



CITY OF YELLOWKNIFE

MUNICIPAL SERVICES COMMITTEE AGENDA

Monday, January 18, 2016 at 12:05 p.m.

Chairman: Mayor M. Heyck,
Councillor R. Alty,
Councillor A. Bell,
Councillor L. Bussey,
Councillor N. Konge,
Councillor S. Morgan,
Councillor J. Morse,
Councillor S. Payne, and
Councillor R. Silverio.

<u>Item</u>	<u>Description</u>
1.	Approval of the agenda.
2.	Disclosure of pecuniary interest and the general nature thereof.
ANNEX A	
3.	A report from the RCMP regarding monthly statistics.
ANNEX B	
4.	A report from the Municipal Enforcement Division regarding monthly statistics.
ANNEX C	
5.	A memorandum regarding whether to acquire fee simple title in Commissioner's Land described as the unsurveyed portion adjacent to Lot 24, Block 312, Plan 4223 to facilitate the development of the Niven Lake Phase 8 Subdivision.



MONTHLY
Mayor's / Chief's
Policing Report
December, 2015

Yellowknife Detachment
“G” Division
Northwest Territories



The Yellowknife Detachment responded to a total of 1,247 calls for service during the month of December, 2015.

OCCURRENCES	Dec. 2015	Year to Date	Dec. 2014	Year to Date 2014	Year Total 2014
Assaults (all categories)	59	766	39	853	853
Break and Enters (Residence & Business)	15	143	8	106	106
Theft of Motor Vehicle	15	86	6	90	90
Theft Under \$ 5000.00	36	467	22	487	487
Theft Over \$ 5000.00	1	17	0	9	9
Drugs (Possession)	11	85	6	74	74
Drugs (Trafficking)	2	76	1	75	75
Liquor Act	122	1,874	104	1,875	1,875
Unlawful Sale (Bootlegging)	0	0	0	0	0
Causing a Disturbance / Mischief (including public intoxication)	520	5,760	387	5,393	5,393
Impaired Driving	15	156	15	253	253
Other Complaints	451	3,596	340	3,392	3,392
Total Violations	1,247	12,010	928	16,940	16,940
Total Calls for Service	1,247	14,044	1,029	12,877	12,877
# of Patrols to Community	n/a	n/a	n/a	n/a	n/a

CATEGORY	Dec. 2015	Year to Date	Dec. 2014	Year Total 2014
Prisoners	325	5,054	422	6,457
Intermittent Prisoners	-----	-----	-----	-----
Other Detachment's Prisoners	-----	-----	-----	-----
Total Prisoners (mth)	325	5,054	422	6.457

JUSTICE REPORTS	December 2015	Year to Date	Year Total 2014
Victim Service Unit Referrals	6	77	94
Youth Alternative Measures (YCJA Warnings)	0	3	-----
Youth Diversion (Community Justice Referrals)	0	7	-----
Adult Diversion (Community Justice Referrals)	0	5	-----
Emergency Protection Orders (Detachment Initiated)	0	1	-----
ODARA Reports	2	44	-----

Action Plans / Community Priorities:

Community approved priorities are:

- (1) Increased efforts to deter gang and drug activity,
- (2) Increased efforts to eliminate public intoxication and drinking in public, and
- (3) Increased visibility in the Downtown core, on the trails.

(1) Increased efforts to deter gang and drug activity:

The Yellowknife Detachment received 28 Crimestoppers Tips for November and 8 Tips for December. There were a total of 141 Tips for 2015.

During December a Member participated in seven activities with the local Army Cadets. This Member lead training sessions, coached biathlon, and instructed sport and fitness classes. Another Member assisted in two Atom hockey sessions where they lead a team training sessions, and assisted with coaching.

December 9th, students from Welledeh School attended the Detachment where they were provided a tour and an opportunity to talk with the Community Policing Member.

On December 9th, and 11th, a Member attended a staff meeting at NJ Macpherson Elementary School where they discussed and practiced the school's lockdown procedures.

On December 10th, the Community Policing Member attended the North Slave Youth Correctional Christmas Party.

On December 11th, Members attended the Sir John Franklin Prom Night where they interacted with students and staff.

On December 18th, the Community Policing Member attended the Ecole St. Joseph Christmas assembly.

In December the Crime Reduction Unit and the General Investigation Section executed a search warrant where they seized illegal drugs. Detachment Members executed another search warrant and seized Canadian currency. A charge of proceeds of crime was laid.

Detachment Members completed a number of Intel reports throughout the month.

(2) Increased efforts to eliminate public intoxication and drinking in public:

During December Members conducted eight extended foot patrols in and around the downtown core.

(3) Increased visibility in the Downtown core, on the trails:

During the month of December 2015, officers lodged 422 prisoners, a decrease of 97 prisoners from December, 2014.

On December 31st, two Detachment Members conducted a snow machine patrol of Frame Lake. These Members assisted Municipal Enforcement with crowd control for the New Year's Eve fireworks display.

Notable Occurrences for the Month:

During the month of December, Members of the Yellowknife Detachment, along with the Crime Reduction Unit (CRU) and General Investigation Section (GIS), responded to and investigated the following:

Assault With A Weapon:

On December 1st, a Member patrolling Franklin Avenue arrested a male threatening another male with a knife. The male was arrested without incident and ultimately charged with possession of a weapon for a dangerous purpose and uttering a threat. The matter is before the courts.

National Impaired Driving Enforcement:

On December 4th, the Yellowknife Detachment participated in the National Impaired Driving Enforcement Day. Detachment Members worked closely with Municipal Enforcement in conducting vehicle check stops and roadside checks.

During December the Yellowknife Detachment participated in Operation Gingerbread, an initiative to reduce impaired driving. Detachment Members checked over seventy vehicles, laid five impaired driving charges, issued five 24 hour driving prohibitions, and two driving suspensions.

Community Policing Activities or Events (if not identified in the Action Plans):

Throughout the month Members seized 120 grams of marijuana and a large quantity of liquor at several local airlines terminals. The alcohol and drugs were destined for outlying communities.

Should you have any questions or concerns regarding this report, please feel free to contact me to discuss.



Detachment Commander: Inspector M. Peggs.
telephone: (867) 765 3902.

External Distribution List:
Sue Crookedhand - " G " Division Criminal Operations
Sgt. Warren Gauchier - " G " Division Client Services

Document created 2012-01-24
Amended 2012-03-02 RWS
Amended 2012-08-28 WRG
Amended 2014-09-15 WRG



CITY OF YELLOWKNIFE

MUNICIPAL ENFORCEMENT DIVISION STATISTICS FOR DECEMBER 2015

	OCCURRENCES	December 2015	Year to Date	December 2014	Year to Date 2014	Year Total 2014
Abandoned Vehicles		0	14	1	16	16
Assist City		4	37	7	229	229
Assist Fire Division		13	96	3	100	100
*Assist Library		40	175	26	28	28
Assist RCMP		17	91	4	131	131
Bagged Parking Meter		2	9	1	13	13
*Bike Patrol		0	9	0	33	33
Business Licence		0	4	0	1	1
Camping on Public Land		0	16	1	13	13
Code Response		8	83	4	48	48
Dog Bites		1	23	1	30	30
Dog Cruelty		1	28	1	17	17
Dogs		32	336	15	263	263
Exhibits		0	3	0	10	10
*Foot Patrol		13	112	6	74	74
Garbage		0	25	0	31	31
Livery Licence		8	178	4	164	164
Noise		4	83	1	38	38
OC Spray Use		0	1	0	0	0
*Officer Assistance Requested		3	30	2	2	2
Other		9	110	8	127	127
Parades/Processions		1	33	0	31	31
Parking		44	466	19	426	426
Parking Meters		48	297	7	207	207
Roadside Suspensions		0	12	5	20	20
Sidewalks		18	44	0	41	41
Smoking		1	1	0	0	0
Snowmobile Accidents		0	2	0	2	2
Snowmobiles		3	33	1	20	20
Traffic		14	159	9	133	133
Traffic Control		3	45	5	33	33
Trials		12	95	19	122	122
Unightly Lands		0	5	0	12	12
Warrants		0	17	1	3	3
Total		299	2672	151	2418	2418

Officer Generated Occurrences	102	N/A	N/A	N/A	N/A
Public Generated Occurrences	185	N/A	N/A	N/A	N/A

		December 2015
	VEHICLES TOWED	44
	SUMMONSES SERVED	55
	DOGS IMPOUNDED	4

***Occurrence types added or altered part way through year**

Section	VIOLATIONS	December 2015	Year to Date	December 2014	Year to Date 2014	Year Total 2014
	Highway Traffic By-law					
4	Fail to yield to enforcement vehicle	0	5	0	4	4
7	Traffic light- amber	1	9	4	28	28
9	Traffic light - red	5	60	8	63	63
14	Fail to stop at inoperative lights	0	0	0	1	1
16	Pedestrian fail to obey wait signal	0	0	0	2	2
17	Drive on left	0	0	0	1	1
21	Fail to signal lane change	0	1	1	2	2
22(3)	Cross a solid line	0	1	0	5	5
25	Pass when unsafe	0	0	0	1	1
28	Passing on right	0	0	0	2	2
33	Overtake vehicle improperly	0	2	1	3	3
41	Fail to signal turn	1	1	0	1	1
47	Fail to yield ROW at intersection	0	1	0	3	3
52	Fail to yield ROW entering hwy	0	0	0	1	1
55	Stop Sign	20	157	28	282	282
57	Parking on roadway	0	6	0	2	2
58(1)(a)	Parking blocking a driveway	1	29	0	33	33
58(1)(b)	Parking within intersection	0	7	0	4	4
58(1)(c)	Park on a sidewalk	7	55	5	59	59
58(1)(d)	Parking at fire hydrant/lane	31	400	28	165	165
58(1)(e)	Park within 6 m of crosswalk	1	83	0	37	37
58(1)(f)	Park within 5 m of stop sign	1	35	0	9	9
58(1)(i)	Parking - double parked	0	9	0	4	4
58(1)(k)	Parked in loading zone	24	178	15	151	151
58(1)(l)	Parked in no parking zone	57	783	100	710	710
58(1)(m)	Parked more 30 cm fr curb	11	51	0	0	0
58(1)(n)	Parked on private property	15	267	12	236	236
58(1)(o)	Parked in alley unattended	4	28	4	31	31
58(1)(p)	Parked in handicap zone	8	130	11	96	96
58(1)(q)	Parked in taxi zone	0	3	0	3	3
61	Parked in excess of 72 hours	11	207	78	261	261
63	Parked left wheels to curb	2	49	5	40	40
65	Parking of truck - left running	0	7	0	3	3
65	Pass School bus - lights flashing	0	0	0	12	12
70(1)	Parked at meter - no time	682	8265	335	9470	9470
70(2)	Parked at 2 meter spaces	0	3	3	14	14
75	Abandoned vehicle	0	0	0	1	1
77	More passengers than seats	0	0	0	2	2

79	Littering highway	0	2	0	1	1
82	Stunting	0	6	0	7	7
83	Racing	0	4	0	0	0
92	Fail to yield ROW to pedestrian	1	8	0	1	1
99	Seatbelt violations	5	278	26	617	617
101(1)	Drive w/o due care & attention	0	6	0	4	4
101(2)	Drive w/o consideration	0	3	0	0	0
102	Unsafe movement	0	2	0	4	4
103	Fail to obey traffic control device	2	17	1	30	30
104	Speeding	56	634	30	1087	1087
104	Speeding school zone	15	180	9	168	168
106	Drive at unreasonable speed	0	1	0	2	2
109	Sidewalks	14	22	0	25	25
130	Insecure load	0	1	0	4	4
	Motor Vehicle Act					
5	Operate veh w/o reg	14	306	48	298	298
16	Improper use of plate	0	13	0	4	4
36	Op veh w/o insurance	25	183	21	173	173
52	Fail to notify chng of addr Reg	0	4	0	2	2
56	Operate veh w/o docs	2	27	4	52	52
66	Operate vehicle w/o Drivers Lic	6	111	12	94	94
81	Fail to carry Drivers Licence	1	21	2	13	13
86	Fail to notify chng of addr DL	4	22	4	20	20
119	Operate vehicle suspended	2	49	1	26	26
144	Radar detector violation	0	1	0	4	4
155	Drive using electronic device	9	222	5	410	410
241	Fail to reduce speed to 1/2	0	10	0	5	5
330	Make a false statement	0	1	0	1	1
331	Obstruct officer	0	10	0	4	4
	MV Equipment Regs					
61	Op veh with damaged windshield	1	1	0	5	5
58	Op veh with tint	2	42	1	11	11
70	Op veh w/o bumper	0	1	0	1	1
67	Op veh w/o mud flaps	0	2	0	1	1
	Op NSC veh non compliant	0	0	0	1	1
106	Op veh w/o seatbelts	0	0	0	1	1
20	Op veh w/o signal lights	0	0	0	2	2
23	Op veh w/o stop lights	0	0	0	1	1
41	Op veh with prohibited lights	0	1	1	2	2
18	Op veh w/o tail lights	0	2	0	2	2
	Other Violations					
	ATV	0	1	0	1	1
	Business Licence	1	2	0	0	0
	Dog	0	23	0	46	46
	Emergency Response	0	15	0	13	13
	Helmet	0	0	0	0	0
	Hours Of Service Regs	0	1	0	0	0
	Large Vehicle Control	0	1	0	1	1
	Livery	2	4	0	6	6
	Parks and Rec.	0	1	0	0	0
	Planning and Lands	0	2	0	13	13
	Noise	0	5	0	1	1

	Snowmobile	21	121	0	15	15
	Solid Waste	2	2	0	11	11
	Total	1067	13203	0	14932	14932



CITY OF YELLOWKNIFE

MEMORANDUM TO COMMITTEE

COMMITTEE: Municipal Services

DATE: January 18, 2016

DEPARTMENT: Planning and Development

ISSUE: Whether to acquire fee simple title in Commissioner’s Land described as the unsurveyed portion adjacent to Lot 24, Block 312, Plan 4223 to facilitate the development of the Niven Lake Phase 8 Subdivision.

RECOMMENDATION:

1. That Council request the Government of the Northwest Territories Department of Aboriginal Affairs and Intergovernmental Relations to consult with the Akaitcho Dene First Nations and amend the Commissioner’s Land Withdrawal Order with respect to the unsurveyed parcel adjacent to the Niven Lake Phase 8 Subdivision.
2. That By-law No. XXXX, a by-law authorizing the City of Yellowknife to acquire fee simple title in Commissioner’s Land, as identified in Schedule “A” of By-law No. XXXX, be presented for First Reading, and be held in abeyance until the land survey is completed.

BACKGROUND:

In June 2015, a developer approached the City to express interest in purchasing the Niven Lake Phase 8 Subdivision. The City acquired title of Lots 21 and 24, Block 312 from the Commissioner in 1995 and 2009 respectively for the Niven Lake Phase 8 Subdivision – see Figure 1 for context map. In 2013, a servicing feasibility study (Attachment 2) was conducted for the Niven Lake Phase 8 Subdivision. The study identified that development of the area would be challenging due to significant grade changes, notably that portion extending from Lemay Drive to the top of the ridge located to the north. As a result, a portion of the road would extend beyond the property owned by the City (Lot 24, Block 312) to maintain a road with a grade of 6% or less. This portion extending beyond Lot 24, Block 312 is currently owned by the Government of the Northwest Territories (GNWT) and falls within the Akaitcho Interim Land Withdrawal.

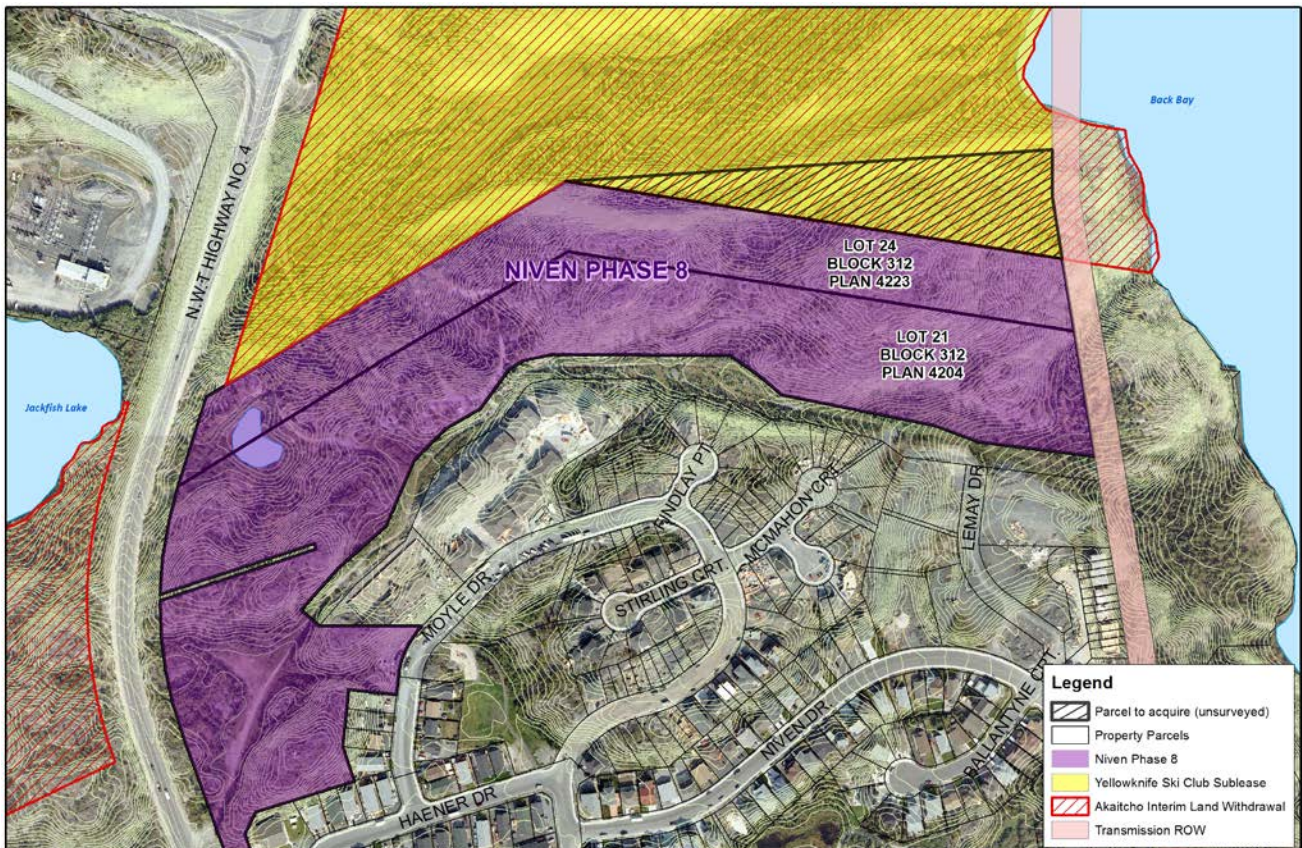
The Interim Land Withdrawal was established in 2006 upon negotiations with the Territorial Government and the Akaitcho Dene First Nations (ADFN) and was set to expire after a five-year term on November 2, 2011. Until such time, 1,034 hectares of Commissioner’s Land within the municipal

boundary would be unavailable for acquisition. However, the territorial government has granted 4 one-year extensions to the Withdrawal Order to date. In early 2015, the GNWT Department of Aboriginal Affairs and Intergovernmental Relations indicated that the GNWT is contemplating another 1-3 year extension to the Withdrawal Order.

Administration submitted an application for Commissioner’s land on November 24, 2015 for the unsurveyed parcel adjacent to the Niven Lake Phase 8 Subdivision area indicating the Administration’s willingness to address the Withdrawal. The application indicated that the acquisition of the subject land is required to facilitate the servicing for the Niven Lake Phase 8 Subdivision with the road layout recommended in the feasibility report. To acquire fee simple title of the subject lands, an acquisition by-law is required.

The GNWT indicated that the subject land must be removed from the Withdrawal area before the GNWT may consider accepting the City’s land application. Administration is prepared to work with the GNWT and Yellowknives Dene First Nation (Akaitcho) to amend the Withdrawal boundaries to facilitate the orderly development of the Niven Lake Phase 8 Subdivision. On December 3, 2015, Administration met with the Territorial Government to discuss amending the Withdrawal. The Territorial Government agreed to bring the issue forward to relevant stakeholders and begin the process in the New Year.

Figure 1: Context Map for Niven Lake Phase 8 Subdivision



COUNCIL POLICY / RESOLUTION OR GOAL:

Council Objective #1(c) Emphasize Fairness, Value and Transparent in Financial Decisions, Program Delivery, and Land Administration.

Council Goal #2	Stewards of our Natural and Built Environment.
Council Objective 2(d)	Promote a Range of Commercial, Residential and Institutional Development and Revitalization Opportunities.
Council Actions 4.12	Resolve land tenure issues within the City to address Municipal, Territorial and First Nations interest.

APPLICABLE LEGISLATION, BY-LAWS, STUDIES, PLANS:

1. *Cities, Towns and Villages Act*, S.N.W.T. 2003;
2. Zoning By-law No. 4404, as amended; and,
3. Land Administration By-law No. 4596, as amended.

CONSIDERATIONS:

Legislative Considerations

Pursuant to Section 53 of the *Cities, Towns and Villages Act* and Section 4 of the Land Administration By-law No. 4596, as amended, the acquisition of land must be authorized by a by-law specific to the subject land.

Land Designations (Zoning and Akaitcho Interim Land Withdrawal)

The lands are currently zoned PR – Parks and Recreation. The parcel would be rezoned concurrently with the development of the Niven Phase 8 Subdivision to residential. The purpose of removing the parcel from the Withdrawal area is to enable the City to acquire the land required for the road portion as indicated in the feasibility study.

Head Lease #15347

The parcel adjacent to the Niven Lake Phase 8 Subdivision is owned by the GNWT and falls within the Head Lease #15347 between the GNWT and the City. The lease is for recreational purposes and is sub-leased to the Yellowknife Ski Club. The lease terms began on March 1, 1996 and ends on February 27, 2026. Should the City’s land application be accepted by the GNWT, the GNWT will require the City to amend the lease boundaries following approval of the land transfer.

Financial Considerations

Amendments to the Withdrawal will occur at no cost to the City. In regards to the Niven Lake Phase 8 Subdivision acquisition, the City will incur the expenses associated with a legal survey prior to transfer of land occurring.

ALTERNATIVES TO RECOMMENDATION:

That Council not:

1. Facilitate the development of the Niven Lake Phase 8 Subdivision by requesting the Government of the Northwest Territories Department of Aboriginal Affairs and Intergovernmental Relations to consult with the Akaitcho Dene First Nations and amend the Commissioner’s Land Withdrawal Order; and
2. Acquire the unsurveyed parcel adjacent to the Niven Lake Phase 8 Subdivision.

RATIONALE:

The acquisition of the unsurveyed parcel for the future road construction will facilitate the orderly development of the Niven Lake Phase 8 Subdivision.

ATTACHMENTS:

1. By-law No. XXXX to acquire Commissioner's Land (Docs #445943, Schedule "A" Docs #448053);
and
2. Niven Phase 8 Servicing Feasibility Report (Docs #367216).

Prepared: December 4, 2015 MN/



CITY OF YELLOWKNIFE

BY-LAW NO. XXXX

BA XXX

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

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

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

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

APPLICATION

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

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

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

EFFECT

3. That this by-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 75 of the *Cities, Towns and Villages Act*.

Read a First time this _____ day of _____, A.D. 2016.

Mayor

City Administrator

Read a Second Time this _____ day of _____, A.D. 2016.

Mayor

City Administrator

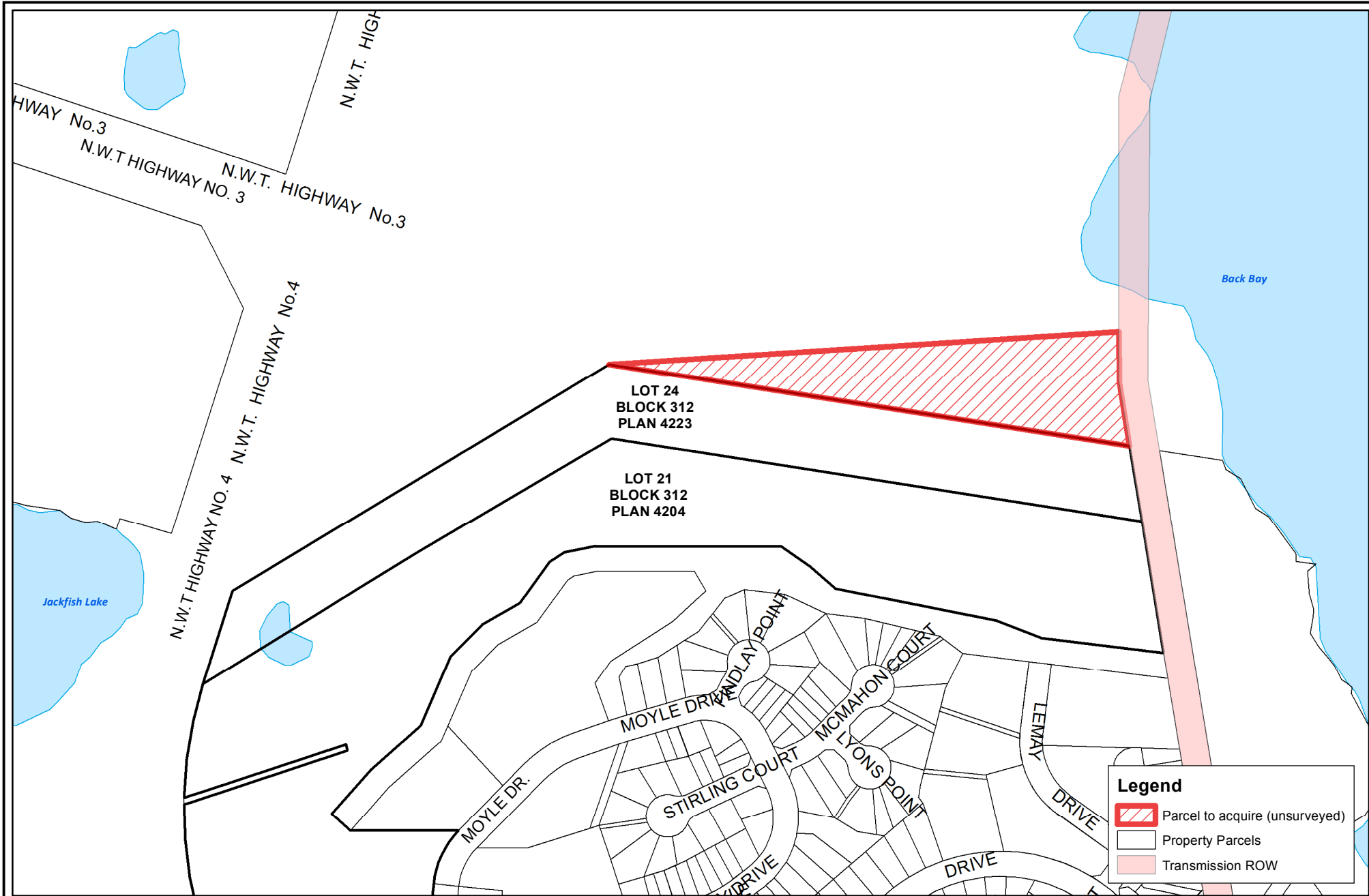
Read a Third Time and Finally Passed this _____ day of _____, A.D., 2016.

Mayor




City Administrator

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

City Administrator



Legend

-  Parcel to acquire (unsurveyed)
-  Property Parcels
-  Transmission ROW



City Of Yellowknife
 Planning and Lands Division

PROJECT:	Niven Phase 8: Area of Interest for Portion of Road		SCALE:	1:4,100	CREATED BY:	M. Nguyen
	TITLE:	By-law No. XXXX - Schedule 'A'		FILE:	NivenPhase8_RoadParcel_By-law.mxd	
				DATE:	November 25, 2015	

May 27, 2013

Chris Greencorn, P. Eng.
Acting Director, Dept of Public Works & Engineering
City of Yellowknife
P.O. Box. 580
City Hall, 4807 – 52nd Street
Yellowknife, NT X1A 2N4

Dear Chris:

**Regarding: Niven Lake Phase 8 100754-3
Phase VIII Servicing Feasibility Review**

AECOM was retained by the City of Yellowknife to undertake a feasibility review of the Phase 8 area, specifically:

“This involved preparing a base drawing, superimposing a single family lot layout over this area that respects the contours (but not necessarily the north property boundaries), developing plan profiles and estimating the costs of construction and the lot count. This work is to be presented in a letter report c/w layout plan with the intent of determining feasibility only.”

The Phase 8 area, zoned Growth Management (GM), is a high ridge lying north of Lemay Drive (Phase 5) and north and west of Moyle Drive (Phase 7). Phase 8 is separated from previous phases by a low lying valley, reserved as open space. The northernmost propertyline of Phase 8 is an arbitrary line that establishes the southern extent of the Ski Club Lease.



Figure 1 – Niven Lake Area

Roadway and Lot Layout

The concept road and lot layout is shown on Phase VIII-103, copy attached.

The available development area, and natural slopes, generally only allow one road with lots on both sides. Development of this area is extremely challenging, in particular that portion from Lemay Drive to the top of the ridge (Lots 5 to 16). To maintain the road at a slope of 6% or less the concept follows a route along the east and north sides of the ridge, essentially wrapping around the promontory to develop sufficient length to achieve the 6% slope.

The existing rock side slope is such that a conventional fill sideslope is generally not feasible as it would extend an excessive distance from the road. A retaining wall is contemplated, similar to one in use on Rycon Drive (Figure 2). This wall would range from 0 to 4 m in height. No lots are contemplated on the lake side of the wall due to the slope of the rock face.



Figure 2 – Rycon Retaining Wall

The retaining wall, and no lots on the lake side, provides a unique opportunity to delete one parking lane. This would provide some 6 m between curb face and Right of Way boundary in which to install a vehicle guard rail, a handrail on the wall itself and a pedestrian way with benches and other amenities from which pedestrians can enjoy the view over Back Bay.



Figure 3 - Pedestrian Way

At the top of the ridge a cul-de-sac is introduced to access the high value lots on the promontory. As currently drawn this cul-de-sac is, at 132 m, slightly over the normal City requirement of a maximum 120 m from the road to the centerline of the bulb.

The main roadway essentially follows the ridge westerly & then connects to Moyles drive. Along this route an open space is left between Lots 93 to 94 as this natural area is considerably below the roadway. There is opportunity to modify a ski trail that enters the development area at this location. The lot layout is also adjusted to accommodate the survey equipment test line (between Lots 58 & 59 and 79 & 80).

Watermain

A 200 mm watermain will be installed throughout, complete with 8 fire hydrant assemblies.

Sanitary Sewer

A 200 mm sanitary sewer will be installed throughout the development. Grades are such that two (2) lift stations will be required. One is located between lots 86 and 88 and pumps some 150 m to a gravity sewer near Lot 61.

The second lift station is to be installed east of Lemay drive and north of Phase 5. This station will serve a multifamily site on the north side of Phase 5 as well as a substantial portion of Phase 8. To consolidate stations the current station in Phase 5 will be eliminated and sewage handled by the existing Phase 5 station will be piped to the new station. Discharge from the station will de via a 150 mm forcemain to the existing forcemain in Phase 5.

Storm Sewer

Minor storm sewer piping will be installed at low points in the Phase 8 road near Lots 106 and 86. Storm runoff will be conveyed to existing channels or rock faces.

In the area between Phase 8 and Phase 5 (R3 Zoning bisected by Lemay Drive) a major storm water pipe is required to control runoff coming down the valley and to convey this runoff around Phase 5.

Lot Development

Where the lot front is above the design road grade a backslope (soil conditions) or shear face (rock conditions) will be left as in previous phases. Lot developers will need to modify the on site soil/rock to suit their development plans.

Where the lot front is below the design grade blast rock (300 mm minus) will be placed for the first 6 m then sloped down at 2:1, again as per previous phases. This utilizes some of the excess rock from site and provides fill for the front setback area of the lot.

Many of the lots in this area will be very challenging to develop due to the bedrock outcrop and the elevation difference across the lot which can be several meters.

Construction Cost

Based on the layout presented and the preliminary profiles we estimate that the area could yield 105 lots. The cost to develop these lots, in 2013 dollars based on recent tenders, including sanitary sewer, watermains, storm sewer, roadway development and roadway paving is estimated to be \$16.3 Million excluding GST, or an average of \$155,000 per lot.

Other development costs will need to be quantified to determine lot selling prices including, but not limited to,

- Land cost
- Legal Survey
- Underground power, telephone and cable
- Financing costs
- City costs
- Landscaping on roadway
- Sales commissions, if any
- Inflation to the year of construction and lot sales

Summary

The concept presented is prepared for feasibility purposes only. Detail design could affect the number of lots and the cost per lot. We would be pleased to meet with the City to discuss any aspects of this concept at your convenience.

Sincerely,
AECOM Canada Ltd.



Robert Boon, P. Eng.
Manager, Water Infrastructure
780-453-0708
robert.boon@aecom.com

rhb
enclosure

**Schedule of Quantities
and Unit Price Table**

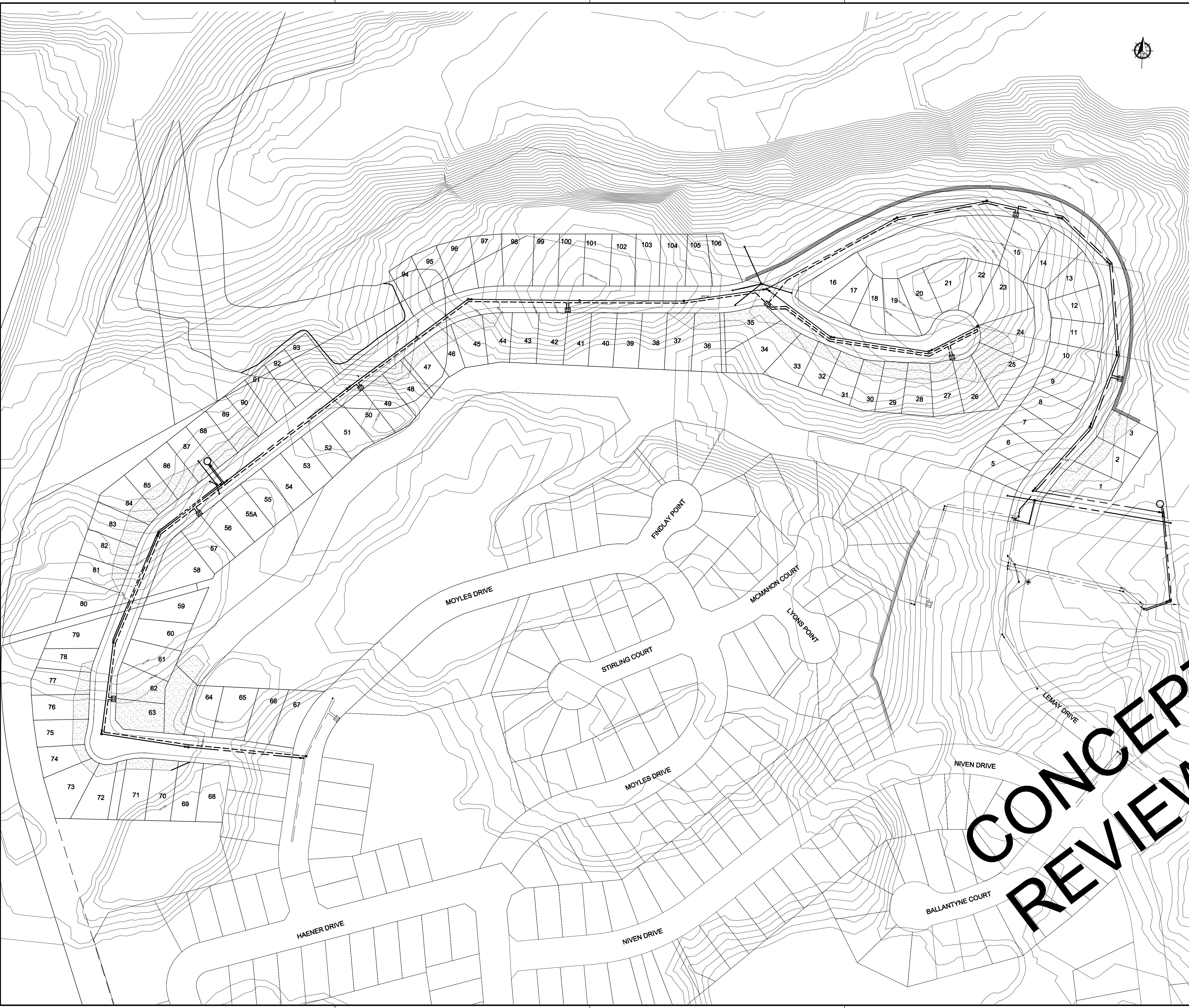
Estimate

PART 1 - 2013 Niven Phase VIII		Estimate Values
1A	Waterworks & Sanitary Sewer, Installation	\$1,476,596.00
1B	Trench Backfill & Rockwork	\$3,632,500.00
1C	Services (Main to End of Service)	\$428,100.00
1D	Roads, Lanes And Storm	\$2,420,300.00
1E	Supply of Major Materials	\$1,772,500.00
SUBTOTAL PART 1		\$9,729,996.00
PART 2 2013 Niven Phase VIII Lift Stations		
2A	Lift Station, with Supply of Major Materials	\$1,600,000.00
SUBTOTAL PART 2		\$1,600,000.00
PART 3 2013 Niven Phase VIII Asphalt & Curb		
3A	Asphalt Plant Mix Surface Course	\$590,400.00
3B	Concrete Roadway Structures	\$1,130,745.00
SUBTOTAL PART 3		\$1,721,145.00
SUBTOTAL		\$13,051,141.00
Contingency & Engineering	25.00%	\$3,262,785.00
Overall Subtotal		\$16,313,926.00
Goods & Services Tax 5%		\$815,696.30
TOTAL		\$17,129,622.30

D SIZE 22" x 34" (558.8mm x 863.8mm)

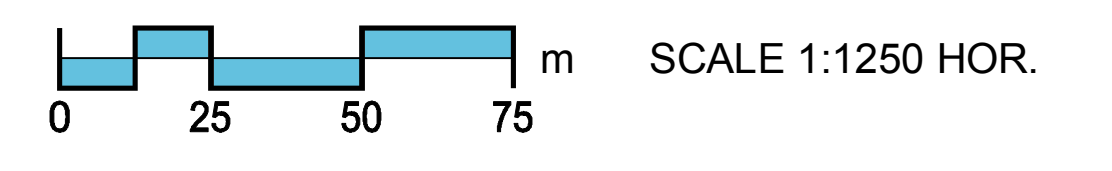
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LEGEND

SANITARY SEWER (SAN)	PROPOSED
STORM SEWER (STW)	-----
WATER MAIN (WAT)	-----
FORCE MAIN	-----
MANHOLE	○
CATCHBASIN	□
VALVE	+
HYDRANT VAULT (HV)	○
WATER MANHOLE (WMH)	○
LIFT STATION	○
PROPOSED LOT FILL	▨
1 METER CONTOUR INTERVALS	-----



CONCEPTUAL FOR REVIEW ONLY

I/R	YY/MM/DD	ISSUE/REVISION DESCRIPTION	DRN	CHK	DES	ENG	IDR	APP

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AECOM

City of Yellowknife
 NIVEN LAKE PHASE VIII
 FEASIBILITY STUDY
 SITE PLAN

PROJECT NUMBER 60116324	DRAWING NUMBER PHASE VIII-103	ISSUE/REVISION A
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