



**CITY OF YELLOWKNIFE
COUNCIL AGENDA
Wednesday, May 27, 2026 at 12:05 PM**

REGULAR MEETING
Council Chamber, City Hall
4807-52nd Street, Yellowknife

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

All presentations pertaining to items on the Agenda for the meeting shall be heard under the “Delegations Pertaining to Items on the Agenda,” portion of the Order of Business. All presentations pertaining to items not on the Agenda shall be heard under the “Delegations Pertaining to Items Not on the Agenda” portion of the Order of Business.

The following procedures apply to all delegations before Council:

- a. all delegations shall address their remarks directly to the Presiding Officer and shall not pose questions to individual Members or Administration;
- b. each presenter shall be afforded five minutes to make their presentation;
- c. the time allowed to each presenter may be extended beyond five minutes by a resolution of Council;
- d. after a person has spoken, any Member may, through the Presiding Officer, ask that person or the City Administrator relevant questions; and
- e. no debate shall be permitted on any delegation to Council either between Members or with an individual making a presentation.

Please refer to [By-law No. 5119](#), the Council Procedures By-law, for the rules respecting the procedures of Council.

All annexes to this agenda may be viewed on the City’s website www.yellowknife.ca or by contacting the City Clerk’s Office at 920-5602.

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. AWARDS, CEREMONIES AND PRESENTATIONS

3. ADOPTION OF MINUTES FROM PREVIOUS MEETING(S)

Page 7

Recommended Motion:

Moved By Councillor S. Payne

That Minutes of Council for the regular meeting of April 22, 2026 be presented for adoption.

Recommended Motion:

Moved By Councillor S. Payne

That Minutes of Council for the special meeting of May 13, 2026 be presented for adoption.

4. DISCLOSURE OF CONFLICT OF INTEREST AND THE GENERAL NATURE THEREOF

5. CORRESPONDENCE & PETITIONS

6. DELEGATIONS PERTAINING TO ITEMS ON THE AGENDA

7. STATUTORY PUBLIC HEARINGS

8. MEMBER STATEMENTS

9. INTRODUCTION AND CONSIDERATION OF COMMITTEE REPORTS

9.1 Special Governance and Priorities Committee Report for April 20, 2026.

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9.2 Special Governance and Priorities Committee Report for April 22, 2026.

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Recommended Motion:

Moved By Councillor S. Payne

Committee recommends that Council:

1. Adopt the following approach to Encampments:

WHEREAS Council passed Motion #0116-25 regarding encampments on June 9, 2025; and

**WHEREAS encampments continue to exist throughout Yellowknife: and
WHEREAS Administration has been working with encampment residents and addressing issues as they arise within the context of the City's by-laws; and**

WHEREAS Administration has been coordinating with various Government of the Northwest Territories Departments and the RCMP where appropriate; and

WHEREAS Council wishes to formalize the approach to encampments;

NOW THEREFORE BE IT RESOLVED THAT Yellowknife City Council:

Directs Administration to do the following when encampments are present in the community:

- a. **Collaborate with the Government of the Northwest Territories ("GNWT") to address any issues arising from encampments as appropriate.**
- b. **When there are encampments on Commissioner's Land, conduct weekly visits by Municipal Enforcement Officers (along with Fire Division staff, GNWT representatives and the RCMP where appropriate) to track any new or abandoned sites, occupant numbers, garbage, or use of fire pits and identify any concerns.**
- c. **When there are encampments on municipal property, conduct weekly visits by Municipal Enforcement Officers (along with Fire Division staff and the RCMP where appropriate) to track any new or abandoned sites, occupant numbers, garbage, or use of campfires and open fires and identify any concerns.**
- d. **In a manner that respects the Charter Rights of encampment residents, enforce existing City by-laws where necessary to help foster the safety of residents of encampments and the public at large.**
- e. **Use City funded contractors to clean up existing and abandoned encampments on municipal property.**
- f. **Encourage encampment residents to make use of shelters and possibly relocate to Commissioner's Land where camping is**

allowed; and

- 2. Direct Administration to develop a by-law that prohibits camping on municipal land unless authorized by Council.**

9.4 Governance and Priorities Committee Report for May 20, 2026. Page 41

Recommended Motion:

Moved By Councillor S. Payne

That Council appoint Eve Erasmus as Returning Officer for the City of Yellowknife for the 2026 Municipal General Election.

Recommended Motion:

Moved By Councillor S. Payne

That Council adopt the following strategic priorities for the Municipal Enforcement Division (MED) for 2026/2027:

- 1. Focusing on pedestrian and intersection safety, in school zones;**
- 2. Prioritizing Municipal Enforcement engagement and visibility, in the downtown core;**
- 3. Actioning a proactive and balanced enforcement approach of unsightly lands across the community maintaining standards consistent with City by-laws; and**
- 4. Executing a rights-based, collaborative, multi-agency response strategy to encampments – with a regard for public safety, and community well-being.**

10. NEW BUSINESS

10.1 Whether to authorize Councillor McLennan to take a Leave of absence.

Recommended Motion:

Moved By Councillor T. McLennan

That, pursuant to s.11 of Council Procedures By-law No. 5119 and in accordance with the Council Leave Policy, Council authorize Councillor Tom McLennan to take a Leave of Absence from office for the period of July 1, 2026 to September 30, 2026 for the purposes of parental leave.

11. ENACTMENT OF BY-LAWS

- 11.1 By-law No. 5130, a by-law to rename Franklin (50) Ave to Wiiliideh (50) Ave is presented for First, Second and Third Reading. Page 51

Recommended Motion:
Moved By Councillor S. Payne
First Reading of By-law No. 5130.

Recommended Motion:
Moved By Councillor S. Payne
Second Reading of By-law No. 5130.

Recommended Motion:
Moved By Councillor S. Payne
That By-law No. 5130 be presented for Third Reading.

Recommended Motion:
Moved By Councillor S. Payne
Third Reading of By-law No. 5130.

- 11.2 By-law No. 5131, a by-law to rezone a portion of Lot 84, Block 553, Plan 4657 (adjacent to 222 Utsingi Drive) from Nature Preservation (NP) to Kam Lake (KL) is presented for First Reading. Page 54

Recommended Motion:
Moved By Councillor S. Payne
First Reading By-law No. 5131.

- 11.3 By-law No. 5132, a by-law to amend Part 17 - Tipping and Solid Waste Related Fees, as amended to reflect changes required to modernize and simplify the "Supplementary Tipping Rates" section is presented for First, Second and Third Reading. Page 57

Recommended Motion:
Moved By Councillor S. Payne
First Reading of By-law No. 5132.

Recommended Motion:
Moved By Councillor S. Payne
Second Reading of By-law No. 5132.

Recommended Motion:
Moved By Councillor S. Payne

That By-law No. 5132 be presented for Third Reading.

Recommended Motion:
Moved By Councillor S. Payne
Third Reading of By-law No. 5132.

- 11.4 By-law No. 5133, a by-law to repeal and replace Council Remuneration By-law No. 4982 is presented for First and Second Reading.

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Recommended Motion:
Moved By Councillor S. Payne
First Reading By-law No. 5133.

Recommended Motion:
Moved By Councillor S. Payne
Second Reading of By-law No. 5133.

- 11.5 By-law No. 5134, a by-law to amend the Zoning By-law No. 5045, as amended, to add a notwithstanding clause to section 11.1.5 allowing a site specific development of new hotel building on lots currently titled; a portion of Lot 1, Block 21A, Plan 480; a portion of Lot 2, Block 21A Plan 650; Lot 3, Block 21A, Plan 4902; Lot 3, Block 67A, Plan 486; and Lot 4, Block 67A, Plan 4898 is presented for First Reading.

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Recommended Motion:
Moved By Councillor S. Payne
First Reading By-law No. 5134.

12. DEFERRED BUSINESS AND TABLED ITEMS

13. OLD BUSINESS

14. NOTICES OF MOTION

15. DELEGATIONS PERTAINING TO ITEMS NOT ON THE AGENDA

16. ADMINISTRATIVE ENQUIRIES

17. ADJOURNMENT



CITY OF YELLOWKNIFE
DRAFT COUNCIL MINUTES

Wednesday, April 22, 2026 at 12:05 p.m.

Present: Mayor B. Hendriksen,
Councillor S. Arden-Smith, (12:06 p.m.)
Councillor G. Cochrane,
Councillor R. Foote,
Councillor C. McGurk,
Councillor S. Payne, and
Councillor R. Warburton.

City Staff: S. Van Dine,
C. Caljouw,
D. Gillard,
C. Greencorn,
C. MacLean,
K. Pandoo,
R. Solatorio,
C. White,
G. White, and
S. Jovic.

1. Councillor Foote read the Opening Statement.

AWARDS, CEREMONIES AND PRESENTATIONS

2. There were no awards, ceremonies or presentations.

ADOPTION OF MINUTES FROM PREVIOUS MEETING(S)

- #0075-26 3. Councillor Foote moved,
Councillor Cochrane seconded,

**That the Minutes of Council for the regular meeting of
Wednesday, March 25, 2026 be adopted.**

MOTION CARRIED UNANIMOUSLY

- #0076-26 4. Councillor Foote moved,
Councillor Cochrane seconded,

That the Minutes of Council for the special meeting of Wednesday, March 25, 2026 be adopted.

MOTION CARRIED UNANIMOUSLY

- #0077-26 5. Councillor Foote moved,
Councillor Payne seconded,

That the Minutes of Council for the special meeting of Wednesday, April 1, 2026 be adopted.

MOTION CARRIED UNANIMOUSLY

- #0078-26 6. Councillor Foote moved,
Councillor Warburton seconded,

That the Minutes of Council for the special meeting of Wednesday, April 15, 2026 be adopted.

MOTION CARRIED UNANIMOUSLY

DISCLOSURE OF CONFLICT OF INTEREST AND THE GENERAL NATURE THEREOF

7. Councillor Warburton declared a conflict of interest with Item No. 33 on the agenda, By-law No. 5129, a by-law to create Area Development Plan Kam Lake South One, for the area of; Lot 6, Block 569, Plan 4612 (Parcel A); Lot 1086, Block Quad 85J/ 8, Plan 2547 (Parcel B); and portion of Lot 7, Block 569, Plan 4612, as referenced in the Schedule A-1 of the By-law, as he is part-owner of the land.

CORRESPONDENCE AND PETITIONS

8. There was no correspondence nor were there any petitions.

STATUTORY PUBLIC HEARINGS

9. There were no Statutory Public Hearings.

DELEGATIONS PERTAINING TO ITEMS ON THE AGENDA

10. There were no delegations pertaining to items on the agenda.

MEMBER STATEMENTS

11. There were no member statements for the agenda.

INTRODUCTION AND CONSIDERATION OF COMMITTEE REPORTS

Governance and Priorities Committee Report for April 1, 2026

12. Councillor Foote read a report of a meeting held on Wednesday, April 1, 2026 at 12:05 p.m. in the City Hall Council Chamber.
13. There was no business arising from this meeting.

Governance and Priorities Committee Report for April 8, 2026

14. Councillor Foote read a report of a meeting held on Wednesday, April 8, 2026 at 12:05 p.m. in the City Hall Council Chamber.
15. There was no business arising from this meeting.

Governance and Priorities Committee Report for April 15, 2026

16. Councillor Foote read a report of a meeting held on Wednesday, April 15, 2026 at 12:05 p.m. in the City Hall Council Chamber.
- #0079-26 17. Councillor Foote moved,
Councillor Cochrane seconded,

That Council appoint the following members to serve on the Community Advisory Board on Homelessness (CAB) commencing April 23, 2026 and ending April 22, 2028:

Name	Representing
Nomazulu Khumalo	One (1) representative from an organization serving women/families fleeing violence
Byrne Richards	One (1) representative from Indigenous Peoples or organizations, including Friendship Centres or Indigenous housing organizations
Gloria Francis	One (1) representative from a youth serving organizations, including non-government Child Welfare agencies
Denise McKee	One (1) representative from an organization serving persons with disabilities
Brenda Kowana	One (1) representative from Veterans Affairs Canada or veterans serving organizations

MOTION CARRIED UNANIMOUSLY

NEW BUSINESS

- 18. Council accepted for information a memorandum regarding Work Plan Initiatives 2025-2026 Update.
- 19. Council read a memorandum regarding whether to appoint Timothy Edwards as a Development Officer for the City of Yellowknife.
- #0080-26 20. Councillor Foote moved,
Councillor Payne seconded,

That:

- 1. pursuant to s. 3.1 of Zoning By-law No. 5045, as amended, Timothy Edwards be appointed as a Development Officer for the City of Yellowknife; and
- 2. the term of appointment shall expire upon termination of employment with the City of Yellowknife.

MOTION CARRIED UNANIMOUSLY

- 21. Mayor Hendriksen vacated the Chair to participate in debate and Deputy Mayor Warburton assumed the Chair at 12:12 p.m.
- #0081-26 22. Mayor Hendriksen moved,
Councillor Arden-Smith seconded,

That notice requirements be dispensed with pursuant to s. 70(1)(c) of Council Procedures By-law No. 5119 and that a motion regarding travel for the Mayor be added to the agenda.

MOTION CARRIED UNANIMOUSLY

- #0082-26 23. Mayor Hendriksen moved,
 Councillor Foote seconded,

That Council:

1. **authorize Mayor Hendriksen to travel to Nuuk, Greenland, as a guest of the Embassy of Denmark to Canada, and the Head of Greenland's Representation to Canada, to represent the City of Yellowknife and participate in the "Future Greenland and Beyond" delegation, taking place from May 18 to May 22, 2026; and**
2. **Confirm that travel costs between Ottawa and Greenland are covered by the delegation, and that only travel costs between Yellowknife and Ottawa are borne by the City.**

MOTION CARRIED UNANIMOUSLY

24. Mayor Hendriksen resumed the Chair at 12:17 p.m.

ENACTMENT OF BY-LAWS

25. By-law No. 5121 - A by-law to amend the Community Plan By-law No. 5007, as amended, to change the land use designation of portion of Lot 32, Block 568, Plan 4452, from Engle Industrial Business District to Kam Lake, as referenced on Maps 2, 11 and 13 of Community Plan By-law No. 5007, as amended, is presented for Third Reading.

- #0083-26 26. Councillor Foote moved,
 Councillor Arden-Smith seconded,

Third Reading of By-law No. 5121.

MOTION CARRIED UNANIMOUSLY

27. By-law No. 5122 - A by-law to amend the Community Plan By-law No. 5007, as amended, to redesignate a portion of Lot 5, Block 301, Plan 2631 (4302 49 Avenue) from Niven Residential to Downtown Central Residential, as referenced on Maps 2, 4, and 8 of Community Plan By-law No. 5007, as amended (Jackpine Paddle), is presented for Third Reading.

- #0084-26 28. Councillor Foote moved,
Councillor Cochrane seconded,

Third Reading of By-law No. 5122.

MOTION CARRIED UNANIMOUSLY

29. By-law No. 5123 - A by-law to amend the Zoning By-law No. 5045, as amended, to rezone a portion of Lot 5, Block 301, Plan 2631 (4302 49 Avenue) from NA – Natural Area to RC – Residential Central (Jackpine Paddle), is presented for Third Reading.

- #0085-26 30. Councillor Foote moved,
Councillor Payne seconded,

Third Reading of By-law No. 5123.

MOTION CARRIED UNANIMOUSLY

31. Councillor Warburton declared a conflict and excused himself from the meeting at 12:19 p.m.

32. By-law No. 5129 - A by-law to create Area Development Plan Kam Lake South One, for the area of; Lot 6, Block 569, Plan 4612 (Parcel A); Lot 1086, Block Quad 85J/ 8, Plan 2547 (Parcel B); and portion of Lot 7, Block 569, Plan 4612, as referenced in the Schedule A-1 of the By-law, is presented for First Reading.

- #0086-26 33. Councillor Foote moved,
 Councillor Cochrane seconded,

First Reading of By-law No. 5129.

MOTION CARRIED UNANIMOUSLY

34. Councillor Warburton returned to the meeting at 12:20 p.m.

DEFERRED BUSINESS AND TABLED ITEMS

35. There was no deferred business and there were no tabled items.

OLD BUSINESS

36. There was no old business.

NOTICES OF MOTION

37. There were no notices of motion.

DELEGATIONS PERTAINING TO ITEMS NOT ON THE AGENDA

38. There were no delegations pertaining to Items Not on the Agenda.

ADMINISTRATIVE ENQUIRIES

39. There were no administrative enquiries.

ADJOURNMENT

- #0087-26 40. Councillor Arden-Smith moved,
 Councillor Foote seconded,

That the Meeting be adjourned at 12:21 p.m.

MOTION CARRIED UNANIMOUSLY

Mayor

City Manager



CITY OF YELLOWKNIFE

DRAFT SPECIAL COUNCIL MINUTES

Wednesday, May 13, 2026 at 12:00 p.m.

Present: Mayor B. Hendriksen,
Councillor S. Arden-Smith,
Councillor G. Cochrane,
Councillor R. Foote,
Councillor S. Payne, and
Councillor R. Warburton.

City Staff: S. Van Dine,
C. Caljouw,
D. Gillard,
C. Greencorn,
C. MacLean,
K. Pandoo,
K. Thistle,
C. White,
G. White, and
B. Ly.

1. Councillor Cochrane read the Opening Statement.

DISCLOSURE OF CONFLICT OF INTEREST AND THE GENERAL NATURE THEREOF

2. Councillor Warburton declared a conflict of interest with By-law No. 5129, a by-law to create Area Development Plan Kam Lake South One, for the area of: Lot 6, Block 569, Plan 4612 (Parcel A); Lot 1086, Block Quad 85J/8, Plan 2547 (Parcel B); and portion of Lot 7, Block 569, Plan 4612, as referenced in the Schedule A-1 of the By-law, due to being a property owner in the area.

STATUTORY PUBLIC HEARINGS

3. Councillor Warburton declared a conflict of interest and excused himself from the meeting 12:01 p.m.
4. Mayor Hendriksen declared open a Statutory Public Hearing regarding By-law No. 5129, a by-law to create Area Development Plan Kam Lake South One, for the area of: Lot 6, Block 569, Plan 4612 (Parcel A); Lot 1086, Block Quad 85J/8, Plan 2547 (Parcel B); and portion of Lot 7, Block 569, Plan 4612, as referenced in the Schedule A-1 of the By-law. As there were no written or oral representations, Mayor Hendriksen declared the Public Hearing closed.

ENACTMENT OF BY-LAWS

5. By-law No. 5129 - A by-law to create Area Development Plan Kam Lake South One, for the area of; Lot 6, Block 569, Plan 4612 (Parcel A); Lot 1086, Block Quad 85J/ 8, Plan 2547 (Parcel B); and portion of Lot 7, Block 569, Plan 4612, as referenced in the Schedule A-1 of the By-law, was presented for Second and Third Reading.

- #0088-26 6. Councillor Cochrane moved,
Councillor Foote seconded,

Second Reading of By-law No. 5129.

MOTION CARRIED UNANIMOUSLY

- #0089-26 7. Councillor Cochrane moved,
Councillor Arden-Smith seconded,

Third Reading of By-law No. 5129.

MOTION CARRIED UNANIMOUSLY

8. Councillor Warburton returned to the meeting 12:03 p.m.

ADJOURNMENT

- #0090-26 9. Councillor Cochrane moved,
Councillor Arden-Smith seconded,

That the Meeting be adjourned at 12:04 p.m.

MOTION CARRIED UNANIMOUSLY

Mayor

City Manager



CITY OF YELLOWKNIFE

SPECIAL GOVERNANCE AND PRIORITIES COMMITTEE REPORT

Monday, April 20, 2026 at 12:05 p.m.

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

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

The following members of Administration staff were in attendance:

S. Van Dine,
C. Caljouw,
C. Greencorn,
S. Jovic,
C. MacLean,
K. Pandoo,
R. Solatorio,
C White,
G. White, and
B. Ly.

<u>Item</u>	<u>Description</u>
1.	(For Information Only) Mayor Hendriksen read the Opening Statement.
2.	(For Information Only) There were no disclosures of conflict of interest.



(For Information Only)

3. Committee heard a presentation from Lieutenant Colonel Matthew Baxter, Deputy Director Chief of Staff, NORAD Northern Basing Infrastructure Project (NNBI); Mr. George Siket, Project Director NNBI; Ms. Carolyn Telewiak, Project Manager, NNBI; and Lieutenant Colonel Caytlin Vos, Senior Manager, Program Management and Delivery, Northern Operations Support Hub (NOSH), regarding planned National Defence / North American Aerospace Defense Command (DND / NORAD) Infrastructure in Yellowknife.

4. The meeting adjourned at 1:12 p.m.



CITY OF YELLOWKNIFE

SPECIAL GOVERNANCE AND PRIORITIES COMMITTEE REPORT

Wednesday, April 22, 2026 at 12:15 p.m.

Report of a meeting held on Wednesday, April 22, 2026 at 12:15 p.m. in the City Hall Council Chamber.
The following Committee members were in attendance:

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

The following members of Administration staff were in attendance:

S. Van Dine,
C. Caljouw,
D. Gillard,
C. Greencorn,
C. MacLean,
K. Pandoo,
R. Solatorio,
C White,
G. White, and
S. Jovic.

<u>Item</u>	<u>Description</u>
	(For Information Only)
1.	Councillor Foote read the Opening Statement at the Council Meeting held immediately preceding this meeting.
2.	There were no disclosures of conflict of interest.
	(For Information Only)
3.	Committee accepted for information a memorandum regarding Community Plan Comprehensive Update, Section 7- Section 9.

Committee noted that this memo accompanies the second of two presentations in which Administration will clearly articulate the major policy shifts and new directions proposed in the draft Community Plan.

To support focused and meaningful input from the Committee, this presentation will focus on:

1. **New policies that are introduced in Sections 7- Section 9 of the Community Plan, and**
2. **Any major changes to existing policy directions.**

The policies outlined in this memo focus on key strategic priorities related to:

- **Environmental policies** - to protect natural heritage while promoting compatible land use and smart growth.
- **Climate Action policies** – to guide the planning and management of the City’s built environment, including greenfield development, in a climate-responsive manner.
- **Transportation policies** – to support a shift in mobility patterns from private vehicles to more sustainable and efficient modes of transportation.
- **Municipal infrastructure policies** – to prioritize development within existing and planned serviced areas, ensuring that growth is aligned with infrastructure capacity.

For a detailed comparison with the current Community Plan, including redline and tracked changes, please refer to Attachment B. A clean version of the draft is provided in Attachment C.

What We’ve Accomplished So Far:

The Planning and Development Department initiated the Community Plan Comprehensive Update (CPU) in early 2025, with the project work plan presented to the Governance and Priorities Committee on February 3, 2025. This update represents a significant and necessary modernization of the City’s long-range land use planning, ensuring alignment with emerging demographic trends, economic opportunities and evolving community priorities.

A key technical foundation of the CPU is the Population Projections Report, presented to Committee in September 2025. This report established low, medium, and high growth scenarios over a 25-year horizon, providing a scenario-based framework to assess future land requirements, infrastructure demand, and housing needs. This scenario-based approach reflects best practices in municipal planning, particularly relevant to northern and resource-influenced communities where growth can be variable and cyclical.

To meet statutory requirements under the *Community Planning and Development Act*, the City undertook a comprehensive and multi-phased engagement program supported by an external consulting team. Phase 1 (Visioning and Goal Setting) and Phase 2 (Policy Directions) engagement findings were presented to Committee in September 2025 and January 2026, respectively.

Phase 1 engagement established a shared community vision and thematic goals, which have been carried forward as the guiding framework for policy development. Phase 2 engagement adopted a more targeted, focus group-based approach, enabling deeper dialogue on complex planning issues. Importantly, this phase was structured to allow Administration to interpret and translate community input into implementable policy directions - bridging the gap between public aspirations and regulatory outcomes.

[Public Engagement Phase 1 report can be found here.](#)

[Public Engagement Phase 2 report can be found here.](#)

In parallel, substantial technical work was undertaken, including:

- Comprehensive background research and land needs analysis;
- Spatial mapping exercises in collaboration with the City's mapping consultant;
- Ongoing engagement with Indigenous governments to ensure alignment, coordination, and respect for shared interests and long-term planning considerations; and
- Internal workshop style feedback sessions with the divisional managers and consultants working on the Transportation Master Plan.

Next Steps & Milestones:

The project is currently in **Phase 4: Draft Plan and Policy Review**, representing a critical transition from policy development to validation and refinement. Once a full draft is completed, the key next steps and milestones are:

- The final phase of public engagement (Phase 3) will be undertaken in April/May 2026, focusing on review and feedback on the draft Plan;
- A statutory Public Hearing is anticipated for June 2026;
- Adoption (Phase 5) is targeted for July 2026, including Council's second reading and submission to the Department of Municipal and Community Affairs (MACA) for approval.

From a planning perspective, the City is now at an important stage of the process, where policy directions are tested for clarity, implement-ability, and alignment with Council priorities before being finalized.

Next Presentation at GPC:

On May 13, 2026, Administration will present full draft of the Community Plan Comprehensive Update, including development sequencing for next 25 years and an implementation framework.

Following Committee and Public input, Administration will further refine the draft Plan in preparation for the Statutory Public Hearing by end of June.

Council Strategic Direction/Resolution/Policy include:

Strategic Direction #1: People First

Focus Area 1.1 Reconciliation
Continuing to nurture positive and respectful relations with Indigenous governments, organizations and peoples.

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

Focus Area 1.3 Liveable Community
Supporting all residents to participate in the social fabric and physical space of our community.

Strategic Direction #3: Sustainable Future

Focus Area 3.1 Resilient Future
Enhancing Yellowknife as a great place to live, visit, work and play now and into the future.

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

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

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



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

In response to questions from Committee, Administration undertook to return with additional information, rationale, and recommendations based on Committee's feedback.

4. The meeting adjourned at 1:29 p.m.



CITY OF YELLOWKNIFE

GOVERNANCE AND PRIORITIES COMMITTEE REPORT

Wednesday, May 13, 2026 at 12:05 p.m.

Report of a meeting held on Wednesday, May 13, 2026 at 12:05 p.m. in the City Hall Council Chamber.
The following Committee members were in attendance:

Chair: Mayor B. Hendriksen,
Councillor S. Arden-Smith,
Councillor G. Cochrane,
Councillor R. Foote,
Councillor S. Payne, and
Councillor R. Warburton.

The following members of Administration staff were in attendance:

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

<u>Item</u>	<u>Description</u>
1.	(For Information Only) Councillor Cochrane, read the Opening Statement at the Special Council Meeting.
2.	(For Information Only) There were no disclosures of conflict of interest.
3.	(For Information Only) Committee heard a presentation from Chief Sangris regarding the renaming of Franklin (50) Ave to Wiliideh (50) Ave.



(For Information Only)

- 4. Committee read a memorandum regarding whether to rename Franklin (50) Ave and repeal and replace By-law No. 3899.

Committee noted the City of Yellowknife has committed to reconciliation and adopted the City’s Reconciliation Action Plan which states that the City will seek suggestions from Indigenous governments for street and park names. The Yellowknives Dene First Nation have requested the renaming of Franklin Ave on several occasions and Yellowknife City Council passed a motion in March 2024 committing to a change by directing Administration to prepare the work required to rename Franklin Ave. At a Council-to-Council meeting in May 2025, Yellowknife City Council members requested that the Yellowknives Dene Council pass a resolution of their Council requesting a new name for Franklin Ave. The Yellowknives Dene First Nation Council passed a resolution on September 15, 2025, requesting that the name of Franklin Ave change to Wiilideh Ave. On February 25, 2026 Yellowknife City Council directed Administration to bring forward a by-law, no later than the end of August 2026, to change the name of Franklin Ave to Wiilideh Ave.

Council Strategic Direction/Resolution/Policy include:

Strategic Direction #1:	People First
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Focus Area 1.1	<u>Reconciliation</u> Continuing to nurture positive and respectful relations with Indigenous governments, organizations and peoples.
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Key Initiative 1.1.1	Continuing to strengthen relations with Indigenous governments and peoples.
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Council Motion #0051-24	That in the spirit of Truth and Reconciliation, Administration be directed to bring forward a Memorandum to Committee with respect to changing the name of Franklin Ave (50) Ave.
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Council Motion #0031-26	WHEREAS Yellowknife City Council has committed to reconciliation; and
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WHEREAS the City’s Reconciliation Action Plan says that the City will seek suggestions from Indigenous governments for street and park names; and

WHEREAS the Yellowknives Dene First Nation have requested the renaming of Franklin Ave on several occasions; and

WHEREAS Yellowknife City Council passed a motion in March 2024 committing to a change by directing

Administration to prepare the work required to rename Franklin Ave; and

WHEREAS at a Council-to-Council meeting in May 2025, Yellowknife City Council members requested that the Yellowknives Dene First Nation Council pass a resolution requesting a new name for Franklin Ave; and

WHEREAS the Yellowknives Dene First Nation Council passed a resolution on September 15, 2025, requesting that the name of Franklin Ave change to Willideh Ave;

NOW THEREFORE BE IT RESOLVED that Yellowknife City Council direct Administration to bring forward a bylaw no later than the end of August 2026 to change the name of Franklin Ave to Willideh Ave.

Street, Park and Trail Naming Policy

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

1. *Truth and Reconciliation Commission of Canada: Calls to Action* Reconciliation Framework
<https://www.yellowknife.ca/en/living-here/resources/Reconciliation/Reconciliation-Framework.pdf>;
2. *Cities, Towns and Villages Act*, SNWT 2003,c.22; and
3. By-law No. 3899, a by-law naming certain roadways within the city.

2023 – 2026 Council Strategic Directions Guiding Documents

Strategic Direction #1 – People First

Reconciliation Framework (2021) & Action Plan (annual)

Legislative

Section 73 of the *Cities, Towns and Villages Act* states that Council may, by by-law, amend or repeal a by-law. By-law No. 3899, a by-law naming certain roadways within the city, officially names Franklin as Franklin (50) Ave. Amending the name will require a by-law to amend or replace By-law No. 3899.

Street, Park and Trail Naming Policy

The Street, Park and Trail Naming Policy states:

Renaming

1. The general policy is that the names of streets, parks or trails should not be changed.



- 2. The renaming of a specific street or park should only be considered in exceptional circumstances; when it will improve the City’s administration of essential services; or would be in the public’s best interest.

When considering renaming a street or park the Street and Park Naming Committee shall choose a solution that addresses public safety concerns and shall also have regard for the following:

- a) the potential confusion created for emergency and other municipal services, commercial delivery services, and the traveling public by renaming the street or park;
- b) the number of residential and commercial units affected and potential costs to residents/owners;
- c) the number and type of businesses affected and potential costs to owners/occupiers;
- d) the costs of replacing street and traffic signs or park signs;
- e) the historical significance, if any, of the existing name; and
- f) the appropriateness of the proposed name in that location.

Financial Considerations

Administration has estimated that it will take 35.5 hours to replace all street signs on traffic lights, street signs and Bus Stops. The total cost is estimated to be:

Labour and Equipment	\$35,808*
Street Signs	<u>\$5,500</u>
	\$41,308

*The installation of new street signs on traffic lights will necessitate the rental of a bucket truck and operators, in addition to the use of City crews.

Communications Considerations

Public communication will be undertaken to ensure residents are informed of the proposed change, its purpose, and any required actions. Communications will focus on providing clear, consistent, and accessible information to support public understanding and minimize confusion.

Corporate Impact

The City has several software systems, including Fire Department Management Software, Website information, GIS, Financial Systems etc. that will require updating, in addition to any by-laws that require updating. This can be completed internally with minimal resources.

Franklin Ave is referenced in several other City by-laws and its name change will necessitate amendments to by-laws, maps, sketches, plans etc. Examples include: Highway Traffic By-law No. 5055, Public Parks and Recreation Facilities By-law No. 4564, Snowmobile By-law No. 3722, Community Plan By-law No. 5007 and Zoning By-law No. 5045. These changes can be made over time, as needed.

These updates will be implemented through a coordinated approach across departments, aligning by-law adoption, system updates, and communications to support a consistent transition.

Community Impact

The Canada Post database indicates that there are 360 postal addresses that use 50 AVE and 19 postal addresses that use FRANKLIN AVE. The addresses that use Franklin Ave will be required to change their address. Businesses will be required to change stationery, mailing addresses for deliveries, banking etc., whereas individuals will be required to change Drivers' licences, mailing addresses with banks, utility companies etc.

Administration will support affected residents and businesses through early and direct outreach, including the provision of clear information on timelines, required updates, and available supports. Coordination with external agencies, including Canada Post, the Government of the Northwest Territories, and emergency services, will be undertaken to support a smooth transition.

Timeline

The majority of the work will involve installing the street signs. It is proposed that this work proceed as time and resources allow throughout the summer, with completion anticipated by October 2026.

An effective date of June 21, 2026 is proposed to align with National Indigenous Peoples Day.

Committee noted that the City of Yellowknife has committed to reconciliation and adopted the City's Reconciliation Action Plan which states that the City will seek suggestions from Indigenous governments for street and park names. At the request of City Council, the Yellowknives Dene First Nation have officially requested the renaming of Franklin Ave by way of Band Council Resolution.

Committee recommends that By-law No. 5130, a by-law to repeal and replace By-law No. 3899 and rename Franklin (50) Ave to Williideh (50) Ave, be presented for adoption.

(For Information Only)

5. Committee read a memorandum regarding whether to adopt a Zoning By-law amendment, to allow a new hotel building on the Explorer Hotel site.

Committee noted the land use designation of the subject lots are in Downtown – Central Residential and it is zoned DT - Downtown. The development site is adjacent to the existing Explore Hotel complex and is mostly undeveloped except a lot currently a single detached dwelling is on. The applicant, Nunastar NWT Ltd., is proposing to build a new 5-storey building that consists of 150 guest rooms along with office spaces, meeting rooms, lounge, and dining area.

While the proposed development fulfills the objectives and policies in the Community Plan By-law No. 5007, as amended and regulations in Zoning By-law No. 5045, as amended, it is unable to meet some of the design guidelines established in DT - Downtown Zone due to topographic challenges. The applicant has designed the building by adapting to the constraints, while making the development unique and blending in the local site context. The development proposal including technical studies, such as a traffic impact study, submitted the applicant are reviewed and all implications are assessed

Council Strategic Direction/Resolution/Policy include:

Strategic Direction #3:

Sustainable Future

Focus Area 3.3:

Robust Economy

Doing our part to stimulate and amplify economic development opportunities.

Key Initiatives:

Aligning with regional and territorial economic opportunities.

Supporting all aspects of tourism and visitor services, including the hotel levy and creation of the destination marketing organization.

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

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

Legislative

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

Sections 73 to 76 and Section 129 of the Act set out the required procedure to approve by-laws. A by-law amendment must have three distinct and separate 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 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)).

Planning and development objectives and policies of Downtown – Central Residential land use designation are described in section 4.1.2 alongside land designation Map 4 in the Community Plan.

Zoning By-law No. 5045, as amended

The subject land is currently zoned DT - Downtown. The intent of the zone is to define the downtown area and recognize this as a unique area within the city as the principal office, commercial and entertainment district, while providing for supportive medium and higher density residential uses. The proposed Hotel is a Permitted Use in the Zone and is compatible with the surrounding land uses.

The Design Regulations set out in Section 11.1.3 provide property owners and developers with guidelines with respect to façade design, accessibility, and other urban design features. The objective of the guidelines is to strive for visually interesting and appealing buildings and a pedestrian oriented street environment.

Departmental Consultation

Several comments were raised during the application referral period. The Lands and Building Services Division is concurrently working with the applicant on code compliance and land consolidation. The Lands Officer is processing the land application of the City owned parcels in parallel with this application. Public Works and Engineering Division has provided their comments regarding the safety measures on 49 Avenue and possible requirement of an installation of traffic signal at the intersection of 48th Street and 49 Avenue. Fire Division comments have been delivered to the applicant.

Public Consultation

A Notice of Application for the Zoning By-law Amendment was posted on-site on April 2nd, 2026, for two weeks, as well as on the City's website, as required by Section 6.7 of Community Plan By-law No. 5007, and section 14 (2) of the *Community Planning and Development Act*. The City published all application documents that are public record on the website for public inspection. Notice of Application letters were circulated to the neighboring residents and landowners within 100 metres of the subject development site.

The City received two comments from the public via email regarding traffic and trail connection.

Committee noted that even though the proposed development is unable to meet some the design guidelines due to topographic challenges, it still conforms to the objectives and policies of the Community Plan and the intent of the Zoning By-law, and more importantly, it is anticipated that the development would bring long-term positive impacts to the local

economy and vibrancy in the downtown.

Committee recommends that Council adopt By-law No. 5131, a by-law to amend the Zoning By-law No. 5045, as amended, to add a notwithstanding clause to section 11.1.5 allowing a site specific development of new hotel building on lots currently titled; a portion of Lot 1, Block 21A, Plan 480; a portion of Lot 2, Block 21A Plan 650; Lot 3, Block 21A, Plan 4902; Lot 3, Block 67A, Plan 486; and Lot 4, Block 67A, Plan 4898.

6. **Committee read a memorandum regarding whether to adopt an Encampment Policy.**

Committee noted that the Point-in-Time Count (PIT) in October 2024 shows that homelessness in Yellowknife is increasing each year. Compared to 2021 there was a 5% increase in individuals experiencing homelessness and a 338% increase in unsheltered individuals.¹ While people have struggled with lack of housing options in Yellowknife for many years, the increased visibility of people sheltering in public spaces, especially during warmer months, has increased the calls for action from the City and the Government of the Northwest Territories.

On June 9th, 2025, in response to the emergence of encampments in the downtown area, City Council passed a motion directing “Administration to bring forward recommendations regarding any existing by-laws that need amendment or new by-laws that need consideration, so that a temporary encampment can be identified, to address unacceptable behaviour”.

This memo is in response to the encampment portion of that motion. This memo first describes what the City has been doing since summer 2025 to the present with respect to encampments and asks Council to endorse the current approach. It then describes how Council could change where camping is allowed on public land.

Council Strategic Direction/Resolution/Policy include:

Strategic Direction #1 – People First

Focus Area 1.1 Reconciliation

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

Focus Area 1.3 Liveable Community

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

Key Initiative 1.3.5 Advocating for enhanced outreach and social support services.

¹ Yellowknife 2024 Homeless Point-in-Time Count Results. 2024 point-in-time count of individuals experiencing homeless was 327 and of that 35 were unsheltered.



Key Initiative 1.3.6 Working with all partners towards a safe, supportive and compassionate community for all.

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.

Motion #0116-25 WHEREAS all residents of Yellowknife deserve to feel safe in their community; and

WHEREAS encampments with makeshift structures have been established in Yellowknife; and

WHEREAS encampments have been established elsewhere within the community; and

WHEREAS the Government of the Northwest Territories (GNWT) holds the authority and financial responsibility with respect to housing, social services, and community justice; and

WHEREAS there may be public use of alcohol and drugs, drug dealing and vandalism taking place; and

WHEREAS the City of Yellowknife provides support and funding for the Line Drive Outreach Program through financial resources made available from the Government of Canada; and

WHEREAS Yellowknife City Council wants to collaborate with compassion with underhoused and unhoused peoples, and support the GNWT to support both public safety and public health for all Yellowknifers;

NOW THEREFORE BE IT RESOLVED THAT Yellowknife City Council:

1. Direct Administration to bring forward recommendations regarding any existing bylaws that need amendment or new by-laws that need consideration, so that a temporary encampment can be identified, to address unacceptable behaviour;

2. Recommends that the GNWT as the level of government responsible for housing, community justice, and social services, provides oversight of the temporary encampment, including but not limited to ensuring occupant safety, access to basic needs such as potable water, waste removal, porta potties, and other necessities;
3. Recommends that the RCMP increase their foot and bike presence downtown, specifically from 52nd Avenue to Franklin/50th Avenue and from 47th Street to 52nd Street, in recognition of the visible presence of vandalism, public alcohol use, and potential public drug dealing and use;
4. Commits that the City of Yellowknife will support public health and safety of encampment residents at the request of and cost paid for by the GNWT by providing solid waste and sewage collection, as well as enforcing by-laws that reinforce public safety at an encampment between the Legislative Assembly and 48th Street, near the day shelter, as a place that is acceptable for a temporary encampment;
5. Commits that the City of Yellowknife Municipal Enforcement Division will prioritize engagement and visibility in the community, particularly in the downtown core focusing on litter, unsightly lands, and ensuring a safe environment for all.

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

1. *The Constitution Act, 1982, Schedule B to the Canada Act 1982 (UK), 1982, c 11, Part I Canadian Charter of Rights and Freedoms;*
2. *Cities, Towns and Villages Act, SNWT 2003, c 22, Sch B;*
3. *Commissioner's Land Act, RSNWT 1988, c C-11;*
4. *Community Planning and Development Act, SNWT 2011, c 22;*
5. *Fire Prevention Act, RSNWT 1988, c F-6;*
6. *Northwest Territories Lands Act, SNWT 2014, c 13;*
7. *Northwest Territories Land Use Regulations, R-012-2014;*
8. *United Nations Declaration on the Rights of Indigenous Peoples Implementation Act, SNWT 2023, c 36;*
9. Building By-law No. 5058;
10. Emergency Response and Fire Protection Services By-law No. 4502, as amended;
11. Public Parks and Recreation Facilities By-law No. 4564, as amended;
12. Unsightly Lands By-law No. 3979, as amended;

13. Zoning By-law No. 5045, as amended;
14. Reconciliation Framework (2021) & Action Plan (annual): and
15. Yellowknife 2024 Homeless Point-in-Time Count Results.

Need for Corporate Approach

Cities across Canada are grappling with how to support residents who are homeless while maintaining public safety and minimizing disruptions to the municipality. A principal tool a city has is the location/relocation of encampments.

The experiences of other cities have made clear that any actions by a city relating to encampments must be done with proper consideration for residents' section 7 *Charter Rights* to "life, liberty and security of the person". In brief, this right includes providing a place where encampments can exist in a city when there is a shortage of appropriate housing options.

Administration is seeking direction from Council on how to approach where encampments are located within the city when there is a shortage of appropriate housing options.

Current City Practice

Since summer 2025, continuing to the present Administration has responded to the establishment of encampments within the city by:

1. Collaborating with the Government of the Northwest Territories ("GNWT") to address any issues arising from encampments. This includes weekly meetings with the Housing NWT's Director for Homelessness, attending periodic inter-jurisdictional meetings with the Deputy Minister of Executive and Indigenous Affairs, and Municipal Enforcement Division ("MED") conducting weekly encampment site visits on Commissioner's Land (inviting and encouraging GNWT staff from the Department of Environment and Climate Change and the Integrated Service Delivery Team to join).
2. MED (along with Fire Division and/or RCMP staff where needed) conducting weekly visits on municipal property to track new or abandoned sites, occupant numbers, garbage, or use of campfires and open fires.
3. Enforcing existing City by-laws where necessary to help ensure the safety of residents of encampments and the public at large.
4. Using City-funded contractors to clean up existing and abandoned encampments on City land.
5. Encouraging encampment residents to make use of shelters and possibly relocate to Commissioner's Land where camping is allowed.

From June to September MED conducted between 10-12 encampment visits per month requiring a total of approximately 86 hours of staff time. Over this same period the City has

spent \$3,672.50 on contractors cleaning encampments on municipal land (costs include labour, transport and disposal).

The approach above has been adapted into a draft motion for adoption by Council attached as Schedule “A”.

Encampment Locations - Legal Considerations

The City of Yellowknife has no prohibition on sheltering in public spaces, except for in public parks as defined in the Public Parks and Recreation Facilities By-law No. 4564 (“Parks By-law”).² The Parks By-law does not capture all City-owned property, but does capture 58 locations where it is an offence to “set up a temporary abode” except when allowed by the Director of Community Services.³

The Zoning By-law requires permits for tents on City owned land in some circumstances but does not set out areas where tenting is or is not permitted.

There are common-law limits on when, and how, the Parks By-law and Zoning By-law can be enforced (see below).

Under the *Northwest Territories Land Use Regulations*, camping is permitted on Commissioner’s Land for up to 100 days. There is a substantial amount of Commissioner’s Land within the City where these regulations apply.

Considering the above, the City can only require an encampment to relocate if it is in an area designated as park under the Parks By-law.⁴

Enforcement of any by-law on unhoused individuals camping on public land must be done with consideration of the individuals’ section 7 *Charter Rights* to “life, liberty and security of the person”. This includes providing a place where encampments can exist in a city when there is a shortage of appropriate housing options.

Municipal Lands

Aside from areas designated as Parks under the Parks By-law, there are various properties that the City owns where encampments could be set up under existing by-laws. This includes areas adjacent to schools, playgrounds, and densely populated areas.

Safety Concerns at Encampments

People who are sheltering in public spaces are uniquely vulnerable and the health and safety of encampment residents is a pressing concern. While accessible, safe housing must

²Parks and Recreation Facilities By-law, [Link](#) “Public Parks” in the Parks By-law means “all land that is maintained or operated by the City for community recreation activity including but not limited to those defined in Schedule A and Schedule B, attached to and forming part of this by-law.”

³*Ibid.* s.5(b)

⁴ Other specific circumstances may allow the City to move an encampment, such as where it is blocking a sidewalk.

be the top priority, there are existing by-laws that address some public health and safety concerns arising in encampments, both on Commissioner's Land and elsewhere.

Throughout the summer MED has conducted regular site monitoring visits to the existing encampments and flagged public health and safety concerns. MED Enforcement is limited to issuing Summary Offence Ticket Information (SOTI's) for violation of by-laws (including having a fire that is not in an approved fire pit or otherwise violates Emergency Response and Fire Protection Services By-law No. 4502), Clean-Up Orders under the Unsightly Lands By-law No. 3979, and Removal Orders under the Building By-law for structures.

The Fire Chief also has powers under the *Fire Prevention Act* and the Emergency Response and Fire Protection Services By-law to order that a fire be extinguished and to address fire risks.

Housing Northwest Territories is funding some health and safety measures for encampments through its Homelessness Assistance Funding. Through that program individuals can receive an Encampment Fire Safety Package (fire extinguisher, extinguisher stand, extinguisher cover, and fire-retardant blanket).⁵ Toilet facilities and water are not being provided. The City does not have a budget or a mandate to provide these items to people sheltering outside.

Planning and Development By-laws

The Zoning By-law and Building By-laws can be of some assistance in addressing aspects of encampments that include structures or buildings as defined in those by-laws. Updates to regulate these structures are ongoing elsewhere in Canada and it is not advised that the City contemplate similar changes until we see how other jurisdictions implement those changes. If there is concern about structures being built in encampments, building inspectors from the City's Planning and Development Department, in association with other authorities having jurisdiction, may conduct site inspections and make such orders as necessary to ensure safety of the occupants.

Indigenous Relations

Over 86% of people who are homeless in Yellowknife identify as Indigenous. Council should be aware of and acknowledge the historical context of colonization when considering issues of land use and relocation of individuals. Canadian governments have in past enacted policies of relocation of Indigenous peoples onto reserves and settlements. The UN Declaration of the Rights of Indigenous Peoples, which the City adopted in 2015, supports the notion that the City should not be unilaterally adopting policies of forced relocation on Indigenous people who are sheltering outside.

⁵ Housing Northwest Territories, Homelessness Assistance Funding: <https://www.nwthc.gov.nt.ca/en/services/homelessness-assistance-funding>

City's approach to Encampments

With the proliferation of encampments in the City over the last few years, and the complicated interjurisdictional and legal landscape, the City needs to ensure it has a clear approach to encampments within the City.

Continued collaboration with other levels of government is key to all work in this area.

In the absence of adequate alternatives for sheltering homeless residents, the City's focus needs to be on encampments being as safe as possible for encampment residents and the general public within existing limited on resources.

Council endorsing the City's current approach to encampments ensures clear direction on how the City manages its role in relation to encampments.

Development of By-law that Prohibits Camping unless authorized by Council

Current by-laws allow camping on most unoccupied City land (unless it is a Park). A by-law that prohibits camping on all municipal land, unless authorized by Council, would create stronger means for the City to determine where encampments can occur within the city. It would also decrease the prevalence of encampments on City land where the City would likely need to absorb the costs of clean up. Commissioner's Land would still be available for camping.

The By-law including an ability for Council to authorize camping in specific areas would provide flexibility to address circumstances as they arise. This includes situations where (1) members of the public more broadly may want to camp and (2) Council decides allowing an encampment is appropriate.

In response to a question from Committee, Administration undertook to review whether it is advisable to incorporate enforcement of the City's Unsightly Lands By-law into the approach to encampments.

Committee recommends that Council:

1. Adopt the following approach to Encampments:

WHEREAS Council passed Motion #0116-25 regarding encampments on June 9, 2025; and

WHEREAS encampments continue to exist throughout Yellowknife; and

WHEREAS Administration has been working with encampment residents and addressing issues as they arise within the context of the City's by-laws; and

WHEREAS Administration has been coordinating with various Government of the Northwest Territories Departments and the RCMP where appropriate; and

**WHEREAS Council wishes to formalize the approach to encampments;
NOW THEREFORE BE IT RESOLVED THAT Yellowknife City Council:**

Directs Administration to do the following when encampments are present in the community:

- a) Collaborate with the Government of the Northwest Territories (“GNWT”) to address any issues arising from encampments as appropriate.
 - b) When there are encampments on Commissioner’s Land, conduct weekly visits by Municipal Enforcement Officers (along with Fire Division staff, GNWT representatives and the RCMP where appropriate) to track any new or abandoned sites, occupant numbers, garbage, or use of fire pits and identify any concerns.
 - c) When there are encampments on municipal property, conduct weekly visits by Municipal Enforcement Officers (along with Fire Division staff and the RCMP where appropriate) to track any new or abandoned sites, occupant numbers, garbage, or use of campfires and open fires and identify any concerns.
 - d) In a manner that respects the *Charter Rights* of encampment residents, enforce existing City by-laws where necessary to help foster the safety of residents of encampments and the public at large.
 - e) Use City funded contractors to clean up existing and abandoned encampments on municipal property.
 - f) Encourage encampment residents to make use of shelters and possibly relocate to Commissioner’s Land where camping is allowed; and
2. Direct Administration to develop a by-law that prohibits camping on municipal land unless authorized by Council.

MOVE APPROVAL

(For Information Only)

7. Committee read a memorandum regarding whether to amend Fees and Charges By-law No. 4436, as amended, to update “Supplementary Tipping Rates”.

Committee noted Supplementary Tipping Rates (STR) are in place to allow the Solid Waste Facility (SWF) to collect fees for service when the scale is inoperable (e.g.: maintenance, power outage, lost internet connection, scale calibration issues). When the scale is down, the SWF must still recover the cost of waste management from the commercial customers that frequent the site. Instead of charging per weight, the STRs allow the site to charge by volume (i.e. by vehicle/bin size).

The current STR are comprised of eleven vehicle/bin types. Rate selection is left to the discretion of gatehouse attendants; this has the potential to cause inconsistencies, potential customer dissatisfaction, and service issues. Addressing this issue is especially urgent with the upcoming gatehouse installation this summer. Efforts are being made to minimize the amount of time that the scale will be inoperable. Despite these efforts, it is understood that the scale will experience downtime this summer ranging from multiple days to multiple weeks. Changes to the by-law need to be made prior to installation to optimize service delivery for customers.

Administration will be bringing forward a complete overhaul of solid waste tipping fees for Council’s consideration once both weigh scales and the new gatehouse are commissioned in 2026.

Council Strategic Direction/Resolution/Policy include:

Strategic Direction #2: Service Excellence

Focus Area 2.2

Capacity

Balancing service levels with human and fiscal resources.

Key Initiative 2.2.2

Aligning organizational service capacity with service levels.

Strategic Direction #3: Sustainable Future

Key Initiative 3.1.2

Implementing the Solid Waste Management Plan.

Current Supplementary Tipping Fees

Supplementary Tipping Rates (applicable during any period that the weigh scale is inoperable)	FEE Effective June 1, 2024	FEE Effective January 1, 2026
15-Yard Construction Bin	\$150.75 per load	\$164.25 per load
30-Yard Construction Bin	\$300.25 per load	\$327.25 per load
Single Axle Towing Trailer	\$86.25 per load	\$94.00 per load
Tandem Axle Towing Trailer	\$150.75 per load	\$164.25 per load
Cube Van	\$150.75 per load	\$164.25 per load
1 Ton Truck	\$150.75 per load	\$164.25 per load
2 Ton Truck	\$208.75 per load	\$227.50 per load
3 Ton Truck	\$300.25 per load	\$327.25 per load
5 Ton Truck	\$524.25 per load	\$571.50 per load
Tandem Dump Truck	\$676.25 per load	\$737.00 per load
End Dump Truck	\$822.00 per load	\$896.00 per load

Proposed Supplementary Fees

Supplementary Tipping Rates (applicable during any period that the weigh scale is inoperable)	FEE Effective June 1, 2026
Pick-Up Truck (residential and commercial)	\$18.00 per load
Cube Van/Truck+Trailer combo (residential and commercial)	\$164.25 per load
Roll Off Truck	\$327.25 per load
Front-Load Truck	\$737.00 per load

This new, simplified rate structure provides more clarity and simplicity for both residents and city staff when assessing vehicles while weigh scale operations are down. Historical downtime of the weigh scale and/or gatehouse has been very minimal and the expected or perceived revenue loss will have a negligible overall impact to the Solid Waste Fund.

Committee noted that as outlined, the rationale for the proposed change is to implement a more consistent process for collecting fees at the SWF when the scale is inoperable. This change will allow SWF staff to be more confident in their decision-making with the assurance that there is little room for rate misinterpretation and provides clarity for both staff and residents.

Committee recommends that By-law No. 5132, a by-law to amend Part 17 - Tipping and Solid Waste Related Fees, as amended to reflect changes required to modernize and simplify the "Supplementary Tipping Rates" section be presented for adoption.

(For Information Only)

8. Committee accepted for information the Minutes of the Audit Committee meeting of February 5, 2026.



(For Information Only)

9. Committee accepted for information the Minutes of the Community Advisory Board on Homelessness meeting of March 26, 2026.

10. The meeting adjourned at 1:07 p.m.



CITY OF YELLOWKNIFE

GOVERNANCE AND PRIORITIES COMMITTEE REPORT

Wednesday, May 20, 2026 at 12:05 p.m.

Report of a meeting held on Wednesday, May 20, 2026 at 12:05 p.m. in the City Hall Council Chamber.
The following Committee members were in attendance:

- Chair: Deputy Mayor R. Warburton,
Councillor S. Arden-Smith,
Councillor G. Cochrane,
Councillor R. Fequet,
Councillor R. Foote,
Councillor T. McLennan, (via teleconference)
Councillor S. Payne.

The following members of Administration staff were in attendance:

- S. Van Dine,
C. Caljouw,
D. Gillard,
C. Greencorn,
C. MacLean,
S. Monrad,
B. Osburn,
K. Pandoo,
T. Setta,
K. Thistle,
C. White,
G. White, and
S. Jovic.

Item Description

- (For Information Only)
1. Deputy Mayor Warburton read the Opening Statement.
- (For Information Only)
2. There were no disclosures of conflict of interest.

(For Information Only)

3. Committee read a memorandum regarding whether to present By-law No. 5133, a by-law to repeal and replace Council Remuneration By-law No. 4982, for adoption.

Committee noted that Council's Remuneration was last reviewed in 2018 and is identified in the current Work Plan for completion in 2026. As such, City Administration engaged LSI Leadership Inc. to conduct an independent review of Mayor and Councillor remuneration and benefits. LSI Leadership Inc. is presenting those findings herein.

Council Strategic Direction/Resolution/Policy include:

Focus Area 2.3

Organizational Culture

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

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

1. *Cities, Towns and Villages Act*;
2. Council Remuneration By-law No. 4982;
3. Council Remuneration Review Report as presented by Sainas Consult Inc. (2018).

2023 – 2026 Council Strategic Directions Guiding Documents

Strategic Direction #2 – Service Excellence

Legislation

Section 102 of the *Cities, Towns and Villages Act* provides for the indemnities and allowances to Council Members, which must be made by by-law.

Section 102 further states that before giving Third Reading, Council shall give two weeks public notice of the proposed by-law.

Procedural Considerations

The next municipal general election is scheduled for October 19, 2026 and the 2027 Budget will be adopted in December, 2026. The 2027 fiscal year is from January 1 – December 31. Therefore, amendments to Council's remuneration structure and review mechanisms should be finalized prior to the adoption of the 2027 Budget.

Committee noted that undertaking periodic reviews helps ensure that remuneration remains fair, reasonable, and proportionate to the responsibilities of office, while reflecting both community context and prevailing market standards.

Lynda Schroeder, a representative of Leadership Source, provided a presentation and answered questions from Committee.



Committee suggested several amendments including setting the Mayor’s salary multiplier at 1.3 times the 2026 full-time employment anchor 1.0 FTE local labour-market parity of \$123,280, establishing Councillors compensation at \$40,682 (33% of the local labour-market parity); Revising acting pay provisions to include a 12% premium for acting periods exceeding 2 weeks; and increasing childcare allowances. Committee left it with Administration to finalize the details and incorporate these changes into the by-law.

Committee recommends that By-law No. 5133, a by-law to repeal and replace Council Remuneration By-law No. 4982, be presented for adoption.

(For Information Only)

- 4. Committee read a memorandum regarding whether to adopt a Zoning By-law amendment, to allow a new hotel building on the Explorer Hotel site.

Committee noted that the land use designation of the subject lots are in Downtown – Central Residential and it is zoned DT - Downtown. The development site is adjacent to the existing Explore Hotel complex and is mostly undeveloped except a lot currently a single detached dwelling is on. The applicant, Nunastar NWT Ltd., is proposing to build a new 5-storey building that consists of 150 guest rooms along with office spaces, meeting rooms, lounge, and dining area.

While the proposed development fulfills the objectives and policies in the Community Plan By-law No. 5007, as amended and regulations in Zoning By-law No. 5045, as amended, it is unable to meet some of the design guidelines established in DT - Downtown Zone due to topographic challenges. The applicant has designed the building by adapting to the constraints, while making the development unique and blending in the local site context. The development proposal including technical studies, such as a traffic impact study, submitted the applicant are reviewed and all implications are assessed.

Council Strategic Direction/Resolution/Policy include:

Strategic Direction #3:

Sustainable Future

Focus Area 3.3:

Robust Economy

Doing our part to stimulate and amplify economic development opportunities.

Key Initiatives:

Aligning with regional and territorial economic opportunities.

Supporting all aspects of tourism and visitor services, including the hotel levy and creation of the destination marketing organization.

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

- 1. Cities, Towns and Villages Act S.N.W.T. 2003;

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

Legislative

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

Sections 73 to 76 and Section 129 of the Act set out the required procedure to approve by-laws. A by-law amendment must have three distinct and separate 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 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)).

Planning and development objectives and policies of Downtown – Central Residential land use designation are described in section 4.1.2 alongside land designation Map 4 in the Community Plan.

Zoning By-law No. 5045, as amended

The subject land is currently zoned DT - Downtown. The intent of the zone is to define the downtown area and recognize this as a unique area within the city as the principal office, commercial and entertainment district, while providing for supportive medium and higher density residential uses. The proposed Hotel is a Permitted Use in the Zone and is compatible with the surrounding land uses.

The Design Regulations set out in Section 11.1.3 provide property owners and developers with guidelines with respect to façade design, accessibility, and other urban design features. The objective of the guidelines is to strive for visually interesting and appealing buildings and a pedestrian oriented street environment.

Departmental Consultation

Several comments were raised during the application referral period. The Lands and Building Services Division is concurrently working with the applicant on code compliance and land consolidation. The Lands Officer is processing the land application of the City owned parcels in parallel with this application. Public Works and Engineering Division has

provided their comments regarding the safety measures on 49 Avenue and possible requirement of an installation of traffic signal at the intersection of 48th Street and 49 Avenue. Fire Division comments have been delivered to the applicant.

Public Consultation

A Notice of Application for the Zoning By-law Amendment was posted on-site on April 2nd, 2026, for two weeks, as well as on the City's website, as required by Section 6.7 of Community Plan By-law No. 5007, and section 14 (2) of the *Community Planning and Development Act*. The City published all application documents that are public record on the website for public inspection. Notice of Application letters were circulated to the neighboring residents and landowners within 100 metres of the subject development site.

The City received two comments from the public via email regarding traffic and trail connection.

Committee noted that even though the proposed development is unable to meet some the design guidelines due to topographic challenges, it still conforms to the objectives and policies of the Community Plan and the intent of the Zoning By-law, and more importantly, it is anticipated that the development would bring long-term positive impacts to the local economy and vibrancy in the downtown.

Representatives from Nunastar NWT Ltd were present to answer questions from Committee.

Administration undertook to clarify the scope of the Traffic Impact Assessment including pedestrian consideration and access current and future traffic volumes and intersection performances.

Committee recommends that Council adopt By-law No. 5134, a by-law to amend the Zoning By-law No. 5045, as amended, to add a notwithstanding clause to section 11.1.5 allowing a site specific development of new hotel building on lots currently titled; a portion of Lot 1, Block 21A, Plan 480; a portion of Lot 2, Block 21A Plan 650; Lot 3, Block 21A, Plan 4902; Lot 3, Block 67A, Plan 486; and Lot 4, Block 67A, Plan 4898.

(For Information Only)

- 5. Councillor Cochrane moved,
Councillor Foote seconded,

That Committee move in camera at 1:16 p.m. to discuss a legal matter.

MOTION CARRIED UNANIMOUSLY

(For Information Only)

- 6. Committee discussed a legal matter.

(For Information Only)

7. Councillor Cochrane moved,
Councillor Foote seconded,

That Committee return to an open meeting at 2:17 p.m.

MOTION CARRIED UNANIMOUSLY

(For Information Only)

8. Committee recessed at 2:17 p.m. and reconvened at 2:25 p.m.

(For Information Only)

9. There was no business arising from the in camera session.

(For Information Only)

10. Committee agreed unanimously to amend the agenda to move Item No. 6.2 on the agenda, a memorandum regarding whether to appoint a Returning Officer for the City of Yellowknife for the 2026 Municipal General Election before Item No. 6.1, a memorandum regarding whether to approve recommended Strategic Priorities for the Municipal Enforcement Division for 2026/2027.

11. **Committee read a memorandum regarding whether to appoint a Returning Officer for the City of Yellowknife for the 2026 Municipal General Election.**

Committee noted that the City of Yellowknife and Elections NWT are working towards a pilot project in which Elections NWT will assist in the conduct of the 2026 Municipal General Election (the "Election"). Pursuant to the *Local Authorities Elections Act* a local authority must appoint a person to act as the Returning Officer for municipal elections and any vote on a question put to the voters. The Municipal General Election has been scheduled for October 19, 2026 and a Returning Officer is required. The Office of the Returning Officer will be situated within the offices of Elections NWT who will assist in the conduct of the election. Elections NWT has recommended that Eve Erasmus be appointed as Returning Officer.

Council Strategic Direction/Resolution/Policy include:

Strategic Direction #2: Service Excellence

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

1. *Cities, Towns & Villages Act*; and
2. *Local Authorities Elections Act*.

Legislation

Section 11(7) and 27(1) of the *Local Authorities Elections Act* states that a Returning Officer must be appointed not later than 49 days before Election Day. If a Returning Officer is not

appointed, the City Manager shall perform the duties and exercise the powers of the Returning Officer for the municipal corporation.

Committee noted that the City of Yellowknife and Elections NWT are working towards a pilot project in which Elections NWT will assist in the conduct of the 2026 Municipal General Election. Elections NWT has interviewed potential candidates and are recommending that Eve Erasmus be appointed as the Returning Officer for the Election.

Committee recommends that Council appoint Eve Erasmus as Returning Officer for the City of Yellowknife for the 2026 Municipal General Election.

MOVE APPROVAL

12. Committee read a memorandum regarding whether to approve recommended Strategic Priorities for the Municipal Enforcement Division for 2026/2027.

Committee noted that Council adopted *By-law Enforcement Policy* which came into effect on March 26, 2019, establishing a means for Council to set strategic enforcement priorities and ensure transparency to the enforcement process for the Municipal Enforcement Division. It also provided guidance that the Municipal Enforcement Division proactively prioritize public complaints and enforcement matters related to public safety. The majority of City by-laws are enforced on a complaint basis only. Municipal Enforcement Officers will proactively investigate other by-law violations as they are identified. This enforcement action is prioritized as time and resources allow under this policy. At the discretion of Council, strategic enforcement priorities align MED service delivery with community perspectives and public opinion.

In June, 2025, Council approved the following strategic priorities for strategic enforcement in 2025/26:

- Focusing on pedestrian and intersection safety in school zones through the strategic enforcement of the Highway Traffic By-law; and
- Prioritizing Municipal Enforcement engagement and visibility in the community, particularly in the downtown core focusing on litter, unsightly lands, and ensuring a safe environment for all.

Since then, MED has advanced the key strategic initiatives as outlined in the attached Strategic Priorities Update.

Council Strategic Direction/Resolution/Policy include:

- | | |
|-------------------------|---|
| Council Motion #0083-19 | That Council adopt the By-law Enforcement Policy (March 2019) |
| Council Motion #0116-25 | Regarding encampments on June 9, 2025 |

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

1. *Cities, Towns and Villages Act*, S.N.W.T. 2003, c.22;
2. *Motor Vehicles Act*, RSNWT, 1988, c.M-16 and *regulations*;
3. Highway Traffic By-law No. 5055;
4. Public Parks and Recreation Facilities By-law No. 4564, as amended;
5. Unsightly Lands By-law No. 3979, as amended;
6. Solid Waste Management By-law No. 4376, as amended;
7. By-law enforcement Policy, Council Motion #0083-19, 26 March 2019; and
8. Yellowknife Old Town Emergency Circulation Review and Parking Study, 5 August 2019.

Legislative

The City's enforcement activities are guided by the *Cities, Towns and Villages Act (CTV Act)* of the Northwest Territories which grants legislative powers to municipal governments, including enforcement of by-laws. This mandates MED to enforce the *Motor Vehicles Act and regulations*, *All Terrain Vehicles Act* as well as City by-laws with an enforcement component.

Financial Considerations

Actions guided by Council's adoption of strategic priorities for Municipal Enforcement in 2026/27 are achieved through budget allocations and existing resources.

Consistency

Council direction on annual strategic priorities for enforcement ensures Municipal Enforcement aligns with broad Council goals and community needs. The identification of priorities confirms a consistent approach with respect to Municipal Enforcement and ensures resources are directed toward enforcement areas of greatest concern.

Context

The City of Yellowknife's By-law Enforcement Policy commits that any matter related to public or Officer safety is always a priority for MED in addition to the priorities set by Council. Furthermore, the By-law Enforcement Policy clarifies that enforcement may be achieved through a range of activities such as: educating the public about regulatory rules, conducting inspections to ensure that rules are being followed, mediating between members of the public, and formal consequences (issuing tickets) for by-law contraventions where compliance is not forthcoming or harm has been done to the community. Whatever approach is taken, safety of the public and officers is always the primary consideration.

Committee noted that by defining annual strategic priorities in the By-law Enforcement Policy, Council maintains an open and transparent process for the Division. Guidance on strategic priorities for 2026/2027 will assist MED Officers by providing better information and context to guide decision-making and priority setting in the execution of their enforcement duties.

1. Focusing on pedestrian and intersection safety, particularly in school zones, through the strategic enforcement of the Highway Traffic By-law;

Traffic By-law enforcement was a major MED activity in 2025/2026 as it is a priority stated in the By-law Enforcement Policy, and is assessed to be a major public concern into the future. Strategic, proactive enforcement of the Traffic By-law—particularly in high-risk areas like intersections and school zones—helps prevent collisions and promotes safer driver behavior. School zones warrant special focus, as children are more at risk during busy times of day. Visible enforcement in these areas not only deters unsafe driving but also reassures families that their safety is a priority with a thoughtful and pre-planned strategic enforcement schedule.

2. Prioritizing Municipal Enforcement engagement and visibility, particularly in the downtown core, promoting a safe environment for all;

Municipal Enforcement engagement and visibility—particularly in the downtown core—is essential to enhancing public safety, addressing nuisance issues, and supporting community well-being. A visible presence helps deter by-law infractions such as illegal parking, public disturbances, and littering, while also making people feel safer and more comfortable in public spaces. Residents and visitors are more likely to feel secure when they see uniformed officers regularly patrolling the area.

3. Actioning a proactive and balanced enforcement approach of unsightly lands across the community maintaining standards consistent with City bylaws; and

Balanced engagement with property owners to address unsightly lands and garbage supports efforts to create a cleaner and more inviting community environment. These proactive measures not only promote compliance but also strengthen community trust and reinforce the City of Yellowknife's commitment to maintaining a safe, accessible community and vibrant urban core.

4. Executing a rights-based, collaborative, multi-agency response strategy to encampments – with a regard for public safety, and community well-being.

Council Motion 0116-25

Council has recommended that the GNWT, as the level of government responsible for housing, community justice, and social services, provides oversight of the temporary encampments, including but not limited to ensuring occupant safety, access to basic needs such as potable water, waste removal, porta potties, and other necessities;

Commits that the City of Yellowknife will support public health and safety of encampment residents at the request of and cost paid for by the GNWT by providing solid waste and sewage collection, as well as enforcing by-laws that reinforce public safety at an encampment between the Legislative Assembly and 48th Street, near the day shelter, as a place that is acceptable for a temporary encampment;

The challenges surrounding unhoused encampments engage a range of interconnected municipal and territorial responsibilities, including public safety, community well-being, housing, social service, mental health through interagency coordination; as well as and the provision of a measured and humane response to vulnerable persons. Establishing this as a strategic priority supports a more deliberate, consistent, and accountable municipal approach. It further recognizes that encampment related issues require coordination across enforcement, outreach, and partner agencies in order to manage risk effectively, uphold applicable laws and standards, and pursue outcomes that are both practical and sustainable. In this context, a coordinated approach strengthens the City’s ability to respond in a manner that is balanced, defensible, and aligned with the broader interests of the community.

Committee recommends that Council adopt the following strategic priorities for the Municipal Enforcement Division (MED) for 2026/2027:

- 1. Focusing on pedestrian and intersection safety, in school zones;**
- 2. Prioritizing Municipal Enforcement engagement and visibility in the downtown core;**
- 3. Actioning a proactive and balanced enforcement approach of unsightly lands across the community maintaining standards consistent with City by-laws; and**
- 4. Executing a rights-based, collaborative, multi-agency response strategy to encampments – with a regard for public safety, and community well-being.**

MOVE APPROVAL

13. The meeting adjourned at 2:45 p.m.



CITY OF YELLOWKNIFE

BY-LAW NO. 5130

BH 196

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, to repeal and replace By-law No. 3899.

PURSUANT TO Section 73 and 86(3)(c) of the *Cities, Towns and Villages Act*, S.N.W.T. 2004, c. 22.

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife wishes to change the name of Franklin (50) Ave to Willìdeh (50) Ave and repeal and replace By-law No. 3899.

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

APPLICATION

That the municipal road identified on Schedule A, attached hereto and forming part of this by-law, shall bear the name Willìdeh (50) Ave.

REPEAL

1. That By-law No. 3899 is hereby repealed.

EFFECT

2. That this by-law shall come into effect on June 21, 2026 and upon otherwise 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

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

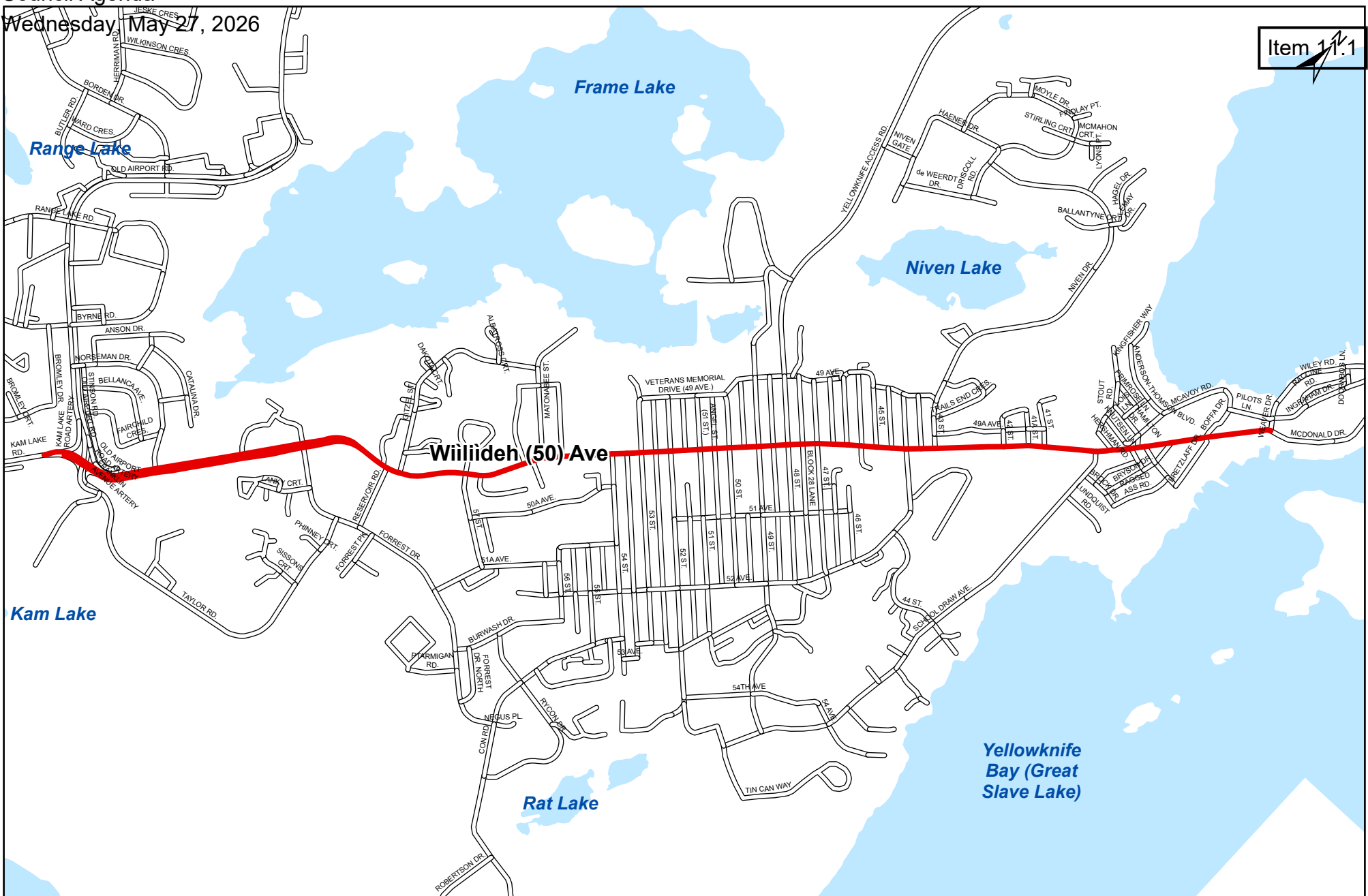
Read a Third Time and Finally Passed this _____ day of _____, A.D., 2026.

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



Project: Rename Franklin (50) Ave to Williideh (50) Ave

Title: Schedule A By-law No. 5130

Scale: 1:15,294
 Created By: NK



53-01-86 4/29/26



CITY OF YELLOWKNIFE

BY-LAW NO. 5131

BZ 390

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, as amended, be amended as follows:

1. Rezoning a portion of Lot 84, Block 553, Plan 4657 (adjacent to 222 Utsingi Drive), from NP – Nature Preservation Zone to KL – Kam Lake Zone as identified in 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

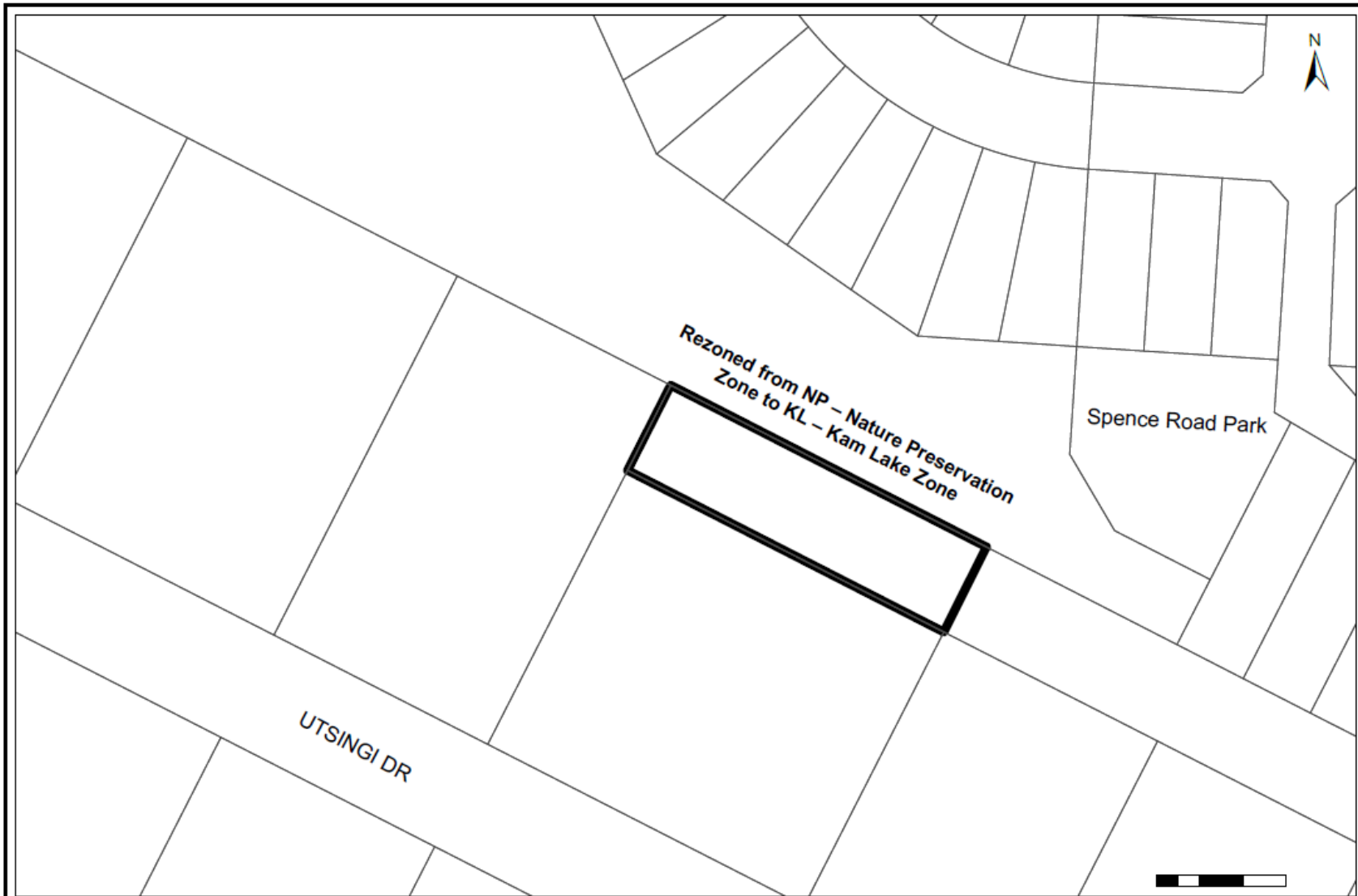
Read a Third Time and Finally Passed this ____ day of _____, A.D., 2026.

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: By-law No. 5131
Title: Schedule A

 Properties to be rezoned
FILE : PLZON-2025-0157

Scale: 1:1,057
Created By: NK

4/13/26



CITY OF YELLOWKNIFE

BY-LAW NO. 5132

BM 460

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, to amend Fees and Charges By-law No. 4436, as amended.

PURSUANT to Sections 70, 72 and 73 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 amend By-law No. 4436, as amended, to reflect changes to the fees and charges collected by 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 By-law No. 4436, as amended, is hereby amended by deleting Supplementary Tipping Rates from Part 17 of Schedule “B” and replacing therewith:

Supplementary Tipping Rates (applicable during any period that the weigh scale is inoperable)	FEE Effective June 1, 2026
Pick-Up Truck (residential and commercial)	\$18.00 per load
Cube Van/Truck+Trailer combo (residential and commercial)	\$164.25 per load
Roll Off Truck	\$327.25 per load
Front-Load Truck	\$737.00 per load

EFFECT

2. That this by-law shall come into effect on June 1, 2026 and upon otherwise 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

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. 5133

BP 125

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, to establish indemnities and allowances of Council members;

PURSUANT TO section 102 of the *Cities, Towns and Villages Act*, S.N.W.T. 2003, c.22, as amended;

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 “Council Remuneration By-law”.

INTERPRETATION

2. In this By-law:

“Councillor” means a member of Council other than the Mayor;

“Deputy Mayor” means the Councillor appointed by Council from time to time to serve as Deputy Mayor; and

“Member” means a member of Council, inclusive of the Mayor.

APPLICATION

3. Annual remuneration payable under this By-law shall be paid bi-weekly. Where a person commences or ceases holding office during a calendar year, any annual remuneration payable under this By-law shall be prorated based on the number of days during which the person holds the applicable office or appointment.
4. The Mayor of the City of Yellowknife, in recognition of their full-time commitment to office, shall receive:

- a) an annual indemnity of \$160,264 (one hundred and sixty thousand two hundred and sixty-four dollars);
 - b) for greater certainty, the annual indemnity established in subsection (a) was set having regard to a local labour-market parity reference point of \$123,280 and a 1.3 executive responsibility or workload multiplier adopted for the 2027 remuneration review;
 - c) an annual vacation with indemnity of four weeks, provided that if the Mayor is absent on vacation for a period of more than four weeks in any calendar year, an amount proportionate to the number of days by which the total period for which the Mayor is absent on vacation in the calendar year exceeds four weeks shall be deducted from the annual indemnity payable; and
 - d) benefits as outlined in Schedule A attached to and forming part of this By-law including the detailed terms, premium-sharing arrangements, and coverage levels set out therein.
5. The Deputy Mayor of the City of Yellowknife, in recognition of the part-time commitment and additional responsibilities of the office, shall receive:
- a) the annual indemnity payable to a Councillor under section 6; and
 - b) an additional annual indemnity equal to 7.6% of the annual indemnity payable to a Councillor under section 6.
6. Each Councillor of the City of Yellowknife, other than the Deputy Mayor, in recognition of the part-time commitment of the office, shall receive an annual indemnity of \$40,682 (forty thousand, six hundred and eighty-two dollars).
7. For greater certainty, the annual indemnity established in section 6 was set at 33% of the local labour-market parity reference point of \$123,280 for the 2027 remuneration review;
8. Each Council Member of the City of Yellowknife, other than the Mayor or the Deputy Mayor acting in the Mayor's capacity, shall receive a taxable honoraria allowance of \$260 per day for each day that the member is required to be away from full-time employment in order to travel on City business, as duly authorized by a resolution of Council.
9. Each Council Member of the City of Yellowknife, including the Mayor, shall be compensated for travel expenses, including mileage, air fares, registration fees, meals, lodging, and other direct out-of-pocket expenses reasonably incurred in performing their duties as a Council Member, in accordance with the rates established and amended from time to time by the Treasury Board of Canada for the Northwest Territories for each day that the member is required to travel outside of Yellowknife on City business, as duly authorized by a resolution of Council.
10. Where the Deputy Mayor or any Councillor of the City of Yellowknife is duly appointed to perform

the duties of the Mayor in the Mayor's absence in excess of 14 days, that person shall be compensated by an amount of 12% (twelve percent) of their annual indemnity for each day that the person performs the duties of Acting Mayor for acting periods greater than 14 days. Benefits will remain unaffected.

11. The Mayor and each Council Member shall be entitled to reasonable childcare expenses, to a maximum of \$4,000 per annum per member, for childcare expenses incurred while attending regular or special Council meetings, committee meetings, conferences, training related to City business, and other meetings, events, or business functions that are duly authorized by a resolution of Council.
12. The Deputy Mayor and each Councillor shall be entitled to the benefits, allowances, reimbursements, and related supports set out in Schedule B attached to and forming part of this By-law. For greater certainty, Schedule B is intended to consolidate and clarify existing entitlements under this By-law and does not create any additional entitlement unless expressly stated.

ANNUAL INDEXATION AND REVIEW

13. Effective January 1, 2028, and on January 1 in each year thereafter, the annual indemnity payable to a Councillor under section 6 shall be adjusted by the annual percentage change in the annual average All-Items Consumer Price Index for Yellowknife for the immediately preceding calendar year, as published by the Northwest Territories Bureau of Statistics, or by any successor agency using a successor index.
14. If the annual percentage change referred to in section 13 is negative, the annual indemnity otherwise payable under section 6 shall not be reduced for that year.
15. Any adjusted indemnity amount calculated under section 13 shall be rounded to the nearest whole dollar. The indemnity payable to the Deputy Mayor under section 5 shall be adjusted automatically by application of the formula set out in that section.
16. The Mayor's annual indemnity shall be reviewed annually by Council, in advance of the remuneration year to which the review applies, having regard to the local labour-market parity reference point by the annual percentage change in the annual average All-Items Consumer Price Index for Yellowknife for the immediately preceding calendar year, as published by the Northwest Territories Bureau of Statistics, or by any successor agency using a successor index.
17. If the annual percentage change referred to in section 16 is negative, the annual indemnity otherwise payable under section 4 shall not be reduced for that year.
18. Any adjusted indemnity amount calculated under section 16 shall be rounded to the nearest whole dollar.
19. Council shall cause an independent review of mayoral and councillor remuneration to be undertaken near the end of the final year of each Council term. Any structural adjustment arising

from that review is intended to take effect for the subsequent Council term unless otherwise provided by by-law.

REPEALS

20. By-law No. 4982 is hereby repealed.

EFFECT

21. That this by-law shall come into effect on January 1, 2027 and upon otherwise 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

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

MAYOR BENEFITS, ALLOWANCES AND REIMBURSEMENTS

The Mayor of Yellowknife shall receive the following benefits during the term of office:

1. Participation in the City's Dental, Extended Health, Group Life, Accidental Death and Dismemberment, Long-term Disability, and Employee Assistance Program benefits, on terms and conditions substantially equivalent to those established in the Terms and Conditions of Employment for Managerial and Excluded Employees of the City of Yellowknife, except as specifically modified by this Schedule.
2. A vacation travel allowance on terms and conditions identical to those established in the Terms and Conditions of Employment for Managerial and Excluded Employees of the City of Yellowknife.
3. A Pension Plan administered on the same terms and conditions as those established in the Terms and Conditions of Employment for Managerial and Excluded Employees of the City of Yellowknife.
4. One parking stall, free of charge.
5. For greater certainty, except as expressly provided in this By-law and this Schedule, the Mayor is not entitled to any additional employment benefits, payouts, or entitlements applicable to City employees.
6. For greater certainty, there shall be no vacation payout or cash-out payable to the Mayor at the end of the Mayor's term of office.

CITY OF YELLOWKNIFE
BY-LAW NO. 5133
Schedule B

DEPUTY MAYOR AND COUNCILLOR BENEFITS, ALLOWANCES AND REIMBURSEMENTS

The Deputy Mayor and each Councillor of the City of Yellowknife shall be entitled to the following benefits, allowances, reimbursements, and related supports during the term of office, subject to the terms of this By-law:

1. The Deputy Mayor and each Councillor shall be entitled to the annual indemnity established under sections 5 and 6 of this By-law, as applicable.
2. The Deputy Mayor and each Councillor shall be entitled to the taxable honoraria allowance described in section 7 of this By-law, subject to the terms of that section.
3. The Deputy Mayor and each Councillor shall be entitled to reimbursement of travel expenses in accordance with section 8 of this By-law.

For greater certainty, eligible travel expenses may include mileage, air fares, registration fees, meals, lodging, and other direct out-of-pocket expenses reasonably incurred while travelling on City business, where duly authorized by resolution of Council.

4. Where the Deputy Mayor or any Councillor is duly appointed to perform the duties of the Mayor in the Mayor's absence in excess of three days, compensation shall be paid in accordance with section 9 of this By-law.
5. The Deputy Mayor and each Councillor shall be entitled to childcare reimbursement in accordance with section 10 of this By-law.
6. For greater certainty, childcare reimbursement applies only to reasonable childcare expenses incurred while attending meetings or conferences duly authorized by resolution of Council, subject to the annual maximum established in section 10.
7. The Deputy Mayor and each Councillor shall be given the option to participate in the City's Registered Retirement Savings Plan whereby each Councillor/Deputy Mayor contributes seven (7%) percent of his/her base salary into an RRSP Plan which shall be matched by the City and the City's portion shall vest immediately in accordance with section 11 of this By-law.
8. Except as expressly set out in this By-law and this Schedule, the Deputy Mayor and Councillors are not entitled to employee benefit plans, insured benefits, paid leave banks, disability benefits, severance, vacation payout, or any other employment-related entitlement available to City employees.



CITY OF YELLOWKNIFE

BY-LAW NO. 5134

BZ 391

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 8 to 11 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;

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

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 session duly assembled, enacts as follows:

APPLICATION

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

- 1. Adding Section 11.1.5 as follows:

Notwithstanding section 7.5.2., Section 11.1.3. b) ii., c) i., c) iii., c) iv., c) v., d) i., d) iii., d) iv., f) ii., and f) iv of Zoning By-law No. 5045, a new hotel building may be constructed as identified in Schedule "A" - Comprehensive Development Plan attached hereto and forming part of this by-law, on the Lots legally described as the following; a portion of Lot 1, Block 21A, Plan 480; a portion of Lot 2, Block 21A Plan 650; Lot 3, Block 21A, Plan 4902; Lot 3, Block 67A, Plan 486; and Lot 4, Block 67A, Plan 4898.

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

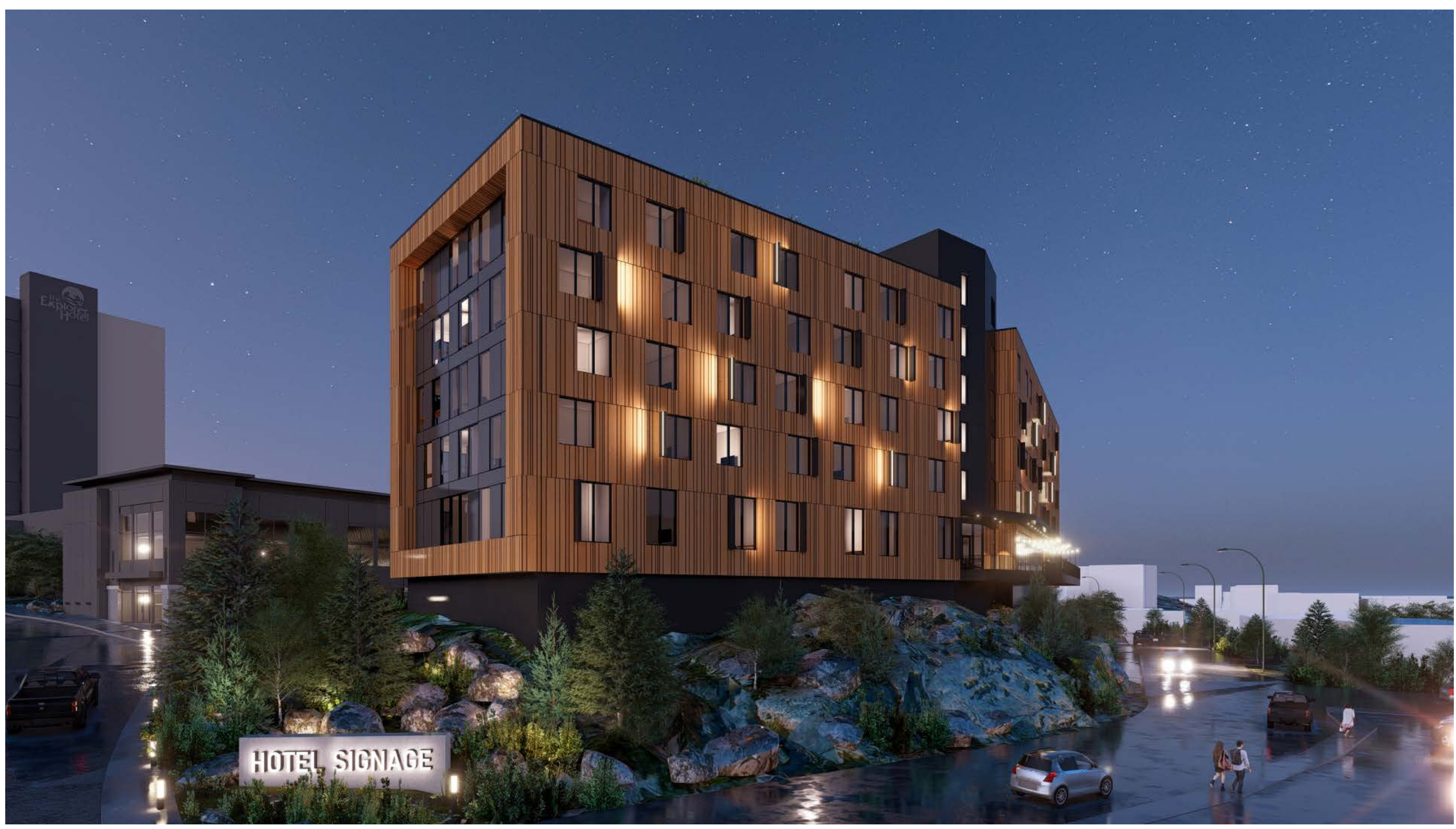
BY-LAW NO. 5134

Schedule A – Comprehensive Development Plan

(DM# 823333)

EXPLORER 2.0

YELLOWKNIFE, NT



ARCHITECTURAL

DP-00	COVER SHEET
DP-01	SITE PLAN
DP-02	SITE SUBDIVISION PLAN
DP-03	FIRE ACCESS PLAN
DP-04	FLOOR PLAN_LEVEL 01
DP-05	FLOOR PLAN_BASEMENT & FIRST STOREY
DP-06	FLOOR PLAN_LEVEL 02-03
DP-07	FLOOR PLAN_LEVEL 04
DP-08	FLOOR PLAN_LEVEL 05
DP-09	FLOOR PLAN_MECHANICAL PENTHOUSE
DP-10	ELEVATIONS
DP-11	ELEVATIONS
DP-12	BUILDING SECTIONS
DP-13	BUILDING SECTIONS
DP-14	RENDERINGS
DP-15	RENDERINGS
DP-16	RENDERINGS
DP-17	SUN SHADOW IMPACT STUDY

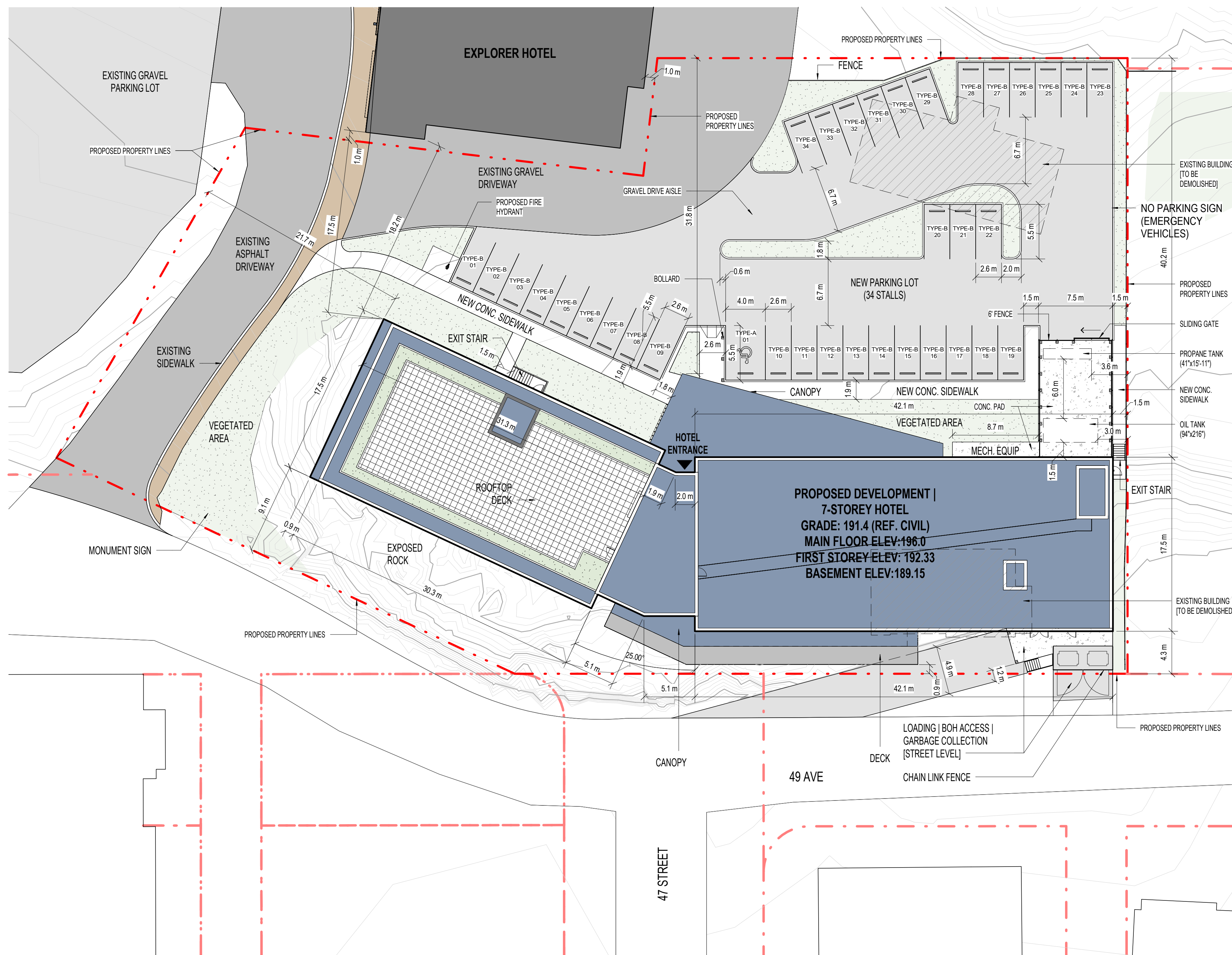
ISSUED FOR DP SUBMISSION

ARCHITECTURAL CONSULTANT



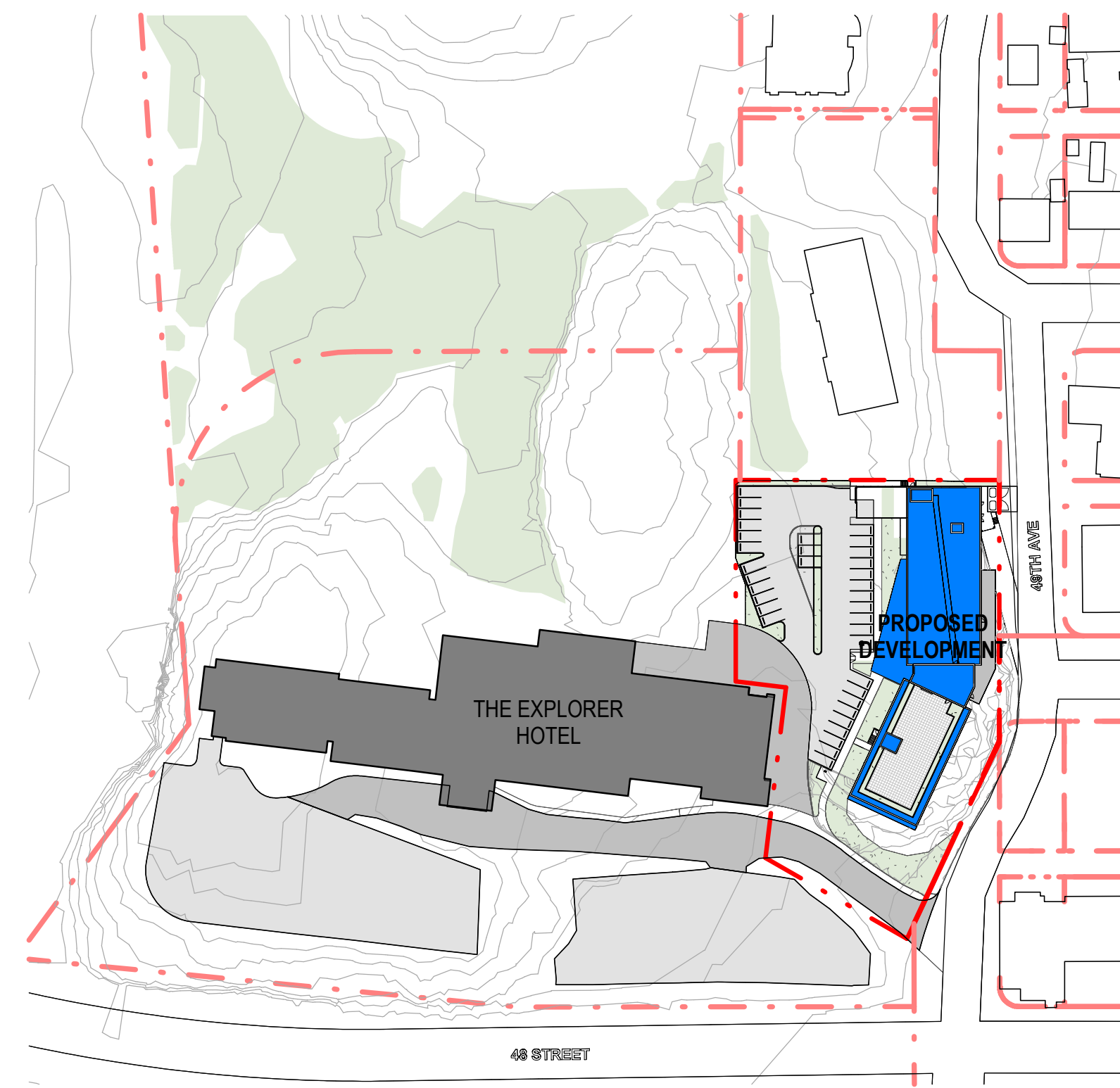
EXPLORER 2.0

ISSUED FOR DP SUBMISSION
2026-01-23
COMM No.: 24140



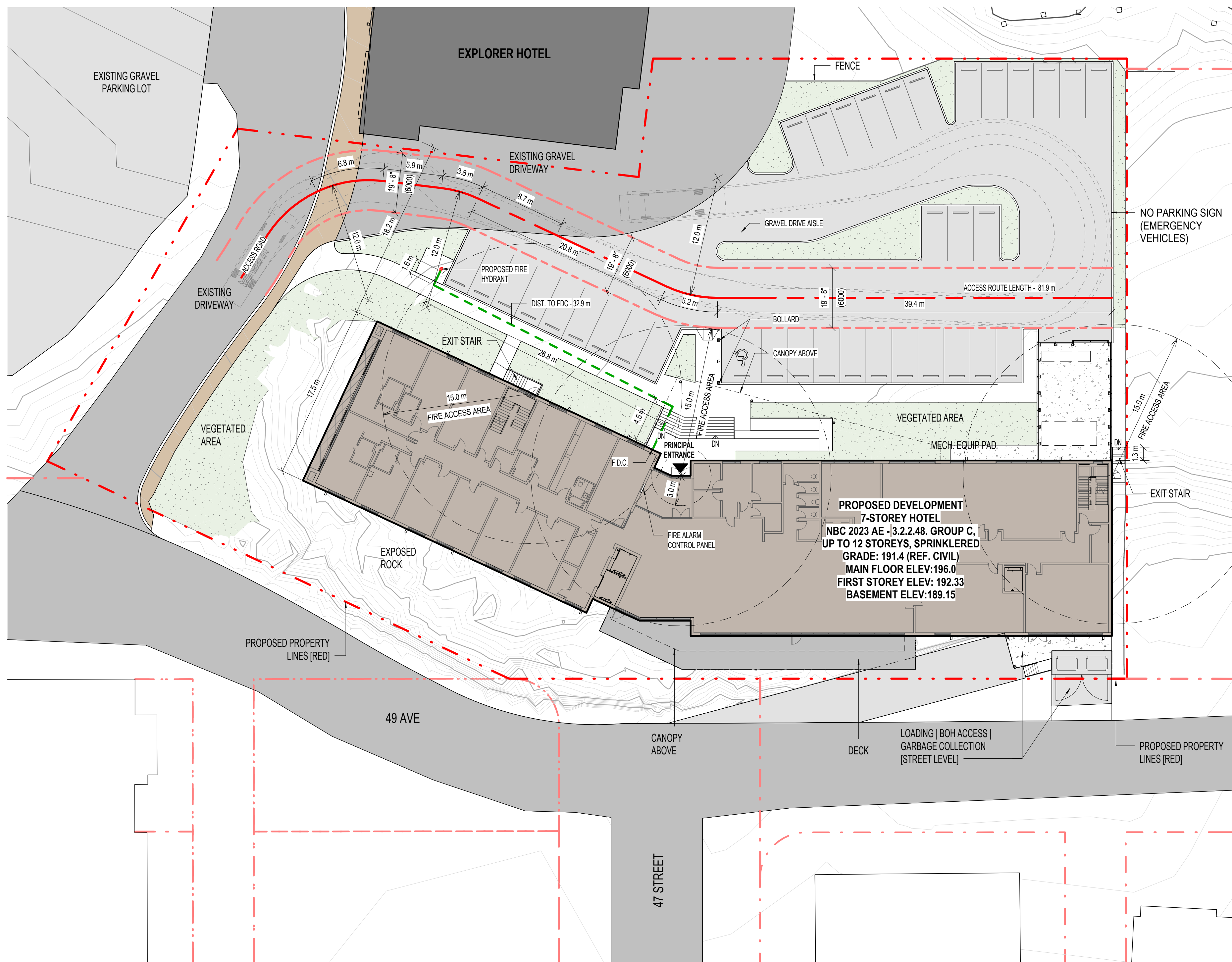
1 ENLARGED SITE PLAN
DP-01 1:250

TOTAL UNIT COUNT		
Name	Count	Percentage
ACCESSIBLE HOTEL RM	2	1%
DOUBLE QUEEN	23	15%
DOUBLE QUEEN w/ KITCHEN	15	10%
MICRO SUITE	32	21%
PREMIUM 1 BD RM SUITE	1	1%
PREMIUM KING	9	6%
SINGLE QUEEN	4	3%
STANDARD KING	49	33%
STANDARD KING w/ KITCHEN	15	10%
TOTAL	150	100%



2 DP-KEY PLAN
DP-01 1:1250

PROJECT INFORMATION	
ADDRESS:	4610 49th AVE, YELLOWKNIFE
LEGAL ADDRESS:	LOT 1, BLOCK 21A, PLAN 480 LOT 3, BLOCK 67A, PLAN 486
ZONING:	DT-DOWNTOWN
7 STOREY HOTEL 1 STOREY BASEMENT	
BUILDING HEIGHT (ABOVE FIRST STOREY):	
MAXIMUM	45 M
PROPOSED	±26.1 M
GFA:	
LEVEL 01-05	1,373.1 m ² x 5 = 6,865.5 m ²
MECH. PENTHOUSE	145.4 m ²
	7,010.9 m ²
BASEMENT	260.1 m ²
FIRST STOREY (INCL. CRWAL SPACE)	1,109.6 m ²
TOTAL	8,380.6 m²
HOTEL ROOMS:	150
PARKING:	
REQUIRED	NO MIN. PARKING REQUIRED DT
PROVIDED	35 STALLS (1 TYPE A, 34 TYPE B)
SETBACKS:	
ALL LOT LINES	0 M



PROJECT INFORMATION

ADDRESS: 4610 49th AVE, YELLOWKNIFE
LEGAL ADDRESS: LOT 1, BLOCK 21A, PLAN 480
 LOT 3, BLOCK 67A, PLAN 486
ZONING: DT-DOWNTOWN
NBC 2023 (AE) CLASSIFICATION: 3.2.2.48. GROUP C, UP TO 12 STOREYS, SPRINKLERED

7 STOREY HOTEL
 1 STOREY BASEMENT

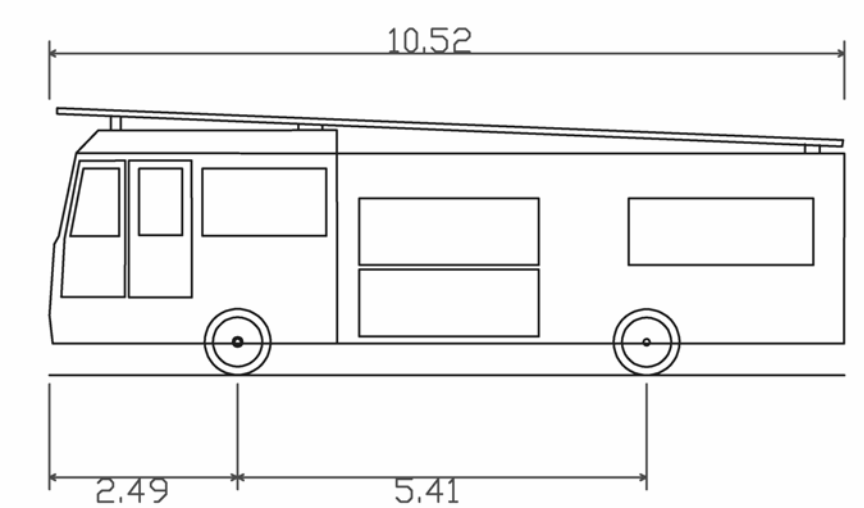
BUILDING HEIGHT (ABOVE FIRST STOREY):

MAXIMUM 45 M
PROPOSED ±26.1 M

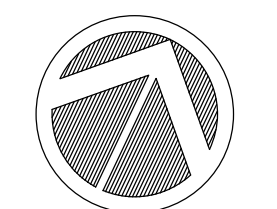
GFA:

LEVEL 01-05 1,373.1 m² x 5 = 6,865.5 m²
MECH. PENTHOUSE 145.4 m²
TOTAL 7,010.9 m²

BASEMENT 260.1 m²
FIRST STOREY [INCL. CRWAL SPACE] 1,109.6 m²
TOTAL 8,380.6 m²



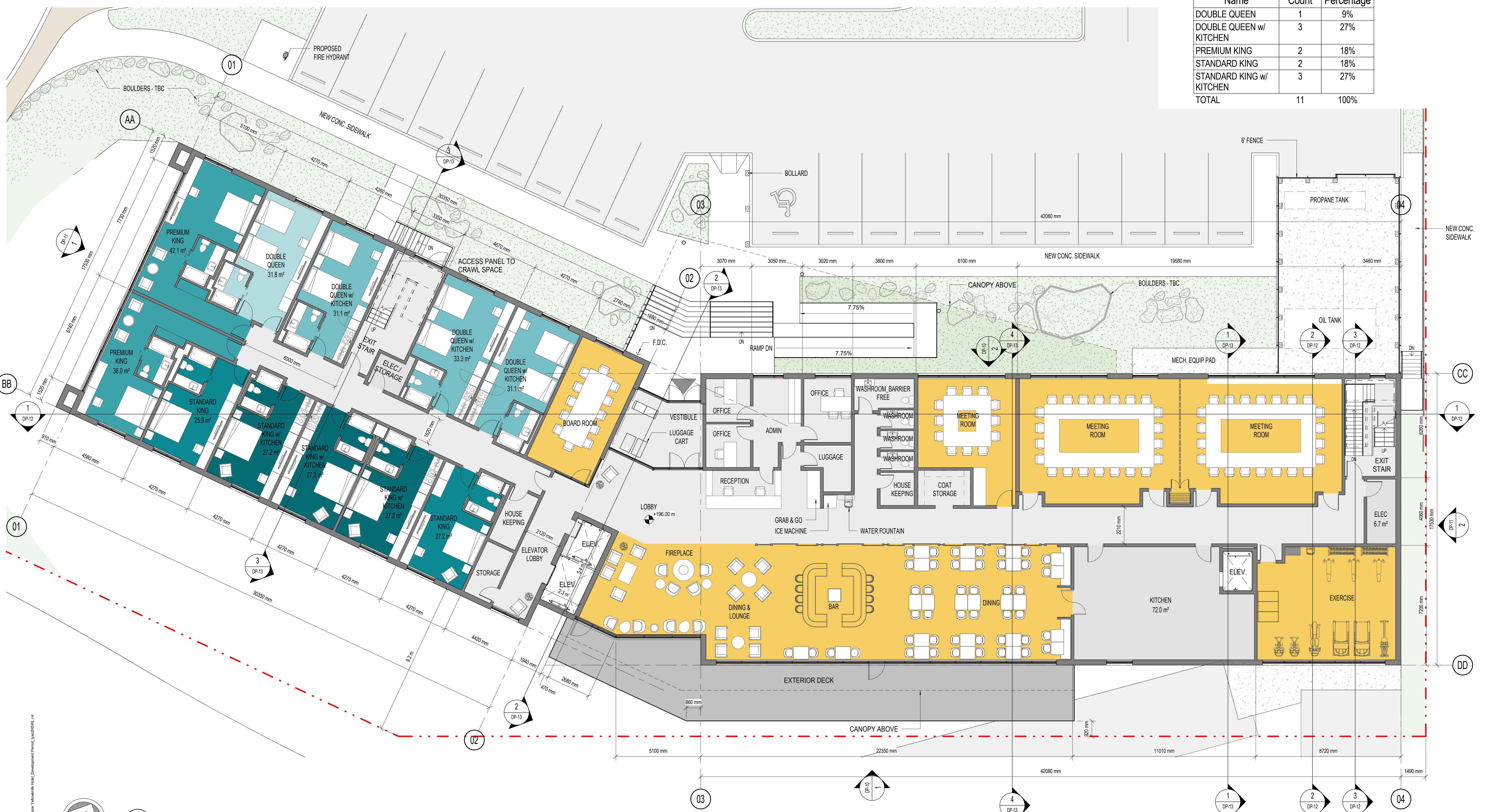
Spartan Gladiator 2013
 Overall Length 10.520m
 Overall Width 2.510m
 Overall Body Height 3.533m
 Min Body Ground Clearance 0.418m
 Max Track Width 2.510m
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 36.70°



1 DD-FIRE ACCESS PLAN
 DP-03 1:250

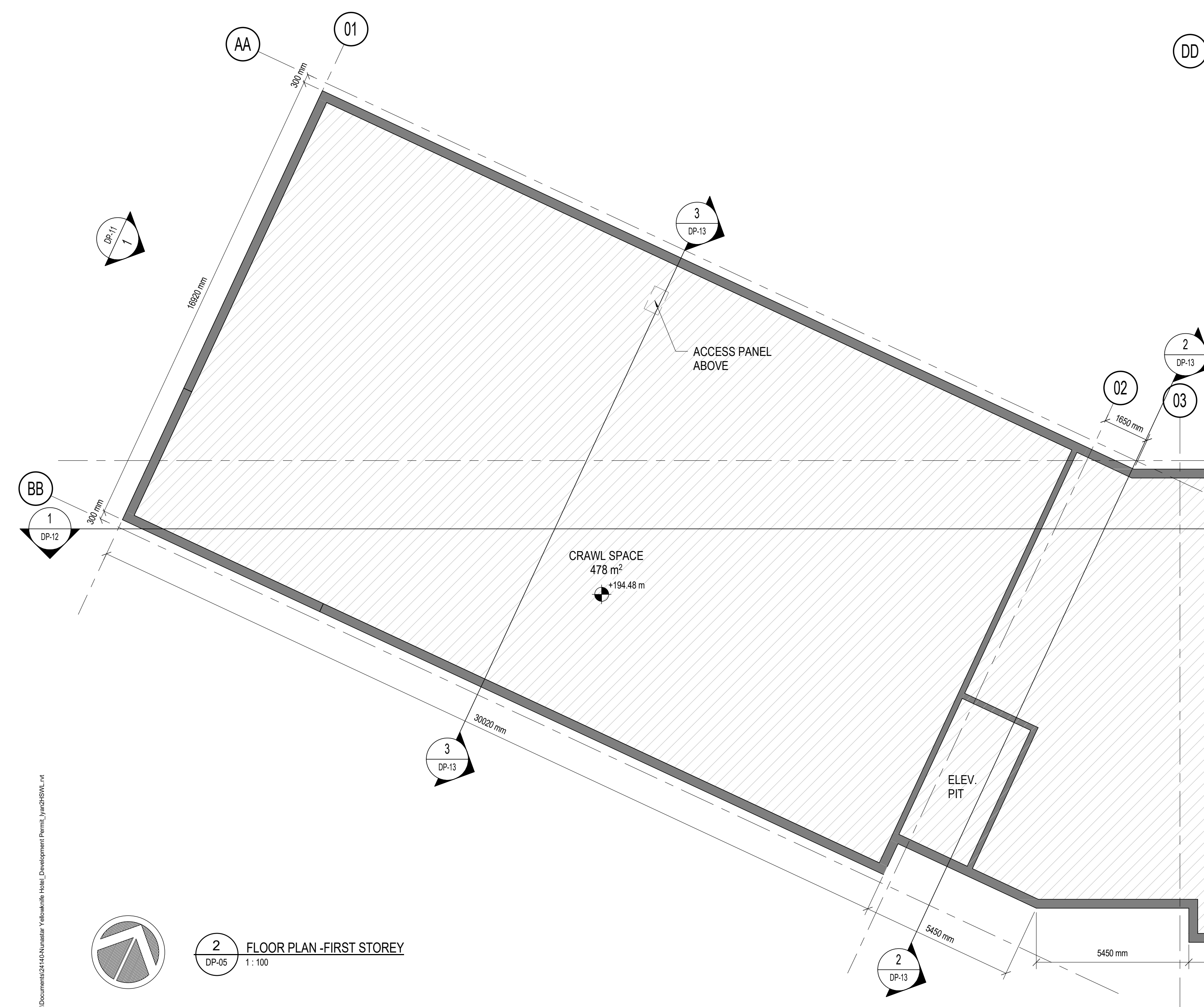
FIRE TRUCK DETAIL
 1:100

GFA	1,373.1 m ²	
UNIT COUNT MAIN LEVEL		
Name	Count	Percentage
DOUBLE QUEEN	1	9%
DOUBLE QUEEN w/ KITCHEN	3	27%
PREMIUM KING	2	18%
STANDARD KING	2	18%
STANDARD KING w/ KITCHEN	3	27%
TOTAL	11	100%

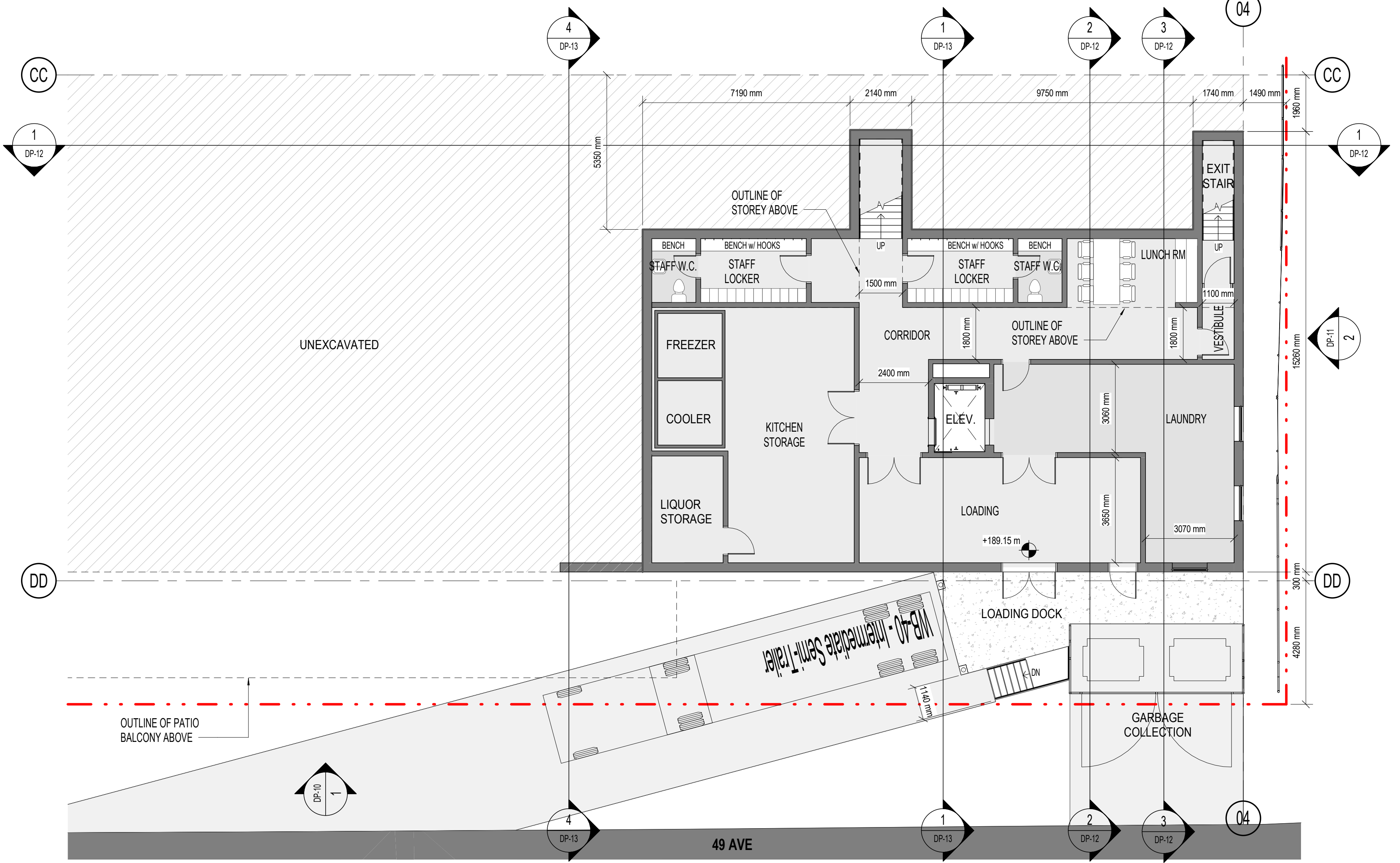


1 FLOOR PLAN - MAIN LEVEL
DP-04
1:100

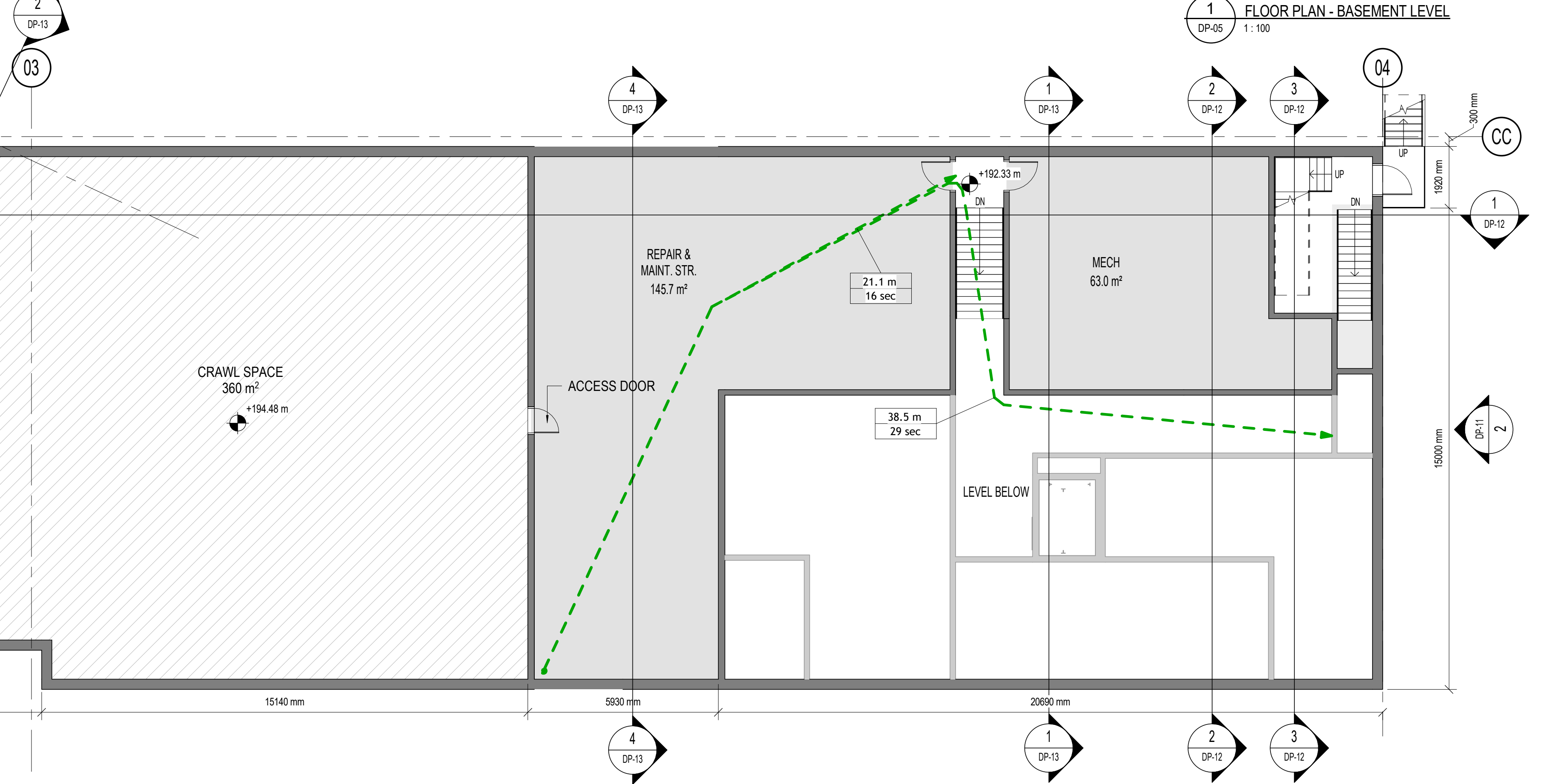
GFA	
BASENEBT	260.1 m ²
FIRST STOREY (INCL. CRAWL SPACE)	1,109.6 m ²



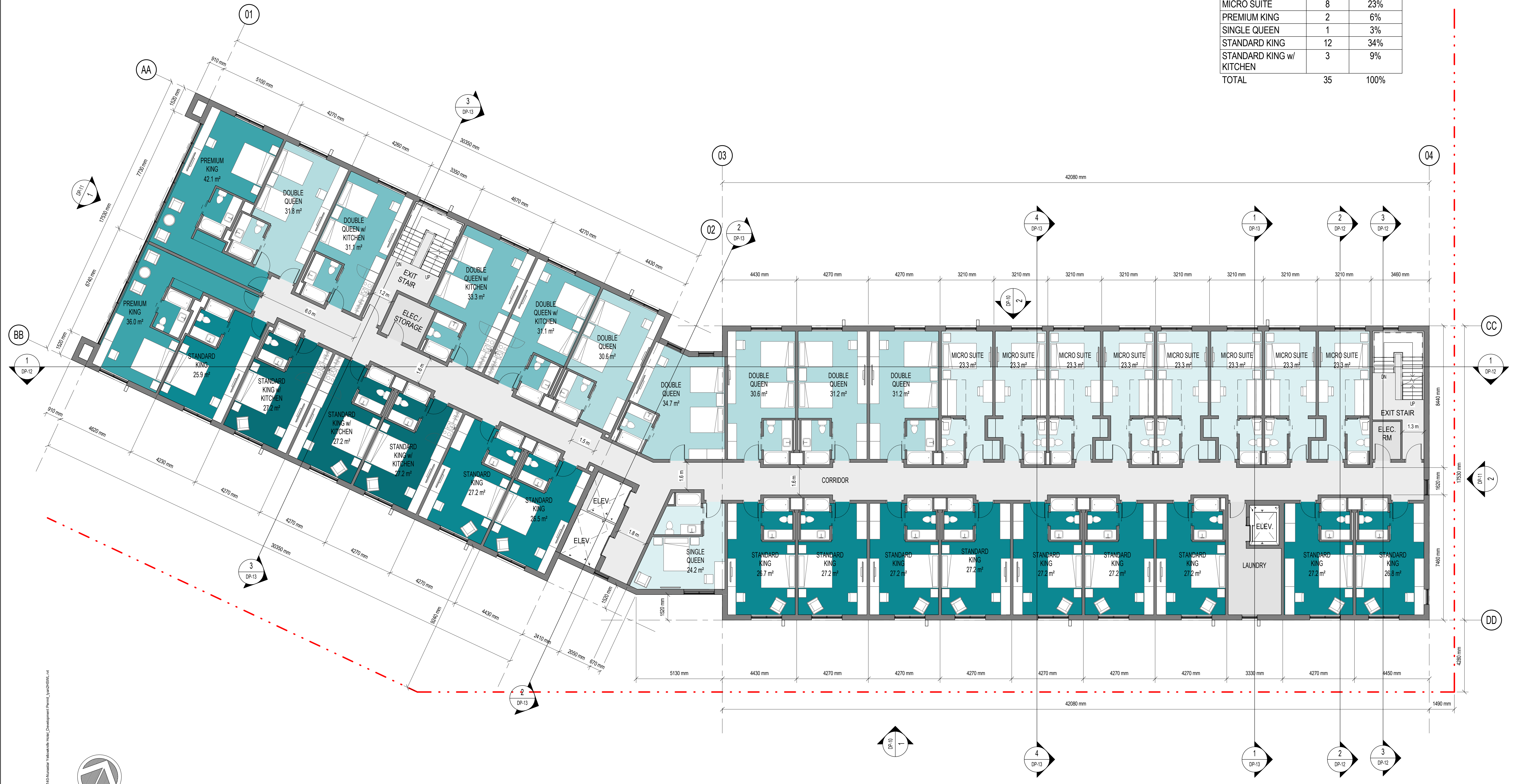
2 FLOOR PLAN - FIRST STOREY
DP-05 1:100



1 FLOOR PLAN - BASEMENT LEVEL
DP-05 1:100

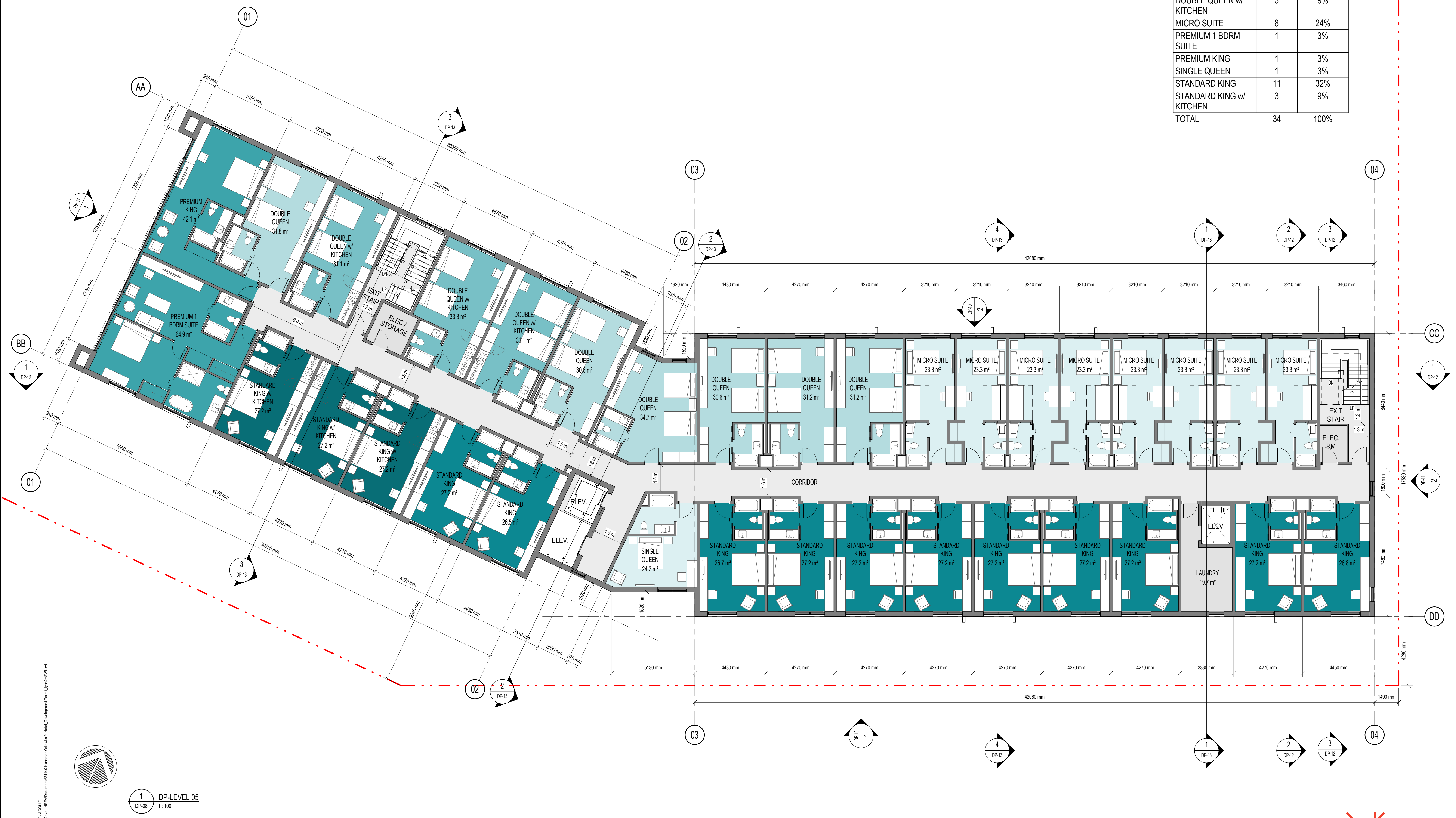


GFA	1,373.1 m ²	
UNIT COUNT_LEVEL 4		
Name	Count	Percentage
DOUBLE QUEEN	6	17%
DOUBLE QUEEN w/ KITCHEN	3	9%
MICRO SUITE	8	23%
PREMIUM KING	2	6%
SINGLE QUEEN	1	3%
STANDARD KING	12	34%
STANDARD KING w/ KITCHEN	3	9%
TOTAL	35	100%



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 EXPLORED 2.0
 YELLOWKNIFE, NT

GFA	1,373.1 m ²	
UNIT COUNT_LEVEL 5		
Name	Count	Percentage
DOUBLE QUEEN	6	18%
DOUBLE QUEEN w/ KITCHEN	3	9%
MICRO SUITE	8	24%
PREMIUM 1 BDRM SUITE	1	3%
PREMIUM KING	1	3%
SINGLE QUEEN	1	3%
STANDARD KING	11	32%
STANDARD KING w/ KITCHEN	3	9%
TOTAL	34	100%

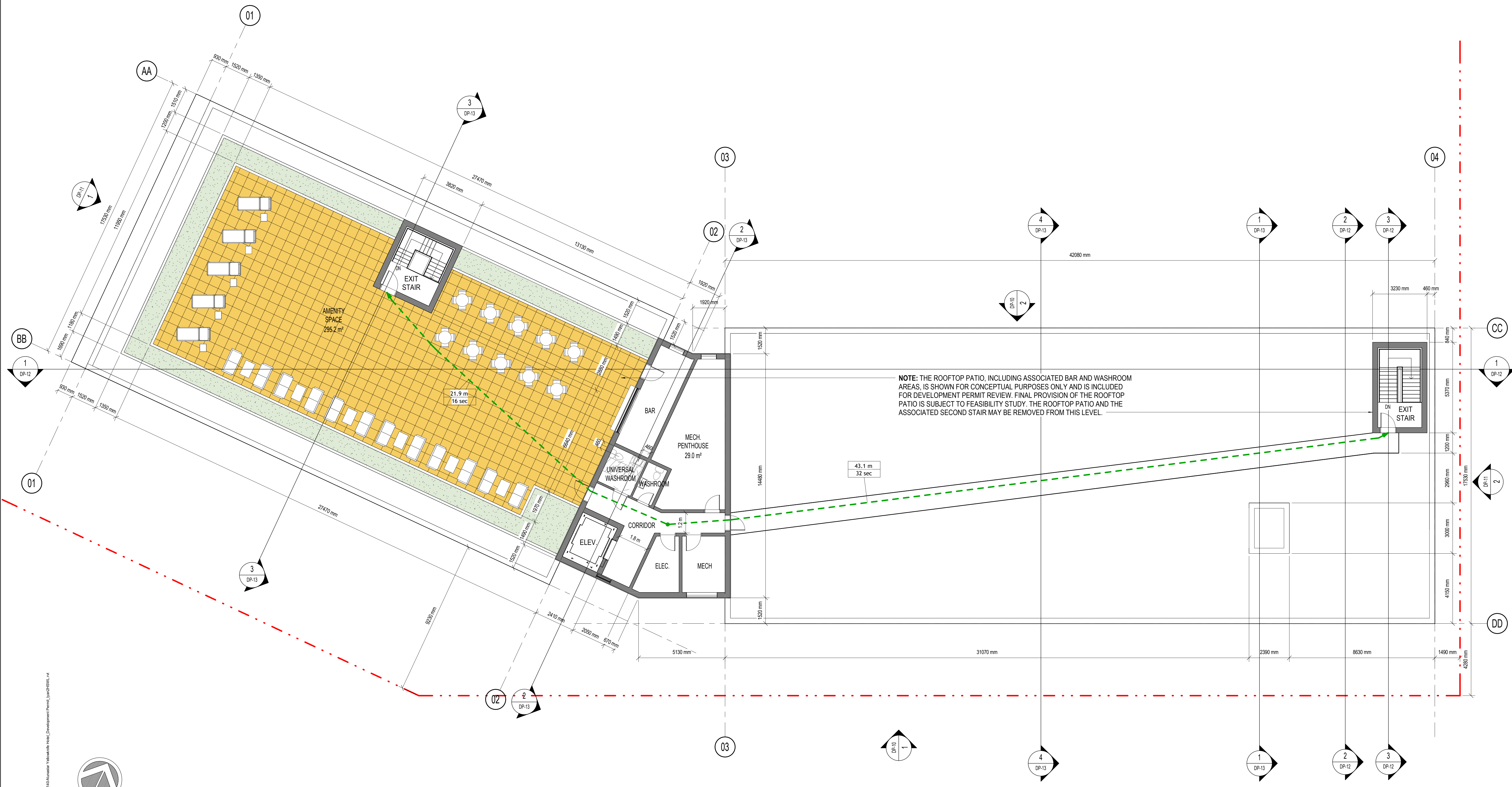


ORIGINAL SHEET: 450x120
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EXPLORER 2.0
YELLOWKNIFE, NT

1 DP-LEVEL 05
1:100

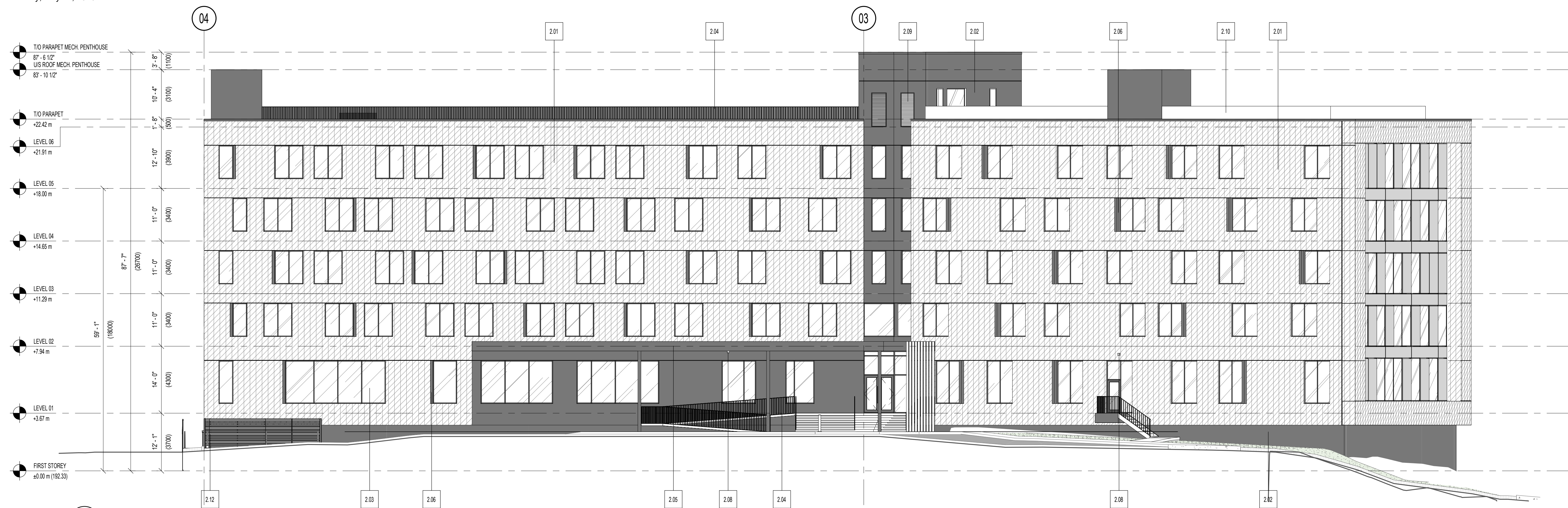
GFA 145.4 m²



NOTE: THE ROOFTOP PATIO, INCLUDING ASSOCIATED BAR AND WASHROOM AREAS, IS SHOWN FOR CONCEPTUAL PURPOSES ONLY AND IS INCLUDED FOR DEVELOPMENT PERMIT REVIEW. FINAL PROVISION OF THE ROOFTOP PATIO IS SUBJECT TO FEASIBILITY STUDY. THE ROOFTOP PATIO AND THE ASSOCIATED SECOND STAIR MAY BE REMOVED FROM THIS LEVEL.

1 DP-MECHANICAL PENTHOUSE
DP-09 1:100

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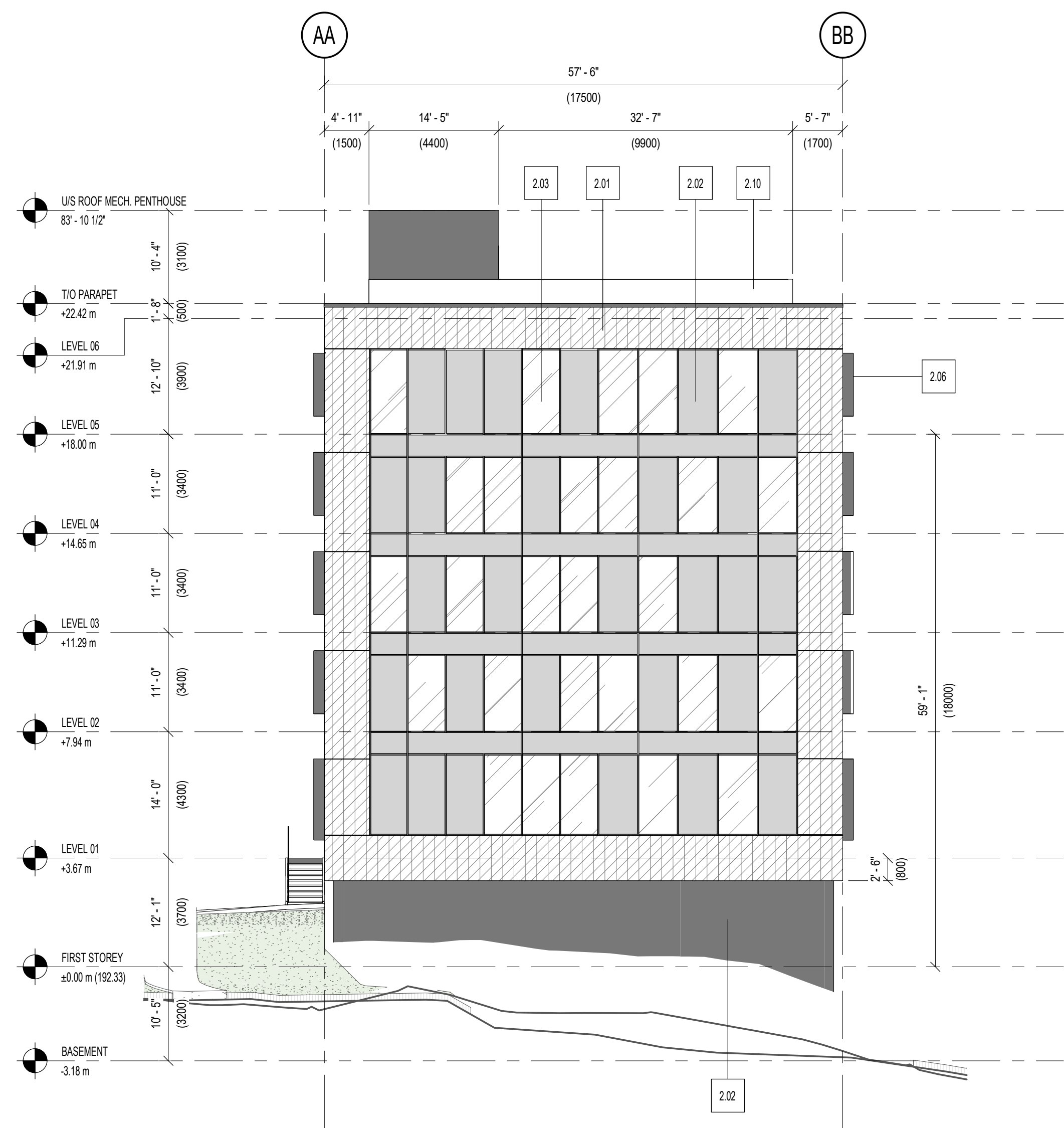


MATERIAL LEGEND	
CODE	DESCRIPTION
2.01	WOODGRAIN CLADDING
2.02	SMOOTH PANEL CLADDING: CHARCOAL
2.03	GLAZING
2.04	METAL RAILING: BLACK
2.05	CANOPY: BLACK
2.06	METAL FIN [ILLUMINATED]
2.07	LIGHT FIXTURE: BLACK
2.08	POTLIGHTS
2.09	MECH. LOUVER COLOR: CHARCOAL
2.10	PRECAST CONC. PLANTER
2.11	PROPOSED ARTWORK MURAL. FINAL LOCATION AND DESIGN TBD.
2.12	METAL FENCE COLOR: CHARCOAL

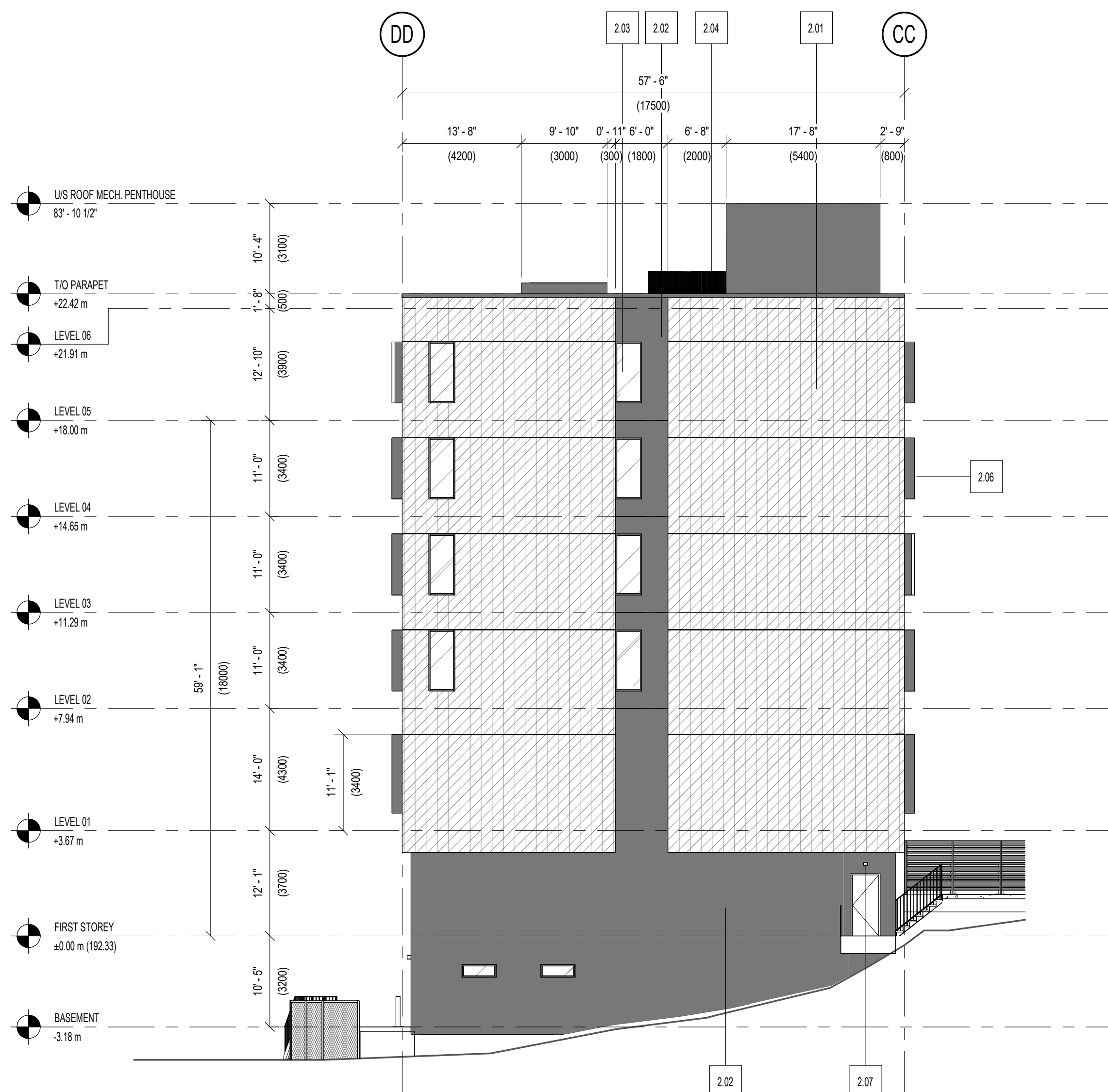
2 DP NORTH ELEVATION
DP-10
3/32" = 1'-0"



1 DP SOUTH ELEVATION
DP-10
3/32" = 1'-0"

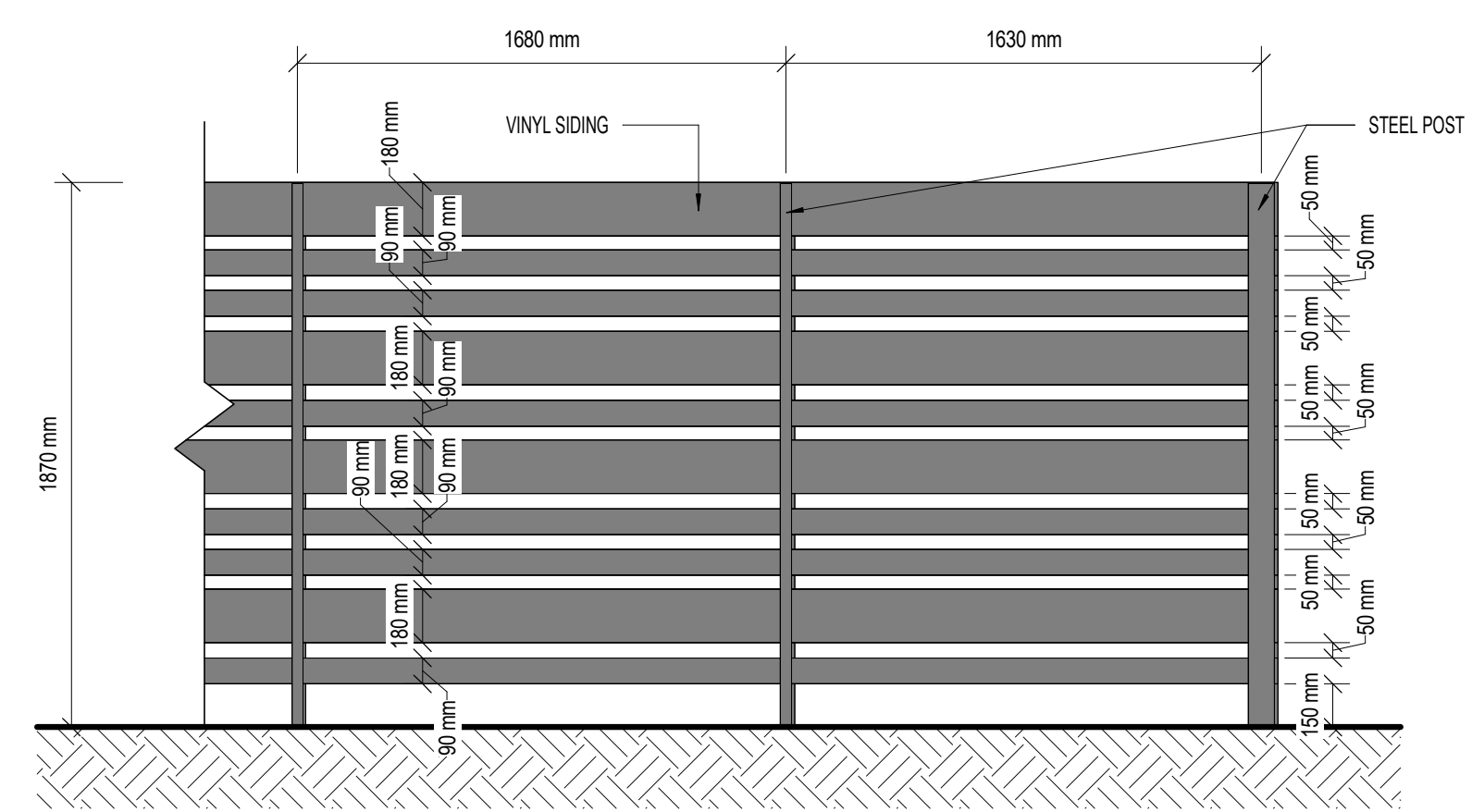


1 DP WEST ELEVATION
DP-11 3/32" = 1'-0"



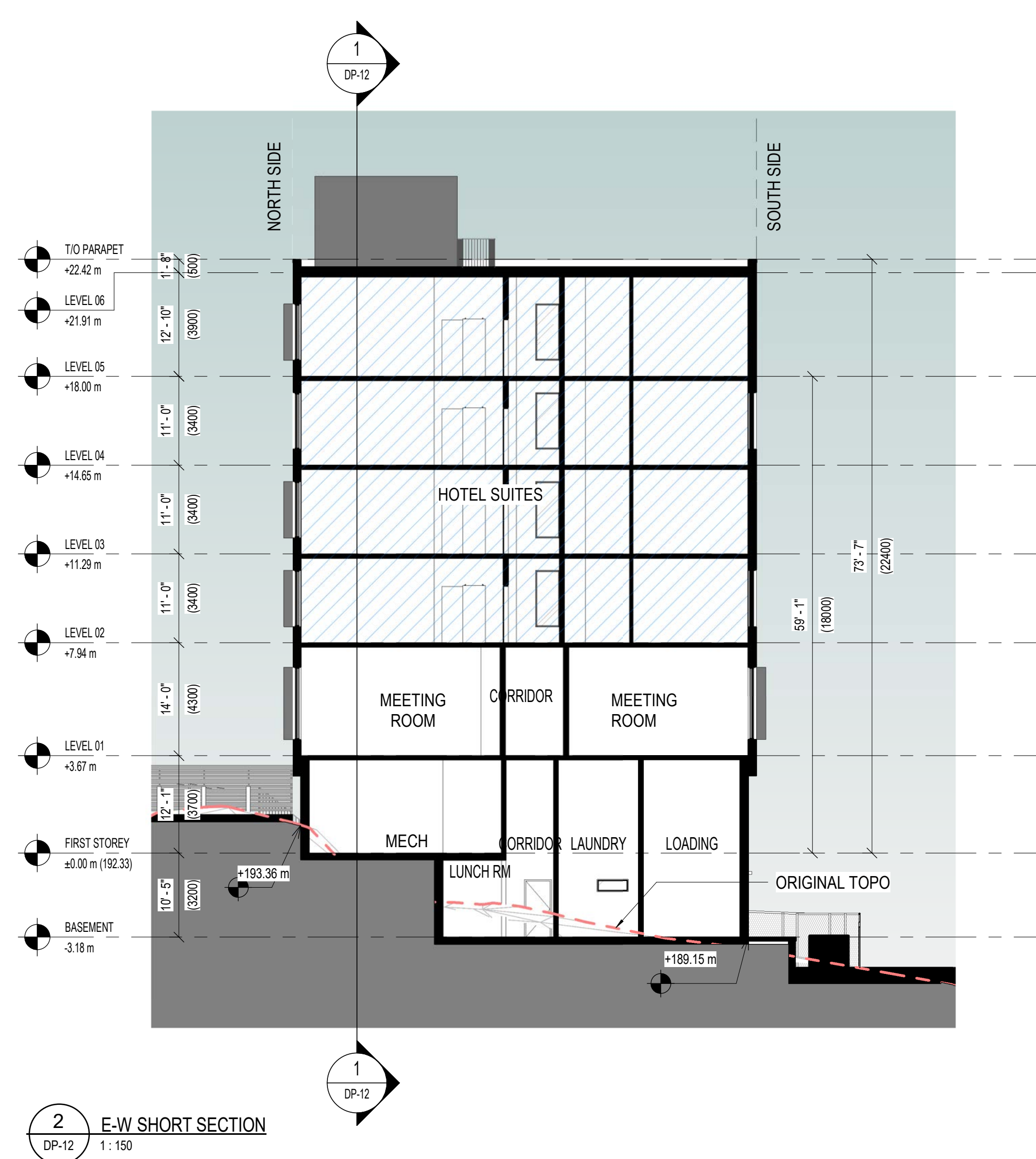
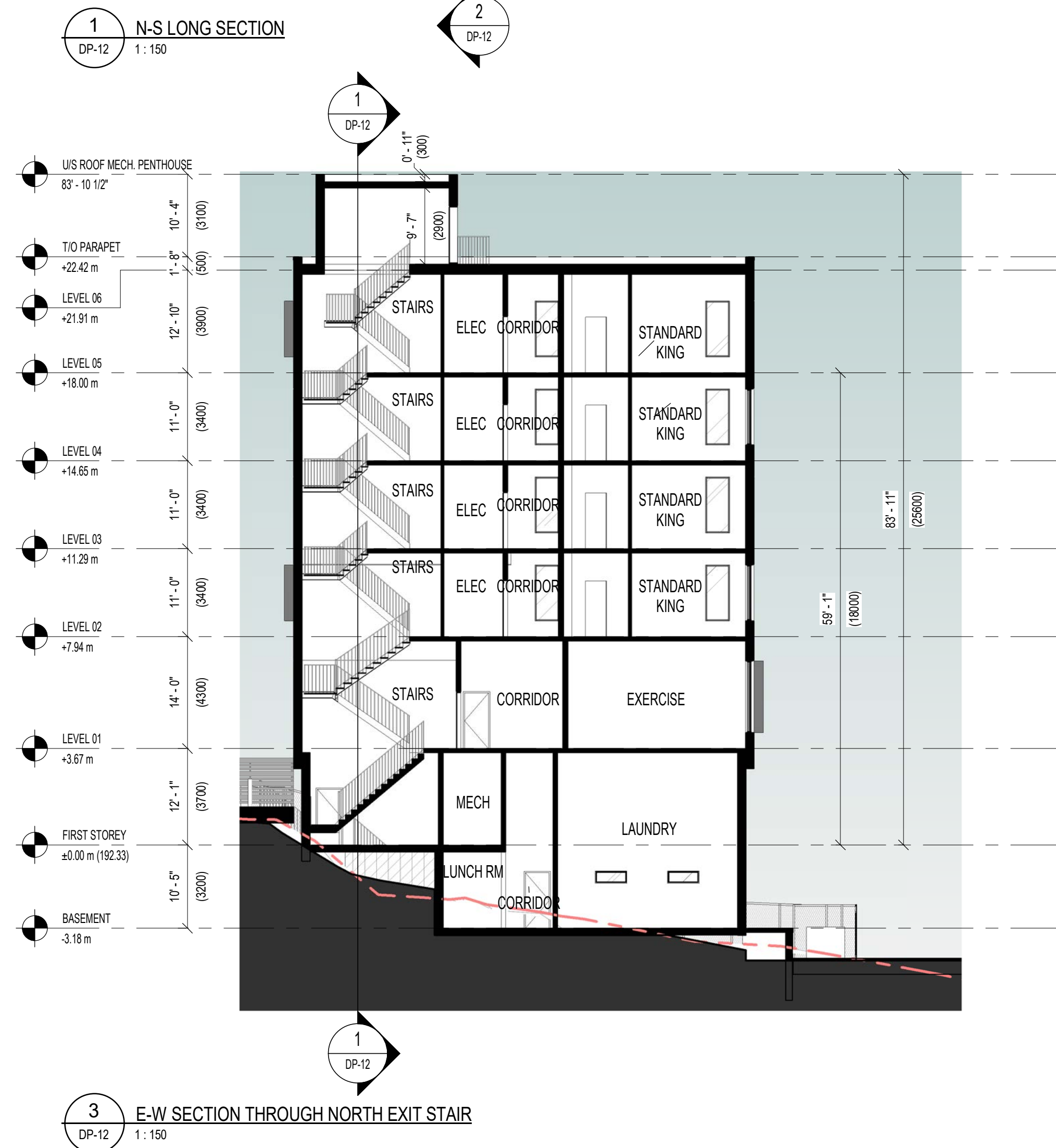
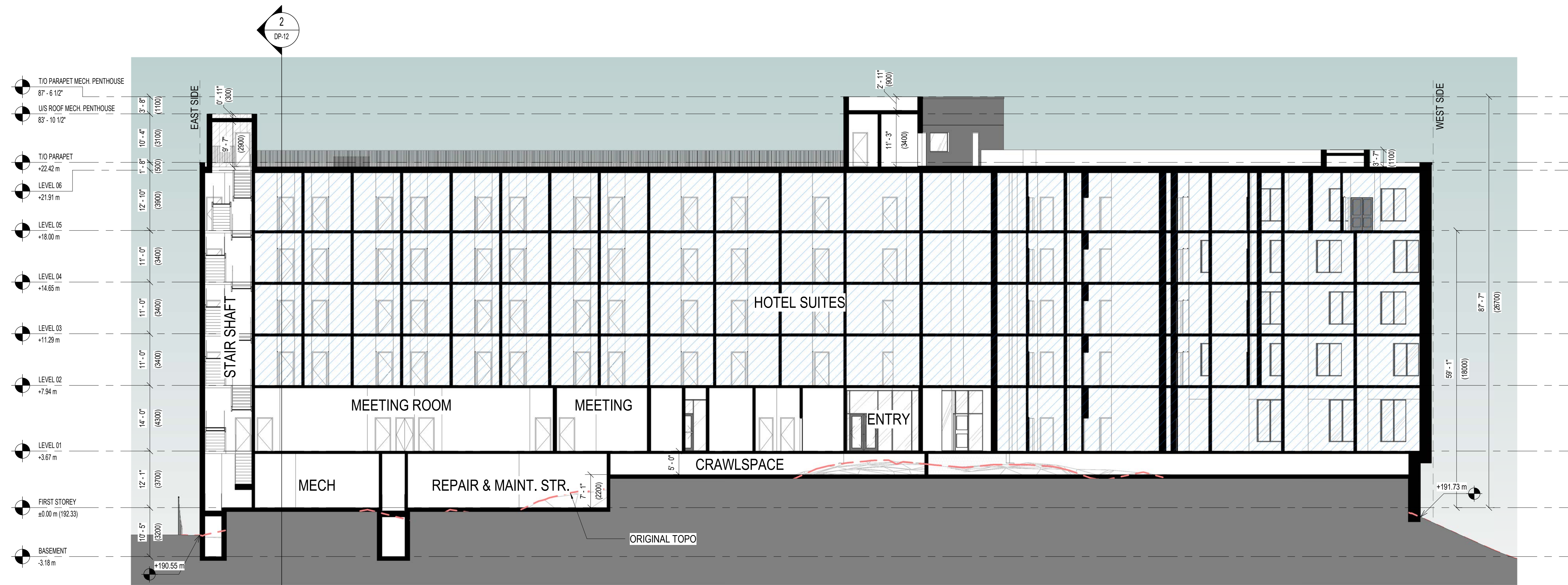
2 SD EAST ELEVATION
DP-11 3/32" = 1'-0"

MATERIAL LEGEND	
CODE	DESCRIPTION
2.01	WOODGRAIN CLADDING
2.02	SMOOTH PANEL CLADDING: CHARCOAL
2.03	GLAZING
2.04	METAL RAILING: BLACK
2.06	METAL FIN (ILLUMINATED)
2.07	LIGHT FIXTURE: BLACK
2.10	PRECAST CONC. PLANTER



3 FENCE DETAIL
DP-11 1/2" = 1'-0"

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VIEW OF THE HOTEL ENTRANCE



AERIAL VIEW OF THE NORTH FACADE



SOUTH FACADE



VIEW FROM 49TH AVE

ORIGINAL SHEET: ARCH 10
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