



CITY OF YELLOWKNIFE

## **Council Agenda**

**Monday, January 11, 2016 at 12:00 p.m.**

**Welcome to the**

### **SPECIAL MEETING OF COUNCIL**

Council Chamber, City Hall  
4807 - 52nd Street  
Yellowknife

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

The following procedures apply to all delegations before Council:

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

Please refer to By-law No. 4250, the Council Procedures By-law, for the rules respecting the procedures of Council.

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#### **COUNCIL:**

Mayor Mark Heyck

Councillor Rebecca Alty  
Councillor Adrian Bell  
Councillor Linda Bussey  
Councillor Niels Konge

Councillor Shauna Morgan  
Councillor Julian Morse  
Councillor Steve Payne  
Councillor Rommel Silverio

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



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**OPENING PRAYER/MEDITATION**

1. Councillor Payne will read the Opening Prayer/Meditation.

**We are grateful for our city, for our homes, for our neighbours, and for our freedom. We are grateful for the opportunity we have to meet here and to serve our fellow citizens.**

**May we bring both the strength of our convictions, and the willingness to listen and learn, to our discussions. May we consider the needs and aspirations of all our fellow citizens in our decisions. And may we always represent our constituents with dignity, integrity, and honesty.**

**NEW BUSINESS**

2. A memorandum regarding whether to amend Fees and Charges By-law No. 4436, as amended, by amending Part 13 of Schedule B to include the Yellowknife Accessible Transit ("YATS") Monthly Pass.

3. By-law No. 4886 - A by-law to amend Fees and Charges By-law No. 4436, as amended, to incorporate Yellowknife Accessible Transit (YATS) Monthly Pass, is presented for First Reading.

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

**First Reading of By-law No. 4886.**

Unanimous	In Favour	Opposed	Carried / Defeated
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5. A memorandum regarding whether to assess and levy the costs of local improvements to certain properties in Block 163, Plan C2090, known as Yellowknife Condominium Corporation No. 8.

6. By-law No. 4887 - A by-law to assess and levy costs of local improvements within Yellowknife Condominium Corporation No. 8 (Northland Trailer Park), is presented for First Reading.



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| 7. |  | Councillor Payne moves,<br>Councillor _____ seconds, |
|----|--|--|

**First Reading of By-law No. 4887.**

Unanimous	In Favour	Opposed	Carried / Defeated
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**ADJOURNMENT**



## CITY OF YELLOWKNIFE

### MEMORANDUM TO COMMITTEE

**COMMITTEE:** Council

**DATE:** January 11, 2016

**DEPARTMENT:** Corporate Services

**ISSUE:** Whether to amend Fees and Charges By-law No. 4436, as amended, by amending Part 13 of Schedule B to include the Yellowknife Accessible Transit ("YATS") Monthly Pass.

#### RECOMMENDATION:

That By-law No. 4886, a by-law to amend Part 13 of Schedule B of Fees and Charges By-law No. 4436, as amended, be presented for adoption.

#### BACKGROUND:

Fees and Charges By-law No. 4436, as amended, represents a consolidation of all fees and charges of the City into one by-law. The City now offers a monthly pass for Yellowknife Accessible Transit ("YATS") services and Fees and Charges By-law No. 4436 must be amended to include this fee.

#### COUNCIL POLICY / RESOLUTION OR GOAL:

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

Council Objective 2(b) Improve Transit, Roads, Sidewalks, Recreation Facilities and Trails with an Emphasis on Active and Healthy Living Choices.

Council Objective 2(e) Maintain and Enhance Core Services and Adapt to Changing Needs.

Council Objective 4(c) Be Accountable to Residents by Ensuring Open and Accessible Information Flow and Accessible Decision-Making.

#### APPLICABLE LEGISLATION, BY-LAWS, STUDIES, PLANS:

1. *Cities Towns and Villages Act* section 72 (e);
2. Fees and Charges By-law No. 4436, as amended; and
3. Budget Policy #9 "Fees and charges will be established to recover 100% of Cost of Services unless Council clearly sets fees using a different basis".

**CONSIDERATIONS:****Part 13 – Public Transit Fares and Advertising Fees**

The Department of Public Works and Engineering introduced a monthly pass for YATS transit users on December 1, 2015. The fee for this pass needs to be included in Fees and Charges By-law No. 4436.

**ALTERNATIVES TO RECOMMENDATION:**

That Committee direct Administration to make changes to By-law No. 4886 and return to Committee with a revised by-law.

**RATIONALE:**

The Fees and Charges By-law allows Council to review the fees and charges for programs and services to ensure that Council achieves its cost recovery objectives set out in Budget Policy #9 “Fees and charges will be established to recover 100% of Cost of Services unless Council clearly sets fees using a different basis”.

Adjusting fees and charges for specific services to achieve cost recovery targets also takes the burden off the property owners that pay property taxes that subsidize services that do not achieve full cost recovery.

**ATTACHMENTS:**

By-law No. 4886, a by-law to amend Fees and Charges By-law No. 4436, as amended (DM #448680).

Prepared: December 23, 2015; KM



## CITY OF YELLOWKNIFE

### **BY-LAW NO. 4886**

**BM 399**

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 as set out in the attached Parts of Schedule "A";

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

#### **APPLICATION**

1. That Fees and Charges By-law No. 4436, as amended, is hereby amended by:
  - a) adding the following fee to Part 13, Public Transit Fares and Advertising Fees, of Schedule "B":

Yellowknife Accessible Transit ("YATS") Monthly Pass - \$50.00; and
  - b) deleting the paragraph stating there is no monthly pass option for YATS.

#### **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. 2016.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Administrator

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Administrator

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

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



## CITY OF YELLOWKNIFE

### MEMORANDUM TO COMMITTEE

**COMMITTEE:** Council

**DATE:** January 11, 2016

**DEPARTMENT:** Corporate Services

**ISSUE:** Whether to assess and levy the costs of local improvements to certain properties in Block 163, Plan C2090, known as Yellowknife Condominium Corporation No. 8.

#### RECOMMENDATION:

That By-law No. 4887, a by-law to assess and levy costs of local improvements on certain properties of Block 163, Plan C2090, known as Yellowknife Condominium Corporation No. 8 (YKC#8), be presented for adoption.

#### BACKGROUND:

Local Improvement By-law No. 4696 received Third Reading on July 16, 2012 and all the regulated requirements of the *Cities, Towns and Villages Act, S.N.W.T. c 2003, c22* (Section 117 to Section 120) have been followed and complied with.

According to Section 121 (1), after a local improvement is complete, Council may, by by-law:

- (a) establish the method for assessing the amount of the local improvement charges;
- (b) establish the amount and manner of payment of the local improvement charges; and
- (c) authorize the levy of a local improvement charge against the real property that Council considers principally benefits from the local improvement.

The local improvements were completed in 2015 and the total net cost of the improvements was \$15,568,524.05 (total cost \$15,869,313.22 minus interest earned in the amount of \$300,789.17). YKC#8 paid a lump sum of \$800,000 to the City towards the total costs of the local improvement on December 18, 2015 and TD Securities will charge an early repayment cost of \$78,900. Thus, final net total cost is \$14,847,424.05 plus interest expenses of \$7,077,252.17 resulting in total amount \$21,924,676.22 to be recovered through local improvement charge (LIC) applied to the tax account of each benefitting property.



Two hundred and fifty-eight (258) properties are subject to the LIC. Each property will be paying \$84,979.37 over a period of 25 years, as outlined in By-law No. 4696.

Based on 25 years amortization, the annual cost to each ratepayer over the 25-year period at an interest rate of 3.3% will be \$3,399.18 (\$283.27 per month).

#### **COUNCIL POLICY / RESOLUTION OR GOAL:**

Council Goal	#1	Building a sustainable future.
Council Objective	1(c)	Emphasize fairness, value and transparency in financial decisions, program delivery and land administration.
Council Objective	1(d)	Facilitate and support sustainable development.
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.

#### **APPLICABLE LEGISLATION, BY-LAWS, STUDIES, PLANS:**

1. *Cities, Towns and Village Act*; and
2. By-law No. 4696.

#### **CONSIDERATIONS:**

##### Legislative

This is the last step in the local improvement process required to allow the City to begin collecting the LIC from the benefitting properties. The local improvement was approved by Council pursuant to the petition of residents. Adoption of By-law No.4887 will allow the City to recover the LIC through the tax account of each property owner.

##### Payment of LIC

Property owners are given the option of paying the LIC on a monthly basis together with the tax bills by signing up for the preauthorized payment plan (PAP) at City Hall or registering for PAP online on the City's website. To avoid ambiguity of intent, a new completed PAP form is required from interested parties, even though there may already be PAP arrangements in place for taxes.

Without the new PAP arrangement, the LIC together with the taxes will be billed in January and June annually and payments are due end of March and end of August, respectively.

#### **ALTERNATIVES TO RECOMMENDATION:**

There is no viable alternative.

#### **RATIONALE:**

The local improvements were completed in 2015. The City will be able to recover the total costs through By-law No. 4887, as outlined in By-law No. 4696.

**ATTACHMENTS:**

By-law No. 4887 (DM#448180).

Prepared: December 15, 2015; CS/



## CITY OF YELLOWKNIFE

### **BY-LAW NO. 4887**

**BI 39**

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, to assess and levy costs of local improvements to certain properties in Block 163, Plan C2090, known as Yellowknife Condominium Corporation No. 8.

PURSUANT TO Sections 117, 118, 119, 120 and 121 of the *Cities, Towns and Village Act*, S.N.W.T. 2003, c.22;

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife has undertaken certain works within Yellowknife Condominium Corporation No. 8 as local improvements;

AND WHEREAS the Council of the Municipal Corporation of the City of Yellowknife has decided that the total cost of such local improvements to be charged against an individual parcel of land shall be a uniform rate based upon the number of lots benefitting from the local improvements;

AND WHEREAS the cost of such local improvements has been determined in accordance with the criteria set out in Section 117 (2) of *Cities, Towns and Village Act*, S.N.W.T. c. 2003;

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

#### **APPLICATION**

1. This By-law may be cited as the Yellowknife Condominium Corporation No. 8 Local Improvement Charge By-law.
2. The cost of the completed local improvements, including the installation of water and sewer infrastructure servicing Yellowknife Condominium Corporation No. 8, shall be levied against the benefitting properties in Block 163, Plan C2090, known as Yellowknife Condominium Corporation No. 8 as set out in Schedule A, attached to and forming part of this By-law.
3. At any time after January 1<sup>st</sup>, 2016, the owner of a property specified in Schedule A may apply to the City of Yellowknife to pay the outstanding principal amount of Local Improvement Charge on such property. Interest and any additional costs associated with early repayment will be included in

the total repayment amount. Interest will be calculated up to the month of payment, provided always that the current installment of all taxes due in respect of such property for the year in which application is made shall have been paid, and payment of such outstanding balance shall be accepted as full satisfaction and payment of the special rate assessed against such property.

#### EFFECT

4. 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.

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City Administrator

## Schedule "A"

**SCHEDULE OF LOCAL IMPROVEMENT RATES FOR  
Yellowknife Condominium Corporation No. 8  
Block 163, Plan C2090**

Cost of Local Improvement	\$21,924,676.22	(Principal plus interest) with interest rate @3.3%
Number of Benefitting Properties	258	
Cost Per Benefitting Property	\$84,979.37 \$3,399.18	Principal and Interest Amount Yearly Payment for Twenty five (25) years