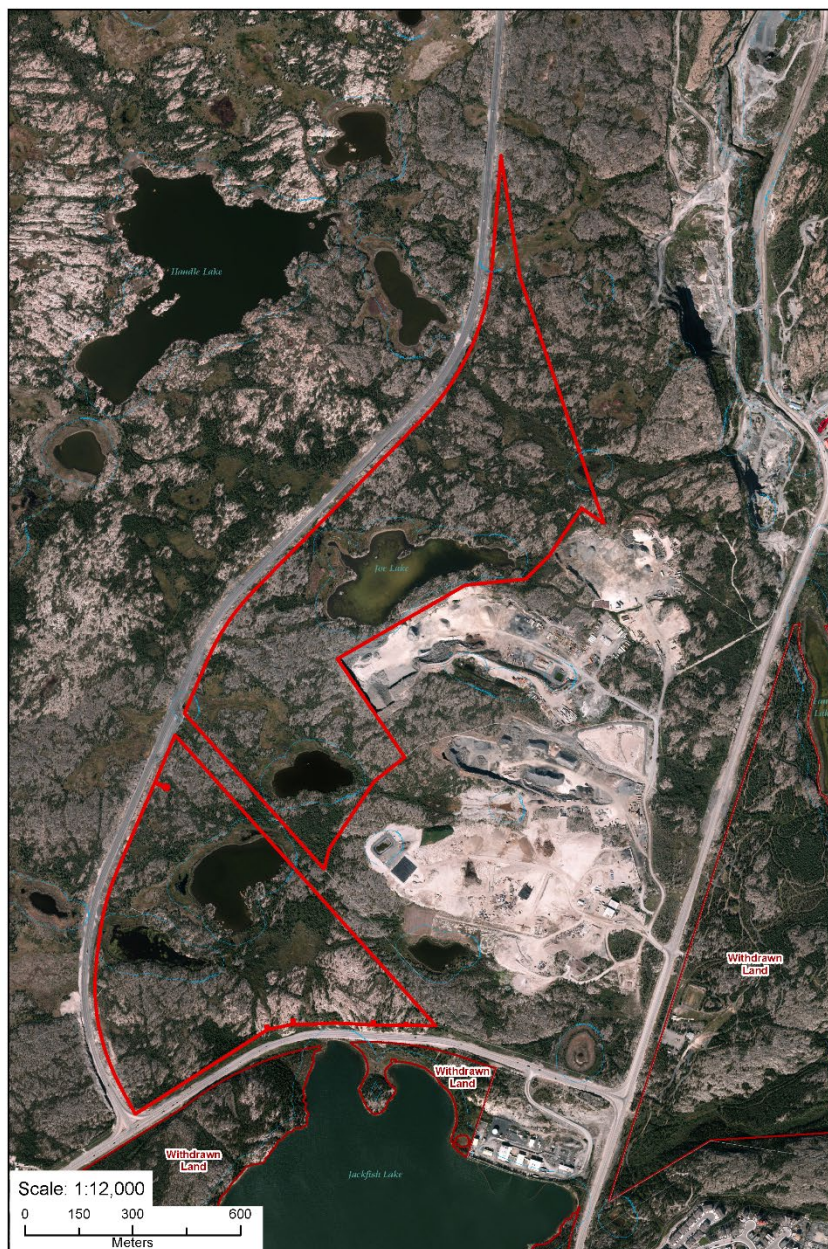
Rob Lok, RPP MCIP, Manager, Planning and Lands
Charlsey White, RPP MCIP, Director Planning & Development



Encl.

1. Parcel A, Tentative Sketch 105-SK-00426
2. Solid Waste Facility, Yellowknife, Land Application Sketch



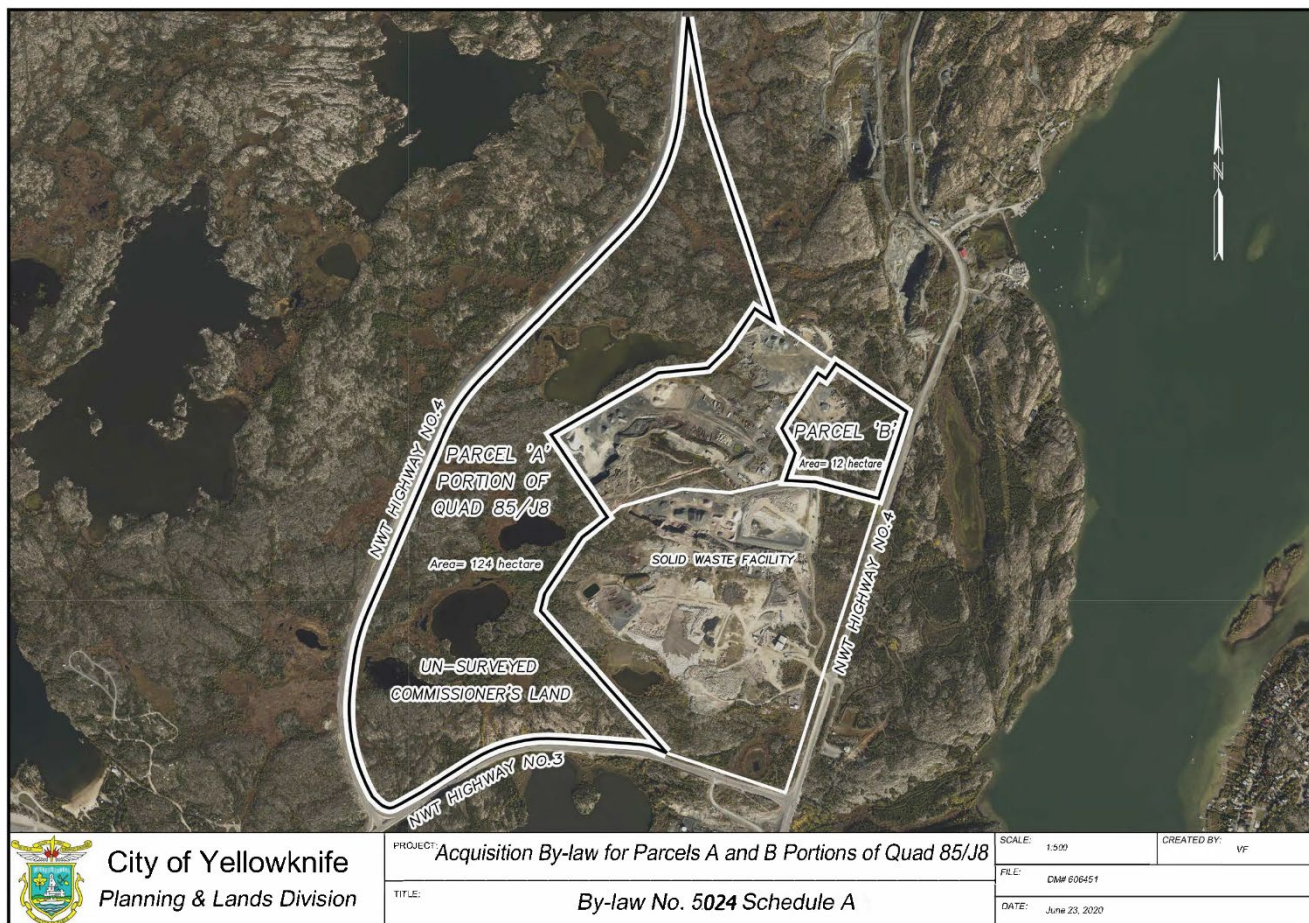
1. Parcel A, Tentative Sketch 105-SK-00426



| | | | |
|--|--|-------------------------------------|---|
|  Government of Northwest Territories / Gouvernement des Territoires du Nord-Ouest | | APPLICATION SKETCH | |
| Parcel Size: 1,168,231 m ² | Drawn By: LR Date: December 6, 2021 | Yellowknife |  |
| Coordinate System: NAD 1983 UTM Zone 11N Projection: Transverse Mercator Datum: North American 1983 | Image Date: August 10, 2015 | File Number: 105-SK-00426 | |

2. Solid Waste Facility, Yellowknife, Land Application Sketch







CITY OF YELLOWKNIFE
MEMORANDUM TO COMMITTEE

COMMITTEE: Governance and Priorities

DATE: February 18, 2026

DEPARTMENT: Community Services

ISSUE: Whether to approve recommendations to allocate the Reaching Home funding for the 2026-2027 and 2027-2028 fiscal years.

RECOMMENDATION:

The 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.

BACKGROUND:

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:

| | |
|--------------------------------|--|
| Strategic Direction#1: | People First |
| Focus Area 1.2 | <u>Housing for All</u> Doing our part to create the context for diverse housing and accommodation options. |
| Key Initiative 1.2.1 | Setting the context and foundation for a fulsome continuum of housing options, from social to market to workforce accommodation. |
| Key Initiative 1.3.6 | Working with all partners towards a safe, supportive and compassionate community for all. |
| Strategic Direction #2: | Service Excellence |
| Focus Area 2.2 | <u>Capacity</u> Balancing service levels with human and fiscal resources. |
| Key Initiative 2.2.1 | Advocating for a City Act to address community needs. |

APPLICABLE LEGISLATION, BY-LAWS, STUDIES, PLANS:

Community Homelessness Report: 2024-2025

CONSIDERATIONS:

- 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.

ALTERNATIVES TO RECOMMENDATION:

1. That Council send the motion back to CAB for reconsideration.
2. That Council only approve the proposed 2026-27 projected expenses of Reaching Home funding.

RATIONALE:

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.

ATTACHMENTS:

None

Prepared: January 26, 2026; ND/ CS



CITY OF YELLOWKNIFE

MEMORANDUM TO COMMITTEE

(For Information Only)

COMMITTEE: Governance and Priorities

DATE: February 18, 2026

DEPARTMENT: Community Services

ISSUE: Minutes of the Community Advisory Board on Homelessness meeting of January 15, 2026.

BACKGROUND:

Attached for the information of the Committee are the minutes of the Community Advisory Board on Homelessness meeting of January 15, 2026.

ATTACHMENTS:

Community Advisory Board on Homelessness Minutes January 15, 2026. (DM# 814581)

Prepared: February 2, 2026, BL



CITY OF YELLOWKNIFE

Community Advisory Board on Homelessness

January 15, 2026 at 10:05 a.m.

City Hall Council Chamber

MINUTES

Minutes of a meeting held on Thursday, January 15, 2026 at 10:05 a.m. in City Hall Council Chamber.

The following Committee members were in attendance:

Present: Councillor G. Cochrane, Chair,
Mayor B. Hendriksen, ex-officio,
T. Brushett,
K. Doyle,
H. Dumbuya-Sesay,
M. Heyck,
M. Johnson, (via teleconference)
B. Tirupathi, and
J. Joseph. (via teleconference)

The following advisory members were in attendance:

J. Tolley, and (via teleconference)
R. Tordiff. (via teleconference)

The following members of Administration were in attendance:

S. Van Dine,
N. Dissanayake,
C. Saunders,
G. White, and
B. Ly.

Call to Order

1. The meeting was called to order at 10:05 a.m.

Opening Statement

2. Councillor Cochrane read the Opening Statement.

Approval of Agenda

3. Committee approved the agenda as amended to include a presentation from Peter Adourian regarding homelessness and encampment.



Approval of Minutes

4. Mayor Hendriksen moved,
H. Dumbuya-Sesay seconded,

That the Minutes of November 6, 2025 be approved as presented.

MOTION CARRIED UNANIMOUSLY

Veterans Homelessness Funding- Natalie Dissanayake

5. N. Dissanayake shared an update regarding Veterans Homelessness Funding. Ms. Dissanayake noted Administration is currently working on partnerships and more information will follow when available.

Discussion of Allocation of 2026/2027 and 2027/2028 Reaching Home Funds

6. Committee discussed 2026-2027 and 2027-2028 Allocation of Reaching Home funding.
7. H. Dumbuya-Sesay, T. Brushett, and M. Johnson declared a conflict of interest and excused themselves from the meeting at 10:42 a.m.
8. Committee deliberated each proposed option separately.
9. Councillor Cochrane moved,
Mayor Hendriksen seconded,

Continue Housing First at current funding levels of \$1,558,632 for the 2026-2027 fiscal year and 2027-2028 fiscal year:

- **Housing First for Youth: \$393,893**
- **Housing First for Families: \$594,893**
- **Housing First for Adults: \$569,846**

MOTION CARRIED UNANIMOUSLY

10. Councillor Cochrane moved,
Mayor Hendriksen seconded,

Allocate the \$400,000 of Prevention and Shelter diversion to one NGO to maximize impact by directing more funding toward sustainable support for individuals experiencing homelessness; and

Committee noted concerns about allocating funding to only one non-governmental organization (NGO), noting the importance of ensuring funding remains as accessible as possible. Committee advised that it prefers to maintain the current approach of distributing funding to multiple NGOs, as it believes this method allows services to reach a broader segment of the community.



11. Mayor Hendriksen moved,
M. Heyck seconded,

That the motion be amended as follows:

Continue Prevention and Shelter Diversion funding levels of \$400,000 for the 2026-27 and 2027-28 fiscal year allocated as follows:

- Prevention & Shelter Diversion – Youth: \$100,000
- Prevention & Shelter Diversion – Adults: \$100,000
- Prevention & Shelter Diversion – Families: \$100,000
- Prevention & Shelter Diversion – Seniors: \$100,000

MOTION TO AMEND CARRIED UNANIMOUSLY

MAIN MOTION AS AMENDED CARRIED UNANIMOUSLY

12. Councillor Cochrane moved,
Mayor Hendriksen seconded,

Allocate \$600,000 to the City of Street Outreach program for the 2026 - 2027 and 2027-2028 fiscal year.

MOTION CARRIED UNANIMOUSLY

13. H. Dumbuya-Sesay, T. Brushett, and M. Johnson returned to the meeting at 10:50 a.m.

Homelessness and Encampment – Peter Adourian

14. Committee heard a presentation from Mr. Peter Adourian regarding an update on the encampment near the Prince of Wales Heritage Museum as well as information on his clients' experiences with homelessness and their current living conditions.

Action Item: Administration will follow up regarding the provision of a dumpster at the encampment.

Next Scheduled Meeting

15. The next meeting will be scheduled for February 12, 2026.

Adjournment

16. The meeting was adjourned at 11:13 a.m.

Prepared: January 21, 2026; BL



CITY OF YELLOWKNIFE

MEMORANDUM TO COMMITTEE

COMMITTEE: Governance and Priorities

DATE: February 18, 2025

DEPARTMENT: Public Works & Engineering

ISSUE: Whether to apply 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.

RECOMMENDATION:

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.

BACKGROUND:

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:

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.

APPLICABLE LEGISLATION, BY-LAWS, STUDIES, PLANS:

N/A

CONSIDERATIONS:

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.

ALTERNATIVES TO RECOMMENDATION:

That the City choose to forego an application for CHIF – P/T funding.

RATIONALE:

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.

ATTACHMENTS:

N/A

Prepared: FEBRUARY 4, 2026; CG
Revised:



CITY OF YELLOWKNIFE

MEMORANDUM TO COMMITTEE (For Information Only)

COMMITTEE: Governance and Priorities

DATE: February 18, 2026

DEPARTMENT: Mayor's Office

ISSUE: 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.

BACKGROUND:

Attached for the information of Council is the Travel Report from 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.

COUNCIL STATEGIC DIRECTION/RESOLUTION/POLICY:

Motion #0223-25 It is the policy of the City of Yellowknife that Members of Council submit a written travel expense claim together with a travel report of activities while on City sponsored travel upon their return. Council must approve all City-sponsored travel and attendance at conferences, workshops, and seminars by a formal resolution of Council either prior to the commencement of travel or at the first regular Council meeting following the start of travel. Members will be reimbursed for reasonable expenses incurred for approved travel while representing the City in an official capacity.

ATTACHMENTS:

Travel Report (DM#816403).

Prepared: February 12, 2026 PM

Mayor Ben Hendriksen
Travel Report for the AME Roundup – Vancouver, BC

Conference Report
January 25 to January 28

Day by day highlights are outlined below.

Travel for my attendance at AME Roundup was covered through Economic Opportunities & Investments.

SUNDAY JANUARY 25

- Travel from Yellowknife to Vancouver
- Attended evening reception at NWT Night hosted by the Government of the Northwest Territories.

MONDAY JANUARY 26

- Participated in the opening session and panels of the conference, hearing from speakers including AME President and industry experts regarding the future opportunities for mineral exploration in western Canada.
- Attended the 'Meet the Leaders' event on the tradeshow floor, followed most importantly by the signing of a Memorandum of Understanding between the Yellowknives Dene First Nation, Tłıchǫ Government, and Government of the Northwest Territories, regarding future work to progress the Arctic Economic and Security Corridor.
- Participated in a reception hosted by the Tłıchǫ Government, welcoming Northerners, and those who do business in the North.

TUESDAY JANUARY 27

- Meeting held with representatives of the Canadian Northern Economic Development Agency to discuss future opportunities in Yellowknife and the North Slave region considering overall Federal investment.
- Meeting held with representatives of Det'on Cho Group of Companies and Tłıchǫ Investment Corporation to discuss shared opportunities arising from mineral exploration.
- Attended as an observer, a 'Gold Roundtable' held by the Government of the Northwest Territories, with representatives of gold exploration companies in attendance. The GNWT was using the roundtable as an opportunity to hear from industry representatives about the challenges and opportunities that lay ahead for gold mining in the territory.
- Finished the day by walking the tradeshow floor and speaking with industry representatives about new mineral exploration opportunities in the North and evolving technologies.

WEDNESDAY JANUARY 28

- Participated in the signing of a Memorandum of Understanding between the City of Yellowknife and the North Slave Métis Alliance regarding a new copper recycling program.

- Attended a presentation and panel on the future of the NWT *Mineral Resources Act* and associated regulations held by the Government of the Northwest Territories and for the benefit of industry investors.

THURSDAY JANUARY 29 and FRIDAY JANUARY 30

- Worked remotely from Vancouver on Thursday and Friday in advance of travelling to Norway for the Arctic Frontiers conference on Sunday February 1.

SUNDAY FEBRUARY 1

- Travel from Vancouver to Tromsø, Norway.

Mayor Ben Hendriksen
Travel Report for the Arctic Frontiers, Tromsø, Norway

Report
February 1 to February 6

Day by day highlights are outlined below.

Travel for my attendance at Arctic Frontiers was paid as part of the City of Yellowknife participation in the Arctic Urban Regional Cooperation (AURC).

SUNDAY FEBRUARY 1 and MONDAY FEBRUARY 2

- Travel from Vancouver to Tromsø, Norway.

TUESDAY FEBRUARY 3

- Attended opening side-event session titled Rising Voices: Indigenous Women Leading Arctic Transformation. This session included opening remarks from Governor General Mary Simon and Canada's Arctic Ambassador Virginia Mearns.
- Attended opening session and panel on the current State of Affairs in the Arctic. This session once again included opening remarks from the Governor General as well as Kaja Kallas, High Representative of the European Union for Foreign Affairs and Security Policy / Vice President EU Commission.
 - After this event the Arctic Mayor's Forum members in attendance at the conference spent a brief meeting with the Vice President and shared the key messages of the Arctic Mayors' Forum, including the importance of keeping municipal governance at the core of policy on resilience, security, and sovereignty. In the Canadian context, I shared the value of cross border relationships between Canada and our European neighbours.
- In the evening, members of the Arctic Mayors' Forum met at Tromsø City Hall and held a meeting with EU Envoy for Arctic Matters Claude Véron-Réville. Again sharing the importance of including municipalities in broader national strategies on resilience in our societies.
- Day finished with a meeting of Arctic Mayors' Forum members both in Tromsø, but also online for those Mayors not in attendance. This virtually included Canadian colleagues in Inuvik and Iqaluit.

WEDNESDAY FEBRUARY 4

- Attended a conference keynote address from Jonas Gahr Støre, Prime Minister of Norway. The Prime Minister discussed why the Arctic is important for Norway and its allies.
- Participated on a conference panel titled Strengthening and Sustaining Pan-Arctic Cooperation.
 - This session highlighted how pan-Arctic cooperation—driven by local leadership through the AURC and carried forward by the Arctic Mayors' Forum— advances people-centred, sustainable solutions and will continue to shape the future of Arctic governance beyond national boundaries.

- Later in the day, alongside several other Mayors, I visited the Tromsø Science Park, learning about how in the 1990's the municipality of Tromsø, in collaboration with the University and hospital built a space for businesses to come together, innovate, and create an investment space to grow the vibrancy of the Tromsø economy.

THURSDAY FEBRUARY 5

- Attended a morning discussion on Arctic solutions for an energy secure region. Speakers discussed different concepts of resilience, from individual level preparation to modern technologies shaping an energy transition in Europe's Arctic.
 - As a Canadian much of the conversation seems very different to home, where we are often faced with people saying that "it can't be done here", or that "it's too expensive". Speakers talked about how not adapting to our changing climate and world is costing us all much more in the long-term but also costing us financially in the short-term when renewable energy is also now often the cheaper option. Learning from our neighbours in the Nordic states about how to build thriving societies in communities much further North than our own is a real opportunity.
 - Areas of discussion were district heating by using industrial heat by-product, community level solar projects, and overall reducing Northern dependency on fuel that has to be brought to location.

FRIDAY FEBRUARY 6

- Travel from Tromsø, Norway home to Yellowknife.



CITY OF YELLOWKNIFE

MEMORANDUM TO COMMITTEE

COMMITTEE: Governance and Priorities

DATE: February 18, 2026

DEPARTMENT: Governance and Legal Services

ISSUE: Whether to appoint members to serve on the Heritage Committee.

RECOMMENDATION:

That Council appoint two (2) 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.

BACKGROUND:

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:

Strategic Direction #1: People First

APPLICABLE LEGISLATION, BY-LAWS, STUDIES, PLANS:

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

CONSIDERATIONS:

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.

ALTERNATIVES TO RECOMMENDATION:

No viable alternative has been identified.

RATIONALE:

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

ATTACHMENTS:

None.

Prepared: February 5, 2026; SJ