



CITY OF YELLOWKNIFE

## **Council Agenda**

**Monday, March 14, 2016 at 7:00 p.m.**

**Welcome to the**

### **REGULAR 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 Konge 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.**

**AWARDS, CEREMONIES AND PRESENTATIONS**

2. There were no awards, ceremonies or presentations for the agenda.

**ADOPTION OF MINUTES FROM PREVIOUS MEETING(S)**

Previously  
Distributed

3. Minutes of Council for the regular meeting of Monday, February 22, 2016 are presented for adoption.

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

**That Minutes of Council for the regular meeting of Monday, February 22, 2016 be presented for adoption.**

Unanimous	In Favour	Opposed	Carried / Defeated
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**DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

5. Does any Member have a pecuniary interest in any matter before Council tonight?

**CORRESPONDENCE & PETITIONS**

6. There was no correspondence nor were there any petitions for the agenda.



<u>Item No.</u>	<u>Page No.</u>	<u>Description</u>				
		<b><u>STATUTORY PUBLIC HEARINGS</u></b>				
7.		There were no Statutory Public Hearings for the agenda.				
		<b><u>DELEGATIONS PERTAINING TO ITEMS ON THE AGENDA</u></b>				
8.		A presentation from Denise McKee regarding Grant funding for the NWT Disabilities Council.				
		<b><u>MEMBER STATEMENTS</u></b>				
9.		There were no statements for the agenda.				
10.		Are there any Member statements from the floor?				
		<b><u>INTRODUCTION AND CONSIDERATION OF COMMITTEE REPORTS</u></b>				
		Councillor Konge will introduce the following reports:				
11.		Municipal Services Committee Report for February 22, 2016.				
12.		Councillor Konge moves, Councillor _____ seconds,				
		<b>That Council:</b>				
		<ol style="list-style-type: none"> <li>1. <b>Reduce the lot prices in Niven Lake V by 15% for Lot 94, Block 308, Plan 4441; and Lot 11 and 12, Block 307, Plan 4441;</b></li> <li>2. <b>Provide payment plans for developments of 15 or more units, not exceeding 3 years; and</b></li> <li>3. <b>Dispose of Lot 94, Block 308, Plan 4441 (Lot B in Figure 1) to Redcliffe Developments for a 20 unit development subject to public engagement as part of the sales agreement, with only slight increases to Lot 11, Block 307, Plan 4441 (20 units), and Lot 12, Block 307, Plan 4441 (49 units).</b></li> </ol>				
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Unanimous</td> <td style="width: 25%;">In Favour</td> <td style="width: 25%;">Opposed</td> <td style="width: 25%;">Carried / Defeated</td> </tr> </table>	Unanimous	In Favour	Opposed	Carried / Defeated
Unanimous	In Favour	Opposed	Carried / Defeated			





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<b>Multi Year Funding (3 Years)</b> Subject to Budget Approval				
<b>Organization</b>	<b>2016</b>	<b>*2017</b>	<b>*2018</b>	<b>Conditions</b>
NWT SPCA	\$12,250.00	\$12,250.00	\$12,250.00	Funding for the construction of the facility and grounds.
Food Rescue	\$15,000.00	\$15,000.00	\$15,000.00	Funding for their program delivery.
NWT Disabilities Council	\$18,000.00	\$18,000.00	\$18,000.00	Funding for the Summer Program.
Yellowknife Ski Club	\$30,000.00	\$20,000.00	\$20,000.00	Funding to install a pellet boiler year 1 and trail improvement in year 2 and year 3.
Ecology North	\$12,000.00	\$12,000.00	\$12,000.00	Funding to host free environmental events to the public.
Yellowknife Playgroup Association	\$5,000.00	\$5,000.00	\$5,000.00	Funds for facility rental to offer their programs.
Northern Arts and Cultural Centre	\$52,000.00	\$52,000.00	\$52,000.00	Funds to be used for operation of NACC.
Aurora Fiddlers Society	\$5,000.00	\$5,000.00	\$5,000.00	Funds to be used for the delivery of their local programs.
Snow King Festival	\$12,000.00	\$12,000.00	\$12,000.00	Funds to host the Snow King Festival.
Yellowknife Gymnastics Club	\$20,000.00	\$20,000.00	\$20,000.00	Funds toward the delivery of youth programs for the club.
YK Artist Run Community Centre	\$8,000.00	\$8,000.00	\$8,000.00	Funds to host their annual Summer Workshop "City" and other local projects.
Yellowknife Seniors Society	\$52,000.00	\$52,000.00	\$52,000.00	Funds to assist with their O & M of the Baker Centre.
Western Arctic Moving Pictures	\$8,000.00	\$8,000.00	\$8,000.00	Funds to assist with hosting the YK Film Festival and new program initiatives.
Yellowknife Climbing Club	\$5,000.00	\$5,000.00	\$5,000.00	Funds to assist with Climbing Programs.
<b>Sub Total A</b>	<b>\$254,250.00</b>	<b>*\$244,250.00</b>	<b>*\$244,250.00</b>	*For consideration for the 2017 and 2018 for the Multi Year recipients.

<b>Sponsorship</b>	<b>2016</b>	<b>Conditions</b>
North Slave Metis Alliance	\$8,000.00	The City of Yellowknife must be recognized at the event; displayed on all advertising; National Aboriginal Day – Fish Fry.
YWCA Yellowknife	\$8,000.00	The City of Yellowknife must be recognized at the event; displayed on all advertising for the YWCA 50 <sup>th</sup> Anniversary in Yellowknife.
Old Town Community Association	\$8,000.00	The City of Yellowknife must be recognized at the event; displayed on all advertising at the Old Town Ramble and Ride.
NWT Riders Association	\$4,000.00	The City of Yellowknife must be recognized at the event; displayed on all advertising for their Annual Ride and Shine.
NWT Wellness Society	\$1,500.00	The City of Yellowknife must be displayed on all advertising for their Conference and workshop.
Canadian Parents For French	\$500.00	The City of Yellowknife must be displayed on all advertising in regards to hosting of the Oral French Competition.
Yellowknife International Airshow	\$10,000.00	The City of Yellowknife must be recognized at the event; displayed on all advertising for the hosting of the 2016 Northern Sky Airshow.
Folk on the Rocks	\$15,000.00	The City of Yellowknife must be recognized at the event; displayed on all advertising for the hosting of Folk on the Rock Festival.



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Ptarmicon Society	\$5,000.00	The City of Yellowknife must be recognized at the event; displayed on all advertising for Ptarmicon.
Canadian Championship Dog Derby	\$13,000.00	The City of Yellowknife must be recognized at the event; displayed on all advertising in regards to the hosting of the 2016 Canadian Championship Dog Derby.
Music NWT	\$5,000.00	The City of Yellowknife must be recognized at the event; displayed on all advertising for the hosting 5 <sup>th</sup> Annual Great Northern Music Festival.
The Long John Jamboree	\$13,000.00	The City of Yellowknife must be recognized at the event; displayed on all advertising for the Long John Jamboree.
Yellowknife Farmers Market	\$9,500.00	The City of Yellowknife must be recognized at the event; displayed on all advertising and promotional material for the Summer Farmers Market.
NWT Pride	\$5,000.00	The City must be recognized at the event and displayed in all advertising and promotional material for the NWT Pride event.
<b>Sub Total B</b>	<b>\$105,500</b>	

<b>Community Service</b>	<b>2016</b>	<b>Conditions</b>
MS – Yellowknife Branch	\$1,750.00	Funds to assist with their YOGA programs.
St Johns Ambulance	\$5,000.00	Funds to assist with their Yellowknife Program (i.e. Dog Therapy).
Tennis NWT	\$1,750.00	Funds to assist with their High Performance Summer Tennis Camp.
Young Life of Canada – Skateboard Ministries	\$5,000.00	Funds to assist with rental costs for their skateboarding program.
Special Olympics	\$4,000.00	Funds to assist with rental costs associated with their programs.
Yellowknife Association for Community Living	\$10,000.00	Funds to assist with their programs.
Yellowknife Golf Club Association	\$10,000.00	Funds to assist with their maintenance programs and youth programs.
NWT Soccer	\$5,000.00	Funds to assist with costs associated with Coaching and officiating clinics in Yellowknife.
Yellowknife Playschool Association	\$5,000.00	Funds to assist with their summer preschool camp program.
Yellowknife Dance Collective	\$2,500.00	Funds to assist with rental costs for the delivery of their programs.
Association franco de Yellowknife	\$2,500.00	Funds to assist with their art project.
NWT Breast Health/Breast Cancer Action Group	\$1,750.00	Funds to assist with their workshops.
Great Slave Sailing Club	\$4,000.00	Funds to assist with their Learn to Sail program and purchasing of equipment.
<b>Sub Total C</b>	<b>\$58,250.00</b>	
<b>Grand Total</b>	<b>\$418,000.00</b>	

- Direct the Grant Review Committee to continue to review the Grant funding process to discuss the manner in which Committee will decide how to distribute the funding in future years and make recommendations on the process for developing criteria.**

Unanimous	In Favour	Opposed	Carried / Defeated
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<u>Item No.</u>	<u>Page No.</u>	<u>Description</u>				
15.		Municipal Services Committee Report for March 7, 2016.				
16.		Councillor Konge moves, Councillor _____ seconds  <b>That Council direct Administration to complete the construction of the recommended design for Hank Koenen Park in 2016, including the installation of a floating dock for launching non-motorized vessels only.</b>	Unanimous	In Favour	Opposed	Carried / Defeated
17.		Councillor _____ seconds,  <b>That Council:</b> i. <b>Amend the Heritage Committee Terms of Reference to:</b> <b>(a) reduce representatives from the Public at Large from nine (9) to eight (8);</b> <b>(b) include one (1) member of the Yellowknives Dene First Nation; and</b> ii. <b>Appoint Mr. Fred Sangris as a representative from the Yellowknives Dene First Nation for a two year term commencing March 15, 2016 and ending March 14, 2018.</b>	Unanimous	In Favour	Opposed	Carried / Defeated
18.		Councillor Konge moves, Councillor _____ seconds,  <b>That Council appoint Sheila Arychuk, Kay Da Corte, David Lovell and John Soderberg to the 2016 City of Yellowknife Board of Revision, and that an honorarium of \$250 per day be paid to all community board members.</b>	Unanimous	In Favour	Opposed	Carried / Defeated
19.		Councillor Konge moves, Councillor _____ seconds,  <b>That Councillor Adrian Bell be appointed as Deputy Mayor.</b>	Unanimous	In Favour	Opposed	Carried / Defeated



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**ENACTMENT OF BY-LAWS**

20.                      By-law No. 4892      -      A by-law to amend Zoning By-law No. 4404, as amended, for the purpose of removing the Development Permit requirement where the intended development is a home office for a Home Based Business, is presented for First Reading.

21.                      Councillor Konge moves,  
Councillor \_\_\_\_\_ seconds,

**First Reading of By-law No. 4892.**

Unanimous	In Favour	Opposed	Carried / Defeated
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22.                      By-law No. 4893      -      A by-law to amend Business By-law No. 3451, as amended, for the purpose of revising the Development Permit requirement to be consistent with By-law No. 4892, is presented for First Reading.

23.                      Councillor Konge moves,  
Councillor \_\_\_\_\_ seconds,

**First Reading of By-law No. 4893.**

Unanimous	In Favour	Opposed	Carried / Defeated
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24.

**DEFERRED BUSINESS AND TABLED ITEMS**

25.                      There was no deferred business and there were no tabled items for the agenda.

26.                      Is there any deferred business or are there any tabled items from the floor?

**OLD BUSINESS**

27.                      There was no old business for the agenda.

28.                      Is there any old business from the floor?





**Item No.      Page No.      Description**

**NOTICES OF MOTION**

- 29.                      There were no notices of motion for the agenda.
- 30.                      Are there any notices of motion from the floor?

**DELEGATIONS PERTAINING TO ITEMS NOT ON THE AGENDA**

- 31.                      There were no delegations pertaining to items not on the agenda.

**NEW BUSINESS**

- 32.                      A memorandum regarding whether to adopt an Area Development Plan for the Hordal Bagon residential subdivision and proceed with tender for construction.
- 33.                      Councillor Konge moves,  
 Councillor \_\_\_\_\_ seconds,

**That Council direct Administration to proceed with tender for construction of Hordal Bagon single family residential subdivision.**

Unanimous	In Favour	Opposed	Carried / Defeated
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- 34.                      By-law No. 4894      -      A by-law adopting an Area Development Plan (Development Scheme) for the Hordal Bagon single family residential subdivision, is presented for First Reading.

- 35.                      Councillor Konge moves,  
 Councillor \_\_\_\_\_ seconds,

**First Reading of By-law No. 4894.**

Unanimous	In Favour	Opposed	Carried / Defeated
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- 36.                      Is there any new business from the floor?

**ADMINISTRATIVE ENQUIRIES**

- 37.                      There were no administrative enquiries for the agenda.
- 38.                      Are there any administrative enquiries from the floor?



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<u>Item No.</u>	<u>Page No.</u>	<u>Description</u>
		<u>ADJOURNMENT</u>



CITY OF YELLOWKNIFE

## MUNICIPAL SERVICES COMMITTEE REPORT

**Monday, February 22, 2016 at 12:05 p.m.**

Report of a meeting held on Monday, February 22, 2016 at 12:05 p.m. in the City Hall Council Chamber.  
The following Committee members were in attendance:

Chairman: A/Mayor A. Bell,  
Mayor M. Heyck (1:51 p.m.),  
Councillor R. Alty (12:28 p.m.),  
Councillor L. Bussey,  
Councillor N. Konge,  
Councillor S. Morgan,  
Councillor J. Morse,  
Councillor S. Payne, and  
Councillor R. Silverio.

The following members of Administration staff were in attendance:

D. Kefalas,  
J. Dalley,  
D. A. Gillard,  
J. Humble,  
C. Greencorn,  
D. Marchiori,  
N. Naidoo,  
G. White, and  
D. M. Gillard.

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<u>Item</u>	<u>Description</u>
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(For Information Only)

1. Councillor Bussey declared a conflict with regard to the Grant Review Committee's recommendation as she is the financial coordinator for the NWT Wellness Society.
2. Councillor Bell declared a conflict of interest with regard to the Grant Review Committee's recommendation as he is the director of fundraising for the Long John Jamboree.



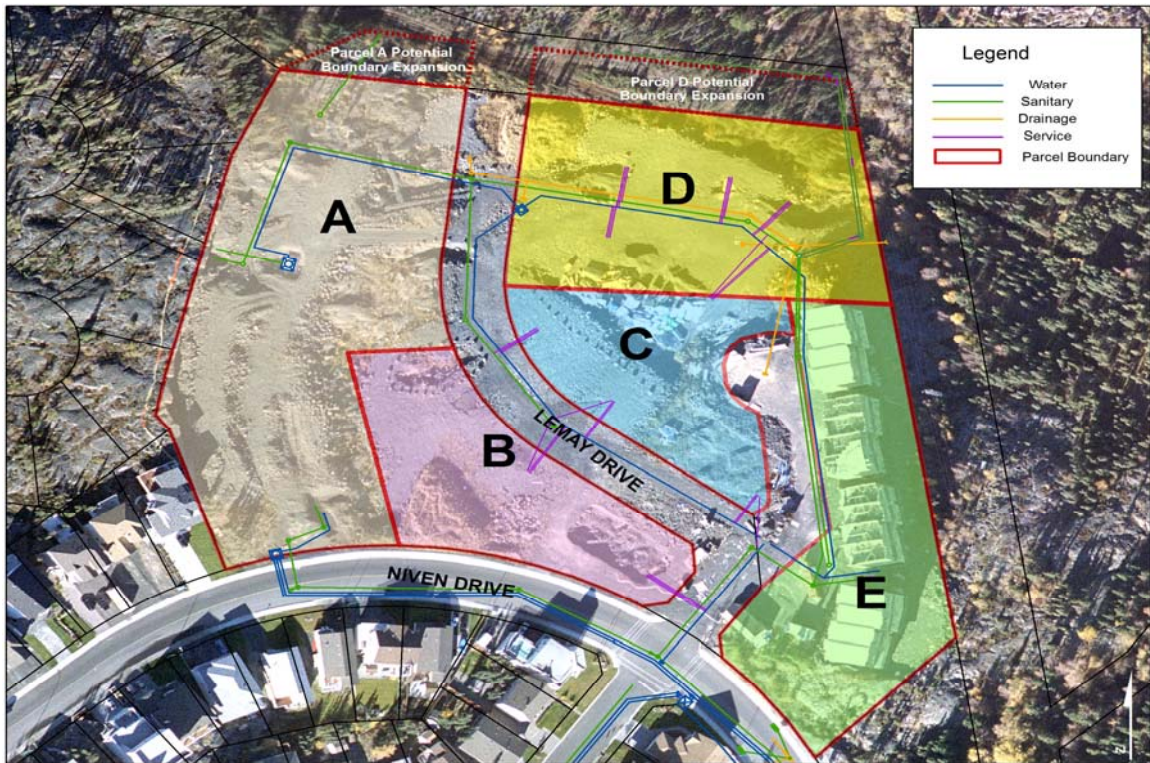
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- (For Information Only)

3. Committee heard a report from the RCMP regarding monthly statistics.
  - (For Information Only)

4. Committee heard a report from the Municipal Enforcement Division regarding monthly statistics.
  - (For Information Only)

5. Committee heard a presentation from Suzette Montreuil regarding the No Place for Poverty Coalition regarding its Yellowknife Living Wage campaign. Ms. Montreuil requested that Council provide for community recognition of employers who provide a Living Wage.
  6. **Committee read a memorandum regarding whether to promote the sale of the remaining lots in Niven Lake V to encourage growth and development by adjusting the lot prices, and dispose of Lot 94, Block 308, Plan 4441 (Lot B) to Redcliffe Developments for a 20 unit development.**

Committee noted that the Niven Lake V subdivision has been in the “development” phase for over a decade as a result of the insolvency of Bond Street Ventures, the distressed sale to Nova Developments, and the City’s repurchasing of lots in 2012. At the time properties were appraised by Stewart Weir McDonald based upon fully serviced lots and municipal paving. While several lots were initially sold, nothing has sold since 2012. This resulted in sub-dividing the property into five marketable parcels, with the lots priced at a market value of \$7.8 million. Of the five lots illustrated in Figure 1 below, lots B, C, and D, remain unsold.



Based upon ongoing enquiries and current market conditions, Administration is proposing a 15% price reduction on the remaining lots.

Council policy / resolution or goals include: Council Objectives: 1(a) Realize Opportunities to Encourage Economic Growth and Diversity. 2(d) Promote a Range of Commercial, Residential and Institutional Development and Revitalization Initiatives. 4(b) Advance the City’s Interest in Responding to Social, Environmental and Economic Issues and their Impacts.

Applicable legislation, by-laws, studies, plans include: *Cities, Towns and Villages Act S.N.W.T. 2003*; Zoning By-law No. 4404, as amended; and Land Administration By-law No. 4596, as amended.

The City’s Land Administration By-law No. 4596, as amended, allows the City to acquire or dispose of lots pursuant to the *Cities, Towns and Villages Act S.N.W.T 2003*. According to the Land Administration By-law the determination of the price of land for fee simple disposition by the City shall be the appraised value. The price adjustment is still within the appraised floor value provided by the appraiser Stewart Weir McDonald. The marketing plan and pricing of the subdivision is based upon a January 2012 appraisal from Stewart Weir McDonald. The appraisal provided a range in per unit values for total subdivision pricing between \$7.1 and \$8.6 million, which resulted in the City applying an average total pricing of \$7.8 million as shown in Figure 2.

Parcel (see Figure 1)	Maximum Density	Approximate Parcel Area	City’s List Price
A	76 units	9,602 sq.m.	\$2,600,000
B	14 units	3,949 sq.m.	\$950,000



C	14 units	3,371, sq.m.	\$950,000
D	48 units	6,098 sq.m.	\$2,000,000
E	16 units	5,328 sq.m.	\$1,280,000
Total	168 units	28,348 sq.m.	\$7,780,000

Figure 2: Parcel Areas, Density and Pricing for Niven V

Redcliffe Developments was the first developer to complete a 16 unit waterfront development on the Niven Lake V site. The developer has requested a price discount for Lot B and a density increase to make for a viable project. The project would consist of attached homes, townhomes and six-plex condos depending on market conditions. Based on these discussions Administration is proposing a price adjustment of 15% from \$950,000 to \$807,500 as well as a density increase from 14 to 20 units. The same percentage price adjustment would be applied to the two remaining parcels along with commensurate density increases. The initial Development Permit for the site under Bond Street Properties Ltd. was for 92 units based upon public concerns of over densification. The subject lands however were zoned R3 – Medium Density Residential, permitting one unit per 125m<sup>2</sup> of land. The density condition with Bond Street Properties Ltd. was established within the sales agreement and not as a zoning overlay. It became apparent that this density was not economically feasible and hence one of the contributing factors to the eventual bankruptcy of Bond Street Properties Ltd. Subsequent the repurchasing, re-parceling and Request for Proposal on the land, the City prescribed a revised density of 168 units, however with a total area of 28,348 m<sup>2</sup> the R-3 zone permits 227 units. In order to increase the feasibility of the subdivision it is recommended that the density for the site be slightly increased by another 20 units for parcels B (20 units), C (20 units), and D (56 units). This would bring the total density to 184 units, still significantly below the 227 units under the R3 zone. Niven Lake Phase V property was initially purchased in 2003 and ground preparation began shortly thereafter. As a result of the insolvency of Bond Street Properties Ltd. the City purchased the lands from Nova Developments Corporation in 2011 after the lands sat vacant for several years. The re-parceled Niven V Development has been on the market since 2012 and resulted in two immediate sales or 52% of the lands. There has been multiple inquiries since then, however no additional sales. Part of the challenge is that the land was pre-serviced for the initial 92 unit layout which created parcel configurations that are not optimized for alternative designs. As a result the site may remain a construction zone and area in distress unless prices are adjusted. The rationale for the proposed price discount is based on several considerations: The City utilized the average appraised value of \$7.8 million based upon the appraised range from the appraiser of \$7.1 million and \$8.6 million. This provides the opportunity for price reduction to the remaining parcels pursuant to the Land Administration By-law 4596, as amended; the adjacent Niven Lake VII which commenced development after Niven V was initially commenced received a 12% subsidy. Niven V not only has similar development challenges, but is distressed as a result of the Bond Street Properties bankruptcy and pre-servicing challenges; there are some 64 residents in Niven V, and the main central portion of the site is still a construction zone. This would not be the case if the project was viable to begin with and did not have to be re-parceled. If the lands do not sell in the immediate future the development could remain a construction zone and eyesore to the neighbourhood for another decade; Based on an analysis conducted by the Budgeting and Taxation Division the site(s) will garner the equivalent in taxes of the proposed discount within a six year period. If one of the lots is



sold to Redcliffe Developments, taxes will be collected on the lands immediately with “improvements” taxed as per development staging over the projected three year period, and There are currently a number of residential developments ongoing or commencing in 2016 – Block 501, Twin Pine Hill, Grace Lake South, Hordal and Bagon – which will continue to diminish the demand to sell the Niven V lots without further incentive. If the City holds them for a significant period of time it will delay potential tax revenue. The Land Development Fund is a revolving fund which garners revenues from land sales and utilizes those revenues to assemble and service future lands for development. The Land Development Fund has a current balance of \$2.7 million, with several projects planned for 2016 including Grace Lake South and Hordal and Bagon. The planned expenditures for 2016 are \$3.5 million. The sale of additional lands in Niven V will increase revenues to the Fund and potentially expedite the commencement and completion of paving in this subdivision. The sooner parcels B and C are developed the easier it will be to complete the grading and engineering design of the Lemay Drive extension which includes paving, curbing and sidewalk. City Administration continues to receive complaints from adjacent neighbours about this unsightly condition of the property. Additionally the Lemay Drive roadway is eventually planned to extend into Niven Lake Phase 8 and completion of Niven V will ease the design and construction when the time is appropriate for this last Phase. The Niven Lake V has been confronted by numerous development challenges since it was first sold to Bond Street Properties Ltd. The eventual repurchase, re-parceling, and marketing of the lands by the City in 2012 finally resulted in development occurring in the area. However there have been no sales since this time and this may be due to the unique site challenges that resulted from pre-servicing the initial subdivision. The proposed price discount is within the parameters of the appraised value and Land Administration By-law 4596, as amended. Should Council agree to the price adjustment and slight density increases, the remaining lots may finally be developed so that it is no longer an unsightly construction zone.

7. Mr. Jon Jaque, a representative of Cavo Developments, addressed Council and stated that he supports the recommendation. Mr. Jaque stated that the land has not sold in 5 years therefore the price should be reduced. Mr. Jaque further stated that this decision will impact other developments and that they will use this decision as their guidepost for their next development.
8. Councillor Bell moved,  
Councillor Silverio seconded,

That Committee move in camera to discuss a financial matter.

MOTION CARRIED UNANIMOUSLY

9. Committee discussed a financial matter.
10. Councillor Morse moved,  
Councillor Payne seconded,



That Committee return to a public meeting at 1:40 p.m.

MOTION CARRIED UNANIMOUSLY

11. Committee recessed at 1:40 p.m. and reconvened at 1:49 p.m.
12. Mayor Heyck arrived at 1:51 p.m.

**Committee recommends that Council:**

1. **Reduce the lot prices in Niven Lake V by 15% for Lot 94, Block 308, Plan 4441; and Lot 11 and 12, Block 307, Plan 4441;**
2. **Provide payment plans for developments of 15 or more units, not exceeding 3 years; and**
3. **Dispose of Lot 94, Block 308, Plan 4441 (Lot B in Figure 1) to Redcliffe Developments for a 20-unit development, with only slight density increases to Lot C and D.**

**MOVE APPROVAL**

13. **Committee read a memorandum regarding whether to select properties to auction for tax arrears, when to hold the auction and what minimum price will be established for each property.**

Committee noted that In accordance with the *Property Assessment and Taxation Act* (s.97.6), Council may offer for sale, at a public auction, properties on the tax arrears list. Council chooses which properties to offer for sale. The minimum price is 50% of the assessed value. The *Property Assessment and Taxation Act* requires the City to follow specific procedures to notify the assessed owners and encumbrances of the tax arrears and the tax sale provisions. Each year the City notifies the assessed owner of the balance of taxes owed on the interim tax invoice sent in January and the final tax invoice sent in June as well as on statements of account throughout the year. For the taxes in arrears for 2014 taxation year, the City: Sent a registered letter notifying the assessed owner of the arrears and tax sale provisions on April 30, 2015; Published the tax arrears list in the *Yellowknifer* on July 29, 2015; Notified parties with an interest registered against the property on July 30, 2015; and Posted a list of arrears at City Hall, Library, Multiplex, Fieldhouse and Pool on July 31, 2015. The assessed owners were offered a payment plan on April 30, 2015 and reminded of the offer on subsequent notices. The assessed owner can accept the offer of the payment plan any time before the public auction.

Council policy / resolution or goal includes: On March 27, 2000, Council adopted the following policy: Motion #0091-00 That the City sell property at public auction, in accordance with the *Property Assessment and Taxation Act*, when taxes are two years in arrears. On January 28, 2002, Council adopted the following policy: Motion #0039-02 That the City bid the minimum price on property offered at a tax auction if the property remained unsold after a previous auction. On April 8, 2002, Council amended the above policy to state: Motion #0161-02 That the City sells property at the public auction, in





accordance with the *Property Assessment and Taxation Act*, when the taxes are two years in arrears and if auctioning of the property maximizes the amount of taxes the City is able to collect.

Applicable legislation, by-laws, studies, plans include: *Property Assessment and Taxation Act*; and Property Assessment and Taxation Regulations.

The *Property Assessment and Taxation Act* prescribes the tax auction process, including notification, conduct of the auction and transfer of the property. The City has followed the notice requirements and the City's solicitor conducts the auction and property transfers. Council decides, by resolution, which properties, if any it wishes to offer for sale at public auction. Council sets, by resolution, the date of the auction and the minimum sale price of each property. It is Council policy to sell property at public auction, in accordance with the *Property Assessment and Taxation Act*, when the taxes are two years in arrears. Taxpayers with arrears less than \$100 have not been included. Under section 97.3(3) and (4) of the *Property Assessment and Taxation Act*, after entering into an installment payment agreement, the City is authorized to proceed with the sale of the taxable property if the assessed owner fails to comply with the terms of the agreement. As part of the tax auction process, the regulations require that the minimum sale price be no less than 50% of the assessed value. The taxpayer can redeem the property within 30 days of the auction by paying the tax arrears. The City may bid on and purchase a property that is offered for sale so long as the purchase falls within the circumstances that the City is able to acquire property under the *Cities, Towns and Villages Act*. No municipal council member, officer or employee may purchase, on his or her own behalf, any taxable property offered for sale, unless the Minister of Finance has given prior approval. The recommendation follows the same principles as applied in previous years. If taxpayers know the exact conditions under which a tax auction will be held, property taxes are more likely to be paid before the tax auction process starts. Committee was provided with the 2016 Tax Auction List.

**Committee recommends that, in accordance with the *Property Assessment and Taxation Act*, Council direct Administration to auction the following properties at City Hall at 9:00 a.m. (MST) on Friday, June 15, 2016. The minimum price shall be 50% of the assessed value as listed for each property:**

**2016 Auction List**

Municipal Address	Legal Description			2014 Total Arrears	2016 Assessed Value	Minimum Auction Price
	Lot	Block	Plan			
16 HEARNE HILL RD	3	5	68	\$1,959.22	\$194,430	\$97,215
5121 49 ST	15	36	65	\$605.57	\$479,490	\$239,745
4915 45 ST	17	69	69	\$1,466.64	\$259,320	\$129,660
4310 50 AVE	13,PT26,27	70	69	\$46,318.96	\$878,220	\$439,110
4803 SCHOOL DRAW	2	98	482	\$4,514.83	\$377,590	\$188,795



AVE						
208 NIVEN DR	116	308	4587	\$9,166.51	\$937,440	\$468,720
2 ELLESMERE DR	24	530	1255	\$4,318.13	\$239,350	\$119,675
59 HORTON CRES	29	542	1420	\$4,364.08	\$193,730	\$96,865
84 HORDAL RD	16	552	1894	\$3,000.00	\$170,520	\$85,260
254 BORDEN DR	7	562	2072	\$3,035.91	\$247,490	\$123,745
5 LAROCQUE CRES	5	566	3735	\$5,564.41	\$279,340	\$139,670
244 FAIRCHILD CRES	UNIT 227	163	C2090	\$147.74	\$89,490	\$44,745
311 BELLANCA AVE	UNIT 162	163	C2090	\$748.17	\$140,470	\$70,235
444 NORSEMAN DR	UNIT 134	163	C2090	\$1,743.30	\$121,220	\$60,610
638 ANSON DR	UNIT 36	163	C2090	\$2,371.25	\$68,430	\$34,215

### MOVE APPROVAL

14. Councillors Bell and Bussey declared a conflict of interest and excused themselves from the meeting at 2:04 p.m.
15. **Committee read a memorandum regarding whether to adopt the recommendations set forth by the Grant Review Committee for the awarding of the 2016 Grant Funding.**

Committee noted that On October 12, 2004, Council approved Terms of Reference for a Grant Review Committee that will review and make recommendations to Council regarding the annual distribution of Grant Funding. The purpose of the Grant Review Committee is to assist the City of Yellowknife in an advisory capacity by making recommendations annually to Council through the Municipal Services Committee on which groups will receive Grant funding and the amount of funding that each group should receive. In 2014 Council directed the Grant Review Committee to review and revise the funding model. The review comprised of jurisdictional research and review of similar municipalities funding policies across Western Canada. The Committee completed this task with recommendations to Council that were approved in the fall of 2015 that included: A new funding model that consolidated multiple funding streams; Streamlined process for the organizations New policy and application form; and Improvements to information being available and accessible on the website. The result created numerous administrative efficiencies.

Council policy / resolution or goal includes: Council Objective # 3.b Promote heritage, culture, arts and other unique characteristics of Yellowknife; Council Goal #3.2 Highlight volunteer opportunities with the City, and Policy 964-C3 Define the manner in which not-for-profit community-based organizations may apply for funding from the City of Yellowknife and the criteria for approving such requests.

The Grant Program meets the City Council's Goals, by providing nonprofit organizations funds to offer programs, projects and or events to residents of Yellowknife that will enhance community participation and spirit and allow these groups to build volunteerism in our community. The programs and events that these groups are able to provide will promote our city's heritage, culture, arts and recreational needs.



Applicable legislation, by-laws, studies, plans include: *Cities, Towns and Villages Act*.

Council reviews the budget annually to establish the funding allotment for Grant Funding. Council has allocated \$418,000 over the past three years:

Year	Amount	Number of Organizations that received funding
2013	\$418,000.00	48
2014	\$418,000.00	49
2015	\$418,000.00	48
2016	\$418,000.00	41 (proposed)

The Community Services Department prepares written notices for the submission of applications sixty days prior to the deadline. These notices are advertised in the City's Capital Update flyer; on the City of Yellowknife's webpage, social media and on the electronic billboards located near the Yellowknife Community Arena and Multiplex. On January 12, 2016, Administration reviewed each application to ensure that criteria were met and provide that information to the Grant Review Committee. Section 123 of the *Cities, Towns and Villages Act S.N.W.T., 2003 c.22* allows Council to authorize grants for purposes it considers will benefit residents of the municipality, totaling not more than 2% of total annual expenditures as set out in its annual budget. The Program Manager of Community Services shall provide administrative support to the Grant Review Committee. Through regular meetings of the Corporate Leadership Team, all affected departments have been consulted. The City of Yellowknife adopted the current Grant Program in October of 2015. This Grant program provides three funding streams in which registered not for profit groups can apply for (Multi-Year Funding, Sponsorship and Community Services). In 2009, Spring Clean Up was removed from the community grant program and was redeveloped into a community services contract for non-profit youth groups. In the spring of 2014 Council directed the Grant Review Committee to review and investigate changes to the current Funding Program (Core Funding and Special Grant). In June 2015 the Grant Committee submitted a recommendation for Council consideration to adopt a new funding model. The New Grant Policy was adopted by Council in October of 2015. Administration notified all Core Funding recipients in 2014 that the current program was ending effective December 31, 2015. The Grant Review Committee met on January 20, 2016 and reviewed 52 applications requesting over \$959,587.00. Multi-Year: 15 organizations requested \$589,388.00; Sponsorship: 17 organizations requested \$212,829.00, and Community Services: 20 organizations requested \$157,370.00. Based on the funding eligibility, Committee was able to review and reduce the funding requests to \$748,758.00. The Committee then reviewed the projects, programs and event proposals against an approved budget funding of \$418,000.00. It was determined by the Committee that eleven (11) groups did not meet the Grant Criteria. The Committee invited 27 groups that were requesting over \$10,000.00 to make an oral presentation on February 2, 2016. The



Committee reconvened on February 3, 2016 and on February 11, 2016 and reviewed the 41 eligible applicants. The Funding deliberation was broken down into 3 streams: Multi-year funding (14 groups); Sponsorship (14 groups) and Community Services (13 groups). The Committee based the decisions on community outreach; community and economic impact this programs and or activities will have on the community of Yellowknife. In making their recommendations to Council, the Committee considered similar organizations' projects, programs and event with a resolve to establish a more consistent level of funding among similar types of organizations and projects/events. The proposed recommendations from the Grant Review Committee for the Grant Funding Program will support the current practice of Council, whereby the priority ratings are set annually, and application criteria reflect Committee's recommendations.

**Committee recommends that Council adopt the following recommendations as presented by the Grant Review Committee:**

**1. That the following groups be awarded funding as listed below for 2016 Grants:**

Multi Year Funding (3 Years) Subject to Budget Approval				
Organization	2016	*2017	*2018	Conditions
NWT SPCA	\$12,250.00	\$12,250.00	\$12,250.00	Funding for the construction of the facility and grounds.
Food Rescue	\$15,000.00	\$15,000.00	\$15,000.00	Funding for their program delivery.
NWT Disabilities Council	\$18,000.00	\$18,000.00	\$18,000.00	Funding for the Summer Program.
Yellowknife Ski Club	\$30,000.00	\$20,000.00	\$20,000.00	Funding to install a pellet boiler year 1 and trail improvement in year 2 and year 3.
Ecology North	\$12,000.00	\$12,000.00	\$12,000.00	Funding to host free environmental events to the public.
Yellowknife Playgroup Association	\$5,000.00	\$5,000.00	\$5,000.00	Funds for facility rental to offer their programs.
Northern Arts and Cultural Centre	\$52,000.00	\$52,000.00	\$52,000.00	Funds to be used for operation of NACC.
Aurora Fiddlers Society	\$5,000.00	\$5,000.00	\$5,000.00	Funds to be used for the delivery of their local programs.
Snow King Festival	\$12,000.00	\$12,000.00	\$12,000.00	Funds to host the Snow King Festival.
Yellowknife Gymnastics Club	\$20,000.00	\$20,000.00	\$20,000.00	Funds toward the delivery of youth programs for the club.
YK Artist Run Community Centre	\$8,000.00	\$8,000.00	\$8,000.00	Funds to host their annual Summer Workshop "City" and other local projects.
Yellowknife Seniors Society	\$52,000.00	\$52,000.00	\$52,000.00	Funds to assist with their O & M of the Baker Centre.
Western Arctic Moving Pictures	\$8,000.00	\$8,000.00	\$8,000.00	Funds to assist with hosting the YK Film Festival and new program initiatives.
Yellowknife Climbing Club	\$5,000.00	\$5,000.00	\$5,000.00	Funds to assist with Climbing Programs.
Sub Total A	\$254,250.00	*\$244,250.00	*\$244,250.00	*For consideration for the 2017 and 2018 for the Multi Year



			recipients.
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Sponsorship	2016	Conditions
North Slave Metis Alliance	\$8,000.00	The City of Yellowknife must be recognized at the event; displayed on all advertising; National Aboriginal Day – Fish Fry.
YWCA Yellowknife	\$8,000.00	The City of Yellowknife must be recognized at the event; displayed on all advertising for the YWCA 50 <sup>th</sup> Anniversary in Yellowknife.
Old Town Community Association	\$8,000.00	The City of Yellowknife must be recognized at the event; displayed on all advertising at the Old Town Ramble and Ride.
NWT Riders Association	\$4,000.00	The City of Yellowknife must be recognized at the event; displayed on all advertising for their Annual Ride and Shine.
NWT Wellness Society	\$1,500.00	The City of Yellowknife must be displayed on all advertising for their Conference and workshop.
Canadian Parents For French	\$500.00	The City of Yellowknife must be displayed on all advertising in regards to hosting of the Oral French Competition.
Yellowknife International Airshow	\$10,000.00	The City of Yellowknife must be recognized at the event; displayed on all advertising for the hosting of the 2016 Northern Sky Airshow.
Folk on the Rocks	\$15,000.00	The City of Yellowknife must be recognized at the event; displayed on all advertising for the hosting of Folk on the Rock Festival.
Ptarmicon Society	\$5,000.00	The City of Yellowknife must be recognized at the event; displayed on all advertising for Ptarmicon.
Canadian Championship Dog Derby	\$13,000.00	The City of Yellowknife must be recognized at the event; displayed on all advertising in regards to the hosting of the 2016 Canadian Championship Dog Derby.
Music NWT	\$5,000.00	The City of Yellowknife must be recognized at the event; displayed on all advertising for the hosting 5 <sup>th</sup> Annual Great Northern Music Festival.
The Long John Jamboree	\$13,000.00	The City of Yellowknife must be recognized at the event; displayed on all advertising for the Long John Jamboree.
Yellowknife Farmers Market	\$9,500.00	The City of Yellowknife must be recognized at the event; displayed on all advertising and promotional material for the Summer Farmers Market.
NWT Pride	\$5,000.00	The City must be recognized at the event and displayed in all advertising and promotional material for the NWT Pride event.
<b>Sub Total B</b>	<b>\$105,500</b>	

Community Service	2016	Conditions
MS – Yellowknife Branch	\$1,750.00	Funds to assist with their YOGA programs.
St Johns Ambulance	\$5,000.00	Funds to assist with their Yellowknife Program (i.e. Dog Therapy).
Tennis NWT	\$1,750.00	Funds to assist with their High Performance Summer Tennis Camp.



Young Life of Canada – Skateboard Ministries	\$5,000.00	Funds to assist with rental costs for their skateboarding program.
Special Olympics	\$4,000.00	Funds to assist with rental costs associated with their programs.
Yellowknife Association for Community Living	\$10,000.00	Funds to assist with their programs.
Yellowknife Golf Club Association	\$10,000.00	Funds to assist with their maintenance programs and youth programs.
NWT Soccer	\$5,000.00	Funds to assist with costs associated with Coaching and officiating clinics in Yellowknife.
Yellowknife Playschool Association	\$5,000.00	Funds to assist with their summer preschool camp program.
Yellowknife Dance Collective	\$2,500.00	Funds to assist with rental costs for the delivery of their programs.
Association franco de Yellowknife	\$2,500.00	Funds to assist with their art project.
NWT Breast Health/Breast Cancer Action Group	\$1,750.00	Funds to assist with their workshops.
Great Slave Sailing Club	\$4,000.00	Funds to assist with their Learn to Sail program and purchasing of equipment.
<b>Sub Total C</b>	<b>\$58,250.00</b>	
<b>Grand Total</b>	<b>\$418,000.00</b>	

2. Direct the Grant Review Committee to continue to review the Grant funding process to discuss the manner in which Committee will decide how to distribute the funding in future years and make recommendations on the process for developing criteria.

(For Information Only)

16. Committee read a memorandum regarding the Grant Review Committee Minutes for February 2, 3, and 11, 2016.

(For Information Only)

17. Councillors Bell and Bussey returned to the meeting at 2:12 p.m.

(For Information Only)

18. Committee discussed the date for the Community Barbeque and selected June 9, 2016.

(For Information Only)

19. Councillor Bell moved,  
Councillor Bussey seconded,

That Committee move in camera at 2:15 p.m. to discuss a personnel matter and that it is in the public interest to do so.

MOTION CARRIED UNANIMOUSLY

(For Information Only)

20. Committee discussed a personnel matter.



- 
- (For Information Only)
21. Councillor Bell moved,  
Councillor Bussey seconded,

That Committee return to an open meeting at 3:20 p.m.

MOTION CARRIED UNANIMOUSLY

- (For Information Only)
22. There was no business arising from the in camera session.
23. The meeting adjourned at 3:20 p.m.



CITY OF YELLOWKNIFE

## MUNICIPAL SERVICES COMMITTEE REPORT

**Monday, March 7, 2016 at 12:05 p.m.**

Report of a meeting held on Monday, March 7, 2016 at 12:05 p.m. in the City Hall Council Chamber. The following Committee members were in attendance:

Chairman: A/Mayor A. Bell,  
Councillor N. Konge,  
Councillor S. Morgan (via teleconference),  
Councillor J. Morse, and  
Councillor R. Silverio.

The following members of Administration staff were in attendance:

J. Humble,  
J. Dalley,  
D. Hurley,  
D. Marchiori,  
K. Penney, and  
D. M. Gillard.

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<u>Item</u>	<u>Description</u>
1.	(For Information Only) There were no disclosures of pecuniary interest.
2.	(For Information Only) A presentation was heard from Natalie Plato, Adrian Paradis and Sharon Low, representatives of the Giant Mine Remediation Project Team, regarding an update on the remediation project.
3.	<b>Committee read a memorandum regarding whether to complete construction of the recommended design for Hank Koenen Park in 2016 including the construction of a floating dock for launching non-motorized vessels only.</b>

Committee noted that on November 10, 2014, Council passed Motion #0360-14, to "direct Administration to proceed with the improvement design, with ongoing public engagement,





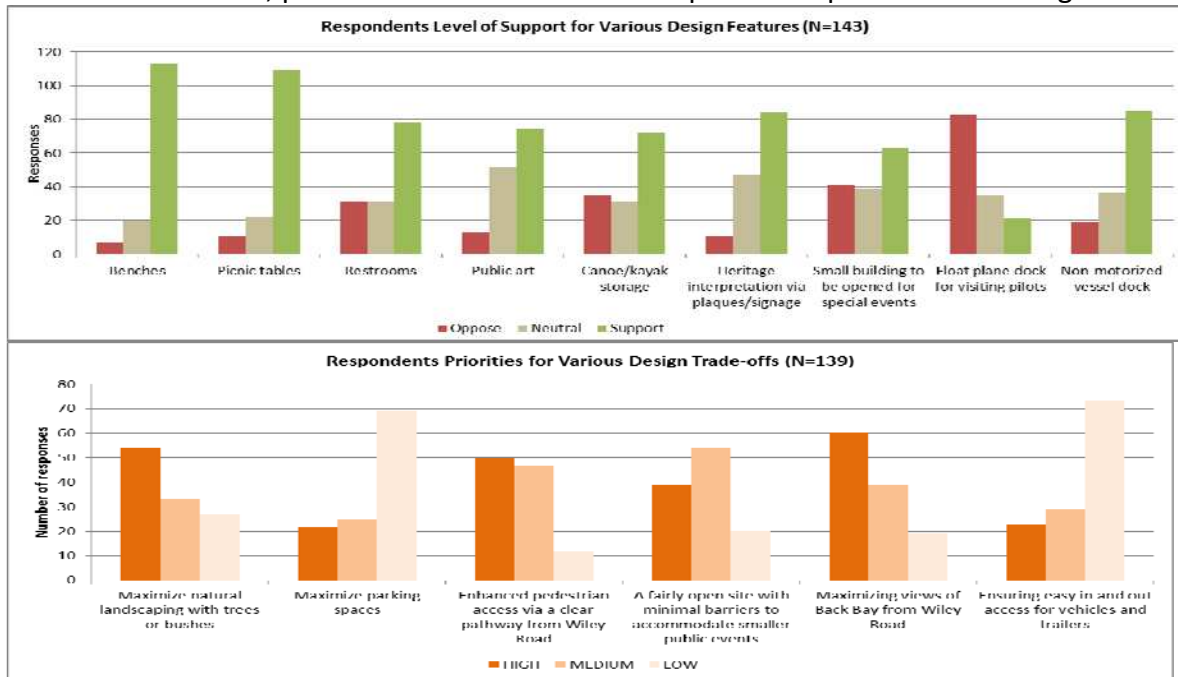
for 2015 construction for low-impact waterfront use at 3526 Wiley Road.” On February 26, 2015, the Department of Fisheries and Oceans (DFO) confirmed that no DFO *Species At-Risk Act* permit is required. On June 4, 2015, the City was granted a Type B Water Licence to the Mackenzie Valley Land and Water Board to infill a portion of Lot 5, Block D (3526 Wiley Road). This Licence included a detailed Engagement Plan, described below. In the summer of 2015 the City awarded the construction of the site based on the approved 2015 budget of \$300,000. Work completed to date includes demolition of the existing launch facilities which were in significant disrepair, filling and grading the site, and installation of gabion baskets. The concrete decking is scheduled for installation in early summer of 2016 with the balance of the work planned concurrently. Council policy / resolution or goal include: 1(c) Emphasize Fairness, Value and Transparency in Financial Decisions, Program Delivery and Land Administration. 2(a) Maintain, Respect, Preserve and Enhance the Natural Environment, Natural Heritage and Green Space. 2(d) Promote a Range of Commercial, Residential and Institutional Development and Revitalization Opportunities. Council Motion: That Council direct Administration to proceed with the improvement design, with ongoing public engagement, for 2015 construction for low-impact waterfront use at 3526 Wiley Road.” Applicable legislation, by-laws, studies, plans include: General Plan By-law No. 4656, as amended; Zoning By-law No. 4404, as amended; and *2012 City of Yellowknife Harbour Plan*. The Yellowknife Harbour Plan was adopted for information by City Council on June 25, 2012. The Plan is structured into six guiding frameworks and an implementation strategy accompanied by 43 recommendations. This includes developing major and minor green spaces as key destinations and nodes on the waterfront, of which Hank Koenen Park is an example. The total 2015 capital budget for the project under the Harbour Plan was \$300,000. To date approximately \$100,000 has been spent on demolition, grading and the installation of the gabion baskets. The estimated remaining cost of developing the park node at this location is approximately \$130,000, plus \$45,000 for three floating docks. Consultation for the use and design of Hank Koenen Park has been ongoing since February, 2015, and consists of two phases: 1) Engagement regarding infill of the lot; and 2) Consultation concerning the design of the park for this site. The Engagement for the former is summarized in the Engagement Plan required by the Mackenzie Land and Water Board (Attachment 1). Consultations for the latter took place using in-person, written and online forms of consultation, and included adjacent property owners, other relevant stakeholders and the public at-large. These consultations are summarized in the table below.

Date(s)	Group Consulted	Feedback
<b><i>In-person consultations with adjacent property owners</i></b>		
February 2015 June 2015	RTL Ltd.	Support no float planes on site; some concerns regarding access/security of their property.
February 2015 June 2015	Great Slave Yacht Club (GSYC) & 5371 NWT Ltd.	Support no float planes; infilling should not impede access to refueling station; security concern is #1 priority; City may use any additional blast rock to infill the GSYC portion of lagoon area.
<b><i>Invitations to meet with local First Nations</i></b>		
April 2015	Yellowknives Dene First Nation (YKDFN)	At in-person meeting, YKDFN Lands and Environment confirmed YKDFN has no interest in the project.
April 2015	Dene Nation	Consult with YKDFN on this matter
April 2015	North Slave Metis Alliance	No response
April 2015	NWT Metis Nation	No response
April 2015	Tłıchǵ Government	No response



<b>Consultations with other relevant stakeholders</b>		
July 2015	NWT Floatplane Association	Supports float plane parking for visitors; believes Back Bay is ideal.
July 2015	Old Town Paddle Co.	Supports project; safety concerns regarding presence of float planes.
July 2015	Somba K'e Paddling Club	Supports project; preference for no float planes but could accommodate; suggested outdoor storage could be leased for canoes/kayaks.
October 2015	Latham Island Neighbourhood Association & NWT Floatplane Association	Supports float plane parking for visitors
<b>Consultations with the Public At-Large (More details in figures below)</b>		
July-August 2015	Online survey	Majority (62%) opposed float plane dock
November 2015	Online survey & Open House	Majority (60%) opposed float plane dock for visiting pilots

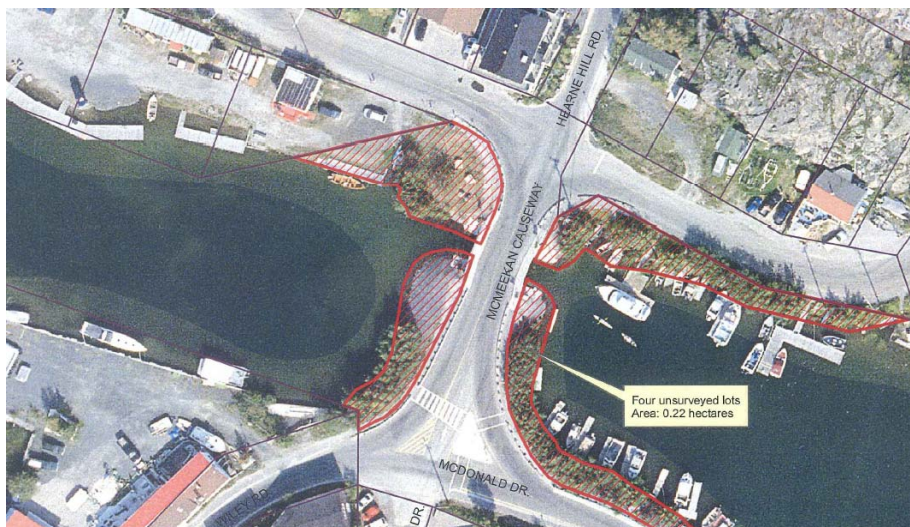
The most recent round of public consultations combined an open house format with an online survey conducted over a two-week period. This survey built on results from the July engagement, so only results from the latter survey are reported. The results show the level of public support for specific amenities (Figure 1), and the public's priorities for various design trade-offs (Figure 2). This feedback, along with that collected previously and described in Table 1, provided direction for the final park node plan detailed in Figure 3.



The subject property is directly adjacent the Great Slave Yacht Club. As part of the restoration and redevelopment of the site the water portion between the City lands and Yacht Club lands had to be infilled. As part of this agreement with the Yacht Club, the City granted continued access to the Club's fuel station on the northeast corner of their property through its waterlot as illustrated in Figure 3.



The question of whether to allow float plane parking at this site has dominated the discussion about the design of this park node. This is in part due to the history of Back Bay as an aerodrome. Also, the namesake of this park, Hank Koenen, was a WWII veteran pilot who later ran Koenen's Air Service, an air charter company which operated on this site. However, over the years, the intensity of use in this area has increased with additional mooring and refuelling facilities. Given the risks of dangerous collisions between float planes and other users, and the direction of Council to develop this parcel for "low impact" use, it is recommended that no float plane mooring be allowed at this site. The "low impact" or non-motorized use of the site was initially Administration's direction based on public input. This has been reinforced through the public engagement process. Moreover the Great Slave Yacht Club (GSYC) has indicated that float planes in this area will significantly impact their use of the property. During the summer the City's MVLWB water licence permitted it to infill the waterway between the two properties based upon verbal agreements and the mutual benefits to the owners. The GSYC wants a formal commitment that the lot will remain designated for non-motorized use. Administration supports this direction and believes there is ample space in other locations for float planes, including the recent acquisition of the lease to the McMeekan Causeway as illustrated in Figure 3. This could be a future initiative that the current Council may wish to consider as part of a future capital budget.



The design shown below represents the culmination of multiple rounds of consultation and meetings with residents and stakeholders. A few of the design features are:

Park feature	Details
Surfacing	Road facing portion left gravel; paved near water to allow ease of use
Sightlines	Left fairly open to preserve views of Back Bay from Wiley Road
Planting	Used for minimal screening of adjacent lots/fences for uses of the park, and separate parking area from waterfront
Amenities	Informational kiosk, bicycle parking, seating/picnic tables
Parking	5 extra wide parking spaces are indicated to allow users to unload canoes/kayaks from vehicles.
Dock	To be used for launching/mooring non-motorized craft only
Small building	Room for a small structure may serve as storage or for events





4. Mr. Evan Walz, President of the Great Slave Yacht Club, addressed Committee and stated they are in support of this development and with the recommendation as presented. Mr. Walz noted that they are not in support of floatplane access to this area as they have an agreement with the City to maintain their existing refueling area adjacent to the park. Some of the boats coming in for fuel are 30 – 45' in length and the area to maneuver is approximately 100' wide. Adding floatplanes would turn a difficult situation to a dangerous one. Mr. Walz noted that the concept presented has gone through two rounds of public consultation. Mr. Walz requested that the City keep this area safe for park users and suggested that it implement a 'No Wake Zone' in the area.
5. Ms. Ann Lynagh addressed Committee and stated that she had been a member of the Harbour Commission and noted that the Harbour Plan was adopted for Information and only 4 items in the Plan were approved by Council. Ms. Lynagh stated that the agreement with the Great Slave Yacht Club was reached before public consultation took place. Ms. Lynagh questioned how many parks there are in the city that are not well signed, used or maintained. Ms. Lynagh further questioned how many parks are developed for all seasons. Ms. Lynagh expressed her concern that the park is not being planned to maximize its value and stated that non-motorized watercraft are already well serviced. Ms. Lynagh stated that the park should be accessible to all, including motorized and non-motorized watercraft as well as floatplanes.
6. Mr. Hal Logsdon addressed Committee on behalf of the NWT Floatplane Association. Mr. Logsdon stated that, if permitted, it would be their intention to only use the Hank Koenen Park for itinerant floatplanes and it would not be used by local floatplane users. Mr. Logsdon questioned on what authority the Great Slave Yacht Club entered into an agreement with the City for access to their refueling station. Mr. Logsdon encouraged Committee to revisit the issue of allowing floatplanes to access Hank Koenen Park stating that if there are no facilities to park the city will not receive visiting floatplanes.
7. Mr. Ray Decorby addressed Committee and stated that he was disappointed with the survey and felt that it skewed the results. Mr. Decorby stated that Administration stating there is a risk of a dangerous collision between a floatplane and other users is alarmist and an abuse of the safety card. Mr. Decorby stated that he doesn't see the risk as everything will be moving slowly in this area, as it is not a landing area or water skiing area. Mr. Decorby stated that motorized vehicles must give way to non-motorized. Mr. Decorby stated that boats and planes should be allowed to park there for a limited period of time.

**Committee recommends that Council direct Administration to complete the construction of the recommended design for Hank Koenen Park in 2016, including the installation of a floating dock for launching non-motorized vessels only.**

#### MOVE APPROVAL



(For Information Only)

8. Committee read a memorandum regarding whether to amend Zoning By-law No. 4404, as amended, for the purpose of removing the Development Permit requirement where the intended development is a home office for a Home Based Business.

Committee noted that Home Based Businesses are regulated pursuant to the City's Zoning By-law No. 4404, as amended, and Business License By-law No. 3451, as amended. Home occupations are required under both by-laws to obtain a valid development permit. Home based businesses are defined under Zoning By-law No. 4404, as amended, as: "the secondary use of a principal dwelling, its accessory buildings and site, or combination thereof, by at least one permanent resident of the dwelling, to conduct a business activity or occupation which does not change the residential character of the buildings and site. It does not include: a commercial entertainment or commercial recreational use; motor vehicle and power sports equipment sales, rental, storage, service or repair; a dating or escort service; animal services and kennels." The City of Yellowknife receives and processes over a hundred development permit applications for a Home Based Business every year. A majority of the Home Based Business applications are exclusively for personal home office use (e.g. book-keeping and administrative tasks). Home offices are considered to have minimal impact to the neighbourhood as they do not draw any customers to the home or generate any traffic and are otherwise undetectable from the general public. For those reasons, an amendment is proposed to eliminate the development permit requirement for Home Based Businesses home offices with no customer in attendance at any given time to achieve greater departmental efficiency.

Council policy / resolution or goal includes: Council Action 1.9 Streamline Permitting Process.

Applicable legislation, by-laws, studies, plans include: *Cities, Towns and Villages Act*; *Community Planning and Development Act*; Business Licence By-law No. 3451, as amended; and Zoning By-law No. 4404, as amended.

The adoption amendments to the Zoning By-law require Public Notice and a Public Hearing before Council following First Reading of the by-law in accordance with the *Cities, Towns and Villages Act*. The Planning and Lands Division has consistently received over a hundred Development Permit applications each year for Home Based Businesses. Table 1 summarizes the annual number of permits processed for Home Based Businesses and their respective revenue.

Table 1: Annual Summary of Home Based Business Applications

Year	# of Home Based Business Permits	Revenue
2015	144	\$7,200
2014	153	\$7,550
2013	160	\$8,000
2012	147	\$7,350



It is estimated that 80-90% of Home Based Businesses are for home office use and most of the home offices do not have on-site customers. The elimination of a Development Permit requirement for home offices is another step in to improving efficiencies and was requested by businesses as part of consultations in 2015. By removing the requirements for review of applications and documentation for a home office, staff can allocate more time on other development projects, land use policies and reduce waiting times for residents and applicants. Section 7.2(6) of Zoning By-law No. 4404, as amended outlines the regulations relevant to Home Based Businesses. Where a Home Based Business is a permitted use, a Development Permit is required for any Home Based Business application pursuant to Section 3.1(1). The Planning & Lands Division seldom receives complaints or encounters enforcement issues regarding Home Based Businesses, and does not reasonably foresee any issues with the elimination of home offices (a type of Home Based Business) from the Development Permit process, if the Zoning By-law is amended to require a home office to:

- Be an office within a dwelling used exclusively for personal use;
- Be located where a home based business is a permitted use;
- Be staffed by no person other than a resident of the home and not more than two adult residents of the home;
- Store any goods and articles associated with the home based business within approved structures on the lot and not be of a hazardous nature;
- Require no variation from the external appearance and residential character of land and buildings;
- Preserve the privacy and quiet enjoyment of adjacent dwellings;
- Generate no traffic or parking problems;
- Have no commercial vehicle(s) or vehicle(s) exceeding 4,400 kilograms gross vehicle weight used in conjunction with the home based business; and,
- Have no customers or patrons in attendance at any given time.

Sections 212 to 224 of Business Licence By-law No. 3451, as amended, outlines the regulations relevant to home occupations. A full review of the Business Licence By-law is currently underway. As the regulation currently states that a valid Development Permit is required prior to issuance of the business licence, an amendment is required to ensure consistency between the Zoning By-law and Business Licence By-law. The applicant shall still be responsible for obtaining a Business Licence for a Home Based Business. Planning and Lands Staff discussed the proposed development permit changes with the Corporate Services Customer Service Division who is responsible for the issuance of the Home Based Business licences. No issues were raised regarding the proposed changes. Planning and Lands has worked in coordination with Business Licence Administrators to make necessary changes to Home Based Business application form to reflect the proposed changes. Several jurisdictions do not require a Development Permit for a home office for a home based business. The definitions of “home office” of those jurisdictions not requiring a Development Permit under their respective zoning regulations are outlined below.

Jurisdiction	Zoning definitions/requirements for a home office or home occupancy where development permit is not required
Strathcona County, Alberta	A home office is the accessory use of a room in a dwelling unit or suite by at least one resident of the dwelling unit for a business office and shall not include: <ul style="list-style-type: none"> <li>• Client visits to the site;</li> <li>• Parking of a home business vehicle or heavy home business vehicle on site;</li> <li>• Changes to the outside appearance of the dwelling;</li> <li>• On-site signage;</li> <li>• Nuisance; or</li> </ul>



	<ul style="list-style-type: none"> <li>Any other visible evidence that a home office is located in the dwelling or suite.</li> </ul>
City of St. Albert, Alberta	A home office is an accessory development contained within one room in a dwelling unit, for a business that involves office functions only and is operated by a permanent resident or the dwelling unit.
Town of Devon, Alberta	A home office is where no individual other than the permanent resident of the dwelling operates the home office; no customer or client is received at the dwelling for business purposes; no pedestrian or vehicular traffic is generated; there are no exterior signs or displays; there are no materials or goods stored on-site.
Municipal District of Foothills, Alberta	A home office is an office situated in a dwelling where all employees of the business are residents of the dwelling. There must be no storage of business materials on site and must be no traffic generated by this business.
Mountain View County, Alberta	A home office in a dwelling does <i>not</i> have any: <ul style="list-style-type: none"> <li>Clients visiting the home;</li> <li>Potential for exterior impacts (i.e. noise, smoke, fumes, dust, etc.);</li> <li>Outside signage related to the business;</li> <li>Employees; and</li> <li>Business related vehicles.</li> </ul>
Mayerthorpe, Alberta	A home office is where: <ul style="list-style-type: none"> <li>No individual other than the permanent resident of the dwelling unit operates the home office;</li> <li>No client or customer is received in the dwelling unit for business purposes;</li> <li>The home office does not generate any pedestrian or vehicular traffic;</li> <li>There are no on-site exterior signs or advertisements of the home office;</li> <li>No materials, goods or finished products for business purposes are stored on-site; and</li> <li>The home office is operated as an accessory use only and must not change the residential character or external appearance of the dwelling unit.</li> </ul>

There are similarities across various jurisdictions with regards to restrictions on the number of customers/clients; the external appearance of the home; storage of goods and materials; and traffic generation. These similarities are reflected in the proposed Zoning By-law amendments. The removal of the development permit requirement for home offices (a type of Home Based Business) will streamline the business license application process and allow Planning and Lands staff to achieve greater efficiency.

Committee recommended that:

- By-law No. 4892, a by-law to amend Zoning By-law No. 4404, as amended, for the purpose of removing the Development Permit requirement where the intended development is a home office for a Home Based Business, be presented for adoption.
- By-law No. 4893, a by-law to amend Business By-law No. 3451, as amended, for the purpose of revising the Development Permit requirement to be consistent with By-law No. 4892, be presented for adoption.





9. **Committee read a memorandum regarding whether to amend the Terms of Reference for the Heritage Committee and appoint a representative from the Yellowknives Dene First Nation.**

Committee noted that the purpose of the Heritage Committee is to assist the City in advisory capacity regarding the management of heritage interests of the City of Yellowknife. In order to encourage cultural diversity and preservation of local history going forward, Administration contacted the Yellowknives Dene First Nation (YKDFN) and requested that they provide a representative on the Heritage Committee. The YKDFN have requested that Mr. Fred Sangris be appointed as their representative on the Heritage Committee.

Council policy / resolution or goal includes: Council Goal #3 Enhancing Communications and Community Engagement. Motion #0459-96, as amended by #0460-96, #0462-96 and #0273-09: "The following policy be adopted with respect to appointments to municipal boards and committees: i) The maximum consecutive years that an individual may serve on any one board or committee is six. ii) Individuals who have served the maximum six-year period on one municipal board or committee shall be eligible to be appointed to another board or committee. No individual shall be precluded from serving concurrent terms on more than one municipal board or committee. Notwithstanding that an individual appointee has served less than six years on a particular board or committee, Council may, after the expiration of the first or subsequent terms of that appointee, advertise for applicants to fill a vacancy on that board or committee. Notwithstanding clause (i.) of this policy, should the City receive no applications to fill a vacancy on any particular board or committee, the six year maximum limitation may, at the discretion of City Council, be waived. Should the City receive no applications to fill a vacancy on any particular board or committee, City Council may appoint a member of the public at their discretion.

Applicable legislation, by-laws, studies, plans include: Council Procedures By-law No. 4250, as amended.

In accordance with the Terms of Reference, the Heritage Committee is to be comprised of nine (9) members from the public, one (1) Members of Council, and the Mayor as an ex officio voting member. Therefore an amendment is required to include a representative from the Yellowknives Dene First Nation. Pursuant to Council Procedures By-law No. 4250, as amended, all appointments to the Heritage Committee must be made by resolution of Council. The Heritage Committee committed to improving the City's official recognition and celebration of the Yellowknives Dene First Nation heritage. The appointment of a member from the Yellowknives Dene First Nation will ensure that the Yellowknife Heritage Committee has a full complement of members.

**Committee recommends that Council:**

1. **Amend the Heritage Committee Terms of Reference to:**
  - (a). **reduce representatives from the Public at Large from nine (9) to eight (8);**
  - (b). **include one (1) member of the Yellowknives Dene First Nation; and**



2. **Appoint Mr. Fred Sangris as a representative from the Yellowknives Dene First Nation for a two year term commencing March 15, 2016 and ending March 14, 2018.**

#### MOVE APPROVAL

- (For Information Only)
10. Councillor Morse moved,  
Councillor Konge seconded,

That Committee move in camera at 2:17 p.m. to discuss appointments to the Board of Revision and a personnel matter and that it is in the public interest to do so.

#### MOTION CARRIED UNANIMOUSLY

- (For Information Only)
11. Committee discussed a memorandum regarding whether to appoint members to serve on the 2016 City of Yellowknife Board of Revision.

- (For Information Only)
12. Committee discussed a personnel matter.

- (For Information Only)
13. Councillor Silverio moved,  
Councillor Morse seconded,

That Committee return to an open meeting at 2:25 p.m.

#### MOTION CARRIED UNANIMOUSLY

14. **Committee read a memorandum regarding whether to appoint members to serve on the 2016 City of Yellowknife Board of Revision.**

Committee noted that In accordance with the *Property Assessment and Taxation Act*, provisions are made for assessment complaints and appeals to be heard. Under Section 30(2) of the *Act*, City Council is authorized and responsible for the appointment of the members of the municipal Board of Revision. The 2016 Board of Revision is scheduled to hear complaints on April 7, 2016. The City of Yellowknife (City) has advertised for members to sit on the Board of Revision in the Capital Update and the City's website and has received four (4) applications for four (4) vacancies.

Council policy / resolution or goal includes: Council Goal #3 Enhancing Communications and Community Engagement. Motion #0285-04 That the City amend its Appointments to Municipal Boards and Committees Policy by adding the following under the Policy heading:



5. Appointments to administrative tribunals (i.e. the Development Appeal Board and Board of Revision) should be based on merit, experience and expertise, rather than representation of a specific interest or organization. Advertisements for vacant positions should note the nature of the service and the appointment qualifications. The appointment of new representatives will help ensure that all members of the community are represented.

Applicable legislation, by-laws, studies, plans include: *Property Assessment and Taxation Act*.

Pursuant to Section 30 of the *Property Assessment and Taxation Act*, the minimum number of members that Council may appoint to the Board of Revision is three. Section 31 states that a member of the Municipal Board of Revision holds office for not more than one year and that a person may be reappointed in subsequent years. Historically, Council has appointed one (1) member of Council and four (4) members of the public to the Board. A person appointed to a Municipal Board of Revision holds office for not more than one year. In assigning Council Member portfolios, Councillor Bell was named as the City's representative on the Board of Revision. Several of the applicants have served as members on prior City of Yellowknife Boards of Revision. The appointment of prior years' member will assist in maintaining continuity on the Board. City Council establishes the honoraria which would be provided for the performance of the duties of the Board chairperson and the community members of the Board of Revision. The Honorarium for 2015 was \$250 per day for community members. The Chairperson is selected by the Members of the Board of Revision. The appointment of prior years' member will assist in maintaining continuity on the Board of Revision. A delay in appointing members to the Board of Revision will delay the hearing dates. The certified assessment roll (Second Revision) cannot be finalized until the Board of Revision has heard all appeals and rendered its decisions. If there is a substantial delay in finalizing the Second Revision, tax bills will be delayed, which will have a significant impact on cash flow and debt servicing cost.

**Committee recommends that Council appoint Sheila Arychuk, Kay Da Corte, David Lovell and John Soderberg to the 2016 City of Yellowknife Board of Revision, and that an honorarium of \$250 per day be paid to all community board members.**

#### MOVE APPROVAL

15. **Committee discussed the appointment of a new Deputy Mayor.** Committee noted that Councillor Alty is stepping down from the role of Deputy Mayor due to her obligations with her new employer. This necessitates the need to appoint a new Deputy Mayor.

**Committee recommends that Council appoint Councillor Adrian Bell as Deputy Mayor.**

#### MOVE APPROVAL

16. The meeting adjourned at 2:26 p.m.



CITY OF YELLOWKNIFE

**BY-LAW NO. 4892**

**BZ 346**

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, authorizing the Municipal Corporation of the City of Yellowknife to amend City of Yellowknife Zoning By-law No. 4404, as amended.

PURSUANT TO:

- a) Sections 12 to 32 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 Municipal Corporation of the City of Yellowknife has enacted Zoning By-law No. 4404, as amended;

AND WHEREAS the Municipal Corporation of the City of Yellowknife wishes to amend Zoning By-law No. 4404, as amended;

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 Zoning By-law No. 4404, as amended, be amended by:

A) Adding “home office” to Section 1.6 Definitions as follows:

“home office” means a home based business office within a dwelling used exclusively for personal use. This definition does not include home based business offices with any customers on-site or home based business-related vehicle(s). The home office shall:

- a) Be an office within a dwelling used exclusively for personal use;
- b) Be located where a home based business is a permitted use;
- c) Be staffed by no person other than a resident of the home and not more than two adult residents of the home;

- d) Store any goods and articles associated with the home based business within approved structures on the lot and not be of a hazardous nature;
- e) Require no variation from the external appearance and residential character of land and buildings;
- f) Preserve the privacy and quiet enjoyment of adjacent dwellings;
- g) Generate no traffic or parking problems;
- h) Have no commercial vehicle(s) or vehicle(s) exceeding 4,400 kilograms gross vehicle weight used in conjunction with the home based business; and
- i) Have no customers or patrons in attendance at any given time.

B) Adding Section 3.2 (1) (p) as follows:

A home office as per Section 1.6 of this By-law for a home based business which does not contravene the requirements under Section 7.2(6) Home Based Business.

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.

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Mayor

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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



CITY OF YELLOWKNIFE

**BY-LAW NO. 4893**

**BU 20**

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, authorizing the Municipal Corporation of the City of Yellowknife to amend City of Yellowknife Business Licence By-law No. 3451, as amended.

PURSUANT TO Section 70.(1)(f) of the *Cities, Towns and Villages Act*, S.N.W.T. 2003, c.22 and Section 2(4) of the *Business Licence Act*, R.S.N.W.T. 1988, c.B-4;

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife has enacted Business Licence By-law No. 3451, as amended;

AND WHEREAS the Council of the Municipal Corporation of the City of Yellowknife wishes to amend Business Licence By-law No. 3451, as amended, with respect to Development Permits;

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

**APPLICATION**

1. That Business Licence By-law No. 3451, as amended, be amended by revising Section 212 under Home Occupation (Zoning) to read as follows:

“An applicant for a licence to carry on a business within a residence shall obtain and maintain a valid Development Permit, pursuant to Zoning By-law No. 4404, as amended, and all successor by-laws, and produce the Permit to the Inspector, before a business licence may be issued.”

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





CITY OF YELLOWKNIFE

**MEMORANDUM TO COMMITTEE**

**COMMITTEE:** Municipal Services/Council

**DATE:** March 14, 2016

**DEPARTMENT:** Planning and Development

**ISSUE:** Whether to adopt an Area Development Plan for the Hordal Bagon residential subdivision and proceed with tender for construction.

**RECOMMENDATION:**

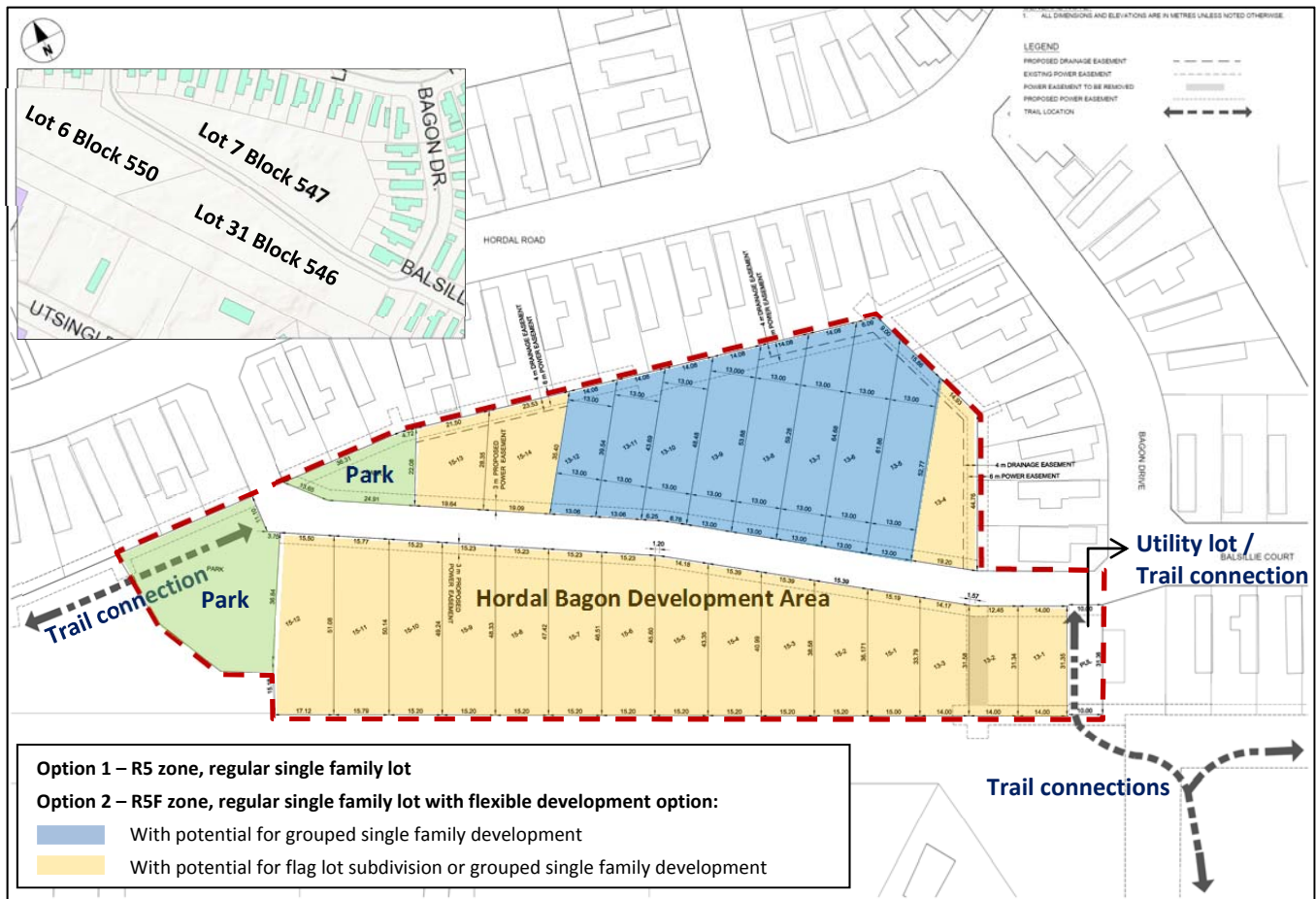
That Council adopt By-law No. 4894 (Option 1), a by-law adopting an Area Development Plan (Development Scheme) for the Hordal Bagon single family residential subdivision and direct Administration to proceed with tender for construction.

**BACKGROUND:**

The Hordal Bagon lands (“The Subject Lands”) consist of three parcels (Lot 31, Block 546; Lot 7, Block 547 and a portion of Lot 6, Block 550) approximately 2.18 hectares in area (see Figure 1).

On November 13, 2007, City Council passed Motion #0248-07 directing Administration to proceed with an Expression of Interest and Request for Proposals (RFP) to develop the subject lands. A number of developers expressed initial interest but did not pursue the development. On August 26, 2013, Council passed Motion #0207-13 directing Administration to carry out public engagement on the Hordal Bagon land development and prepare by-law amendments to allow for residential development in this area. On December 9, 2013, Council adopted By-law No. 4762 to rezone the Subject Lands from NP – Nature Preservation to R5 – Residential Manufactured Dwelling and PR – Parks and Recreation.

Again, due to the lack of interest from developers, on January 19, 2015 the Municipal Services Committee directed Administration to bring forward a memorandum regarding to subdivide Hordal Bagon area to facilitate lot sales. On June 23, 2015, Council passed Motion #0208-15, approving in principle the proposed Residential Development Concept for the Hordal Bagon lands, and directing Administration to proceed with preparation of Area Development Plan (Development Scheme), construction design, subdivision and marketing plan.



**Figure 1 – Hordal Bagon Area Development Single Family Lot Subdivision**

The construction design based on the development concept (recommended Option 1) has been completed (Attachment 3) and an Area Development Plan (Development Scheme) has been prepared. This memo presents the Area Development Plan (Development Scheme) By-law for Council approval. Administration will proceed with subdivision survey and tender for construction once the Area Development Plan (Development Scheme) is adopted. However in light of the recent interest in “tiny homes” Administration has provided alternative(s) to the recommendation which provides options for “tiny homes”. This may, depending on Council direction, delay the subdivision’s construction until 2017 as public engagement would be recommended. There is the potential however to proceed with the subdivision and scheme approval and tender construction while the public engagement occurs concurrently.

**COUNCIL POLICY / RESOLUTION OR GOAL:**

- |                         |   |
|-------------------------|---|
| Council Objective 1(a)  | Realize Opportunities to Encourage Economic Growth and Diversity.   |
| Council Objective 2(d)  | Promote a Range of Commercial, Residential and Institutional Development and Revitalization Opportunities.  |
| Council Motion #0248-07 | That Administration be directed to proceed with an Expression of Interest for development of Lot 7, Block 547, Lot 31, Block 546, and a portion of Lot 6, Block 550 (Hordal, Bagon and Balsillie Area) for residential development which must include affordable housing options. |

Council Motion #0207-13 That Council direct Administration to carry-out Public Engagement on the proposed development of the lands adjacent Hordal Road and Bagon Drive and provide a summary of the consultation to the Municipal Services Committee, prior to Council, for consideration of By-law amendments.

Council Motion #0208-15 That Council:

- i. Approve in principal the proposed Residential Development Concept 2 for the Hordal Bagon lands (a portion of Lot 6, Block 550, Plan 1971; Lot 7, Block 547, Plan 1799; and Lot 31, Block 546, Plan 1799, hereafter referred to as the “Subject Lands”); and
- ii. Direct Administration to proceed with preparation of Development Scheme, construction design, subdivision and marketing plan.

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

1. *Cities, Towns and Villages Act S.N.W.T. 2003;*
2. *Community Planning and Development Act S. N.W.T. 2011;*
3. Zoning By-law No. 4404, as amended; and
4. 2011 Yellowknife General Plan By-law No. 4656, as amended.

**CONSIDERATIONS:**

Legislative

Pursuant to Section 8 of the *Community Planning and Development Act*, the City may adopt an Area Development Plan (Development Scheme) to provide a framework for the subdivision of an area of land.

General Plan and Zoning By-law

The 2011 Yellowknife General Plan identifies the Hordal Bagon lands as a high priority for residential development with a potential for up to 30 units. The 2011 General Plan requires an Area Development Plan for land subdivisions with more than 10 lots or where the land area is greater than 2 hectares. The current zoning of R5 – Residential Manufactured Dwelling for the Hordal Bagon lands is consistent with that of adjacent areas. Both Single Detached Dwelling and Manufactured Dwelling are permitted uses in the R5 zone.

Recommended Area Development Plan

1. Residential Lots

The proposed Area Development Plan is focused on providing variety in housing types and minimizing blasting. The lot layout design provides a total of 26 single family lots. There is greater topography on the south side of the road where wider lots (15 m) are intended for custom-built homes, which can be adapted to the terrain. The narrower lots (13 m) on the north side are most suited for manufactured dwellings which require greater blasting.

## 2. Roadway

The existing roadway is 10 m wide and would be upgraded at its current width for one-way traffic from Hordal Road/Balsillie Court to Hordal Road/ Hordal Road in the northwest. The road width will include a 3.5 m traffic lane, a 3 m parking lane, rolled curb and gutter, and a 1.5 m sidewalk.

## 3. Utilities

The development will be serviced with piped water and sewer. Northlands Utilities recommends below-ground servicing provided in a 1.5 meter easement along the front of all the lots.

## 4. Parks, Trails and Open Space

The two park areas to the west side of the subdivision have been identified as suitable locations for a community garden and a playground. The 2011 General Plan identified an established multi-use trail (snowmobile route) running east-west along the southern length of the Hordal Bagon lands. Trail connections will be maintained by using a section of the road.

### Flexible Lot Development (Option 2)

Administration was directed by Council to explore “tiny home” development opportunities and this work is ongoing. The Hordal Bagon subdivision for single-family development however, opens opportunities to test small home market by allowing small home development as an option. Administration prepared draft regulations for a new R5F zone, which is a modified R5 zone with flexible lot development option (Attachment 4). The R5F zone would allow small home development within the current R5 zone context. These are provided for context herein however Administration is recommending that should Council wish to proceed with this concept that further public engagement be done.

The intention of the alternative R5F zone is to keep the character of the R5 zone while allowing moderate densification to accommodate small home development with up to two dwelling units per traditional lot. Administration examined examples of flexible lot development based on the context of typical 13m and 15m wide lots in Hordal Bagon (see Figures 2 and 3). Apart from allowing duplex dwelling as a permitted use in the R5F zone, which is a conditionally permitted use in the R5 zone; Administration proposes to permit flag lot development and grouped single family development on combined lots in the R5F zone.

As illustrated in Figure 1 above, typical 15m wide lots can accommodate flag lot subdivision or grouped single family development. A small variance may be considered for lots with widths of less than 15m but greater than 14m to allow for flag lot subdivision, these lots are highlighted in yellow as well. Typical 13m wide lots (highlighted in blue on Figure 1) can accommodate “grouped” single family development. To better fit the existing neighbourhood, the prescribed 6m rear yard setback requirement for a typical R5 zone would remain in the R5F zone only where the yard abuts another residential zone (existing R5 lots). In all other cases the setbacks for front, rear, and side yards would be a minimum of 1.5 metres provided that building separation complies with the Building Code.

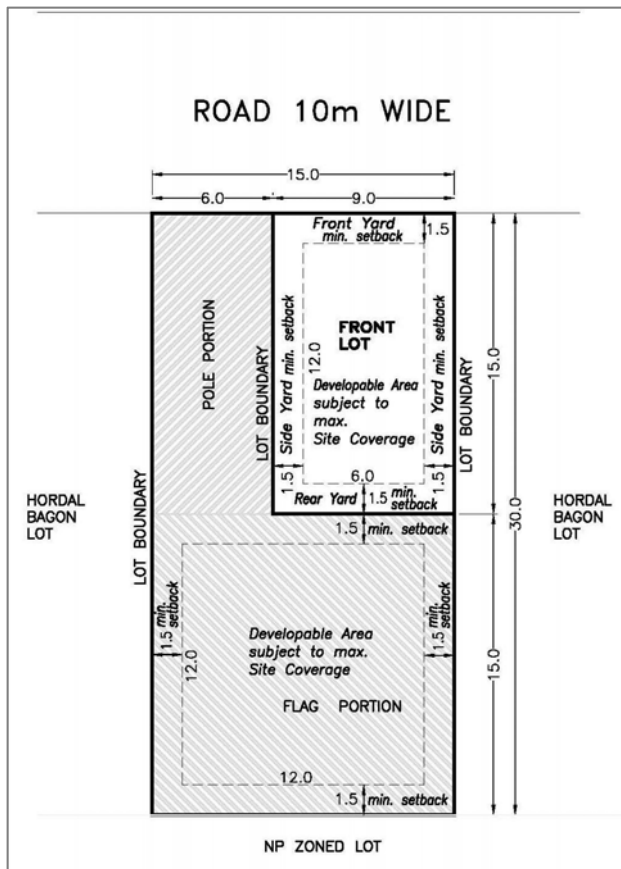


Figure 2: Flag Lot Development

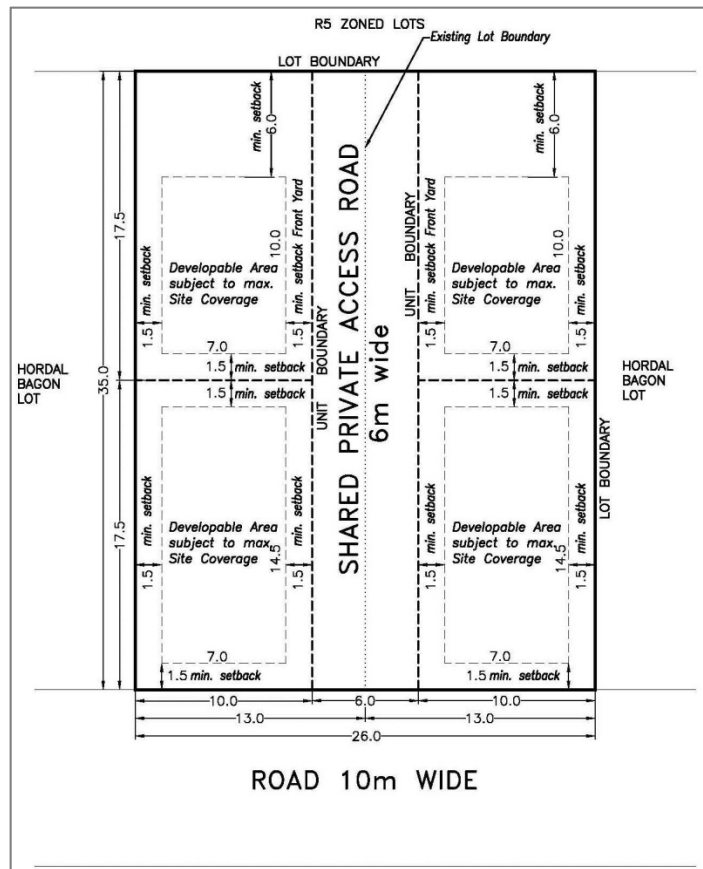


Figure 3: grouped single family development on combined lots

No lot boundary change would be required for marketing and sale of the subdivision as it would be based on the existing layout. The purchaser(s) would be able to design and construct either a typical single-family home on a lot, or grouped small homes in either a fee simple subdivision (flag lot) or groupings of two lots with up to four units with shared access as a condominium. Secondary suites to a duplex dwelling unit or on flag lot development (on a flag lot or a lot in front of a flag lot) could be conditionally permitted only. In such cases, through the required Council review process, any extra density beyond the intended up to two dwelling units per existing lot, would be reviewed by Council with neighbour input.

The Area Development Plan provides 26 traditional R5 lots. If all the purchasers choose to develop flag lots or multiple single family dwellings on combined lots, which is unlikely, the total number of dwelling units in Hordal Bagon could be 52 (or more with secondary suites).

### Cost Estimates

Based on Class C estimate from engineering design work completed to date, the estimated total cost to install services and prepare lots is approximately \$2,239,000 therefore average cost per traditional R5 lot will be \$86,200. This will be further refined once the appraisals are completed. With this in mind condos or subdivisions could result in reducing these prices by an additional 50% per unit (excluding the secondary suite option).

### Next Steps

Administration is recommending pursuing the originally proposed concept which was endorsed by Council (Option 1). After the Area Development Plan By-law is adopted, Administration will proceed subdivision and tender, and then seek Council final approval for the construction and land sale (marketing).

Should Council wish to proceed with the “tiny home” concept it is recommended at a minimum that further public engagement take place with the immediate neighbours and the general public. This may entail delaying the project until 2017 so that the public concerns and considerations could be fully incorporated into the potential redesign. Administration has provided the proposed by-laws should Council wish to proceed immediately, however this is not recommended as the preferred alternative. A modified alternative that is not presented below would be to proceed with Option 1 for tender and subdivision while simultaneously exploring Option 2. This is possible, as mentioned earlier, given that Option 2 is still based on the Option 1 subdivision.

A breakdown of the schedule is provided below with the notion that Council is proceeding with the recommended option or with Option 2 without any additional public engagement other than the public hearing.

<b>Item</b>	<b>Earliest Timeline</b>
Area Development Plan By-law First Reading (and By-law No. YYYY First Reading if Option 2 is selected and Council wishes to proceed without public engagement)	March 14, 2016
Area Development Plan By-law (and By-law No. YYYY if Option 2 is selected and Council wishes to proceed without public engagement) Public Hearing	March 29, 2016
Area Development Plan By-law (and By-law No. YYYY if Option 2 is selected and Council wishes to proceed without public engagement) adoption (Second and Third Reading)	March/April 2016
Subdivision (including easement) survey and registration	March to June 2016
Tender for construction	April 2016
Disposal By-law First Reading	April 2016
Disposal By-law Second and Third Reading upon Registration of Survey	June 2016
Road construction and utility connections (water, sewer, electric, telephone and cable)	August 2016
Marketing/Ballot draw	September 2016

### **ALTERNATIVES TO RECOMMENDATION:**

1. That Council direct Administration to conduct a formal public engagement initiative around Option 2 (R5F) for the Hordal Bagon single family residential subdivision with options for “tiny” home development, potentially deferring project to 2017.
2. That Council adopt By-law No. XXXX Option 2, a by-law adopting an Area Development Plan for the Hordal Bagon single family residential subdivision with options for “tiny” home development and By-law No. YYYY for the R5F zone and direct Administration to proceed with tender for construction; or
3. That the Hordal Bagon Area Development Plan By-law No. 4894 not be adopted.

**RATIONALE:**

In accordance with the Council direction, Administration has completed the preparation of Area Development Plan (Development Scheme) based on Council approved design concept. Adoption of the Area Development Plan By-law will allow further proceeding of the Hordal Bagon land development.

**ATTACHMENTS:**

1. Area Development Plan By-law No. 4894 Option 1 (Docs #444045);
2. Area Development Plan By-law No. XXXX Option 2 (Docs #452996);
3. Hordal Bagon proposed lot layout (Docs #450454); and
4. By-law No. YYYY for the proposed new zone R5F – Residential - Manufactured Dwelling Flexible Lot Development (Docs #450685); Schedule (DM#453112).

Prepared: December 4, 2015 JL/mn

Revised: February 22, 2016 WY/jh

Revised March 10, 2016 JH



CITY OF YELLOWKNIFE

## BY-LAW NO. 4894

**BZ 347**

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, authorizing the Municipal Corporation of the City of Yellowknife to adopt the Hordal Bagon Area Development Plan By-law No. XXXX.

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 Municipal Corporation of the City of Yellowknife wishes to adopt the Hordal Bagon Area Development Plan By-law No. XXXX;

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

### SHORT TITLE

1. This By-law may be cited as the Hordal Bagon Area Development Plan.

### APPLICATION

2. The Hordal Bagon Area Development Plan comprised of the attached Schedule No. 1 and Schedule No. A-1, is hereby adopted.

### 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

**City of Yellowknife**  
**Hordal Bagon Area Development Plan**  
**By-law No. 4894**  
**“Schedule No. 1”**

1. Purpose

To establish a development framework including a conceptual lot layout and road and trail connections for the Hordal Bagon Area Development.

2. Development Plan Boundaries

- a. The area intended for the Hordal Bagon Area Development Plan includes Lot 7, Block 547, Plan 1700; Lot 31, Block 546, Plan 1700; and a portion of Lot 6, Block 550, Plan 1971. The conceptual land development area is approximately 2.18 hectares in area and is identified in Schedule No. A-1 and hereafter called the “Development Area”.
- b. The existing road right-of-way boundaries will be maintained. The parcel boundaries indicated in the Development Area will be established and determined by engineering design and final plans of survey.

3. Land Use

- a. The intention of the Development Area is to accommodate single family development, with the possibility of accessory residential uses. All development shall comply with Section 3.4.2 of the 2011 General Plan, policies for the Residential Community Designation.

4. Trail connection and Open Space Network

The trail connections provided in the area surrounding the Development Area will be the current snowmobile trails. These trails will be incorporated into the larger trail network indicated in the 2011 General Plan.

- a. The area is serviced by several existing trails, which will remain, notably:
  - i. A snowmobile trail which accesses the Development Area from Deh Cho Boulevard;
  - ii. A snowmobile trail which accesses the site from the natural area between Utsingi Drive and Mandeville Drive;

- b. Connection between these trails will be maintained during winter months when snowmobiles will travel along the road right-of-way in the Area Development.

## 5. Road Network

The Development Area lots are structured along an existing roadway connecting Balsillie Court to Hordal Road. The width of the roadway is 10 metres, which will permit one travel lane plus one parking lane and sidewalk located on the north side. One-way only traffic will be permitted on this road, traveling from Bagon Drive/Balsillie Court in the southeast to Hordal Road in the north-west.

## 6. Utility Services

- a. Piped water and sewer services will be provided by existing City services.
- b. Utility services will be provided underground.
- c. A fire hydrant will be necessary approximately midway on the 10 m roadway to provide hydrant coverage at a maximum of 150 m on centre.
- d. Where applicable, off-site levies shall be collected in accordance with Land Administration By-law No. 4596, as amended.

## 7. Drainage and Wetlands

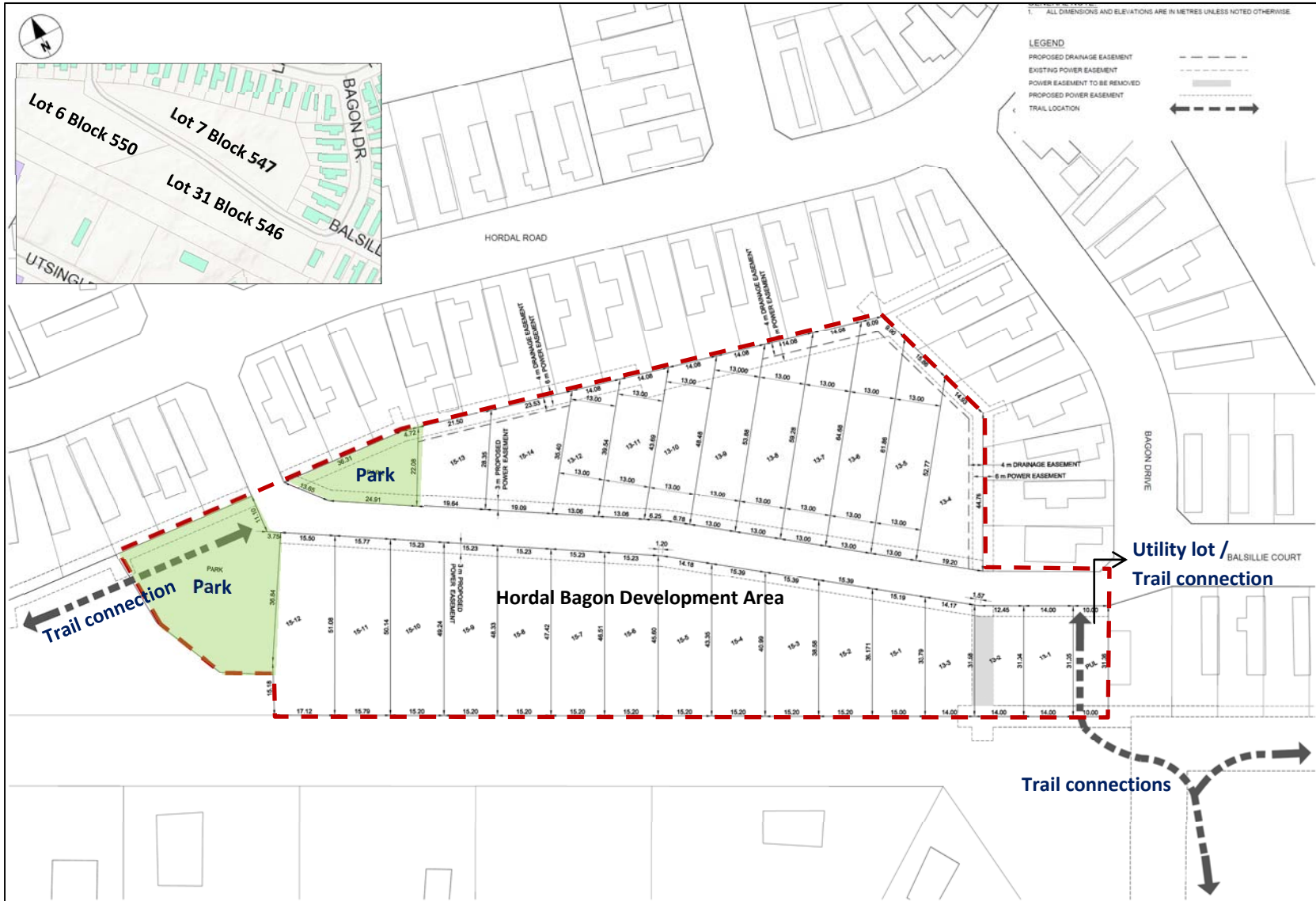
- a. Existing natural drainage patterns and wetlands shall be maintained where possible.
- b. Positive drainage toward the public right-of-way will be ensured. The final grading plan will be subject to review and approval by the Department of Public Works and Engineering.

## 8. Schedule of Area Development

Upon approval of this Area Development Plan By-law, the Development will proceed according to the steps below. The Area Development Sequence will include, but is not limited to:

- a. A detailed engineering design plan for lots in the Development Area;
- b. The confirmation of a plan of survey for subdivision;
- c. Construction of infrastructure and site services;
- d. Land appraisal and land sale pursuant to the Land Administration By-law No. 4596, as amended.

## Schedule No. A-1 – Hordal Bagon Area Development Plan





CITY OF YELLOWKNIFE

**BY-LAW NO. XXXX**

**BZ XXX**

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, authorizing the Municipal Corporation of the City of Yellowknife to adopt the Hordal Bagon Area Development Plan By-law No. XXXX.

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 Municipal Corporation of the City of Yellowknife wishes to adopt the Hordal Bagon Area Development Plan By-law No. XXXX;

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

**SHORT TITLE**

1. This By-law may be cited as the Hordal Bagon Area Development Plan.

**APPLICATION**

2. The Hordal Bagon Area Development Plan comprised of the attached Schedule No. 1 and Schedule No. A-1, is hereby adopted.

**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

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\_\_\_\_\_  
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

**City of Yellowknife**

**Hordal Bagon Area Development Plan**

**By-law No. XXXX**

**“Schedule No. 1”**

1. Purpose

To establish a development framework including a conceptual lot layout and road and trail connections for the Hordal Bagon Area Development.

2. Development Plan Boundaries

- a. The area intended for the Hordal Bagon Area Development Plan includes Lot 7, Block 547, Plan 1700; Lot 31, Block 546, Plan 1700; and a portion of Lot 6, Block 550, Plan 1971. The conceptual land development area is approximately 2.18 hectares in area and is identified in Schedule No. A-1 and hereafter called the “Development Area”.
- b. The existing road right-of-way boundaries will be maintained. The parcel boundaries indicated in the Development Area will be established and determined by engineering design and final plans of survey.

3. Land Use

- a. The intention of the Development Area is to accommodate single family development, with the possibility of accessory residential uses. All development shall comply with Section 3.4.2 of the 2011 General Plan, policies for the Residential Community Designation.
- b. Schedule No. A-1 illustrates the area lot layout design for conventional single family lots. Small home development by further subdividing the conventional single family lots into smaller lots or grouped single family development on combined lots will be permitted through zoning regulations.

4. Trail connection and Open Space Network

The trail connections provided in the area surrounding the Development Area will be the current snowmobile trails. These trails will be incorporated into the larger trail network indicated in the 2011 General Plan.

- a. The area is serviced by several existing trails, which will remain, notably:

- i. A snowmobile trail which accesses the Development Area from Deh Cho Boulevard;
  - ii. A snowmobile trail which accesses the site from the natural area between Utsingi Drive and Mandeville Drive;
- b. Connection between these trails will be maintained during winter months when snowmobiles will travel along the road right-of-way in the Development Area.

## 5. Road Network

The Development Area lots are structured along an existing roadway connecting Balsillie Court to Hordal Road. The width of the roadway is 10 metres, which will permit one travel lane plus one parking lane and sidewalk located on the north side. One-way only traffic will be permitted on this road, traveling from Bagon Drive/Balsillie Court in the southeast to Hordal Road in the north-west.

## 6. Utility Services

- a. Piped water and sewer services will be provided by existing City services.
- b. Utility services will be provided underground.
- c. A fire hydrant will be necessary approximately midway on the 10 m roadway to provide hydrant coverage at a maximum of 150 m on centre.
- d. Where applicable, off-site levies shall be collected in accordance with Land Administration By-law No. 4596, as amended.

## 7. Drainage and Wetlands

- a. Existing natural drainage patterns and wetlands shall be maintained where possible.
- b. Positive drainage toward the public right-of-way will be ensured. The final grading plan will be subject to review and approval by the Department of Public Works and Engineering.

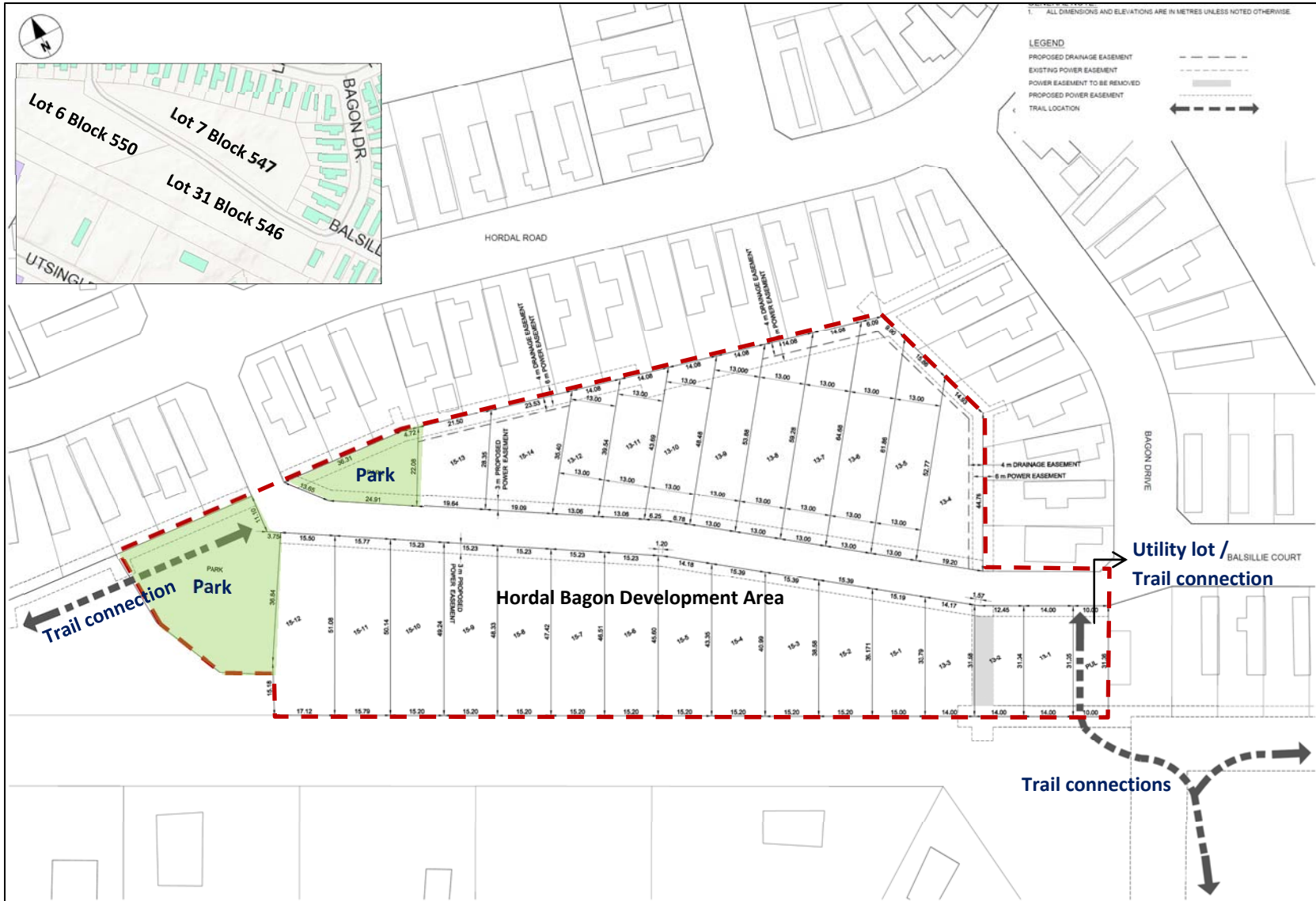
## 8. Schedule of Area Development

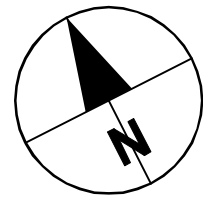
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- a. A detailed engineering design plan for lots in the Development Area;
- b. The confirmation of a plan of survey for subdivision;
- c. Construction of infrastructure and site services;
- d. Land appraisal and land sale pursuant to the Land Administration By-law No. 4596, as amended.



## Schedule No. A-1 – Hordal Bagon Area Development Plan

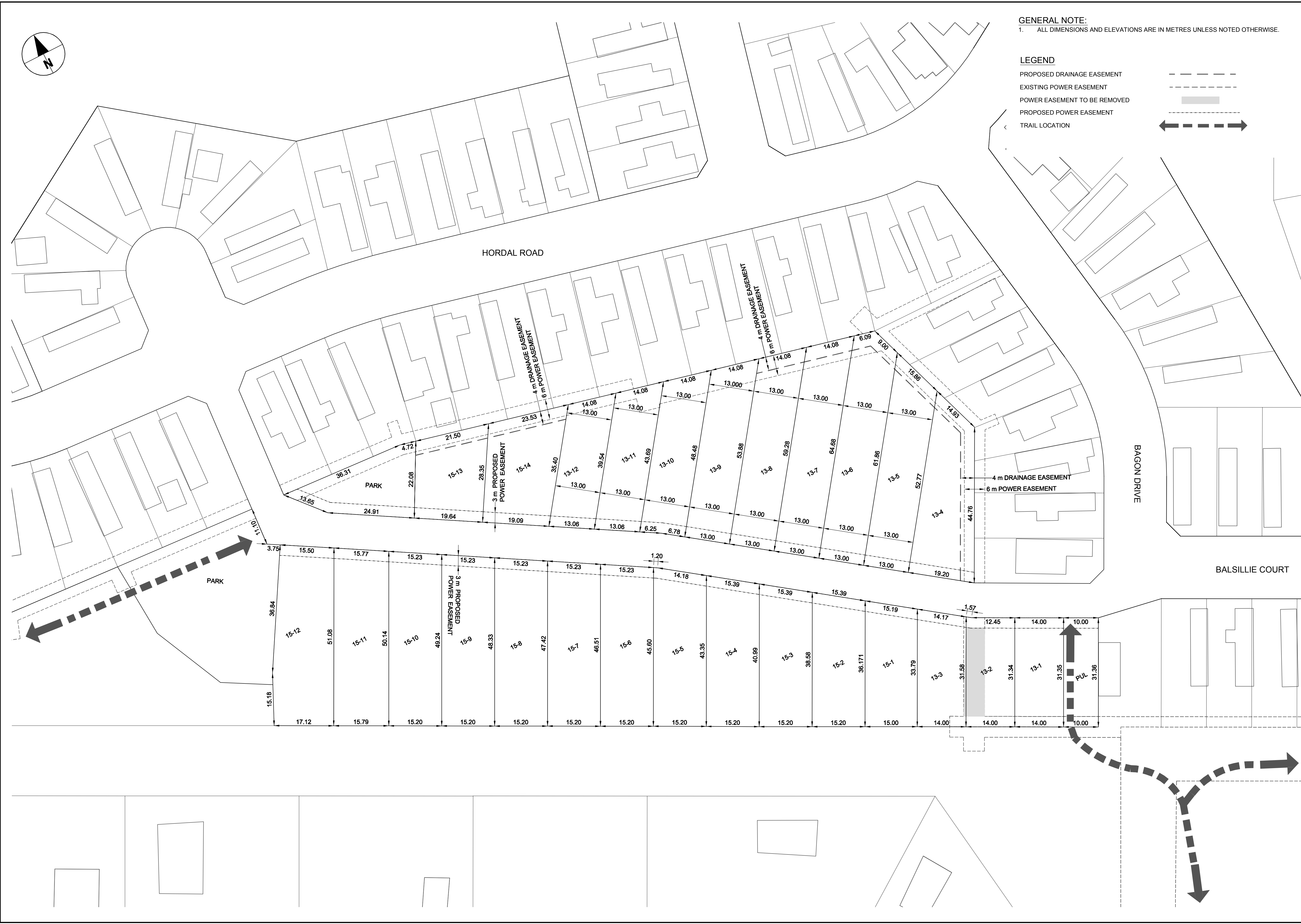




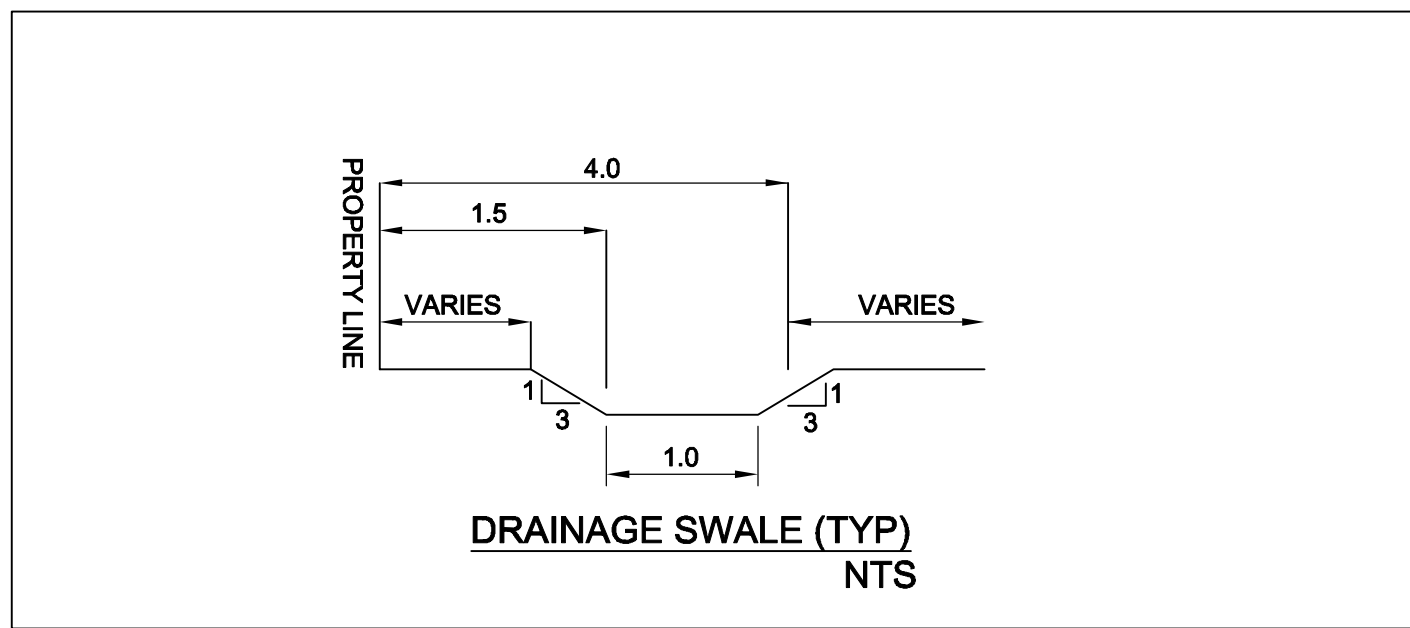
**GENERAL NOTE:**  
 1. ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS NOTED OTHERWISE.

**LEGEND**

- PROPOSED DRAINAGE EASEMENT
- EXISTING POWER EASEMENT
- POWER EASEMENT TO BE REMOVED
- PROPOSED POWER EASEMENT
- TRAIL LOCATION



**Issue Status: FOR INFORMATION**

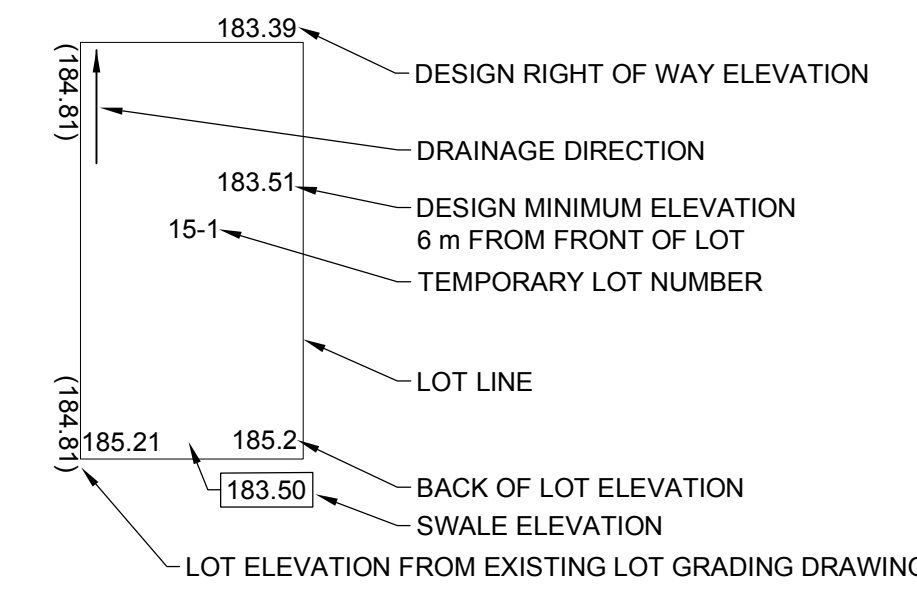


**GENERAL NOTE:**

1. ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS NOTED OTHERWISE.
2. LEGEND FOR THIS DRAWING IS ON DRAWING 60443193 - C - 201.
3. INITIAL LOT DEVELOPMENT AND SERVICING WILL INCLUDE INFILLING THE LOT AREAS INDICATED BY SHADING TO APPROXIMATE 300mm TO 450mm BELOW THE FINAL GRADES SHOWN. LOT GRADING OF THE FINAL 300mm TO 450mm AND GRADING OUTSIDE THE SHADED AREA WILL BE THE RESPONSIBILITY OF THE PURCHASER.
4. INITIAL LOT DEVELOPMENT AND SERVICING WILL INCLUDE REMOVING ROCK IN THE LOT AREAS INDICATED BY SHADING TO APPROXIMATE 300mm TO 450mm BELOW THE FINAL GRADES SHOWN. LOT GRADING OF THE FINAL 300mm TO 450mm AND GRADING OUTSIDE THE SHADED AREA WILL BE THE RESPONSIBILITY OF THE PURCHASER.
5. THIS PLAN SHOWS THE GENERAL DRAINAGE PATTERNS. CHANGES TO THESE GRADES BY THE PURCHASER TO RECEIVE PRIOR WRITTEN APPROVAL FROM THE CITY OF YELLOWKNIFE.
6. MINIMUM MAIN FLOOR ELEVATION TO BE 600mm HIGHER THAN THE GRADE SHOWN AT THE BUILDING LINE.
7. DESIGN GRADES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DRAWING PRODUCTION, AND MAY BE ADJUSTED DURING DEVELOPMENT TO MEET FIELD CONDITIONS.

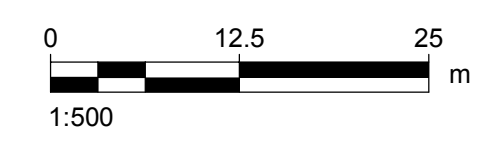
**LEGEND**

- CONTOURS 1 m INTERVAL 190
- BLAST LINE
- GENERAL ROCK REMOVAL AREA
- GENERAL AREA OF REQUIRED FILL
- PROPOSED SIDEWALK
- DRAINAGE EASEMENT
- LIP OF GUTTER ELEVATION (LOG EL 184.44)
- BACK OF SIDEWALK (BOW)



**REAR LOT LEGEND**

- SINGLE DECIMAL 185.2 APPROXIMATE EXISTING BACK OF LOT ELEVATION OBTAINED FROM CONTOUR DATA, MATCH TO EXISTING GROUND ONSITE.
- TWO DECIMAL 185.21 DESIGN BACK OF LOT ELEVATION, CUT OR FILL TO ACHIEVE THIS ELEVATION.



**PROJECT**  
 City of Yellowknife  
 HORDAL/BAGON  
 DEVELOPMENT

**CLIENT**  
 City of Yellowknife  
 4807 52 Street  
 867.920.5600 tel 867.920.5649 fax  
 www.yellowknife.ca



**CONSULTANT**  
 AECOM  
 18817 Stony Plain Road NW  
 Edmonton AB T5S 0C2  
 780.488.2121 tel 780.488.6800 fax  
 www.aecom.com

**REGISTRATION**

**ISSUE/REVISION**

NO.	DATE	DESCRIPTION
A	2015/11/20	ISSUED FOR 95% REVIEW
I/R	DATE	DESCRIPTION

**PROJECT NUMBER**

16-002

**SHEET TITLE**

SURFACE GRADING PLAN

**SHEET NUMBER**

60443193 - C - 300



CITY OF YELLOWKNIFE

**BY-LAW NO. YYYY**

**BZ YYY**

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, authorizing the Municipal Corporation of the City of Yellowknife to amend City of Yellowknife Zoning By-law No. 4404, as amended.

PURSUANT TO:

- a) Sections 12 to 32 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 Municipal Corporation of the City of Yellowknife has enacted Zoning By-law No. 4404, as amended;

AND WHEREAS the Municipal Corporation of the City of Yellowknife wishes to amend Zoning By-law No. 4404, as amended;

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 Zoning By-law No. 4404, as amended, be amended by:
  - A) Adding “flag lot” to Section 1.6 Definitions as follows:

“Flag Lot” means a lot with two distinct parts: the flag, which is the designated building site and is located behind another lot, and the pole, which provides access by connecting the flag to the street and thereby serving as the only street frontage for the flag lot.
  - B) Amending Section 7.1 (10) (a) to read as follows:
    - (a) Permitted Use: In-Home and Detached Secondary Suites are permitted on all lots where the principal residential use is a single detached

dwelling or duplex and the single detached dwelling or duplex has been legally permitted pursuant to the Zoning By-law, unless otherwise regulated under the zone where the secondary suite is located.

C) Amending Section 7.1 (10) (b) to read as follows:

(b) Conditionally Permitted Use: At the discretion of Council, through a Conditionally Permitted Use process, In-Home Secondary Suites may be permitted in a multi-attached dwelling. Within certain zones Secondary Suites to a duplex dwelling unit, Secondary Suites on flag lots or lots in front of a flag lot may be conditionally permitted subject to regulations under the zone where the secondary suite is located.

D) Adding Section 10.30 as follows:

### **10.30 R5F – Residential – Manufactured Dwelling Flexible Lot Development**

(1) General Purpose

To provide an area for low density single family residential development in the form of manufactured dwellings and single detached dwellings with options for flexible lot development including flag lot development and grouped single family development on combined lots.

(2) Uses

(a) Permitted Uses are:

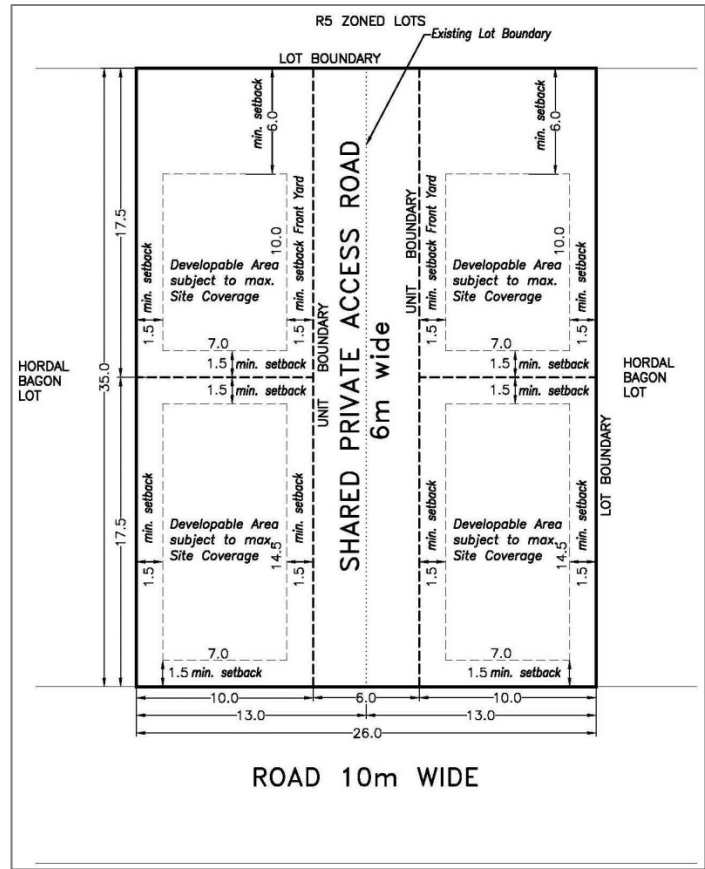
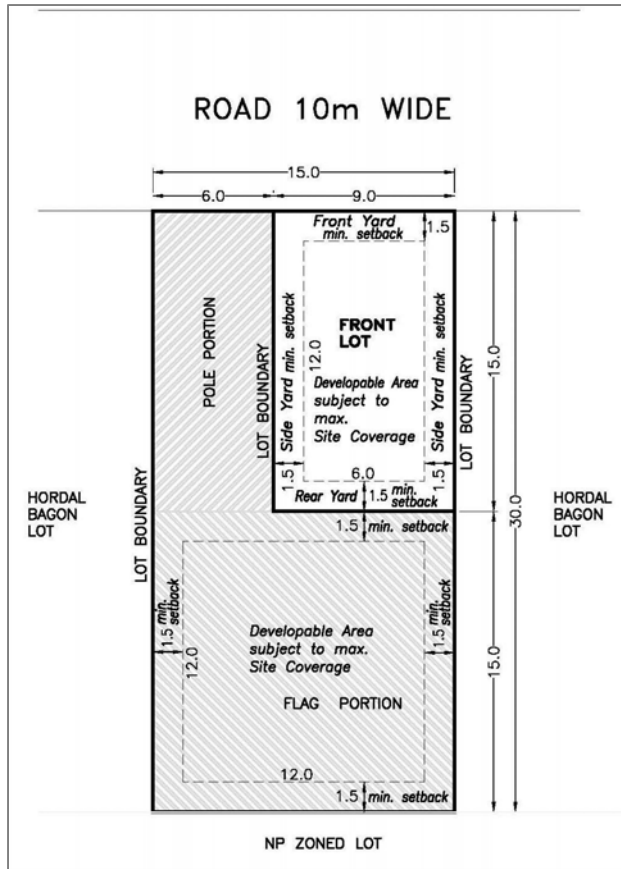
Accessory Deck,  
Single detached dwelling,  
Manufactured dwelling,  
Duplex dwelling,  
Parks and recreation,  
Public utility uses and structure, and  
Home based business.

(b) Conditionally Permitted Uses are:

Child care facility,  
Convenience store;  
Planned development;  
Public and quasi-public use;  
Secondary suite to a duplex dwelling unit,  
Secondary suite on a flag lot or a lot in front of a flag lot; and  
Similar use.

(3) Regulations

- (a) Site coverage: a maximum of 50%;
- (b) Height: a maximum of 7.5 m;
- (c) Front Yard: a minimum of 1.5 m; for flag lots the flag portion is the only building site and the setback shall apply to the flag portion only;
- (d) Rear Yard: a minimum of 1.5 m except where the rear property line abuts another residential zone a minimum of 6 m shall apply;
- (e) Side Yard: a minimum of 1.5 m except:
  - where the building entrance/exit is on the side, a minimum of 2.4 m shall apply; and
  - where the side yard abuts another residential zone a minimum of 6 m shall apply;
- (f) Lot Width:
  - i. Manufactured or single detached dwelling: a minimum of 11 m, except in the case of
    - a flag lot: a minimum of 6 m for the pole portion and a minimum of 15 m for the flag portion;
    - a main street (front) lot in front of a flag lot: a minimum of 9 m
  - ii. Duplex dwelling unit: a minimum of 7.5 m per unit;
  - iii. Other uses: subject to Development Officer approval;



(g) Site area:

- i. Manufactured or single detached dwelling: a minimum of 350 m<sup>2</sup>; except in the case of
  - a flag lot: a minimum of 135 m<sup>2</sup>;
  - a main street (front) lot in front of a flag lot: a minimum of 135 m<sup>2</sup>;
- ii. Duplex dwelling: a minimum of 225 m<sup>2</sup> per unit;
- iii. Other uses: subject to Development Officer approval

(h) Landscaping: a minimum of 50 m<sup>2</sup> of yard area, subject to Section 7.1(2).

(i) Parking: a minimum of one space per dwelling unit.

(4) Special Regulations

a) Grouped Single Family Development on Combined Lots

Multiple single-detached and/or manufactured dwellings development on combined lots with shared common areas, such as access road and parking, is permitted provided that:

- i. Boundaries for each dwelling unit and shared areas shall be identified on the site plan;
- ii. Site area for each unit (within the unit boundary) shall be a minimum of 225 m<sup>2</sup>, and no more than 2 units are permitted per 13 m public road frontage of the combined lots;
- iii. Setbacks shall be a minimum of 1.5 m except where the yard abuts another residential zone a minimum of 6 m shall apply;
- iv. Parking spaces shall be setback at least 1.5 metres from a private access road;
- v. Access roads shall be at least 6 metres wide; and
- vi. Secondary suites are not permitted to grouped single detached dwellings on combined lots.

b) Site Development

Notwithstanding Section 10.30(3) for flag lot development, grouped single family development on combined lots and planned development the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision of landscaping, the parking layout, and emergency vehicle access shall be subject to approval by the Development Officer.

E) Amending Schedule 1 of Zoning By-law No. 4404, as amended, in accordance with 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

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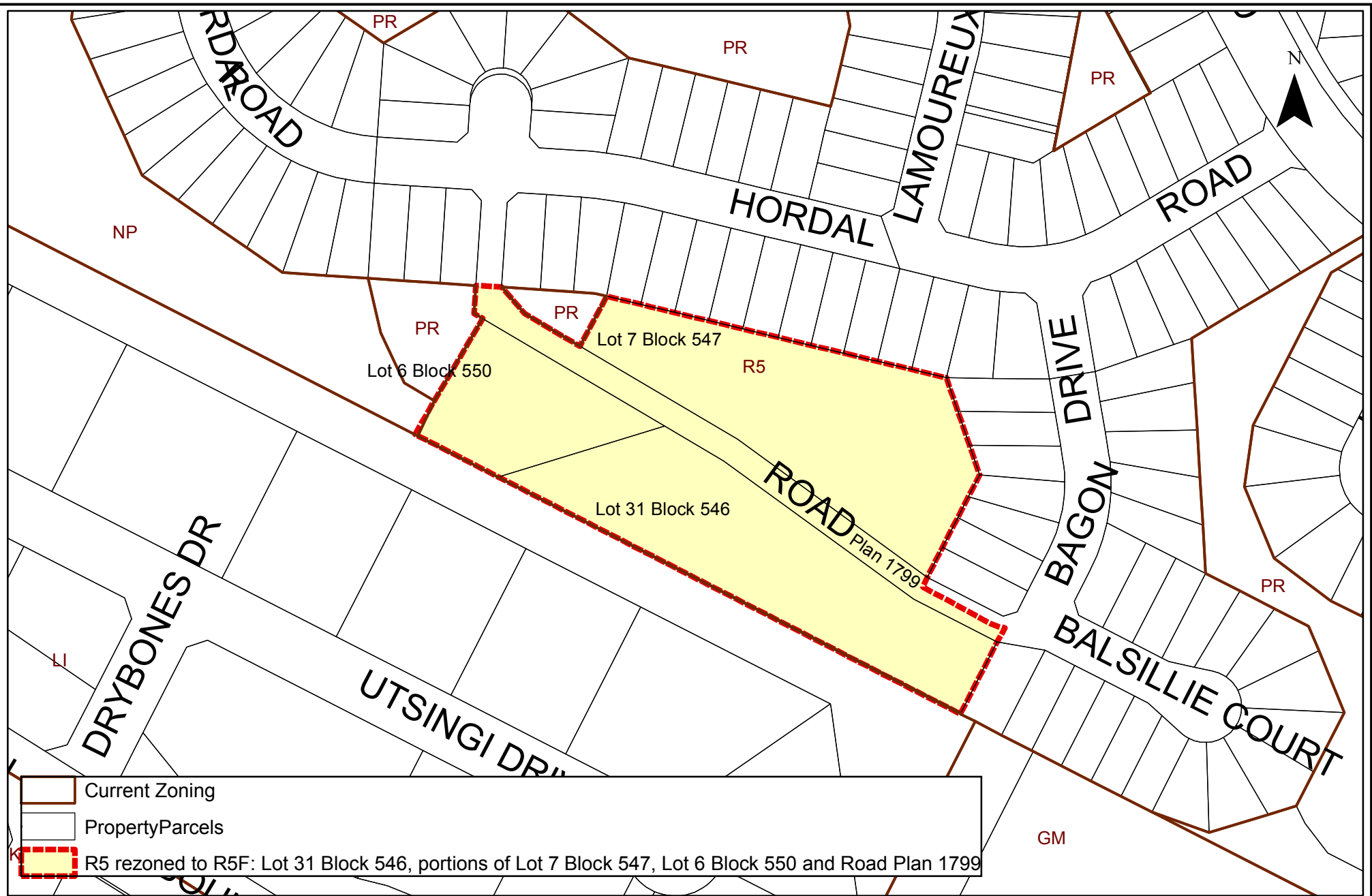
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\_\_\_\_\_  
Mayor

\_\_\_\_\_  
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



- Current Zoning
- Property Parcels
- R5 rezoned to R5F: Lot 31 Block 546, portions of Lot 7 Block 547, Lot 6 Block 550 and Road Plan 1799



**City of Yellowknife**  
 Planning and Development  
 Planning and Lands Division

PROJECT: Hordal-Bagon R5F Zone  
 TITLE: Schedule A to By-law No. YYYY - Hordal-Bagon R5F Zone

SCALE: 1:2,000	CREATED BY: WY
FILE: 13 Hordal Mandeville Expansion\R5F Rezoning.mxd	
DATE: February 23, 2016	



CITY OF YELLOWKNIFE

**BY-LAW NO. 4894**

**BZ 347**

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, authorizing the Municipal Corporation of the City of Yellowknife to adopt the Hordal Bagon Area Development Plan By-law No. XXXX.

PURSUANT TO:

- a) Sections 8 to 11 inclusive of the *Community Planning and Development Act*, S.N.W.T., 2011, c.22; and
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**SHORT TITLE**

1. This By-law may be cited as the Hordal Bagon Area Development Plan.

**APPLICATION**

2. The Hordal Bagon Area Development Plan comprised of the attached Schedule No. 1 and Schedule No. A-1, is hereby adopted.

**EFFECT**

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City Administrator

**City of Yellowknife**  
**Hordal Bagon Area Development Plan**  
**By-law No. 4894**  
**“Schedule No. 1”**

1. Purpose

To establish a development framework including a conceptual lot layout and road and trail connections for the Hordal Bagon Area Development.

2. Development Plan Boundaries

- a. The area intended for the Hordal Bagon Area Development Plan includes Lot 7, Block 547, Plan 1700; Lot 31, Block 546, Plan 1700; and a portion of Lot 6, Block 550, Plan 1971. The conceptual land development area is approximately 2.18 hectares in area and is identified in Schedule No. A-1 and hereafter called the “Development Area”.
- b. The existing road right-of-way boundaries will be maintained. The parcel boundaries indicated in the Development Area will be established and determined by engineering design and final plans of survey.

3. Land Use

- a. The intention of the Development Area is to accommodate single family development, with the possibility of accessory residential uses. All development shall comply with Section 3.4.2 of the 2011 General Plan, policies for the Residential Community Designation.

4. Trail connection and Open Space Network

The trail connections provided in the area surrounding the Development Area will be the current snowmobile trails. These trails will be incorporated into the larger trail network indicated in the 2011 General Plan.

- a. The area is serviced by several existing trails, which will remain, notably:
  - i. A snowmobile trail which accesses the Development Area from Deh Cho Boulevard;
  - ii. A snowmobile trail which accesses the site from the natural area between Utsingi Drive and Mandeville Drive;

- b. Connection between these trails will be maintained during winter months when snowmobiles will travel along the road right-of-way in the Area Development.

## 5. Road Network

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- a. Piped water and sewer services will be provided by existing City services.
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