

Property Information/Details

Location Description	Lot 3 Block 301 Plan 1955
City of Yellowknife Community Plan No. 5007, as amended	Section 2.3.3 Economy and Employment Section 3.1.2 General Development Goals Section 4.4 Capital Area
City of Yellowknife Zoning By-law No. 5045, as amended	Chapter 3 - Roles and Responsibilities Chapter 4 - Development Permit Process Chapter 7 - General Development Regulations Applicable to all Zones Chapter 9 - General Development Regulations Applicable to Non-Residential Zones Section 11.1 DT – Downtown
Civic Address:	4571 48 ST
Access:	48 ST/ Yellowknife Access RD/ Highway No. 4 (vehicular and pedestrian)
Municipal Services	Municipal sewer and water; external garbage pickup

Recommendation:

The Development Officer recommends approval of Development Permit PLDEV-2025-0169 for a Hotel (75 rooms) at 4571 48 Street, with the following conditions:

1. The developer shall enter into a Development Agreement with the City of Yellowknife with respect to on-site improvements and site servicing requirements to be executed with full payment of security bond prior to issuance of a Building Permit; and
2. The development shall comply with the approved stamped drawings for PLDEV-2025-0169 and with all By-laws and policies in effect for the City of Yellowknife.

Proposal:

The applicant proposes to construct a new 75-room Hotel at 4571 48 Street as the final phase of the existing Chateau Nova development. The proposal includes a new hotel building, associated parking and landscaping, and overall site drainage improvements.

Background:

The subject property at 4571 48 Street has been developed incrementally as the Chateau Nova hotel complex since 2014. Development Permit PL-2014-0435 approved the original Chateau Nova Hotel and Conference Centre, consisting of 146 rooms. This was followed by Development Permit PL-2015-0524 for a 73-suite extension and Development Permit PL-2019-0166 for a third hotel building containing 54 suites. Together, these approvals established the current hotel and commercial development on the site.

In December 2025, NOVA GOC approached the City regarding the next and final phase of the development and subsequently submitted Development Permit application PLDEV-2025-0169 on December 22, 2025, for an additional 75-room Hotel. Following the initial review, the applicant revised the proposal and provided additional information to address City requirements, and the application was deemed complete on July 3, 2026.

In parallel with the Development Permit review, Site Grading Permit PLDEV-2026-0172 was approved on July 3, 2026 to allow site preparation and grading work to proceed. This approval is separate from the current Development Permit application and does not authorize construction of the proposed Hotel. PLDEV-2025-0169 therefore represents the final phase in the phased development of the Chateau Nova site.

SUPPORTING STUDIES AND REPORTS

In support of the application the following documents were referenced:

- PL-2019-0166, Approved Drawings, October 7, 2020, DM# 839971
- PL-2015-0524, Approved Drawings, October 22, 2015, DM# 839970
- PL-2014-0435, Approved Drawings, June 12, 2015, DM# N/a
- Lots 1 & 2 Block 301 Development Agreement, March 25, 2021, DM# 645494
- Lot 3 Block 301 Development Agreement, October 22, 2015, DM# 443769
- Lot 3 Block 301 Development Agreement, June 11, 2015, DM# 431902

Assessment of the Application:

JUSTIFICATION

A development permit is required under Section 4 of Zoning By-law No. 5045, authorized under section 23 of the *Community Planning and Development Act*.

LEGISLATION

Community Planning and Development Act

The *Community Planning and Development Act* establishes the framework for the City to regulate development within its boundaries. As stated in section 16. (1) and 25. (2) of the *Act*, a development authority, being either council or a development officer appointed under section 52, or both, shall, subject to any applicable conditions, approve an application for a development permit for a use specified in a zoning bylaw as a use that may be permitted at the discretion of the development authority, if the development authority is satisfied that the applicant meets all the requirements of the bylaw.

Under section 20. (1), “A zoning bylaw may authorize a development authority to require, as a condition of the approval of an application for a development permit that a person enter into a development agreement with the municipal corporation.”

Community Plan By-law No. 5007

“The purpose of a community plan is to provide a policy framework to guide the physical development of a municipality, having regard to sustainability, the environment, and the economic, social and cultural development of the community”. (*Community Planning and Development Act*, Section 3 (1)).

This 2019 Community Plan is a comprehensive outline of the goals and objectives for the City with directive policies to accomplish the objectives. All applicable policies of the Community Plan are to be considered and applied at the time of development.

Zoning By-law No. 5045

The general purpose of a zoning bylaw is to guide the physical development of a municipality by offering regulations to the use and development of land and buildings within the municipal boundary of the City.

The Development Officer is directed to receive and process development permit applications as referred to in sections 3.1.1 (a), (d), (f), and (g) of the By-law, and shall approve, with or without conditions, the application for a development permit for a permitted use, as per section 4.6.2 (a).

Capital Area Development Plan By-law No. 4940

The subject property is located within the Capital Area and is identified as Block 301 under the Capital Area Development Plan By-law No. 4940, as amended. The Plan provides specific land use and development policies for the Capital Area to ensure that new development respects its civic importance, natural setting, and role as a gateway to downtown. Development within Block 301 is subject to specific policies related to building height, setbacks, outdoor storage, and the retention and landscaping of natural land, in addition to the broader policies and objectives of the Plan.

PLANNING ANALYSIS

City of Yellowknife Community Plan By-law No. 5007, as amended

The subject property is located within the Capital Area land use designation under Section 4.4 of Community Plan By-law No. 5007. The Capital Area is recognized as an important political, cultural, recreational and tourism area situated within a significant natural setting, and Section 4.4 places particular emphasis on preserving the area's natural features and upholding the goals and objectives of the Capital Area Development Plan. The proposed development is consistent with these objectives. The development represents the final phase of an established hotel and commercial site and has been designed to retain natural areas and exposed bedrock where possible, maintain views of the surrounding natural environment, and appropriately address the site's relationship with the adjacent Landmark Site. The proposal is not located in proximity to the McMahon Frame Lake Trail and does not affect interim withdrawn lands; accordingly, Policies 1-a and 3-a are not directly applicable. Most importantly, the proposal satisfies Policy 2-a by complying with the applicable policies of the Capital Area Development Plan, including the specific requirements for Block 301 relating to building height, setbacks, outdoor storage, and the retention and landscaping of natural land. On this basis, the proposed development is consistent with the intent, objectives and applicable policies of Section 4.4 of the Community Plan.

4.4 Capital Area Objectives and Policies			
Planning and Development Objectives:		Policies:	
2.	To uphold the goals and objectives of the Capital Area Development Plan.	2-a.	All development will align with the objectives and policies of the Capital Area Development Plan.

Zoning

City of Yellowknife Zoning By-law No. 5045, as amended

The proposed development meets the general regulations of the zoning by-law, including sections 7, 8, and 9. It also meets the specific regulations for the DT – Downtown Zone. As demonstrated in the Table below, the proposed development meets all the above without any variance requirements. A summary follows.

Zone	DT – Downtown		
Regulations	Required	Proposed	Variance required
Minimum Lot width	7.5m	N/a	N/a
Maximum Site area	-	1m ²	N/a
Maximum Lot coverage	Min. 50% and Max. 100%		No
Maximum Building height	15m*	15m	No
Minimum Front yard setback	20m**	20m	No
Minimum Side yard setback (north side)	0m	N/a	No
Minimum Side yard setback (east side)	0m	N/a	No
Minimum Rear yard setback	0m	N/a	No
Off-street parking	No minimum parking required.	43 Type B 4 Type A	No
Maximum Driveway width	N/a	N/a	N/a
Off-street loading	1	1	N/a
Bicycle Parking	25	28	No
Landscaping	10% Residual Area	Provided	No
Grade and Drainage	PLDEV-2026-0172		
Sewer and Water	Municipal Sewer and Water		
Garbage and Organics	External services at owner's expense		
Legal	Open ditch to be registered on Title		

* Capital Area Plan Block 301 Policy 3: The maximum height of buildings shall be 15 metres.

**Capital Area Plan Block 301 Policy 2: New development will require a 20 metre landscaped/natural buffer within the property boundary along Highway No. 4 (48 Street).

Site Planning Considerations (Section 7.1):

The proposed development satisfies the applicable Site Planning Considerations of Section 7.1. The site plan provides defined pedestrian and vehicular circulation, access for emergency and municipal services, and sufficient space for the continued operation of the overall hotel complex. Particular consideration was given to site drainage, and revised drawings were submitted following review by Public Works and Engineering to ensure that surface water is appropriately managed without adversely affecting adjacent lands or the municipal drainage system. By meeting the general site planning considerations listed in section 7.1 of the By-law, the proposed development demonstrates good land use planning practices.

Vehicular Access and On-Site Traffic (Section 7.4):

The proposed development utilizes the established access and internal circulation system serving the Chateau Nova site. The site plan provides a connected parking and circulation area around the proposed Hotel, including dedicated loading and drop-off areas, while maintaining access for service and emergency vehicles. The proposed parking and driveway areas have also been designed in coordination with the site's grading and drainage. Based on the submitted plans and departmental review, the proposed development provides for the safe and efficient movement of vehicles on the site in accordance with Section 7.4.

Landscaping (Section 7.5):

The proposed development complies with the landscaping requirements of Section 7.5. The Landscape Plan provides new trees and shrubs, retains existing naturalized areas where possible, and proposes naturalization and reclamation of disturbed areas surrounding the development. The proposed landscaping meets the applicable requirements of the Zoning By-law and supports the natural character of the site.

Parking (Section 7.8):

As per Table 7-3 of the By-law, there are no minimum parking requirements in Downtown (Parking Standard Area 1). The development proposes 43 Type B parking spaces and 4 Type A parking spaces to the interconnected Chateau Nova parking areas. The development exceeds the on-site bicycle parking requirement by accommodating 28 bicycles. An off-street loading space is also provided, as illustrated in the approved drawings.

DT – Downtown (Section 11.1):

The general purpose of the DT – Downtown zone is *“to define the downtown area and recognize this as a unique area within the City as the Principal office, commercial and entertainment district, while providing for supportive medium and higher density residential uses”*.

Regulations relating to lot width, lot coverage, building height, and yard setbacks have been met without any variance requirements. These regulations were reviewed against the submitted drawings. Hotel is a Permitted Use within the DT Zone. The proposed development is subject to the Commercial Other regulations in Table 11-3 and complies with the applicable requirements respecting lot width, lot coverage, building height and setbacks without requiring a variance.

To satisfy 11.1.3 (a), The proposal provides landscaped outdoor sitting/amenity areas adjacent to the Hotel, incorporating landscaping and pedestrian-oriented space consistent with the intent of this requirement. The building’s exterior facades consist of a bottom, middle, and top parts. To satisfy 11.1.3 (d), the building will be incorporating multiple materials and colours on these façades, as illustrated in the approved drawings. The proposed materials and façade articulation are also generally consistent with the architectural character of the existing Chateau Nova development. Since the building does not exceed four storeys in height, sun shadow impact drawings and a preliminary pedestrian level wind assessment were not required as part of the application.

Capital Area Development Plan By-law No. 4940, as amended:

The proposed development complies with the applicable policies of the Capital Area Development Plan, including the specific policies for Block 301 related to building height, setbacks, outdoor storage, and retention and landscaping of natural areas. The proposal was presented to the Capital Area Committee on August 27, 2026. The Committee emphasized the site's prominent location across from the Landmark Site along the Highway No. 4/Downtown Gateway, including the importance of preserving views and maintaining the area's natural character. The Committee also recommended that site drainage be constructed to municipal standards and that pedestrian crossing, trail connection and lighting conditions at the site entrance be assessed, with the Legislative Assembly and Prince of Wales Northern Heritage Centre involved in any future traffic study or counts.

Servicing/ Safety/ Park&Rec/ Community/ Reconciliation

The application was circulated to relevant City Departments and external agencies for review. No concerns were identified with respect to municipal servicing, emergency access, parks and recreation, community services, or reconciliation matters. Public Works and Engineering identified a concern regarding site drainage, which was addressed through revised drawings and is proposed to be further secured through a Development Agreement requiring the drainage works to be constructed to municipal standards. The Capital Area Committee also recommended consideration of pedestrian safety, including the crossing, trail connection and lighting at the site entrance.

City Departmental Consultation

Pursuant to section 4.5.1 of the Zoning By-law, the following City Departments were contacted and advised to provide comments as part of the application process. Comments received were considered to determine appropriateness of the development proposal. Comments received are summarized in the table below:

No.	City Department	Comments	Consideration
1.	Lands and Building Services	No comments were received.	N/a
2.	Fire Division	No comments were received.	N/a
3.	Public Works and Engineering	The department identified concerns related to the overall site drainage and grading.	Developer addressed the identified concerns and proposed an open ditch running across the site, which will be registered as an easement on Title.
4.	Municipal Enforcement	No comments were received.	N/a

Public Consultation

A Notice of Application for the development permit and variance was circulated to neighboring properties within 30m of the subject property during the notice of application period, per Section 4.5 of Zoning By-law No. 5045, Section 6.7 of Community Plan By-law No. 5007, and Section 14 (2) of the *Community Planning and Development Act*.

As a result of the Notice, no comments were received from the public.

A Notice of Decision will be posted at the site, as required by law. The application will be subject to a 14-day appeal period, commencing on the date of the approval. If not appealed within this 14-day period, the development will be considered effective starting on the 15th day.

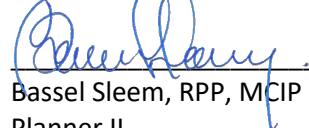
Conditions of Approval:

1. The developer shall enter into a Development Agreement with the City of Yellowknife with respect to on-site improvements and site servicing requirements to be executed with full payment of security bond prior to issuance of a Building Permit; and
2. The development shall comply with the approved stamped drawings for PLDEV-2025-0169 and with all By-laws and policies in effect for the City of Yellowknife.

Conclusion:

Based on the planning technical review and analysis, it is identified that the proposal conforms to policies and regulations in Community Plan By-law No. 5007, meets Zoning By-law No. 5045 requirements, complies with the Capital Area Development Plan By-law No. 4940, and represents good land use planning practices. The Development Officer's recommendation is to approve Development Permit PLDEV-2025-0169.

Reviewed [and Approved] by:


Bassel Sleem, RPP, MCIP
Planner II

09/01/2026

Date

Concurrence by:

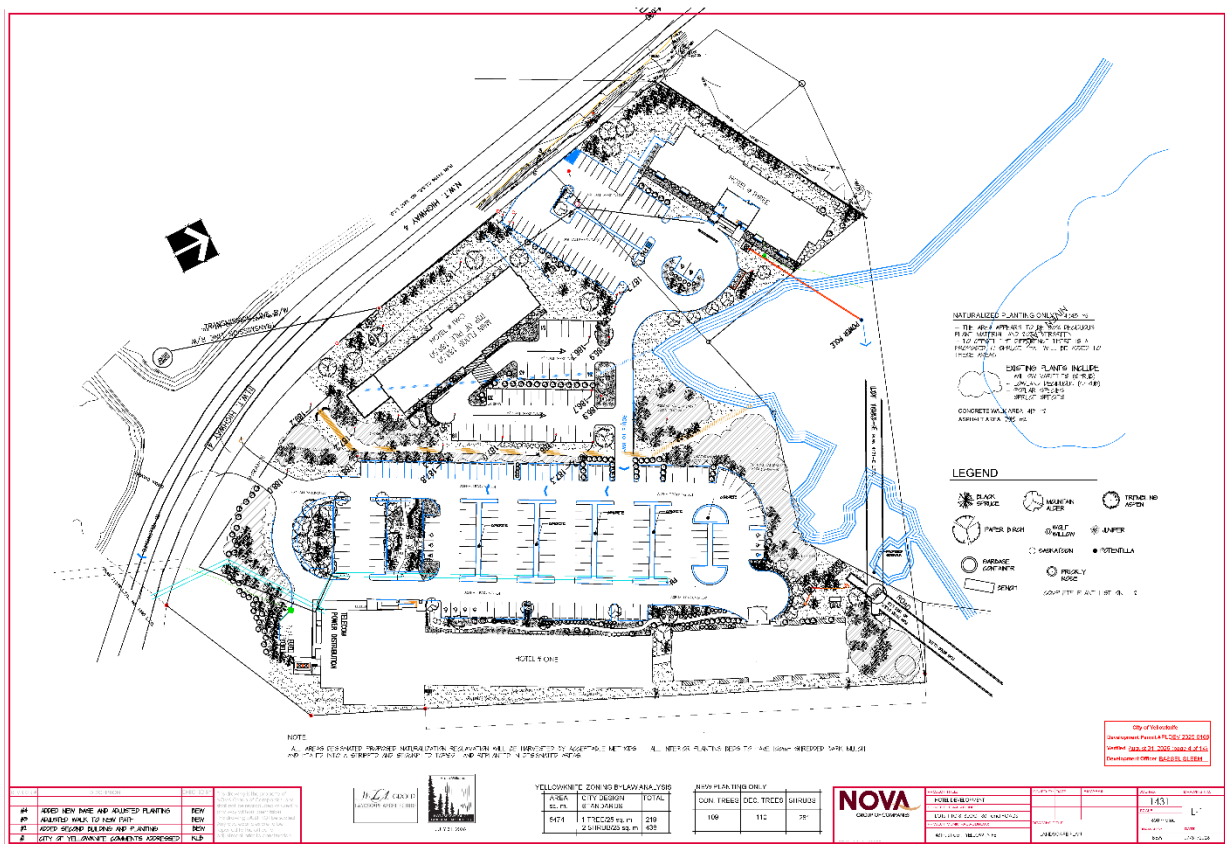
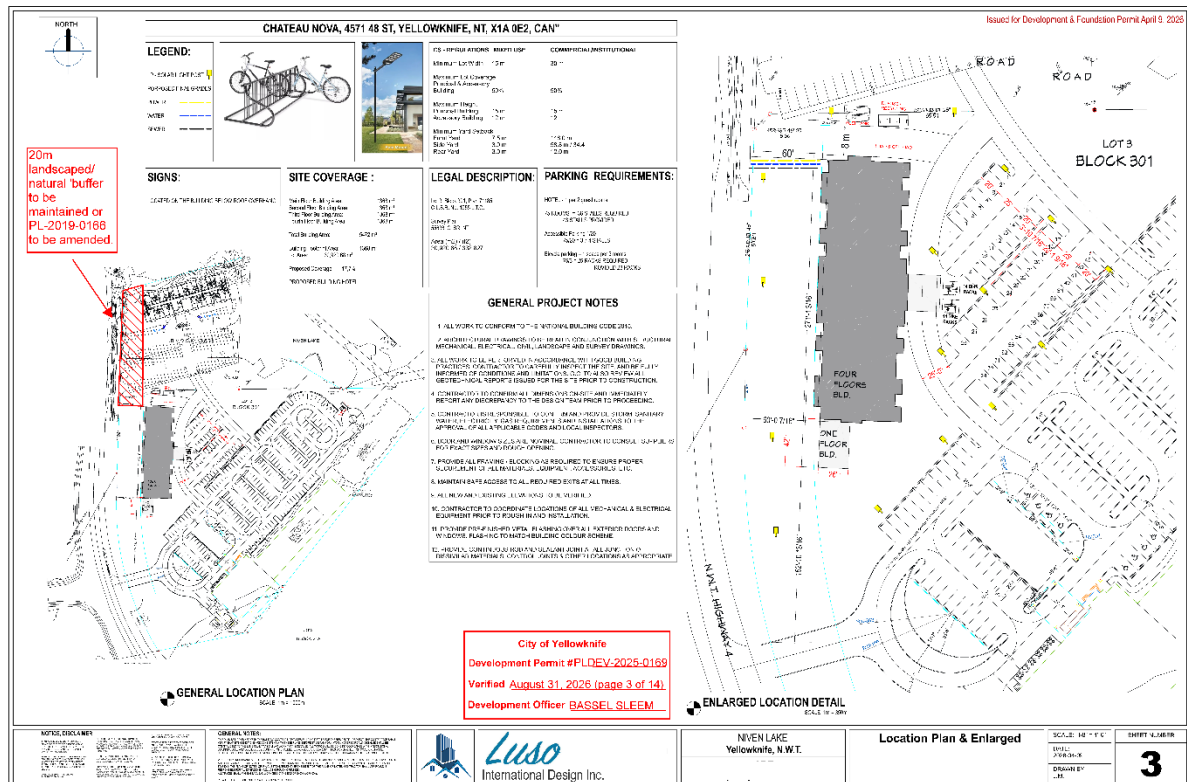

Tatsuyuki Setta, RPP, MCIP, AICP
Manager, Planning and Environment

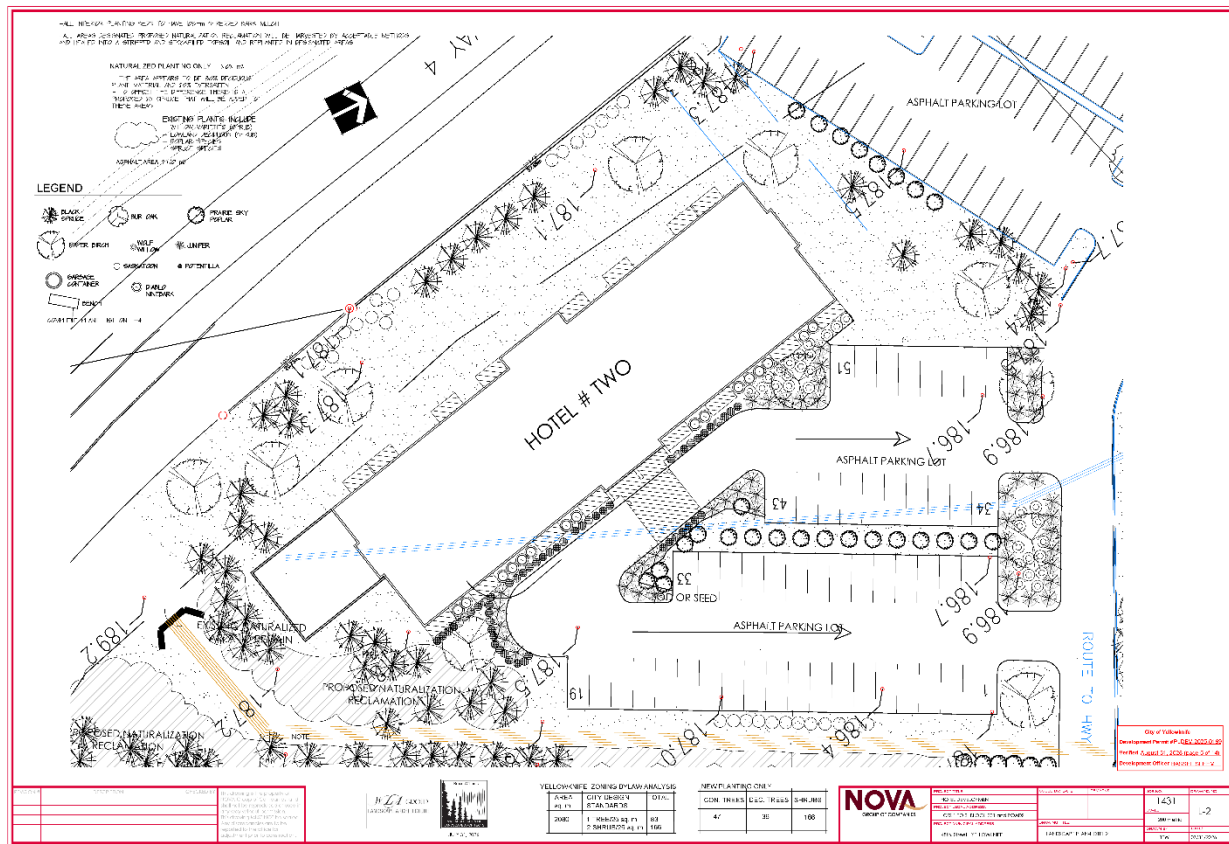
Sep 2, 2026

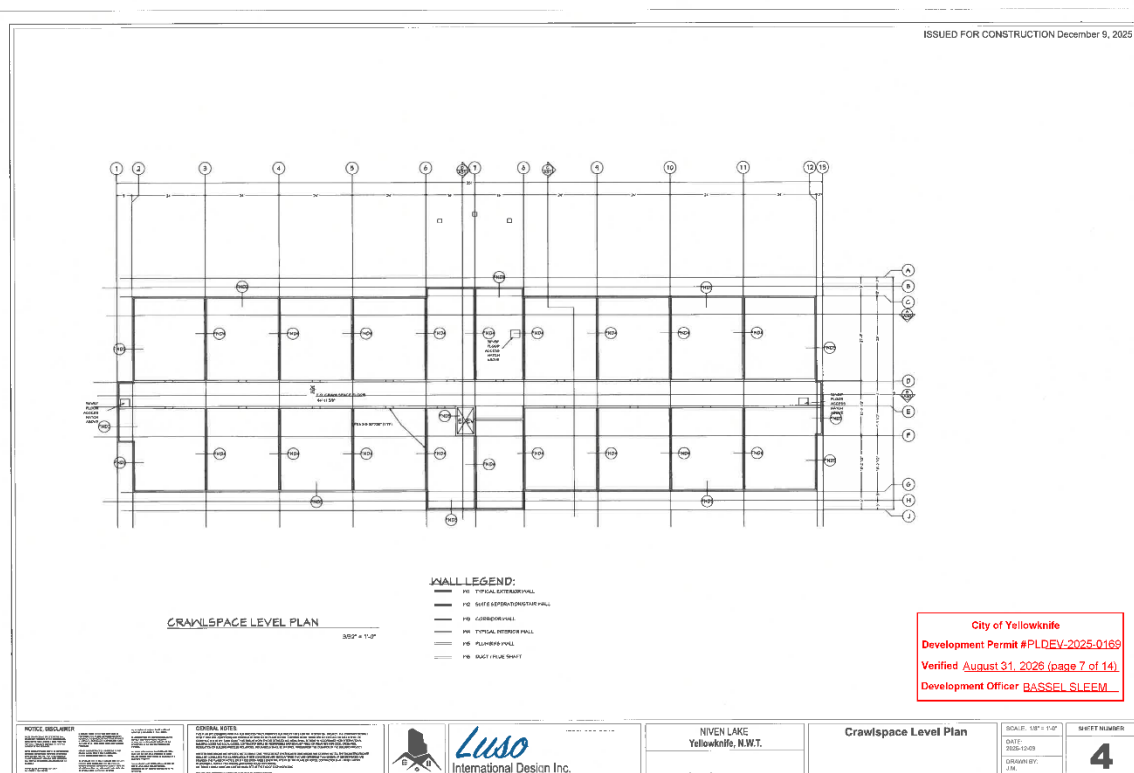
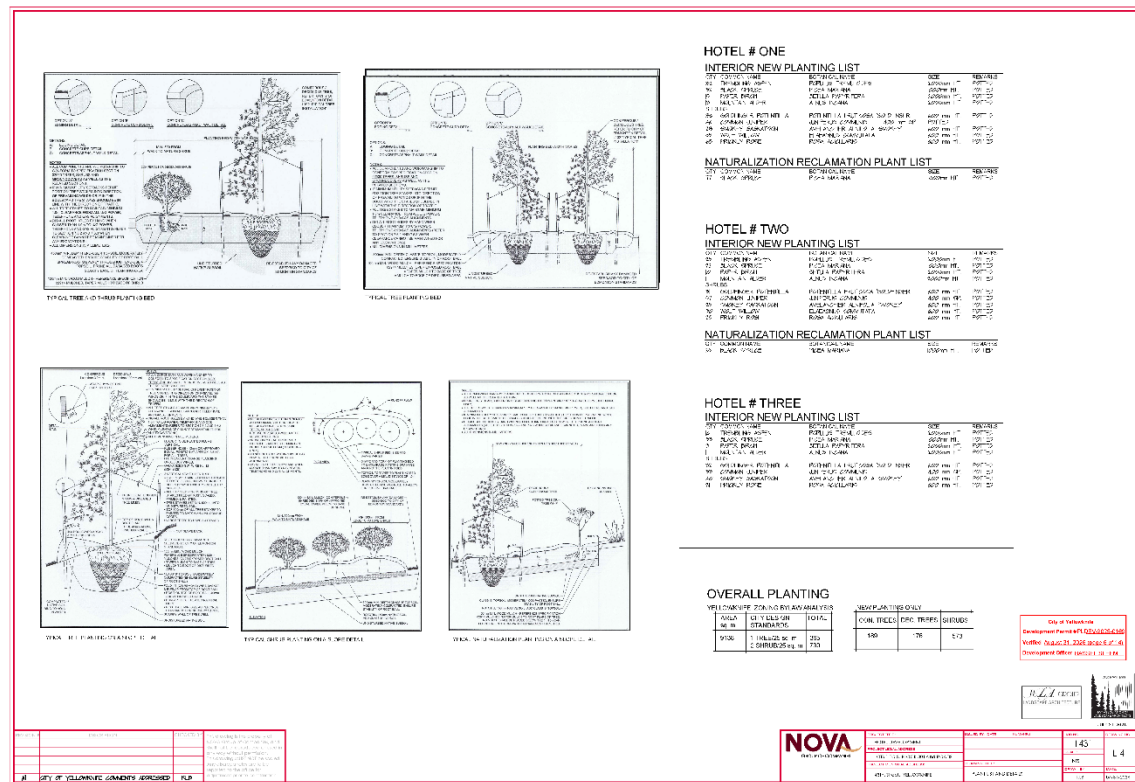
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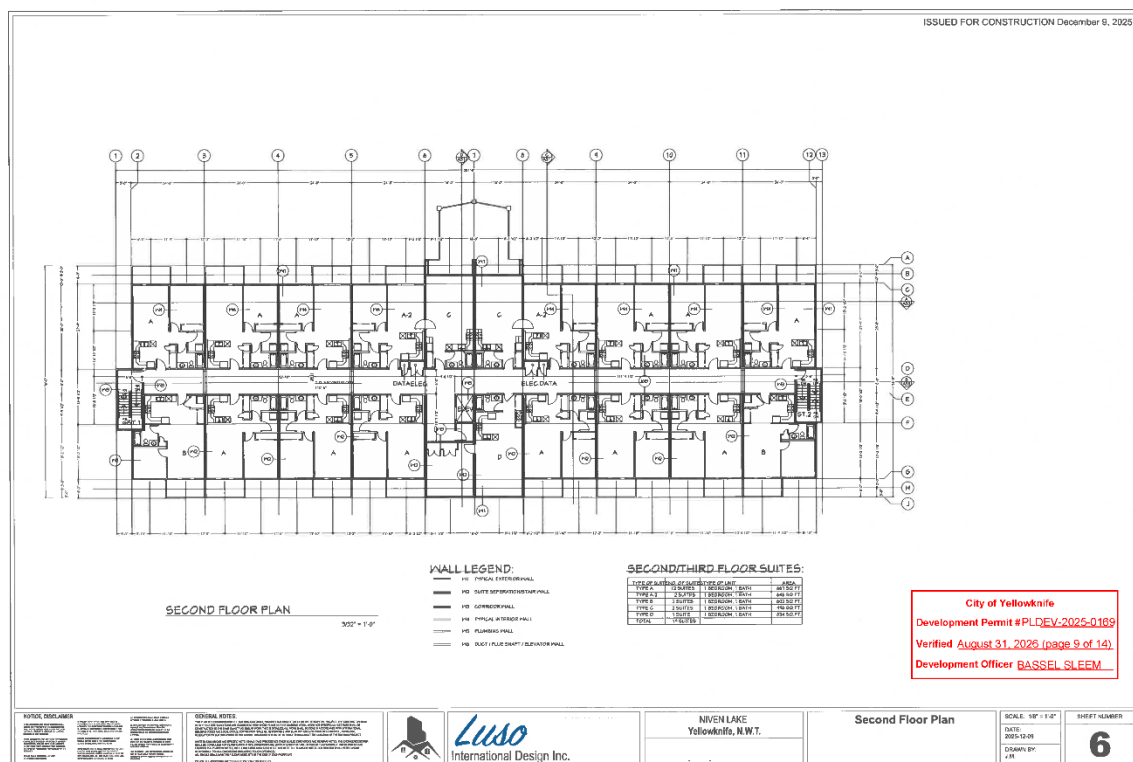
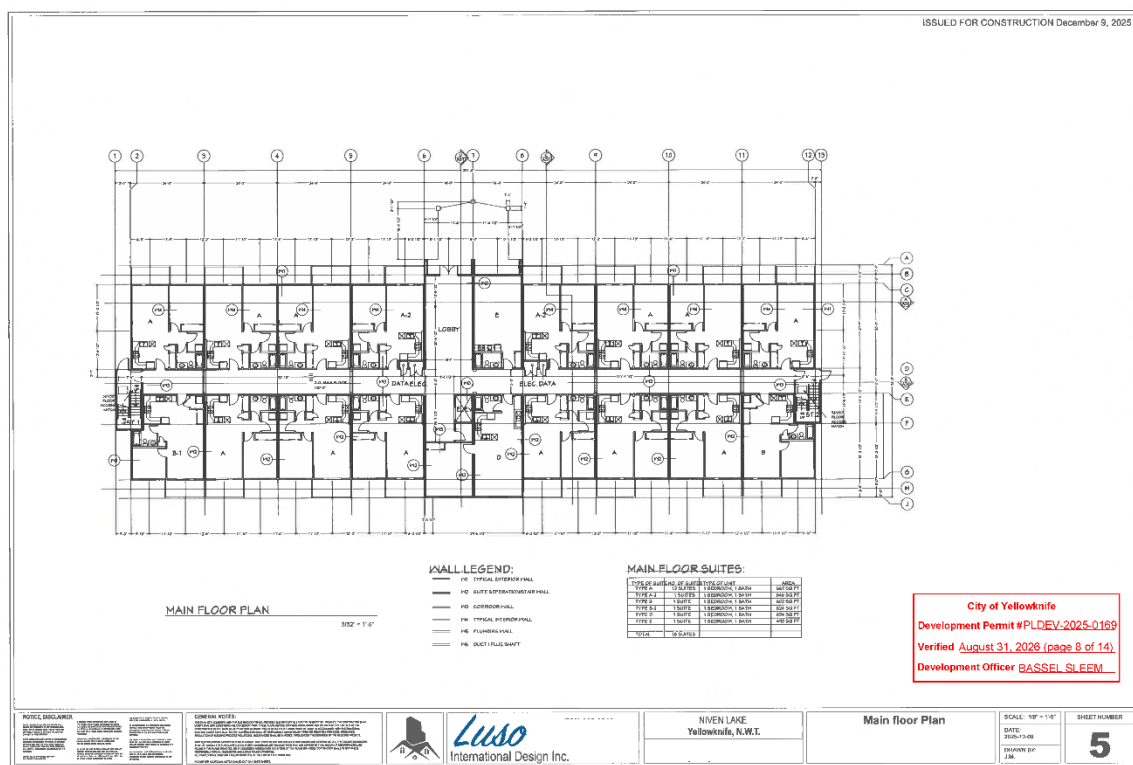
Appendix A: Approved Drawings PLDEV-2025-0169, DM# 839995

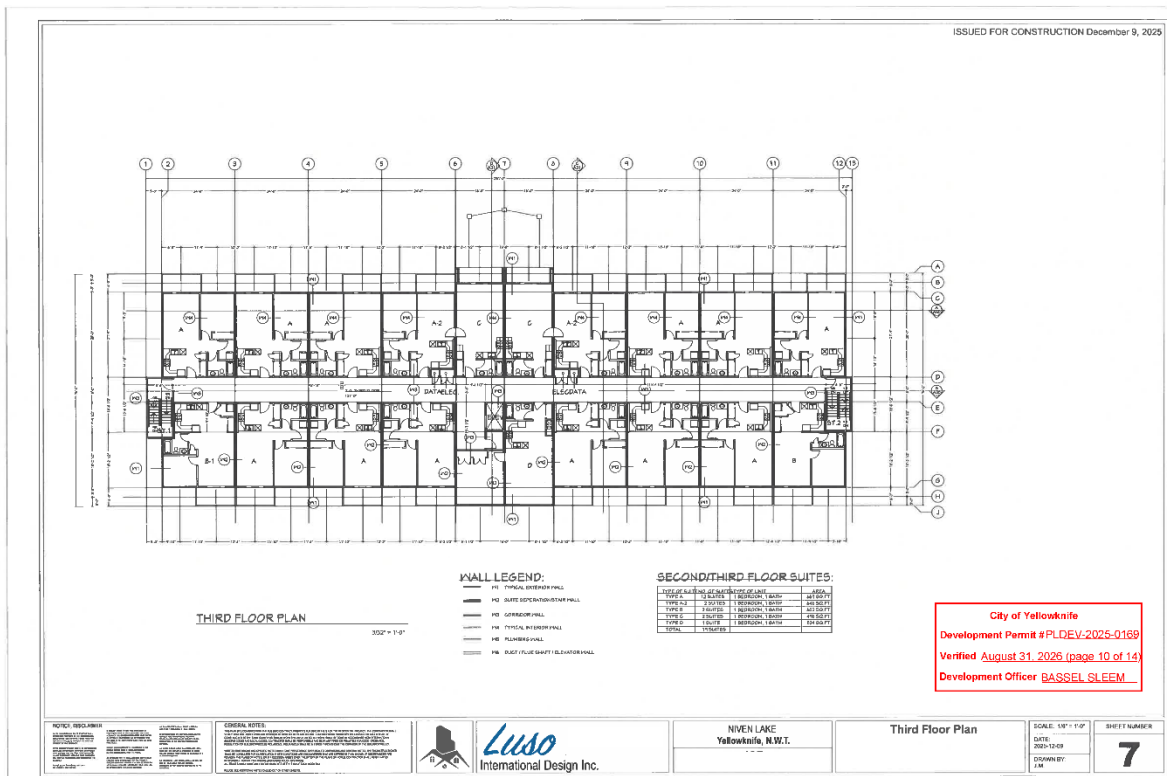
Appendix B: Letter from Capital Area Committee, August 27, 2026, DM# 839254

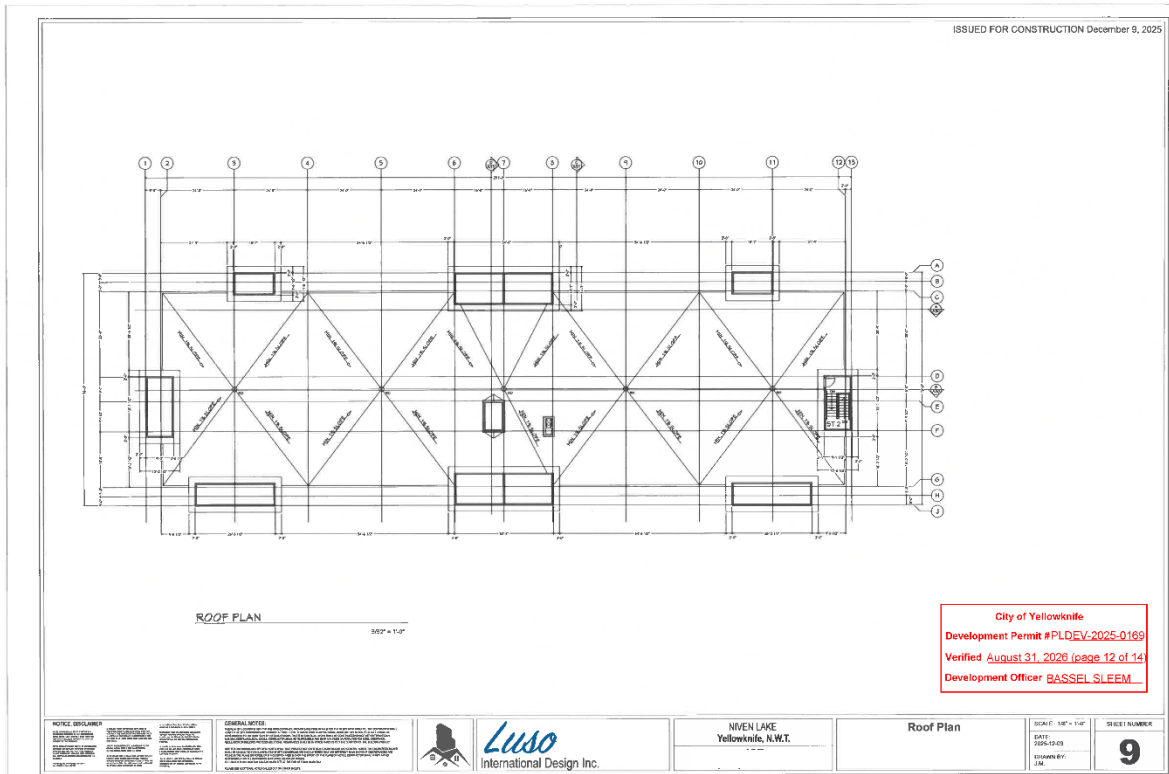


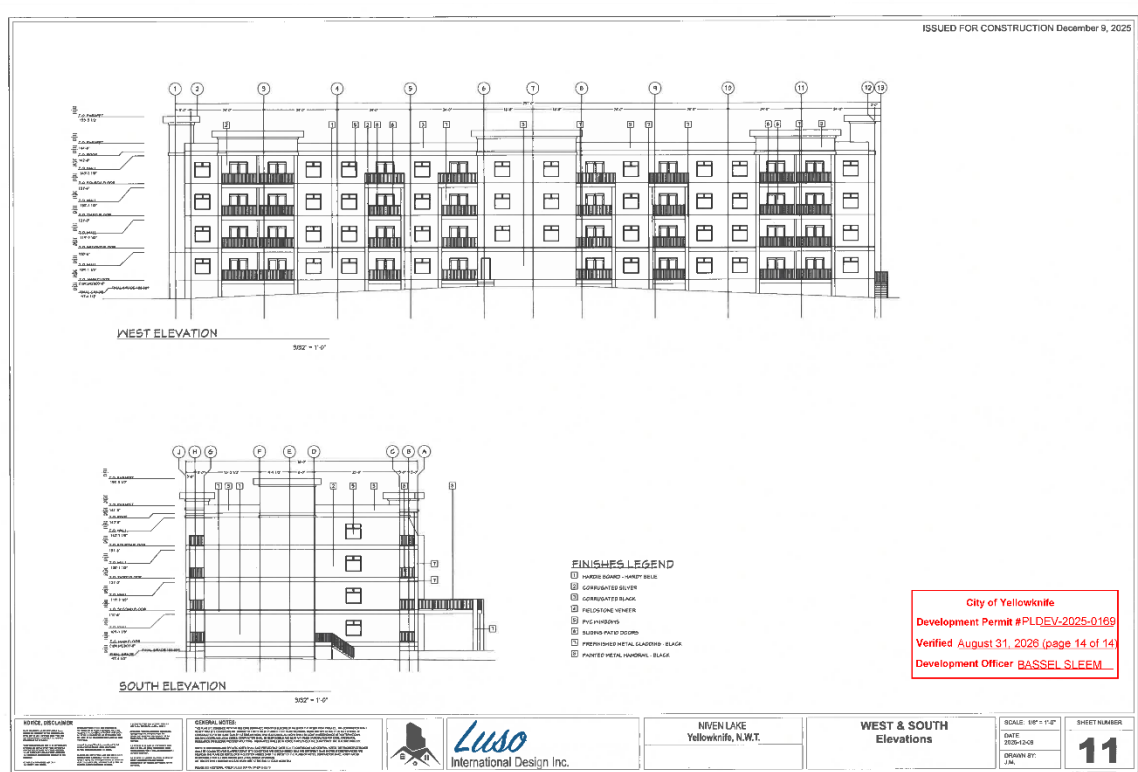












Appendix B:



CITY OF YELLOWKNIFE

August 27, 2026

Bassel Sleem, MCIP, RPP
Planner II/Development Officer
Planning and Development
City of Yellowknife

Dear Mr. Sleem,

Re: PLDEV-2025-0169 (Nova GOC); Lot 3, Block 301, Plan 1955 – Capital Area Committee Response

The Capital Area Committee wishes to thank you for your recent presentation regarding the proposed Development Permit application submitted for the Nova Apartments Hotel (75 Units). We appreciate the information shared by you, including answering questions from the committee members.

Capital Area Development Plan By-law direction provides the conceptual and management framework within which the future development, will occur. Committee acknowledges the proposed location of the development site on Block 301 within the plan, next to the two existing hotels, Niven Lake and trail, and across from the Museum and Legislative Assembly of the Northwest Territories.

Important considerations for Block 301's development and location directly opposite the Landmark Site and along the Highway No. 4/Downtown Gateway corridor, include development design to respect and connect with the prominence of the Landmark Site. Particular consideration should be given to preserving important views toward the Legislative Assembly and Prince of Wales Northern Heritage Centre, minimizing visual impacts through building siting and landscaping, maintaining the natural character of the area, and ensuring that development contributes positively to the Capital Area role as a civic and symbolic gateway to downtown Yellowknife. Consistency with the Capital Area Development Plan's objectives for high-quality design, view preservation, and enhancement of the public realm should be demonstrated. After review and consideration of the information presented, the Capital Area Committee provides the following for consideration by the city in development decisions:

- a) that a Development Agreement ensure the site drainage as proposed and identified on the site plan is constructed to municipal standard;
- b) that the pedestrian crossing, trail connection, and lighting at the site entrance shall be assessed either through the current development review process or through future highway corridor transportation planning to ensure ongoing pedestrian safety and to identify any future upgrade requirements, including applicable traffic or pedestrian volume thresholds.

August 27, 2026

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- c) the Prince of Wales Northern Heritage Museum and the Legislative Assembly, both located on the Landmark Site, across from this development/intersection, request to be involved in any traffic study or counts.

On behalf of the Committee, thank you for your consideration of these recommendations.

Sincerely,



Charlsey White, MCIP, RPP
Chair, Capital Area Committee

cc: Capital Area Committee Members
Manager Planning and Environment, City of Yellowknife
Manager Public Works and Engineering, City of Yellowknife

(DM#839254)



DOCS-#839871-v1-PLANNING_REPORT_PLD EV-2025-0169

Final Audit Report

2026-09-02

Created:	2026-09-01
By:	Bassel Sleem (bsleem@yellowknife.ca)
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-  Document created by Bassel Sleem (bsleem@yellowknife.ca)
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