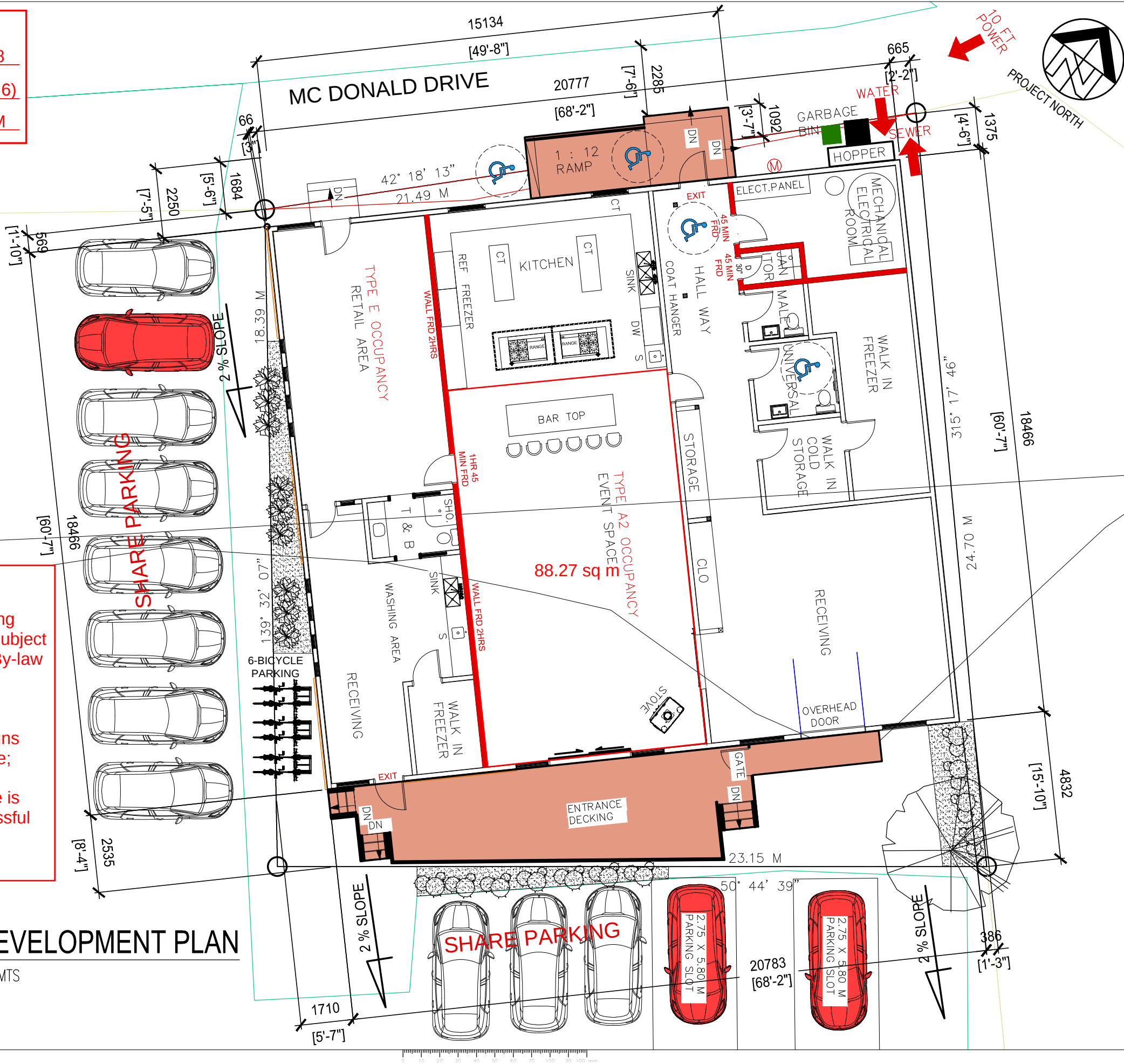


City of Yellowknife
Development Permit # PL-2025-0048
Verified August 20, 2026 (page 1 of 6)
Development Officer BASSEL SLEEM

Planner's Notes:
Parking and Loading requirements are subject to amendment of By-law No. 4807;
"No Parking" and "Loading Zone" signs are required on-site;
Universal Entrance is subject to a successful Land Acquisition application.

1 SITE DEVELOPMENT PLAN
SCALE 1: 60 MTS



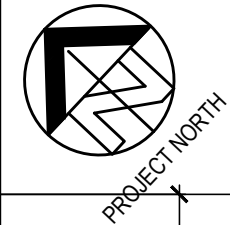
NADJI ARCHITECTS
Nadji Architects Ltd.
3601 Franklin Ave.
Yellowknife, NT
X1A 2B5
www.nadji-architects.ca
e: kayhan@nadji-architects.ca
p: 867 766 3333
f: 867 766 3223

ISSUED FOR SCHEMATIC DEVELOPMENT PERMIT

11-01-2026

	A	B	C
DETAIL NO.			
LOCATION			
DRAWING NO.			
DETAIL			
DRAWING NO.			

4			
3			
2			
1	SCHEMATIC PLAN	2025-02-11	
0			
Revision	Description	Date	
Client		client	
CRAIG SCOTT			
Project Title			
(Lot: 9, Block: A, Plan 2145)			
THE CHANNEL FOOD HUB 3529 MacDONALD DRIVE YELLOWKNIFE, NT.			
Designed by	Conçu par		
Drawn by	Dessiné par		
RSUST			
Approved by	Approuvé par		
KN			
Project Manager	Administrateur de Projets		
Drawing title			
SITE DEVELOPMENT PLAN			
Project No./No. du projet			
Drawing No./No. du dessin			
Revision No.			
A100			
OF --			
0			



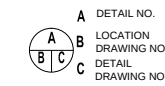
NADJI
ARCHITECTS

Nadji Architects Ltd.
3601 Franklin Ave.
Yellowknife, NT
X1A 2B5
www.nadji-architects.ca
e: kayhan@nadji-architects.ca
p: 867 766 3333
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ISSUED FOR
DEVELOPMENT PERMIT



11-01-2026



4		
3		
2		

1	SCHEMATIC PLAN	2026-02-11
0		

CRAIG SCOTT

(Lot: 9, Block: A, Plan 2145)

THE CHANNEL FOOD HUB
3529 MacDONALD DRIVE
YELLOWKNIFE, NT.

Designed by	Conçu par
-------------	-----------

Drawn by	Dessiné par
PS/IST	

Approved by	Approuvé par
KN	

Project Manager	Administrateur de Projets
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Drawing title	Titre du dessin
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FLOOR LAYOUT PLAN

Project no./No. du projet	Drawing no./No. du dessin	Revision no.
---------------------------	---------------------------	--------------

A101	0
OF --	

SCHEMATIC DESIGN

4		
3		
2		
1	SCHEMATIC PLAN	2008-02-11
0		
Index/cont	Description	Date

CRAIG SCOTT

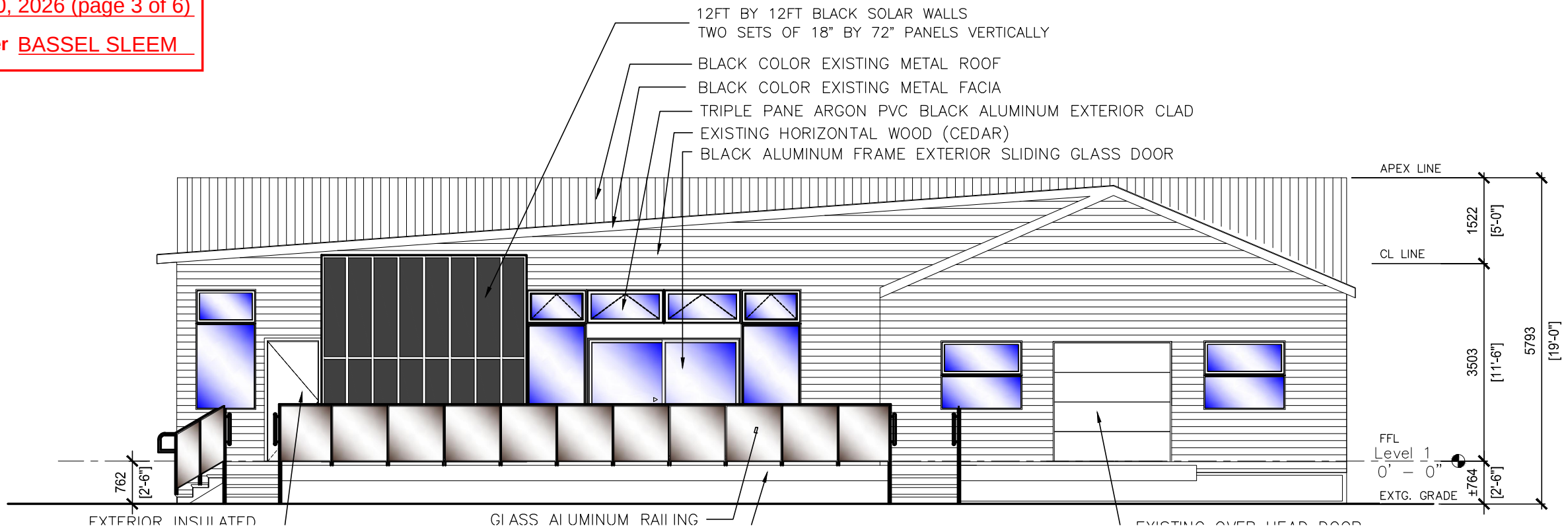
(Lot: 9, Block: A, Plan 2145)

THE CHANNEL FOOD HUB
3529 MacDONALD DRIVE
YELLOWKNIFE, NT.

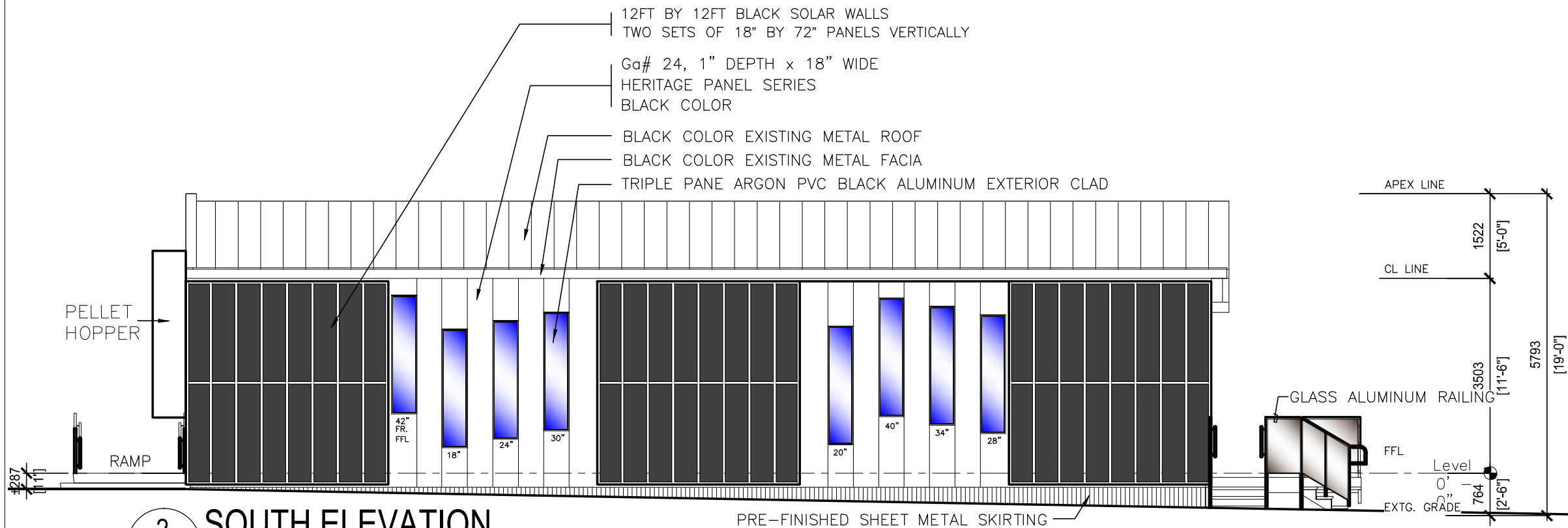
Designed by	Conçu par
Drawn by	Dessiné par
RS/UST	
Approved by	Approuvé par
IN	
Project Manager	Administrateur de Projets

ELEVATIONS

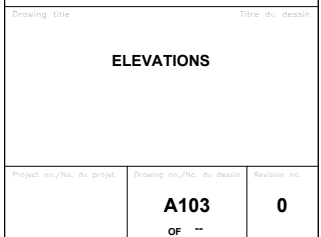
Project no./No. du projet	Drawing no./No. du dessin	Revision no.
	A102 OF --	0



1 EAST ELEVATION
A102 A102 SCALE 1: 40 MTS



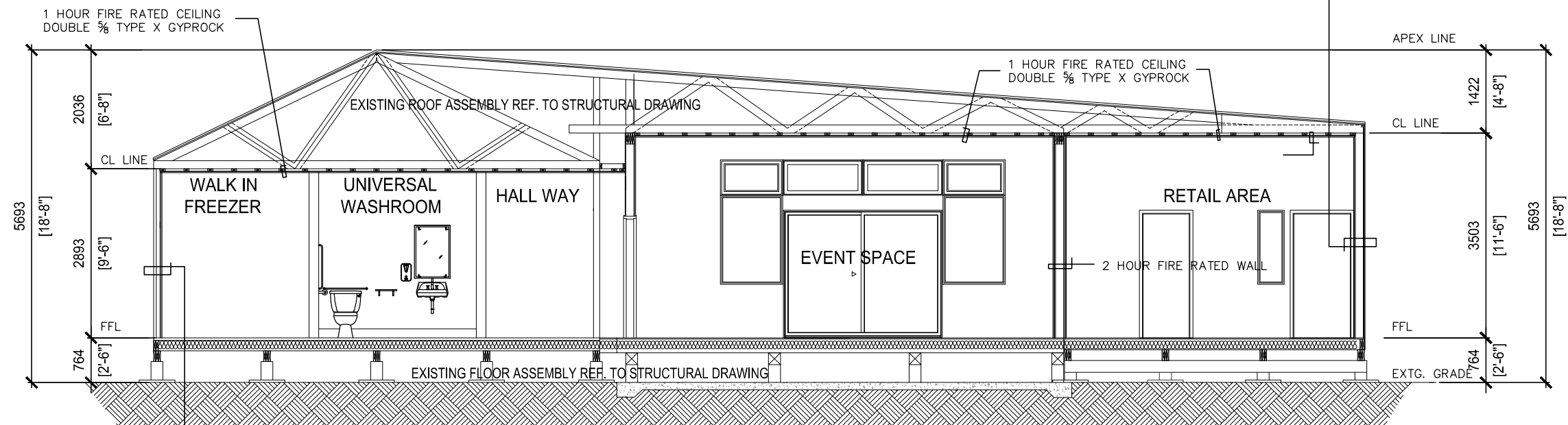
2 SOUTH ELEVATION
A102 A102 SCALE 1: 40 MTS



1 WEST ELEVATION
A103 A103
SCALE 1: 40 MTS

2 NORTH ELEVATION
A103 A103 SCALE 1: 40 MTS

WALL #8 (RETAIL SPACE EXTERIOR WALLS – SOUTH) – R49
UL 493
VARIES CLADDING (FIRE RATED PV WALL PANEL, METAL SIDING)
19MM STRAPPING
WEATHER BARRIER MEMBRANE
TUDS @ 16" O.C. W/ MINERAL WOOL INSULATION BETWEEN STUDS
2" AIR GAP – MINERAL WOOL INSULATION
TUDS @ 24" O.C. W/ MINERAL WOOL INSULATION BETWEEN STUDS
POLY AVB MEMBRANE
INTERIOR FINISH 5/8" DRYWALL X 2
PUCKBOARD INTERIOR FINISH WASHDOWN READY



WALL #12 (WAREHOUSE NORTH WALL) – R40
UL 493
STEEL SIDING
TYVEK
5/16 DRYWALL
3 ½"X1 ½" STEEL STUD WALL @ 16" O.C. W/ MINERAL WOOL INSULATION
3" AIR GAP – MINERAL WOOL INSULATION
3 ½"X1 ½" WOOD STUDS @ 16" O.C. W/ MINERAL WOOL INSULATION BETWEEN STUDS (SERVICE WALL)
POLY AVB MEMBRANE
INTERIOR FINISH – 5/16" DRYWALL X 2

1 SECTION A-A
A104 A104 SCALE 1: 40 MTS

4		
3		
2		
1	SCHEMATIC PLAN	2025-02-11
0		

CRAIG SCOTT

(Lot: 9, Block: A, Plan 2145)

THE CHANNEL FOOD HUB
3529 Mc DONALD DRIVE
YELLOWKNIFE, NT.

Designed by	Conçu par
Drawn by	Dessiné par
RS/UST	
Approved by	Approuvé par
IN	
Project Manager	Administrateur de Projets

Drawing title

Titre du dessin

SECTION A-A

Project no./No. du projet	Drawing no./No. du dessin	Revision no.
	A104 OF --	0

