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.

COUNCIL:
Mayor Mark Heyck
Councillor Rebecca Alty
Councillor Adrian Bell
Councillor Bob Brooks
Councillor Linda Bussey
Councillor Niels Konge
Councillor Phil Moon Son
Councillor Cory Vanthuyne
Councillor Dan Wong

All annexes to this agenda may be viewed on the City’s website www.yellowknife.ca or by contacting the City Clerk’s Office at 920-5602.
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<tbody>
<tr>
<td>1.</td>
<td></td>
<td>Councillor Bell will read the Opening Prayer/Meditation.</td>
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<td>2.</td>
<td></td>
<td>There were no awards, ceremonies or presentations for the agenda.</td>
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**AWARDS, CEREMONIES AND PRESENTATIONS**

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<th>Item No.</th>
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<tr>
<td>3.</td>
<td></td>
<td>Minutes of Council for the regular meeting of Monday, September 9, 2013 are presented for adoption.</td>
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<tr>
<td>4.</td>
<td></td>
<td>Councillor Bell moves, Councillor ___________ seconds, That Minutes of Council for the regular meeting of Monday, September 9, 2013 be presented for adoption.</td>
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**ADOPTION OF MINUTES FROM PREVIOUS MEETING(S)**

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<td>5.</td>
<td></td>
<td>Minutes of Council for the special meeting of Thursday, September 19, 2013 are presented for adoption.</td>
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<tr>
<td>6.</td>
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<td>Councillor Bell moves, Councillor ___________ seconds, That Minutes of Council for the special meeting of Thursday, September 19, 2013 be presented for adoption.</td>
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**DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

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<tr>
<td>7.</td>
<td></td>
<td>Does any Member have a pecuniary interest in any matter before Council tonight?</td>
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</table>
CORRESPONDENCE & PETITIONS

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

STATUTORY PUBLIC HEARINGS

9. There were no Statutory Public Hearings for the agenda.

DELEGATIONS PERTAINING TO ITEMS ON THE AGENDA

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

MEMBER STATEMENTS

ANNEX A
11. A request to proclaim October 18 to 27, 2013 as “National Science and Technology Week” in the City of Yellowknife.

ANNEX B
12. A request to proclaim September 30 to October 6, 2013 as “Family Violence Week” in the City of Yellowknife.

ANNEX C
13. A request to proclaim October 6 to 12, 2013 as “Fire Prevention Week” in the City of Yellowknife.

14. Are there any Member statements from the floor?

INTRODUCTION AND CONSIDERATION OF COMMITTEE REPORTS

Councillor Bell will introduce the following reports:

ANNEX D

16. Councillor Bell moves, Councillor _____________ seconds,

That Council appoint Kathleen Racher as a member to serve on the Smart Growth Implementation Committee for a two year term commencing September 24, 2013 until September 23, 2015.

<table>
<thead>
<tr>
<th>Unanimous</th>
<th>In Favour</th>
<th>Opposed</th>
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<td>ANNEX E</td>
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<td>18.</td>
<td></td>
<td>Councillor Bell moves, Councillor _____________ seconds, That Council direct Administration to proceed with the public engagement on the 50th Street Revitalization consisting of two phases: 1) Issue Identification - Stakeholder Discussions; and 2) Strategic Planning – Focused Exploration Sessions.</td>
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<td>19.</td>
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<td>Councillor Bell moves, Councillor _____________ seconds, That Council appoint Mr. Richard Kresky, a representative of a large commercial business, and Ms. Dawn Tremblay, as a representative of Ecology North, as members to serve on the Solid Waste Management Advisory Committee.</td>
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<td>ANNEX F</td>
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<td>20.</td>
<td></td>
<td>By-law No. 4752 - A by-law to amend Development Incentive Program By-law No. 4534 to include Integrated Parking Structures, is presented for First Reading, Second Reading, and Third Reading.</td>
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<tr>
<td>21.</td>
<td></td>
<td>Councillor Bell moves, Councillor _____________ seconds, First Reading of By-law No. 4752.</td>
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<td>22.</td>
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<td>Councillor Bell moves, Councillor _____________ seconds, Second Reading of By-law No. 4752.</td>
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<td>23.</td>
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<td>Councillor Bell moves, Councillor ____________ seconds,</td>
<td>That By-law No. 4752 be presented for Third Reading.</td>
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<td>Unanimous</td>
<td>In Favour</td>
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<td>24.</td>
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<td>Councillor Bell moves, Councillor ____________ seconds,</td>
<td>Third Reading of By-law No. 4752.</td>
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<td>Unanimous</td>
<td>In Favour</td>
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<td>ANNEX G</td>
<td></td>
<td>By-law No. 4751 - A by-law to amend Zoning By-law No. 4404 by rezoning the Government Dock and lands adjacent to Pilot's Monument from Old Town Mixed Use to Parks and Recreation, is presented for First Reading.</td>
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<td>25.</td>
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<td>Councillor Bell moves, Councillor ____________ seconds,</td>
<td>First Reading of By-law No. 4751.</td>
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<td>Unanimous</td>
<td>In Favour</td>
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<td>ANNEX H</td>
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<td>By-law No. 4736 - A by-law to undertake local improvements to certain properties in Blocks 308 and 309, Plan 4204, known as Stage 2, Phase 7, Niven Lake Subdivision, is presented for Third Reading.</td>
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<td>27.</td>
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<td>Councillor Bell moves, Councillor ____________ seconds,</td>
<td>Third Reading of By-law No. 4736.</td>
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<td>Unanimous</td>
<td>In Favour</td>
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DEFERRED BUSINESS AND TABLED ITEMS

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

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

OLD BUSINESS

31. There was no old business for the agenda.

32. Is there any old business from the floor?

NOTICES OF MOTION

33. There were no notices of motion for the agenda.

34. Are there any notices of motion from the floor?

DELEGATIONS PERTAINING TO ITEMS NOT ON THE AGENDA

35. A presentation from Bill Aho regarding the Electoral Boundaries Commission final report.

NEW BUSINESS

ANNEX I

36. A memorandum regarding whether to support the proposed subdivision of Lot 8, Block 501, Plan 4426 and ROAD, Plan 2144 (the Block 501 Subdivision) into 158 residential parcels, parks and recreation land, and public roadways.

37. Councillor Bell moves, Councillor _____________ seconds,

That Council direct Administration to respond to the Department of Municipal and Community Affairs (MACA) of the Government of Northwest Territories (GNWT) supporting the proposed subdivision of Lot 8, Block 501, Plan 4426 and ROAD, Plan 2144 (the Block 501 Subdivision), pursuant to Part Four of Zoning By-law No. 4404, as amended.

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<td>38.</td>
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<td>Is there any new business from the floor?</td>
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**ADMINISTRATIVE ENQUIRIES**

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<td>39.</td>
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<td>There were no administrative enquiries for the agenda.</td>
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<td>40.</td>
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<td>Are there any administrative enquiries from the floor?</td>
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**ADJOURNMENT**
February 25, 2013

His Worship Mark Heyck
Mayor of Yellowknife
4807 - 52 Street, P.O. Box 580
Yellowknife NT X1A 2N4

Dear Mr Mayor:

We would like to invite the City of Yellowknife to take part in National Science and Technology Week (NSTW), taking place October 18 to 27, 2013. NSTW celebrates the significance of our country’s science and technology history, the importance of science and technology in today’s world, and Canada’s ongoing role as a world leader in innovation.

NSTW is made up of activities organized at the local level by groups across Canada—from community-based organizations, to national institutions, private industry, schools and libraries. Our core objectives in this collaboration are to:

- Raise awareness about Canadian achievements, successes and efforts in the fields of science and technology;
- Build excitement among Canadians, particularly children and youth, about science and technology; and,
- Encourage young Canadians to consider pursuing careers in science and technology.

Sharing and partnerships are hallmarks of NSTW. As NSTW’s National Coordinator, the Canada Science and Technology Museums Corporation is seeking to connect with communities across Canada—encouraging all Canadians to find creative ways to share in our culture of science and technology. Last year was a great success, with more than 80,000 Canadians and 253 organizations taking part in nearly 250 separate NSTW events across the country.

We would like to ask for your support in helping to build on this growth in 2013. There are several ways that municipal councils can support NSTW by:

- Formally proclaiming National Science and Technology Week in your community;
- Making councillors aware of NSTW, and encouraging them to take part in events and activities in their communities; and,
- Sharing information and encouraging local institutions and organizations to take part.
Last year, we were very pleased to see the City of Saint John, New Brunswick help to spread the message about NSTW. I have attached a copy of Mayor Mel Norton’s proclamation, announcing the celebration of NSTW in his city.

Thank you in advance for your support in fostering this worthwhile initiative. Working together, we can support diverse opportunities for Canadians to learn about the science in the world around them, and inspire youth to consider careers in science and technology.

Yours sincerely,

Denise Amyot  
President and CEO  
Canada Science and Technology Museums Corporation

Sandra Corbeil  
Director, Education  
Chair of NSTW National Steering Committee  
Canada Science and Technology Museums Corporation

Attachment

we hope you will participate .
Hi Gail,

I would be happy to help out any way I can. I've Cc'd my executive assistant, Judy Brennan, regarding the proclamation, and please feel free to enlist me for radio ads or any other communication efforts you may have in mind.

Thanks,
Mark

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From: Gail Cyr [Gail_Cyr@gov.nt.ca]
Sent: April-25-13 2:41 PM
To: Mark Heyck
Subject: Family Violence Week

Dear Mr. Heyck, I work with the Coalition Against Family Violence. The Coalition is a group of government departments and service organizations that have worked over the years to increase awareness on family violence and develop actions plans to improve services and strengthen policies in responding to family violence incidents. Our latest efforts have resulted in the establishment of a men’s program that is a positive healing program and not a punitive punishing program.

This year’s theme is based upon the premise that “family violence is the business of all people” not just first responders and service organizations.

**Family Violence Week begins Monday, Sept 30th until Sunday Oct 6th.** In addition Oct 4th is a national day of recognition of the missing/murdered Aboriginal Women of Canada – many lost through family violence and many who have met their deaths at the hands of someone they might have known or just met.
We are looking for people at the Community Government level to make a statement on family violence – essentially to say family violence can be reduced if we All stand against it – and that Family Violence IS our business.

I am asking for your assistance as Mayor of the City of Yellowknife to make a statement which we will use as part of the radio campaign. I have sent a request to Mayor Meryn Gruben as President of the NWTAC for the same.

In addition, Council may:
- make a declaration for Family Violence Awareness Week
- declare Oct 4th a day in recognition of the Missing and Murdered Aboriginal Women of Canada
- help people step up to say they will not use violence against their partners and children.

There will be materials for use during the week being sent in the mail from the Status of Women Council.

I was a former City of Yellowknife Alderman and served five terms. I definitely think community governments can be influential on this issue.

Could you get back to me on this?
Hi Judy/Linda:

Would you please have the mayor do up a proclamation for Fire Prevention Week (October 6 – 12, 2013)? This year’s theme is “Prevent Kitchen Fires”. I have attached last year’s proclamation for assistance.

Thanks so much,

Gerda Groothuizen

Deputy Fire Chief, Life Safety & Prevention

Fire Division

City of Yellowknife

T: (867)766-5502

F: (867)766-5509

Yellowknife.ca

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed. The message may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the contents of the communication. Thank you.

Please consider the environment before printing this e-mail and/or attachments.
MUNICIPAL SERVICES COMMITTEE REPORT

Monday, September 9, 2013 at 12:05 p.m.

Report of a meeting held on Monday, September 9, 2013 at 12:05 p.m. in the City Hall Council Chamber. The following Committee members were in attendance:

Chairman: Mayor M. Heyck,
Councillor R. Alty,
Councillor A. Bell,
Councillor B. Brooks,
Councillor L. Bussey,
Councillor N. Konge,
Councillor P. Son (12:27 p.m.),
Councillor C. Vanthuyne, and
Councillor D. Wong.

The following members of Administration staff were in attendance:

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

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<td>1. Committee received a presentation from Mr. Bill Braden and Mr. Jeff Renaud, representatives from the Avens Seniors Centre regarding expansion. It was noted that the population of seniors is growing and will triple over the next 15 years and there is a need to start planning now for the future. Mr. Renaud advised that the expansion will be implemented in phases and will encompass long term care, palliative care, supportive living, family stay, services for seniors and meal preparation. The project is in the consultation</td>
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Stage and commitments are being sought. There will be a winter tendering process and they hope to award in February 2014 with commissioning in May 2015. The City was asked for its support and assistance and it was noted that they will come back with a more specific request once details of the expansion phases are worked out.

(For Information Only)

2. Committee heard a presentation from Ms. Jane Amphlett and Mr. Adrian Paradis regarding the Giant Mine remediation project and progress made to date. Decontamination of the baghouse has been completed; the fanhouse building was decontaminated and demolished; demolition of the roaster stack is progressing and is scheduled to be completed this week. Ms. Amphlett noted that the air quality monitoring program continues and that exceedances occurred on July 2, 8, 10 and August 13 – 15, however, all were attributed to the forest fires. Underground stabilization works will continue into the fall and drilling will take place to further assess the underground areas. Drilling and backfilling of underground areas will also occur. In response to questions from Committee, Ms. Amphlett advised that there will be a public engagement strategy.

(For Information Only)

3. Committee read a memorandum regarding whether to present By-law No. XXXX, a by-law for the control, regulation and protection of dogs, for adoption. Committee noted that the City is granted the authority to legislate with respect to dogs pursuant to Sections 70 and 72 of the Cities, Towns and Villages Act S.N.W.T. 2003, c.22 (the “CTV Act”) and the Dog Act R.S.N.W.T. 1988, c.D-7 (the “Dog Act”). The City of Yellowknife Dog By-law No. 3710 was adopted in 1993 and has not had any substantial amendments since that time. In September 2010, two local residents brought forward concerns to City Council and Administration related to excessive barking and smell from feces and urine from neighbouring properties. The concerned residents believed that the number of dogs kept on the property was a contributing factor to the problems and lobbied Council to rewrite Dog By-law No. 3710 with the main objective of placing a limit on the number of dogs a person could have on their property. In May 2011 the Government of the Northwest Territories made amendments to the Dog Act, to strengthen the laws against the abuse of dogs, including sentencing changes to increase the maximum amount of fines, and by clarifying the conditions that are unacceptable for dogs, expanding the ability of enforcement officers to seize dogs in distress and increasing the range of available sentencing options (deterrents). As such, Administration recommended that Dog By-law No. 3710 be revised upon the new Dog Act coming into force. Administration followed the revisions to the Dog Act and revised the Dog By-law to set out the duties and obligations of persons who own or are in charge of an animal, making owners responsible for providing adequate food and water, adequate care when the animal is wounded or ill, reasonable protection from injurious heat or cold, and adequate shelter, ventilation and space. In addition, the penalties for non-compliance with the by-law have been increased and include the ability for a Judge to ban an offender from owning or controlling animals. Furthermore, in response to comments from residents, Administration reviewed and revised the by-law to address concerns such as noise caused by excessive barking and the effects of poor property maintenance due to the build-up of dog feces. In 2012 City Administration started
researching and drafting a new dog by-law. Administration reviewed dog by-laws from numerous communities as well as the Dog Act. On April 8, 2013 City Administration brought forward a memorandum to the Municipal Services Committee. Several presentations were made by members of the public and City Council discussed the issue. City Council referred the matter back to City Administration and instructed City Administration to conduct further public engagement. The City currently reviews all engagement through the Spectrum of Public Participation as set out by the International Association of Public Participation. For the purpose of the Dog By-law consultation, the City undertook a level of “consulting” which is detailed within this memo. Council Goal #4 is “Continuous Improvement” and Council Objective 4.1 is “Be accountable to residents by ensuring open and accessible information flow and accessible decision making.” Applicable legislation, by-laws, studies, and plans include the Cities, Towns & Villages Act S.N.W.T. 2003, c.22 and the Dog Act R.S.N.W.T. 1988, c.D-7. Sections 70 and 72 of the Cities, Towns & Villages Act and the Dog Act give the City of Yellowknife its authority to regulate dogs. There will be no O & M impact. Due to current staffing levels the majority of dog enforcement is on a complaint basis. While the new Dog By-law has more provisions, enforcement will continue in the same manner and as such there is no anticipated staff increase. Consideration should be given for a dedicated animal control person in the future if Council desires to increase enforcement of the Dog By-law. Dog by-laws from the following communities were reviewed when doing research for the new City of Yellowknife Dog By-law: Whitehorse, Inuvik, Iqaluit, Hay River, Fort Smith, Fort Simpson, Churchill, Grande Prairie, Calgary, and Edmonton. These communities are a good comparison from several perspectives. They cover communities of varying size, social makeup, geographical location, and unique issues relating to dogs in northern communities. As an initial step in this process, and prior to the City using the IAP2 approach for all engagement, the City met with stakeholders for a focus group meeting. In October 2012 a letter was sent to stakeholders (Great Slave Animal Hospital, Yellowknife Veterinary Clinic, Dog Trotters Association, NWT SPCA, Borealis Kennels) requesting input towards the drafting of the new Dog By-law. Administration scheduled a meeting with stakeholders on February 19, 2013. Dr. Michael Hughes from Yellowknife Veterinary Clinic and Nicole Spencer the president of the NWT SPCA attended. Jo-Ann Cooper, owner of Borealis Kennels and Pet Supplies submitted her comments in writing. A communications plan was developed for the second step of the process pursuant to the direction provided by Committee on April 8, 2013. The City of Yellowknife developed and ran a survey from April 16 to May 24, 2013. The purpose of the survey was to obtain feedback on placing limitations of the number of dogs that a person may possess as well as provide an opportunity for people to provide general feedback on the proposed amendments to the Dog-By-law. The survey site provided information, links and contact information for City staff. The survey consisted of the following three parts: Question one: Do you feel that there should be a limit placed on the number of dogs a person may own or possess on their property? The results were as follows: 333 (42.7%) people responded as saying YES and 446 (57.3%) responded as saying NO. Out of the 779 people that took the survey, no one skipped this question. Question 2: How many dogs do you consider an acceptable limit that an individual should own or possess on their property? This question was answered by 323 people, not all answers included a number. 456 people skipped this question. The results are as follows:
<table>
<thead>
<tr>
<th>1 Dog</th>
<th>2 Dogs</th>
<th>3 Dogs</th>
<th>4 Dogs</th>
<th>5 Dogs</th>
<th>More than 5</th>
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<tr>
<td>10</td>
<td>128</td>
<td>103</td>
<td>41</td>
<td>14</td>
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Question 3: Additional Comments. Of the 779 people who completed the survey, 333 left a comment and 446 people skipped the question. Administration reviewed all of the comments listed in the survey. Of the people who commented about placing a limit on the number of the dogs a person could own, the majority did not agree with placing a limit but would rather see stricter rules put in place for negligent dog owners. While the comments listed in this section of the survey are far ranging, Administration was able to group the comments into areas of general application and changes to the by-law were made as considered necessary (detailed below). On May 16, 2013 an open house was held from 11:00 a.m.-1:00 p.m. The purpose of the open house was to provide an opportunity for residents and stakeholders to review the proposed changes (particularly, penalties, kennels, barking dogs, feces, vicious dogs, and limiting the number of dogs) and to speak with City Administration; City Council was also invited to attend. Members of Administration present at the Open House to assist residents included representatives from The Department of Public Safety, Legal Services, as well as Communications & Economic Development. In addition to one-on-one discussions, attendees were able to complete the survey as well as leave comments by way of letters, notes on the poster boards as well as with City staff that were present at the meeting. Approximately 40 residents participated in the open house. Feedback from the open house has been documented and can be provided to Council upon request. The City placed advertising on the radio, the local newspaper, Facebook, Twitter and electronic boards. Interviews were conducting by all major local media outlets. Based upon the comments received from residents during the engagement process, Administration made the following adjustments to the Dog By-law: 1) Dog Teams: The restriction for persons with Dog Teams only being allowed to house dogs in areas approved by City Council was removed. There were significant comments made at the open house from people who own dog teams. It was pointed out by several owners that currently existing dog teams were of no concern to neighbours and had been in existence for many years. Their concern was that proposed changes to the by-law would make it impossible for the continued operation of these dog teams. 2) Feces: At the open house a significant number of comments were made regarding the requirement for people to carry bags when walking their dogs for the purposes of collecting dog feces. It was pointed out that a person could commence a walk with two or three bags and during the course of the walk, use all of them. It is likely that the dog would not defecate any further but such an individual could still be charged because they would not be carrying a bag. There were also concerns over what would be interpreted as a “suitable means” of removing dog feces. The example of a disposable coffee cup was suggested. Based upon these comments, this section was removed from the draft by-law. 3) Licenses: At the open house several people pointed out that currently all dog licences expire on January 1st of every year but most people renew their licence when their dogs get their rabies inoculations. It was suggested that the dog licence should expire one year from the date it is issued. Upon further research, it was discovered that The City of Edmonton uses this model and when contacted they indicated that this system works well for them. Changes to the draft by-law were made to follow this licencing model. 4) Penalties: At the open house comments were made regarding the progressive fine structure. Many people felt that attaching progressive fines to most of the
offences was unnecessary and unduly harsh. The draft by-law was amended so that only the following three offences have progressive fines: a) Dog at large, b) allow a dog to bite a person, c) permit or cause a dog to be in distress. The Department of Public Safety, in partnership with the Department of Communications & Economic Development, will create a communications strategy for the implementation of the revised Dog-By-law (pending Third Reading by Council). While this strategy will be finalized after Third Reading, the proposed framework is presented below:
1. Dog By-law Plain Language Summary
2. Development of a one page hand out at City facilities and in the utility bill mail out
3. Creation of radio ads
4. Newspaper information advertisement
5. Information piece in Edge YK, which is delivered to all homes in Yellowknife
6. Partnership with Stakeholders on distributing information
7. A “Did you Know” campaign to help residents understand the By-law

Administration was directed by City Council to review Dog By-law No. 3710 after hearing a presentation from two concerned Yellowknife residents. The current by-law was adopted 20 years ago. A review was undertaken of the dog by-law and due to the number of significant changes, a complete repeal and replacement of the by-law was recommended, including:
1. New definitions.
2. New licencing requirements.
3. Clearer requirements for kennels as defined in the new dog by-law.
4. Regulations outlining where dog teams can be kept.
5. Clearly defining what constitutes a nuisance when a dog is barking.
6. New requirements for dealing with dog feces.
7. Greatly increased provisions for the protection of dogs including securing dogs when being transported in a motor vehicle.
8. Clearer definition of what constitutes a vicious dog and the requirement to muzzle a vicious dog when out in public.
9. Separate penalties for each offence and increased penalties.

The suggestion of limiting the number of dogs a person can have on a property in a residential area was not included for several reasons:
1. Difficulty of enforcement.
2. Not supported by stakeholders.
3. Not a significant issue in the community.

During the time of the review the GNWT rewrote and adopted a new Dog Act with significant changes. Many of the changes to the Dog Act have been included in the proposed new dog by-law.

4. Committee heard a presentation from Mr. Peter Curran regarding the proposed Dog By-law. Mr. Curran expressed concern with regard to removing restrictions on where dog teams may be housed, especially when the by-law doesn’t limit the number of dogs per household. Mr. Curran stated that very little can be done to mitigate the noise and sometimes the smell. Mr. Curran noted that the vision was to include kennels within the Engle Business District and noted that the City should reconsider caretaker suites within this Subdivision. In response to questions from Committee, Mr. Curran suggested that residents
that currently house dog teams at their residence be considered a legal non-conforming use, however consultation with residents in the area would be important as some neighbors aren’t happy with having a dog team next to them.

5. Committee recessed at 1:41 p.m. and reconvened at 1:49 p.m.

6. Committee heard a presentation from Ms. Cecile Beemer who stated that she is disappointed that the by-law no longer restricts the number of dogs per property. Ms. Beemer suggested that a special permit could be issued for those who own more than the specified number of dogs. Ms. Beemer further stated that she doesn’t see how the proposed by-law would alleviate concerns as it is still complaint driven and noted that she believes people just won’t make a complaint.

7. Committee heard a presentation from Mr. Bob MacKay who stated that he lives within a residential area and owns a dog team consisting of 7 dogs. Mr. MacKay stated that he checks in with his neighbors to ensure that his dogs aren’t causing a nuisance. Mr. MacKay stated that his dogs do howl at meal time so he timed them and advised that the longest they howled was 1 minute 10 seconds. Mr. MacKay advised that his dogs are his pets and he will not move them away from where he lives because he needs to keep watch over them. Mr. MacKay stated that he is pleased with the way the by-law is written and commended the committee who drafted it.

8. Councillor Bussey excused herself from the meeting at 1:57 p.m.

9. Committee discussed the draft by-law at length, including whether to research the possibility of special permits for persons who own a number of dogs; whether to differentiate between indoor and outdoor dogs; whether to issue a special permit for dog teams residing within residential zones, and whether to regulate special permits within the Zoning By-law or Dog By-law; if the number of dogs is restricted, whether to exempt foster dogs from that restriction; means to garner more attention to the cleaning up of feces and fines for those who throw dog feces in another person’s garbage bin; whether to require dog owners to carry doggie bags to pick up feces; and stronger wording for the tethering of dogs. Administration advised that it does get a number of dog complaints, however, most times the complainant does not want to make an official statement, but wants the issue resolved. Committee referred this matter back to Administration for further consideration.

(For Information Only)

10. Committee postponed a memorandum regarding whether to amend the Special Grants Policy and Core Funding Policy to the September 16, 2013 MSC meeting.

(For Information Only)

11. Committee read a memorandum regarding whether to amend City of Yellowknife Zoning By-law No. 4404, by re-zone the Government Dock and lands adjacent to Pilot’s Monument from Old Town Mixed Use to Parks and Recreation. Committee noted that in August 2013 as part of Harbour Plan Implementation, the City began site improvements at the
Government Dock and on Pilots Monument. Currently the Government Dock and the adjacent roadway (shown below in Figure 1) and portions of City land located near Pilots Monument (Figure 2) are zoned as Old Town Mixed Use (OM). Re-zoning these areas as Parks and Recreation (PR) will facilitate ongoing site improvements and management.

Re-zoning enables the City to apply the Public Parks and Recreation By-law No. 4564, which authorizes the City to develop and maintain public parks and recreation facilities, to manage park space and to regulate commercial and recreational activities. Re-zoning protects the Municipal investment in improved public space and provides legislative support for ensuring the areas remain safe and clean for public enjoyment. Council policy 2(a) is “Maintain, Respect, Preserve and Enhance the Natural Environment, Natural Heritage and Green Space.” Council policy 2(b) is “Improve Transit, Roads, Sidewalks, Recreation Facilities and Trails with an Emphasis on Active and Healthy Living Choices.” Council policy 2(d) is “Promote a Range of Commercial, Residential and Institutional Development and Revitalization Opportunities.” Applicable legislation, by-laws, studies, and plans include Cities, Towns and Villages Act, Planning Act, Zoning By-law No. 4404, as amended, and Yellowknife Harbour Plan (2012). The City of Yellowknife is granted the power to control land uses by way of a Zoning By-law under the Planning Act. On May 24, 2012, ownership for portions of Lots 4-5 Block 2 was transferred to the City of Yellowknife from the previous owners pursuant to By-law No. 4684. The lands were purchased at the appraised value to address the encroachment of Racine Road onto these properties. On May 10, 2013 the City of Yellowknife entered into a long-term lease for Lot 10, Block A with the Department of Fisheries and Oceans. The lease provides the City with the long-term tenure essential to the redevelopment of the site as part of the ongoing program to revitalize the Old Town. Re-zoning of this parcel will not interfere with existing uses such as commercial loading and unloading at the Dock. The purpose of the Parks and Recreation Zone more accurately reflects the appropriate use of these lands, as neither parcel is suitable for residential use. The purpose of the current zoning of the subject lands, ‘Old Town Mixed Use,’ is ‘to provide areas for a mix of commercial and residential uses in keeping with Old Town Secondary Development Scheme By-law No. 3651’. The purpose of the Parks and Recreation Zone is ‘to provide for parks, recreation uses and facilities for the use and enjoyment of the public’. The Government Dock may be used for a marina under the PR – Parks and Recreation zone as well as for temporary commercial activity during special events. The latter can be accommodated under Section 21 (Sale of Goods and Services) of By-law No. 4564, the
Public Parks and Recreation Facilities By-law. Tender drawings for improvements to the Government Dock and Pilots Monument were created in July following the third and final round of public consultations. The site improvements, which include hard and soft landscaping have commenced. Re-zoning of these parcels will clearly identify these areas as intended for public use and will facilitate the ongoing site improvements, which will continue into 2014. An amendment to Zoning By-law No. 4404, as amended, would require formal Public Notice and a Public Hearing before Council in accordance with provisions of the Cities, Towns and Villages Act. Following First Reading, adjacent landowners will be informed by registered mail of the City’s intent to re-zone the lands and informed of the upcoming public hearing available prior to Second Reading. All Departments are consulted on major initiatives through regular meetings of senior staff. The recommendation for rezoning has support of the Department of Community Services, the Department responsible for the care and maintenance of public parks and recreational space. As the City moves forward with Harbour Plan implementation, it is essential that the correct zoning be applied to the areas scheduled for improvement. Re-zoning the subject lands (portions of Lots 4 and 5, Block 2; and Lot 10, Block A and the adjacent right-of-way) from Old Town Mixed Use to Parks and Recreation provides Administration with the authority to ensure these areas remain clean, safe and available for public purposes and will protect the City’s investment in these important public spaces. In response to questions from Committee, Administration advised that the Government Dock will continue to facilitate commercial operations and that under the PR Zone both commercial and marina uses are conditionally permitted. Administration further noted that issues at the Dock include overnight parking and mooring and that the rezoning will work towards regulating same.

Committee recommended that By-law No. 4751, a by-law to re-zone the subject lands (portions of Lots 4 and 5, Block 2; and Lot 10, Block A and the adjacent right-of-way) from Old Town Mixed Use to Parks and Recreation, be presented for adoption.

(For Information Only)

12. Committee read a memorandum regarding whether to appoint Satish Garikaparthi as a By-law Officer for the City of Yellowknife. Committee noted that Allyce Rattray resigned from the position of the parking enforcement officer effective August 16, 2013. Satish Garikaparthi has been hired to enforce parking regulations and other related duties in the Central Business District. Council Goal #4 is “Stewards of our Natural and Built Environment” and Council Action #2.9 is “Parking in Downtown Core.” Applicable legislation, by-laws, studies, and plans include Cities, Towns and Villages Act and Highway Traffic By-law No. 4063. Pursuant to the Cities, Towns and Villages Act, By-law Officers must be appointed by resolution of Council. The timely appointment of By-law Officers helps ensure that proper levels of staffing and enforcement are achieved.

Committee recommended that:

1. Pursuant to s. 137 of the Cities, Towns and Villages Act, S.N.W.T. 2003, c.22, Satish Garikaparthi be appointed as a By-law Officer for the City of Yellowknife and assume the rank of Constable; and;
2. That the term of appointment shall expire upon termination of employment with the City of Yellowknife as a By-law Officer.

Committee noted that this matter will be brought forward at that evening’s Council meeting for approval.

(For Information Only)

13. Councillor Alty moved, Councillor Vanthuyne seconded,
That Committee move in camera at 3:17 p.m. to discuss a memorandum regarding whether to appoint a member to serve on the Smart Growth Implementation Committee and that it is in the public interest to do so.

MOTION CARRIED UNANIMOUSLY

(For Information Only)

14. Committee discussed a memorandum regarding whether to appoint a member to serve on the Smart Growth Implementation Committee.

(For Information Only)

15. Councillor Bell moved, Councillor Alty seconded,
That Committee return to an open meeting at 3:21 p.m.

MOTION CARRIED UNANIMOUSLY

16. Committee read a memorandum regarding whether to appoint a member to serve on the Smart Growth Implementation Committee. Committee noted that Ms. Linda Holowaychuk has resigned from the Smart Growth Implementation Committee. The City has advertised the vacancy in the Capital Update and on the City’s website and has received four (4) applications Council Goal #1 is “Building a Sustainable Future,” Council Objective #1(d) is “Facilitate and Support Sustainable Development, Council Goal #2 is “Stewards of our Natural and Built Environment,” and Council Action #2.11 is “Review of Smart Growth Principles.” Council 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.

iii) No individual shall be precluded from serving concurrent terms on more than one municipal board or committee.
iv) 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.

v) 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.

vi) 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, and plans include Council Procedures By-law No. 4250, as amended, and the Smart Growth Development Plan Recommendation Report. All appointments to Special Committees and Subcommittees must be approved by Council. The Committee members will play a leadership role in the implementation, promotion, and monitoring of the Recommendations Report based on the seven Smart Growth background reports and Downtown Plan. Appointing a full complement of Members will ensure that the work of the committee is completed in a timely fashion.

Committee recommended that Council appoint Kathleen Racher as a member to serve on the Smart Growth Implementation Committee for a two year term commencing September 24, 2013 until September 23, 2015.

MOVE APPROVAL

17. The meeting adjourned at 3:21 p.m.
Report of a meeting held on Monday, September 16, 2013 at 12:05 p.m. in the City Hall Council Chamber. The following Committee members were in attendance:

Chairman: Mayor M. Heyck, Councillor R. Alty, (12:10 p.m.)
Councillor B. Brooks,
Councillor L. Bussey,
Councillor N. Konge,
Councillor P. Son,
Councillor C. Vanthuyne, and
Councillor D. Wong.

The following members of Administration staff were in attendance:

D. Kefalas,
C. Bird,
D. M. Gillard,
C. Greencorn,
J. Humble,
B. Kelln,
D. Marchiori,
N. Naidoo,
K. Penney,
G. White, and
S. Jovic.

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<tr>
<th>Item</th>
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<tr>
<td>1.</td>
<td>Councillor Vanthuyne declared a conflict with Item No. 5 on the agenda, a memorandum regarding whether to enter into a Design Build Contract with Clark Builders for the construction of the Betty House, a transitional home for women and women with children, as Clark Builders is a business development client of his.</td>
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(For Information Only)

2. Committee heard a presentation from Inspector Frank Gallagher regarding the RCMP monthly statistics.

(For Information Only)

3. Committee read a memorandum regarding whether to adopt the recommended changes to the Special Grant Policy and the Core funding Policy. 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 Special Grant and the Core Funding. Council appoints three Members from the public along with the Mayor and two Councilors to make up the Grant Review Committee. The purpose of the Grant Review Committee is to assist the City of Yellowknife in an advisory capacity by making recommendations to Council through the Municipal Services Committee on which groups will receive Special Grant and / or Core Funding and the amount of funding that that each group should receive. The Grant Review Committee is also responsible to review and make recommendation to both funding programs to assist with the ease of the funding process and provide clarification to potential applicants that may consider applying for Special Grants or Core Funding. Council Goal #3 is “Building Social Capital (Community Engagement).” Council Objective 3.3 is “Improve community participation and volunteerism opportunities.” Council Objective 3.4 is “Promote heritage, culture, arts and the other unique characteristics of Yellowknife.” Council Specific Action 3(c) is “Enhance recreational programs and promote Yellowknife as an excellent place to live and play.” Applicable legislation, by-laws, studies, and plans include Cities, Towns & Villages Act S.N.W.T., 2003 c.22. Pursuant to Section 123 of the Cities, Towns & Villages Act, Council can 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. Council reviews the budget annually to establish the funding allotment for both Special Grant Funding and Core Funding. The Director of Community Services or his designate shall provide administrative support to the Grant Review Committee. The Grant Review Committee met on April 23 and June 19 to review the Special Grant Funding Policy and Criteria and the Core Funding Policy and Criteria. Administration compiled other funding models from municipalities from across western Canada to provide the Committee with some back up information as to how other jurisdictions administer their funding. The information from these other funding programs was beneficial in clarifying our present practice and background in providing the definitions that were appropriate in clarifying what is eligible in when requesting funding. Through regular meetings of the Corporate Leadership Team, all affected departments have been consulted. The City of Yellowknife currently has two programs by which not-for-profit community organizations can request funding. These programs are Special Grants and Core Funding. The changes to the Special Grant and Core Funding Policies and criteria are recorded as track changes in the documents provided to Committee for easy reference. The original Special Grant funding process allowed not-for-profit organizations to submit funding requests to the City of Yellowknife twice a year (January 10 and September 30). In 2003, Council opted to disburse all of the budgeted funds for Special Grants at the January 10 deadline, a practice which has proven to be an effective method of disbursing the funds. The proposed recommendations from the Special Grant Review Committee for the Special
Grant funding program will support the current practice of Council, whereby the application criteria reflect Committee’s recommendations.

Committee heard a presentation from: Mr. John Stephenson and Ms. Myra Hall, representatives from YK1 School Board; Ms. Tina Drew, a representative of the Parent Advisory Committee (PAC); from Mr. David Wasylciw, Ms. Mickey Erlick and Ms. Lisa Prosick regarding the roles and responsibilities of the Parent Advisory Committees (PAC). They noted that PACs are not government agencies and receive no other outside funding. They further noted that PAC’s are not allowed to fundraise for educational requirements only for extra-curricular activities or for the purchase of equipment to enhance educational or physical activities. They stated that funding for playground equipment is not clearly defined; but noted that the Department of Education, Culture and Employment does not provide funding for playgrounds except when building a new school. They advised that the City does not replace school playground equipment as it does not own the land. They further advised that playgrounds are community resources used by the general public. They requested that PAC’s be eligible to apply for Special Grants funding under the policy.

In response to a question from Committee, Ms. Hall advised that YK1 School Board does not want to raise school taxes to fund Parent Advisory Committees.

Committee referred a memorandum regarding whether to adopt the recommended changes to the Special Grant Policy and the Core funding Policy back to the Grant Review Committee. Committee requested that the Grant Review Committee:

- consider whether to put a cap on how long a group can be in Special Grants;
- consider amending the draft policy to allow Parents Advisory Committees to apply for funding;
- consider 3 year contracts;

Administration was also requested to review whether sponsorships be excluded from the 2% cap. Committee noted that the budget for Special and Core Grants will be reviewed during budget deliberations.

(For Information Only)

4. Councillor Son left the meeting at 1:30 p.m.

(For Information Only)

5. Committee recessed at 1:31 p.m. and reconvened at 1:40 p.m.

(For Information Only)

6. Committee discussed benches within the downtown. Committee noted that some benches in the downtown are in need of removal, repair and cleaning. Committee further noted that people are openly drinking alcohol and loitering on the benches in the downtown. Committee stated that removal of the benches will not resolve social issues and that the Social Issues Committee is working on a solution. Committee further stated that enforcement issues should be considered. Administration undertook to provide Council
with the number of benches in the downtown.

(For Information Only)

7. Councillor Bussey left the meeting at 2:00 p.m.

(For Information Only)

8. Councillor Vanthuyne declared a conflict and left the meeting at 2:00 p.m.

(For Information Only)

9. Committee read a memorandum regarding whether to enter into a Design Build Contract with Clark Builders for the construction of the Betty House, a transitional home for women and women with children. Committee noted that the City of Yellowknife on behalf of the Yellowknife Homelessness Coalition and in partnership with the YWCA is undertaking the development of a transitional home for women and women with children referred to as the Betty House. A Request for Proposals (RFP) for Design Build was issued August 14, 2013 with a closing date of 3:00 p.m. on September 9, 2013. One Proposal was received from Clark Builders in the amount of $3,896,783 excluding GST. The proposal meets the criteria of the RFP including building components, energy requirements, and site development. The proposal did not meet the proposed project schedule which indicated the building was to be substantially complete by March 31, 2014; however, the funding partners have agreed that the proposed date for substantial completion by May 24, 2014 is acceptable. Project funding has been secured from the Federal Government as well as the Northwest Territories Housing Corporation in the amount of $4,078,000. Council Goal #1 is “Building a sustainable future.” Council Goal #4 (b) is “Advance the City’s interest in responding to social, environmental and economic issues and their impacts.” The proposed project budget of $3,896,783.00 (GST not included) is within the project funding of $4,078,000. The budget proposed by Clark Builders is within the funding available for the construction of the Betty House. The project will provide the YWCA with 6 bed-sitting units, 8 two bedroom units, and 2 three bedroom units as well as the required washrooms, kitchens, office space, program space, and security space.

Committee recommended that Council authorize the Mayor and City Administrator to enter into a Design Build contract with Clark Builders for the construction of Betty House, a transitional home for women and women with children in the amount of $3,896,783.00 (GST not included).

Committee noted that this item will be discussed at September 19, 2013 Special Council meeting.

(For Information Only)

10. Councillor Vanthuyne returned to the meeting at 2:02 p.m.

11. Committee read a memorandum regarding whether to direct Administration to proceed with the public engagement on 50th Street redevelopment and revitalization leading to an implementation plan by 2015. Committee noted that the revitalization of Downtown has
been a priority of the City since the adoption of the Downtown Plan in 2000. Through that Committee many discussions took place with regards to the importance of revitalizing 50th Street which led to several public engagement initiatives in 2008. These initiatives resulted in a revitalization vision which provided the City with a foundation for redevelopment. From 2007 to 2010 this vision was further developed and supported through the Smart Growth Development Plan. As a result of this extensive public consultation, Administration and the prior City Council committed to the strategic land assembly essential to realizing the long-term vision for 50th Street. At the heart of the land assembly initiative was the purchase of the 50/50 Corner and available commercial lots on the south side of 50th Street (Gold Range Block) with an upset limit of $3 million. This resulted in the environmental assessment and purchase of three lots in 2012 (Instaloan and Cornermart), with the 50/50 Corner lot purchase uncompleted prior to the appointment of the current Council. While it was never the intent of the City to act as a long-term landlord to the purchased properties, it did assume the lease agreements with the current tenants. As a result of a fuel spill in April 2012 at the Cornermart property, and health concerns relating to the Instaloan building, the leases were terminated and the buildings slated for demolition. Concurrently Administration and the Smart Growth Implementation Committee (SGIC) were tasked with identifying a 50th Street Revitalization Strategy for Council’s consideration. The approach outlined herein is in the spirit of the visioning work completed to date with the public and stakeholders and the strategic land assembly objectives outlined to the previous Council. Administration maintains that this initiative is the most essential element to addressing the current Council’s objective to revitalize the Downtown as outlined in its Strategic Plan. The General Plan (2011) includes 50th Street should be a revitalization priority (3.2-3g), Give priority to improved streetscaping along 50th Street...(3.2-9b), The City shall work with local partners to pursue a major redevelopment project at the 50/50 corner. The redevelopment may include an open space component...” (3.2-5), To support residential intensification (of Downtown), the City shall acquire land or enter into partnerships to create new parks to meet the minimum park space standards...” (3.2-4g). The Smart Growth Development Plan Recommendations Report includes “Purchase the 50/50 parking lot and establish a 50th Street Redevelopment and Reinvestment Task Force to facilitate the mid-block redevelopment of 50th Street (Recommendation #4.9-15).” Council Objective 2.4 is “Promote a range of commercial, residential, and institutional development and revitalization opportunities.” Council Action 2(e) is “Development and Implementation Plan for Downtown Revitalization.” Council Motion #0090-13 is “That Administration proceed with tendering the demolition and environmental clean-up of the Instaloan and CornerMart properties (Lot 8-10, Block 31, Plan 65).” Council Motion #0091-13 is “That Administration identify suitable options post-demolition and clean-up for a “temporary activity” use for Lots 8-10, Block 31, Plan 65 until the 50th Street Revitalization Strategy has been completed.” Council Motion #0092-13 is “That Administration and the Smart Growth Implementation Committee be tasked with developing a 50th Street Revitalization Strategy for Councils consideration.” Applicable legislation, by-laws, studies, and plans include Zoning By-law No. 4404, as amended, Yellowknife Smart Growth Plan (2010), Yellowknife General Plan (2011), and Creating Housing Affordability (2009). The foundation for a 50th Street revitalization vision was developed under the Downtown Enhancement Committee based on a public engagement initiative in 2008. During this initiative approximately 100
Yellowknife citizens, including neighbouring business owners, participated to develop a vision for revitalizing 50th Street. The top redevelopment priorities identified by Yellowknife citizens at this time included: Mid-block road closure, Municipal Enforcement foot patrol, Public washrooms, Landscaping, Purchase of 50/50 property for public use, Street cleaning and street furniture; and Heritage, culture and public art. These priorities were supported by visioning statements prepared by participants that are paraphrased into the following vision statement: “50th Street is a place for social interaction in the heart of the city, where all people want to go, walk around, feel safe and comfortable. It is an inviting Street, closed to traffic, beautified and filled with fun activities. A vibrant place to celebrate cultural, artistic, and community events!” The foundation for this 50th Street vision was further supported by the Smart Growth Development Plan which was developed from 2007 to 2010. The creation of the SGDP involved more than 2,000 residents through an extensive public engagement framework consisting of questionnaire surveys, focus groups, Metroquest workshops, open houses, and community design charrettes. In addition to the “vision” developed under the Downtown Enhancement Committee, the Smart Growth Development Plan indicated the 50th Street Revitalization Vision should include public-private partnerships, streetscaping, redevelopment of the Gold Range block, mall redevelopment (repurposing), and a framework to address social issues. A key component of the revitalization strategy was the establishment of public space on 50th Street as demonstrated on the 50/50 Corner concept design in Figure 1.

Figure 1: 50/50 Corner Public Space Concept

From the outset the City’s land assembly strategy was to assemble adequate land on 50th
Street to facilitate the development of the revitalization plan. It was envisioned that the lands to be acquired should be sufficient to: 1) create a major public gathering space; 2) to attract desirable future land use mix (i.e. commercial/residential/institutional revitalization anchors); 3) work in concert with the future streetscaping and roadway operations; and 4) create synergies which facilitate the redevelopment of adjacent properties. In this regard the “whole is greater than the sum of its parts” and for this reason piecemeal redevelopment (i.e. buying and flipping properties) was never the strategy is contrary to an integrated revitalization vision. From 2010 to 2012 various motions by the previous Council were passed based on recommendations from Administration, including a motion to proceed with land assembly of parcels with an upset limit of $3 million. Properties identified, and illustrated below, include the 50-50 parking lot, and properties on the southeast side of 50th Street (the Diner, Gold Range, Smart Bee, Instaloan, Cornermart, and Raven Pub). As identified below the City has purchased three lots which make up the Instaloan and Cornermart properties as it is currently pursuing the demolition of these buildings. It is envisioned that additional land assembly is required to provide the envisioned foundation for an integrated plan.

Figure 2: 50th Street Properties Identified for Assembly
In terms of land assembly initiative, Administration continues to recommend that the purchase of the 50/50 Corner lot is necessary to realizing the revitalization vision based on earlier consultations. This should be completed immediately to facilitate the ongoing public engagement framework leading to the implementation plan. Administration has sought the input of the SGIC regarding potential temporary uses for the 50th Street acquired properties. Potential temporary uses identified by the Committee include: a public washroom, community garden, public art/arts space, vending area, recreational space (i.e. skating rink), and a greenhouse solarium. In addition to these uses some Councillors enquired about the potential of temporary public parking. Based on the timing of the 50th Street engagement initiative outlined below, Administration does not recommend proceeding with a public washroom given the costs involved in dealing with water/sewer connections, and potential relocation of a semi-permanent structure. Administration also does not recommend a public parking lot as technically the Zoning By-law would require improvements. It is also noted that such a temporary use also does little to build community support and input into the longer-range 50th Street revitalization plan. Administration recommends that consideration be given to “temporary” uses which mobilize the community around the revitalization of 50th Street and begin engaging the public in activities on the street which are conducive to the vision outlined above. Such uses and activities should strive to integrate and balance social, environmental and economic spheres so that a “sense of place” and healthy community identity can be re-established for 50th Street. Administration believes that the uses identified by the SGIC such as (1) community garden space; (2) public art space (i.e. in collaboration with local arts groups); and/or (3) vending space could serve this purpose. Given the timing of demolitions which are likely to occur over the fall/winter, these and other uses can be explored with the stakeholders and participants identified in Phases 1 and 2 of the public engagement initiative. Administration does not recommend these properties be put up for immediate resale as this is counterproductive to developing a holistic revitalization strategy and was never the intent of the project from the outset. If Council supports the revitalization strategy the marketing of these lots would not occur until the public engagement initiative is complete and the revitalization plan is underway. It is assumed this will not be until 2015/16. Despite the demonstrated public interest in the revitalization of the Downtown and redevelopment of 50th Street, greater resources need to be allocated to communicating a strategy which builds community momentum and support for the project. As outlined above a significant amount of public consultation has already been undertaken by Administration to develop the broad revitalization vision for 50th Street. Beyond this work, a multi-phase public engagement approach involving increasing levels of support is proposed to build momentum, community support, and commitment to the revitalization strategy. In order to successfully facilitate the implementation of the Plan by 2015, Administration is recommending that the land assembly strategy as initially proposed be concluded prior to 2014. The three phases of the public engagement initiative are outlined below. In addition to these phases Administration will develop a communication campaign to raise the profile and encourage community dialogue regarding 50th Street revitalization. This campaign will commence in 2014 between Phases 1 and 2 of the engagement strategy and would entail the input of Council. Phase 1 of the public engagement initiative is intended to build community understanding, support, and leadership for the project through discussions with
the private sector, institutions, and non-governmental organizations in the City. In addition to identifying issues, opportunities, and constraints; these discussions will serve to identify potential stakeholder roles, level of interest, and partnership opportunities with various groups. These meetings will be scheduled by Administration between October and December of 2013 with all meetings open to members of City Council. These discussions will be summarized in a memo for Council’s consideration by January 2014. The report will include the identification of issues and themes leading to a strategic planning framework to provide more “focused exploration”. A cross-section of potential stakeholders to be included in these initial discussions is provided below for Council’s consideration.
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<th>Non-Governmental Organizations</th>
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<td>Adam Dental Clinic</td>
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<td>Homelessness Coalition</td>
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<td>Dundee Property REIT</td>
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<td>NWT Construction Association</td>
</tr>
<tr>
<td>Gold Range</td>
<td>Regional Assembly of the First Nations</td>
<td>NWT Council of Persons with Disabilities</td>
</tr>
<tr>
<td>Huntingdon Property REIT</td>
<td>Yellowknife Catholic Schools</td>
<td>NWT Mining and Heritage Society</td>
</tr>
<tr>
<td>Jack Walker</td>
<td>Yellowknife Education District #1</td>
<td>Rotary Club</td>
</tr>
<tr>
<td>Kingpin Bowling Centre</td>
<td>Yellowknife Heritage Committee</td>
<td>Salvation Army</td>
</tr>
<tr>
<td>Northland Utilities</td>
<td></td>
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</tr>
<tr>
<td>Raven Pub</td>
<td>Yellowknife Social Issues Committee</td>
<td>Side Door Ministries</td>
</tr>
<tr>
<td>Redcliffe Developments</td>
<td>Yellowknife Smart Growth Implementation Committee</td>
<td>St. John Ambulance</td>
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<tr>
<td>Royal Host Property REIT</td>
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<tr>
<td>Smart Bee Convenience Store</td>
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<tr>
<td>Yellowknife Daycare Association</td>
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<td>Yellowknifer</td>
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<tr>
<td>Yellowknife Real Estate Board</td>
<td></td>
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<tr>
<td>YK Dairies Ltd.</td>
<td></td>
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</tr>
</tbody>
</table>

DM#376295
Page 10
Issues for discussion with these stakeholders include land use mix, social issues, arts/culture and heritage, parking and transportation, streetscaping, public space, mall redevelopment (repurposing), and partnerships. Based upon the issues and opportunities outlined from Phase 1, the Phase 2 public engagement initiative is divided into two stages. Stage 1 will establish a series of focus group sessions open to both stakeholders and the general public over a two-week period. The sessions will serve to provide “focused exploration” of the predominant issues identified in the prior phase. Additionally, input on guiding principles to govern the design for the 50th Street Revitalization will be sought from the participants.

Stage 2 of this phase is a facilitated planning session between City Council and Administration to define the scope for the 50th Street redevelopment plan. This session will result in finalizing a vision statement, guiding principles, goals and objectives, and the parameters necessary to direct the final design stage. The final public engagement component will more thoroughly involve the general public. Assuming the recommended land assembly has been completed by 2014, this phase of the project would start in the spring of 2014. The model Administration intends to utilize for the final public engagement component is illustrated below and is based on the International Association of Public Engagements spectrum of public participation. As per other significant projects the City has pursued in the past year (eg. Government Dock and Pilot’s Monument) the level of engagement would be to “involve” the public in the formulation of the redevelopment plan leading to the capital project(s). This would occur through three public meetings consisting of a visioning workshop (i.e. charrette), a public open house/workshop based on 50% design drawings, and a final open house for review and input based on detailed design.

---

**Figure 3: Engagement Methodology – International Association of Public Engagement (IAP2) Spectrum of Public Participation**
It is assumed that tender ready drawings could be completed for incorporation of 50th Street streetscaping and public space development as part of the 2015 capital budget. Depending on potential funding partnerships it is envisioned this “public” realm portion of the work could be completed over a 1-3 year period. The foundation for a vision for redevelopment 50th Street commenced in 2008 and continued through the development of the Smart Growth Development Plan. Based on this planning work, Administration and prior Councils commenced land assembly with an upset figure of $3 million dollars for the 50/50 corner and available properties on the Gold Range block. To date approximately $1 million in land has been assembled and the initial land assembly vision of the 50/50 corner remains uncompleted. Until this land assembly is completed it is difficult to fully engage the public in a tangible redevelopment plan for 50th Street. The public engagement framework provided over a 12 to 18 month period implies that the land assembly will be completed in the immediate future (i.e. prior to the public workshops outlined in Phase 3).

Committee agreed to refer recommendation #3 – Public Workshops – Detail Design Construction back to Committee. Committee requested that Administration report back to Council on the progress of Phase 1 before proceeding to Phase 2.

Committee recommended that Council direct Administration to proceed with the public engagement on the 50th Street Revitalization consisting of two phases: 1) Issue Identification - Stakeholder Discussions and 2) Strategic Planning – Focused Exploration Sessions.

MOVE APPROVAL

12. Committee discussed minimum widths for multi-use pathways, driving and parking lanes. Committee noted that the width for multi-use pathways within the City is inconsistent. Administration advised that Transport Association of Canada (TAC) standards are used as a guideline and that they are currently updating the City standards. Committee requested that Administration provide information to Council within three (3) weeks in regard to TAC standards and trail width.

13. Mayor Heyck provided Committee with a report of his weekly activities.
14. Councillor Alty moved, Councillor Vanthuyne seconded,

That Committee move in camera at 2:59 p.m. to discuss a land matter, a financial matter, and a memorandum regarding whether to appoint members to serve on the Solid Waste Management Advisory Committee, and that it is in the public interest to do so.

MOTION CARRIED UNANIMOUSLY

15. Committee discussed a land matter.

16. Committee discussed a financial matter.

17. Committee discussed a memorandum regarding whether to appoint members to serve on the Solid Waste Management Advisory Committee.

18. Councillor Alty moved, Councillor Konge seconded,

That Committee return to an open meeting at 3:30 p.m.

MOTION CARRIED UNANIMOUSLY

Business arising from in camera session

19. **Committee read a memorandum regarding whether to appoint members to serve on the Solid Waste Management Advisory Committee.** Committee noted that at its August 23, 2004 meeting, Yellowknife City Council adopted Terms of Reference to re-establish a subcommittee of the Municipal Services Committee, known as the Solid Waste Management Advisory Committee. The Terms of Reference state that the Solid Waste Management Advisory Committee shall assist the City of Yellowknife in an advisory capacity by reviewing and updating the Community Waste Management Strategic Plan and by considering and making recommendations to Council, through the Municipal Services Committee, on municipal solid waste management procedures as they relate to waste reduction, reuse and recycling. Council appointed Mr. Warren Pariseau, Canadian Tire, as a representative of a large commercial business and Ms. Shannon Ripley as a representative of Ecology North to serve as members on the Committee. The Terms of Reference state that members are appointed for the duration of the Committee. Canadian Tire has requested that Mr. Richard Kresky be appointed to replace Mr. Warren Pariseau and
Ecology North has requested that Ms. Dawn Tremblay be appointed to replace Ms. Shannon Ripley. Council Goal #1 is “Building a Sustainable Future,” and Council Goal #2 is “Stewards of our Natural and Built Environment.” Applicable legislation, by-laws, studies, and plans include the Council Procedures By-law No. 4250, as amended. All appointments to Special Committees and Subcommittees must be approved by Council. The purpose of the Solid Waste Management Advisory Committee is to review and update the Community Waste Management Strategic Plan and to consider and make recommendations to Council, through the Municipal Services Committee, on municipal solid waste management procedures as they relate to waste reduction, reuse and recycling. Appointment of Members to serve on the Committee will ensure that the work of the Solid Waste Management Committee commences in a timely manner.

Committee recommended that Council appoint Mr. Richard Kresky, a representative of a large commercial business, and Ms. Dawn Tremblay, as a representative of Ecology North, as members to serve on the Solid Waste Management Advisory Committee.

MOVE APPROVAL

20. The meeting adjourned at 3:30 p.m.
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 Development Incentive Program By-law No. 4534, as amended;

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

WHEREAS the Municipal Corporation of the City of Yellowknife has enacted Development Incentive By-law No. 4534;

AND WHEREAS the Municipal Corporation of the City of Yellowknife wishes to amend Development Incentive By-law No. 4534;

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

APPLICATION

That Development Incentive Program By-law No. 4534, as amended, of the Municipal Corporation of the City of Yellowknife, is hereby amended by:

1. Deleting paragraph three (3) of the preamble and replace therewith:
   “WHEREAS the Council of the Municipal Corporation of the City of Yellowknife wishes to promote the smart growth development and revitalization of the Yellowknife’s built up areas through: residential intensification, industrial relocation, brownfield redevelopment, Leadership in Energy and Environmental Design (LEED), heritage preservation, and integrated parking structures;”

2. Adding the following definition to Section 2:
   “Integrated Parking Structure means a structure designed for the parking of motor vehicles within the footprint and/or structure of the building floors.”

3. Delete Section 3 and replace therewith:
   “This by-law provides for tax abatements and grants to encourage the following six smart growth development and redevelopment initiatives:”
4. Adding the following to Section 3:
   “F. Integrated Parking Structures – The Integrated Parking Structure Incentive is designed to promote innovative design options that integrate the required parking requirements within the footprint of the building; consequently resulting in a more efficient use of land. The target area is DT – Downtown zone.”

5. Adding the following to Section 4 and re-numbering the existing and corresponding sections accordingly:
   C. Full One-Year Abatement – The full tax abatement (100% for one year) is only available on the assessed improvements of developments which incorporate an integrated parking structure.

6. Deleting the following from Section 4:
   “As outlined herein a maximum of one extra full year abatement may be granted for applications which include a combination of programs.”

7. Adding the following to Section 11.:
   F. Integrated Parking Structure
      i. Abatements shall apply to the improvements of residential, commercial, and office developments;
      ii. Abatements shall apply to developments requiring more than 15 off-street parking spaces. Multi-year tax abatements with modified structures may be approved by Council subject to recommendations provided by Administration for projects with a strong business case that support the City’s Downtown revitalization objectives.
      iii. Abatements shall only apply to assessed improvements of the development; and
      iv. The Director of Planning and Development and/or Director of Corporate Services may consider a prorated abatement on improvements based on a portion of off-street parking requirement as long as it is greater than 15 off-street parking spaces.

8. Adding the following as Section 18 and re-numbering the existing and corresponding sections accordingly:
   “18. In addition to requirements in Paragraph 11, abatements for an Integrated Parking Structure shall commence upon construction completion and notice of tax assessment.”

9. Replace APPENDIX C Form G with the attached revised Appendix C Form G – Smart Growth Development Incentive Program Tax Abatement and/or Grant Form.

EFFECT

10. 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.
By-law No. 4752

Read a First time this ______ day of ________________, A.D. 2013.

_____________________________________
Mayor

_____________________________________
City Administrator

Read a Second Time this ______ day of ________________, A.D. 2013.

_____________________________________
Mayor

_____________________________________
City Administrator

Read a Third Time and Finally Passed this ________________ day of ________________, A.D., 2013.

_____________________________________
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

Appendix C Form G DM#369319
I/We hereby make application to request consideration by the Planning and Development Department of the City of Yellowknife for a tax abatement and/or grant under the Smart Growth Development Incentive Program.

<table>
<thead>
<tr>
<th>Property Owner information and property to be improved</th>
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</thead>
<tbody>
<tr>
<td>Property Owner name</td>
</tr>
<tr>
<td>Property Owner telephone no.(s)</td>
</tr>
<tr>
<td>Property Owner e-mail</td>
</tr>
<tr>
<td>Civic address of proposed improvement</td>
</tr>
<tr>
<td>Legal description of proposed improvement</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Application details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project description</td>
</tr>
<tr>
<td>Expected start date</td>
</tr>
<tr>
<td>Expected completion date</td>
</tr>
<tr>
<td>Estimated Value of Assessed Improvements (Excluding Land)</td>
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</table>

<table>
<thead>
<tr>
<th>Abatement Program</th>
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</thead>
<tbody>
<tr>
<td>Residential Intensification</td>
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</tbody>
</table>
# APPENDIX C

## Form G - Smart Growth Development Incentive Program

### Tax Abatement and/or Grant Form

Planning and Development Department  
City of Yellowknife

<table>
<thead>
<tr>
<th>Number of Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Unit Floor Area</td>
</tr>
<tr>
<td>Number of Dedicated Affordable Housing Units</td>
</tr>
<tr>
<td>Other Abatement Programs with this Project</td>
</tr>
</tbody>
</table>

**Internal Use Only**

- Preliminary Site Plan
- Floor Area Plan
- Zoning and Target Area Compliance

**Industrial Relocation**

<table>
<thead>
<tr>
<th>Abatement Target Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sender Lands (CS, CC, OT, I Zone)</td>
</tr>
<tr>
<td>Receiver Lands (GI or BI Zone)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sender Lands: Address &amp; Legal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Receiver Lands: Address &amp; Legal Description</td>
</tr>
<tr>
<td>Assessed Improvements to be Removed/Demolished</td>
</tr>
<tr>
<td>Other Abatement Programs with this Project</td>
</tr>
</tbody>
</table>

**Internal Use Only**

- Sender Lands - Land Use Permitted in BI LI Zone
- Demolition/Building Removal Plan
- Preliminary Site Plan for Abatement Location
- Receiver Land Area >50% of Sender Lands
- Land Availability of Receiver Lands
## APPENDIX C

**Form G - Smart Growth Development Incentive Program**

**Tax Abatement and/or Grant Form**

Planning and Development Department

City of Yellowknife

<table>
<thead>
<tr>
<th>Brownfield Redevelopment</th>
<th>Known Contaminants</th>
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<tbody>
<tr>
<td></td>
<td>Environmental Assessment and Remediation Costs (Estimated and Incurred)</td>
</tr>
<tr>
<td></td>
<td>Estimated Site Area and Area of Contamination</td>
</tr>
<tr>
<td></td>
<td>Future Use</td>
</tr>
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<td>Other Abatement Programs with this Project</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th><strong>Internal Use Only</strong></th>
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</thead>
<tbody>
<tr>
<td>☐ Phase II ESA</td>
</tr>
<tr>
<td>☐ Remedial Action Plan and Risk Assessment</td>
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<td>☐ Zoning Compliance of Future Use</td>
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<tr>
<th>Leadership in Energy and Environmental Design</th>
<th>LEED Target Certification</th>
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<tr>
<td></td>
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<td>☐ PLATINUM</td>
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<th>LEED Registration #</th>
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<tr>
<th>Prerequisite Requirements and Credits</th>
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<tr>
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<tr>
<td>☐ Preliminary LEED Review: Prerequisites and Credits</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Heritage Preservation</th>
<th>Project Cost (attach quotations)</th>
</tr>
</thead>
</table>

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Heritage Preservation in the context of the given form appears to be a section for recording project costs. The form is designed to capture various aspects related to the Smart Growth Development Incentive Program, including environmental assessment, remediation costs, site area, future use planning, and LEED certification goals. The table format helps organize the information systematically, allowing for clear identification and documentation of necessary details for tax abatement or grant purposes.
## APPENDIX C
### Form G - Smart Growth Development Incentive Program
#### Tax Abatement and/or Grant Form
Planning and Development Department
City of Yellowknife

<table>
<thead>
<tr>
<th>Internal Use Only</th>
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</thead>
<tbody>
<tr>
<td>□ Photos of Architectural Features to be restored, repaired, replaced</td>
<td></td>
<td></td>
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<tr>
<td>□ Detailed Architectural Drawings</td>
<td></td>
<td></td>
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<tr>
<td>□ Building material specifications</td>
<td></td>
<td></td>
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<tr>
<td>□ Work Schedule</td>
<td></td>
<td></td>
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<tr>
<td>□ Eligible work costs and two quotations</td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Heritage Designation or Application</td>
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<tr>
<td>□ Proposal reviewed by Heritage Committee</td>
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<table>
<thead>
<tr>
<th>Integrated Parking Structure</th>
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<tbody>
<tr>
<td>□ Target Abatement Location (Downtown)</td>
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<td></td>
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<tr>
<td>□ Other Abatement Programs with this Project</td>
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</tbody>
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<thead>
<tr>
<th>Internal Use Only</th>
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<tbody>
<tr>
<td>□ Development Permit Application</td>
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</tbody>
</table>

### Signatures

<table>
<thead>
<tr>
<th>Signature of Applicant</th>
<th>Date</th>
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<tbody>
<tr>
<td>Director of Planning and Development</td>
<td>Date</td>
</tr>
</tbody>
</table>

### Final Approval for Commencement of Abatement

<table>
<thead>
<tr>
<th>Director of Planning and Development</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>Director of Corporate Services</td>
<td>Date</td>
</tr>
<tr>
<td>Senior Administrative Officer</td>
<td>Date</td>
</tr>
</tbody>
</table>
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) Section 25 to 29 inclusive of the Planning Act, R.S.N.W.T., 1988, c. P-7;

b) Due notice to the public, provision for inspection of this by-law and due opportunity for objections thereto to be heard, considered and determined; and

c) The approval of the Minister of Municipal and Community Affairs, certified hereunder.

WHEREAS the 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) Rezoning a portion of Lots 4 and 5, Block 2 and Lot 10, Block A and the adjacent right-of-way, as shown on Schedules A and B attached hereto and forming part of this by-law, from OM – Old Town Mixed Use to PR – Parks and Recreation; and

   B) Amending Schedule No. 1 to Zoning By-law No. 4404, as amended, in accordance with Schedules A and B attached hereto and forming part of this by-law.
EFFECT

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

Read a First time this ______ day of ______________, A.D. 2013.

____________________________________
Mayor

____________________________________
City Administrator

Read a Second Time this ______ day of ______________, A.D. 2013.

____________________________________
Mayor

____________________________________
City Administrator

APPROVED by the Minister of Municipal and Community Affairs of the Northwest Territories this ______ day of ______________, A.D. 2013.

____________________________________
Minister
Municipal and Community Affairs
Read a Third Time and Finally Passed this ________________ day of ________________, A.D., 2013.

____________________________________
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. 4736

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, to undertake local improvements to certain properties in Blocks 308 and 309, Plan 4204, known as Stage 2, Phase 7, Niven Lake Subdivision.

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

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife is of the opinion that the proposed local improvement will principally benefit real property in Blocks 308 and 309, Plan 4204;

AND WHEREAS the owners of all the municipal lands in respect of which the said local improvements are to be constructed, as set out in Schedule “A” attached hereto, have petitioned for the construction of water, sewer and electrical infrastructure servicing Stage 2 of Niven Lake Phase 7 Subdivision and construction and paving of roads within Stage 2 of Niven Lake Phase 7 Subdivision;

AND WHEREAS the Senior Administrative Officer has certified that the petition for undertaking the construction of water, sewer and electrical infrastructure servicing Stage 2 of Niven Lake Phase 7 Subdivision and construction and paving of roads within Stage 2 of Niven Lake Phase 7 Subdivision is sufficient pursuant to the requirements as set out in the Cities, Towns and Villages Act, hereinafter referred to as the “Act”;

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

APPLICATION

1. This By-law may be cited as the Niven Lake Phase 7 Subdivision Local Improvement By-law.

2. The local improvement shall be comprised of the installation of water and sewer and electrical infrastructure servicing Stage 2, Phase 7, Niven Lake Subdivision and construction and paving of roads within Stage 2, Phase 7, Niven Lake Subdivision.

3. The parcels of real property that will principally benefit from this local improvement are specified in Schedule “A” attached hereto.
4. The total estimated cost of the local improvement is $2,285,900, which includes all engineering expenses, construction costs and other associated costs.

5. (a) Fifty percent (50%) of the total costs of the local improvement will be financed through a local improvement charge against the real property principally benefiting from this local improvement, as set out in Section 2 of this By-law.

   (b) No portion of the local improvement shall be financed from the general revenues of the municipal corporation.

   (c) Fifty percent (50%) of the total costs of the local improvement will be financed through the Land Development Fund of the Municipal Corporation of the City of Yellowknife.

6. The total estimated amount of the local improvement charges to be levied is $1,142,900.00.

7. The local improvement shall be payable over a period of fifteen (15) years.

8. At the request of an individual required to pay the local improvement charge, the local improvement charges could be paid out in a lump sum payment.

REPEALS

9. By-law No. 4640 is hereby repealed.

EFFECT

10. 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 22 day of July, A.D. 2013.

[Signature]
Mayor

[Signature]
City Administrator
By-law No. 4736
Page 3

Read a Second Time this 26th day of AUGUST, A.D. 2013.

[Signature]
Mayor

[Signature]
City Administrator

Read a Third Time and Finally Passed this _______________ day of _______________, A.D., 2013.

[Signature]
Mayor

[Signature]
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.

[Signature]
City Administrator
Schedule "A"

Lot 68, Block 308; Plan 4204
Lot 72, Block 308; Plan 4204
Lot 73, Block 308; Plan 4204
Lot 74, Block 308; Plan 4204
Lot 76, Block 308; Plan 4204
Lot 54, Block 308; Plan 4204
Lot 78, Block 308; Plan 4204
Lot 57, Block 308; Plan 4204
Lot 59, Block 308; Plan 4204
Lot 60, Block 308; Plan 4204
Lot 61, Block 308; Plan 4204
Lot 64, Block 308; Plan 4204
Lot 65, Block 308; Plan 4204
Lot 67, Block 308; Plan 4204
Lot 81, Block 308; Plan 4204
Lot 83, Block 308; Plan 4204
Lot 15, Block 309; Plan 4204
Lot 16, Block 309; Plan 4204
Lot 18, Block 309; Plan 4204
Lot 62, Block 308; Plan 4204
MEMORANDUM TO COMMITTEE

COMMITTEE: Municipal Services

DATE: September 23, 2013

DEPARTMENT: Planning and Development

ISSUE: Whether to support the proposed subdivision of Lot 8, Block 501, Plan 4426 and ROAD, Plan 2144 (the Block 501 Subdivision) into 158 residential parcels, parks and recreation land, and public roadways.

RECOMMENDATION:

That Council direct Administration to respond to the Department of Municipal and Community Affairs (MACA) of the Government of Northwest Territories (GNWT) supporting the proposed subdivision of Lot 8, Block 501, Plan 4426 and ROAD, Plan 2144 (the Block 501 Subdivision), pursuant to Part Four of Zoning By-law No. 4404, as amended.

BACKGROUND:

On August 26, 2013 Council held a public hearing and gave Second Reading to By-law No. 4738 and By-law No. 4739, by-laws pertaining to the Development Scheme and rezoning of the Block 501 Subdivision. These by-laws are currently with the Minister of MACA for approval before Third Reading by Council. Council has also approved a 12% Development Contribution to the Block 501 Subdivision.

On September 10th, Administration received a revised plan of subdivision (see Attachments 2 and 3) consistent with the Development Scheme that was given Second Reading by Council (see Attachment 4).

The proposed subdivision is in excess of four lots or one hectare in area. Pursuant to the requirements of Section 4.1 (4) of Zoning By-law No. 4404, as amended, the subdivision request has been forwarded to Council for review and recommendation.

COUNCIL POLICY / RESOLUTION OR GOAL:

Council Objective 1.1 Realize opportunities to encourage economic growth and diversity.
APPLICABLE LEGISLATION, BY-LAWS, STUDIES, PLANS:

1. Zoning By-law No. 4404, as amended; and
2. The NWT Planning Act.

CONSIDERATIONS:

Legislative
Under the NWT Planning Act, the Department of Municipal and Community Affairs (MACA) administers applications for land subdivision, land consolidation and the creation of condominium corporations. When such an application concerns land within Yellowknife municipal boundaries, MACA will forward the application for a recommendation based on a review of the relevant zoning regulations and servicing requirements. However, the final decision on all subdivision, consolidation and condominium applications is jurisdiction of the Territorial Government.

Zoning By-law
Part Four of Zoning By-law No. 4404, as amended, provides subdivision and condominium requirements for review of subdivision applications. Section 44 of the Planning Act provides requirements on roadways, utility parcels and reserves. Pursuant to Zoning By-law Section 4.1(3), when an application for a proposed subdivision is in excess of four lots or one hectare, Council shall review the application and provide a recommendation to MACA.

The proposed subdivision was evaluated pursuant to Part Four of Zoning By-law No. 4404, as amended, (see Attachment 1). The subdivision meets all relevant requirements. Administration recommends that Council support the application.

Financial Considerations
The subdivision will significantly increase property tax revenue for the City.

Public Consultation
Pursuant to Part Four of Zoning By-law No. 4404, as amended, the subdivision proposal has been circulated in the City’s weekly newsletter and advertised on the City’s website.

ALTERNATIVES TO RECOMMENDATION:
No viable alternative has been identified.

RATIONALE:
The recommendation should be supported for the following reasons:

1. Council has given Second Reading to By-law No. 4738 and By-law No. 4739, the Development Scheme and rezoning of the Block 501 Subdivision.
2. Council has approved a 12% Development Contribution for the Block 501 Subdivision.
3. The subdivision of these lands will significantly increase property tax revenue.

ATTACHMENTS:
1. Subdivision Technical Review (DM#374448);
2. Proposed Plan of Subdivision, Block 501 Subdivision (DM#376105);  
3. Proposed Plan of Subdivision, ROAD, Plan 2144 (DM#376107); and  
4. Schedule A-1 to By-law No. 4738 – Block 501 Development Scheme (DM#370456).

Prepared: September 12, 2013; DL
As the Planning Administrator for the City of Yellowknife responsible for the review and recommendation of plans of subdivision and condominium, I have ensured that the noted subdivision/condominium application has been reviewed in accordance with the City of Yellowknife Zoning By-law No. 4404 Part 4 and any other applicable by-laws, plans, policies or procedures.

Planning Administrator     Dated
City of Yellowknife

SUBDIVISION/CONSOLIDATION/CONDOMINIUM RECOMMENDATION

Approved ___    Approved with conditions __✓__    Refused ___

Conditions of Approval/Reasons for Refusal:

- Approval, by motion, required by the Council of the City of Yellowknife.
- Subdivision must comply with Development Scheme By-law No. 4738.
- Any development on the property(s) is subject to the City of Yellowknife Development/Building Permit process.
- The City will release the lands (ROAD, Plan 2144) for the requested survey at the Developer's risk and cost given the amended Development Scheme (By-law No.4738) has not yet been given Third Reading by the Council of the City of Yellowknife.

Technical review begins on page 2
## Technical Review - Application for Subdivision/Consolidation/Condominium

<table>
<thead>
<tr>
<th>Legislation Reference</th>
<th>Considerations</th>
<th>Y</th>
<th>N</th>
<th>Comment/ details/ follow up issues</th>
</tr>
</thead>
</table>
| Zoning By-law No. 4404 Section 4.1(1) | Additional information required, i.e.  
- Site plan  
- Contours  
- Natural features  
- modifications |  | ✓ | Subdivision does not approve any development on the site. Development Permit process will require detailed information. |
| Zoning By-law No. 4404 Section 4.1(2) | Application circulated to affected parties for consultation | ✓ |  |  |
| Zoning By-law No. 4404 Section 4.1(4) (a) | Each proposed lot has access onto an acceptable public roadway and municipal services | ✓ |  | Development Permit process will require detailed information. |
| Zoning By-law No. 4404 Section 4.1(4) (b) | Will result in sites being used for the purposes intended pursuant to the zoning by-law | ✓ |  | R5 Residential |
| Zoning By-law No. 4404 Section 4.1(4)(c) | Conforms to the General Plan, applicable Development Scheme and Zoning By-law | ✓ |  |  |
| Zoning By-law No. 4404 Section 4.1(4)(d) | Applicant provides at their own expense all public improvements, i.e.  
- public roadways  
- sidewalks  
- curbs  
- culverts  
- drainage ditches  
- utility systems  
- other public facilities as required | ✓ |  | Development Permit process will require detailed information. |
| Zoning By-law No. 4404 Section 4.2(1) | Where public improvements are required, a Development agreement with Council is required that may include:  
- standards for improvements  
- work schedule  
- terms and conditions of the transfer or improvements  
- any other items | ✓ |  | Development Permit process will require detailed information. |
| Planning Act Section 44 | Applicant has made provisions for:  
- roadways  
- utility parcels  
- reserves | ✓ |  | Development Permit process will require detailed information. |
City of Yellowknife
Subdivision/Consolidation and Condominium Application Technical Review
Planning and Development Department

Lot 8, Block 501, Plan 4426 & ROAD, Plan 2144
Kam Lake Road, Homes North Block 501 Subdivision, Yellowknife

Docs#374448
July 16, 2013

Lands Administration
Municipal and Community Affairs, GNWT
5201 – 50th Ave., 6th Floor Northwest Tower
Yellowknife, NT, X1A 3S9

Attention: Rob Marchiori
Manager, Surveys and Mapping

Re: Proposed Subdivision of Lot 8, Block 501
Yellowknife, NT

Our office has been contacted by Homes North Ltd. to subdivide Lot 8, Block 501 into residential lots and roads as shown on the attached sketch.

The lands involved in this project are privately titled and will be transferred to Homes North Ltd. in the near future.

A portion of the project includes lands that are part of the Kam Lake Road. Homes North Ltd. have been in contact with the City of Yellowknife regarding these lands and we should receive a notice in the near future.

Should you have any questions regarding this matter please do not hesitate to contact me.

Yours truly,

Bruce Hewlko, CLS
Sub-Arctic Surveys Ltd.

cc: Devin Lake, A/Manager, Planning and Lands
City of Yellowknife
May 30, 2013

Lands Administration
Municipal and Community Affairs, GNWT
5201 – 50th Ave., 6th Floor Northwest Tower
Yellowknife, NT, X1A 3R9

Attention: Rob Marchiori
Manager, Surveys and Mapping

Re: Proposed Subdivision of Kam Lake Road
Yellowknife, NT

Our office has been contacted by Homes North Ltd. to subdivide a portion of the Kam Lake Road as shown on the attached sketch.

The lands involved in this project are owned by the City. The majority of the land would be used by Homes North as residential lots and will be part of their Lot 8, Block 501 development. Part of the parcel will be used a buffer zone between the residential lots and the Kam Lake Road.

It is our understanding that Homes North Ltd. has submitted an Application to Purchase the land from the City of Yellowknife.

Should you have any questions regarding this matter please do not hesitate to contact me.

Yours truly,

Bruce Hewko, CLS
Sub-Arctic Surveys Ltd.

cc: Devin Lake, A/Manager, Planning and Lands
    City of Yellowknife
ROAD (KAM LAKE ROAD)
PLAN 73214 C.L.S.R., No. 2144 L.T.O.

PARCEL A
AREA = 0.396 Ha

PLAN 72790 C.L.S.R., No. 2092 L.T.O.

PLAN 70197 C.L.S.R., No. 1779 L.T.O.

SUB-ARCTIC SURVEYS LTD.
BOX 2441 YELLOWKNIFE
NORTHWEST TERRITORIES X1A 2P8
PHONE: 873-2047 FAX: 873-9079
WEB PAGE www.sub-arctic.ca
E-MAIL sas@sub-arctic.ca

DATE OF SURVEY:
FILE NO.: 13-064-HN
DATE: MAY 29, 2013
SCALE: 1:2500
PREPARED BY: N.J.

PROPOSED SKETCH
OF
KAM LAKE ROAD
PLAN 2144
YELLOWKNIFE – N.T.
Block 501 Housing Development
Schedule No. A-1 to
By-law No. 4738

Notes:
- Draft plan subject to review.
- Power line easements not yet finalized.