

Notice of Application

City of Yellowknife
Planning & Environment

Type of Application: Development Permit/Variance

File Information:

File #: PLDEV-2026-0017

Applicant: Nunastar Properties Inc.

Civic Address: Adjacent to 4825 49 Avenue

Legal Description: A portion of Lot 1 Block 21A Plan 480, a portion of Lot 2 Block 21A Plan 650, Lot 3 Block 21A Plan 4902, Lot 3 Block 67A Plan 486, Lot 4 Block 67A Plan 4898

Purpose: To develop a Hotel as described in By-law No. 5134 with a Variance to the Side Yard Setback from 2.00m to 0.00m.

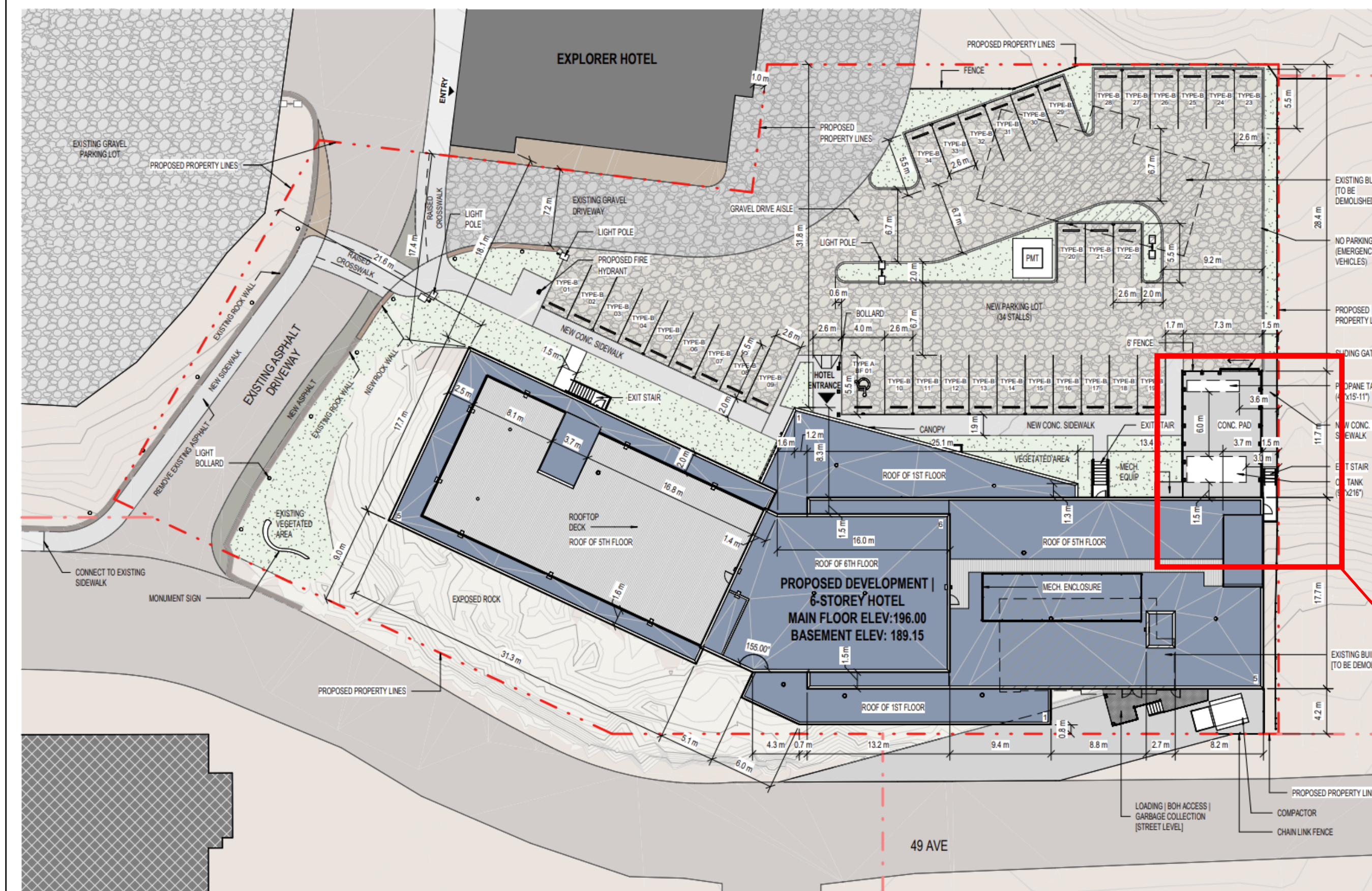
Full Development Plans, Zoning Amendment PLZON-2026-0057
By-law 5134 available on the Active Applications webpage.

Notice issued on September 8, 2026

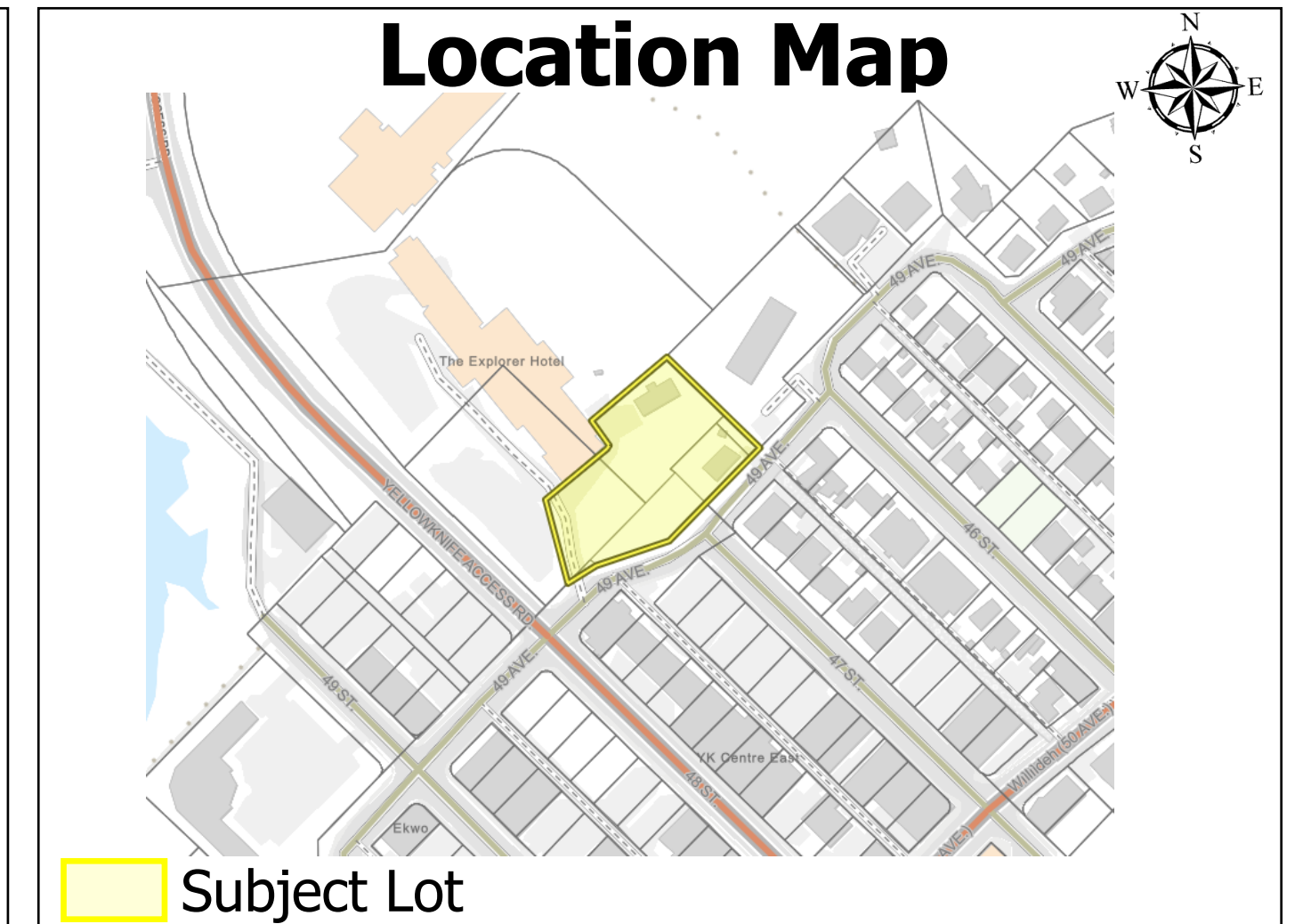
Development Officer: Eli Smith

PUBLIC COMMENTS & APPLICATION INFORMATION: The City of Yellowknife, Planning and Development Department received a complete application. In order to assist the Department in its review of the proposal, you are invited to provide comments, on or before **September 22, 2026**. You can contact the Development Officer at esmith@yellowknife.ca or 867-920-5690. Additional Information regarding the application is available for public inspection by in-person appointment or on the City's website, linked in the QR code.

Site Plan

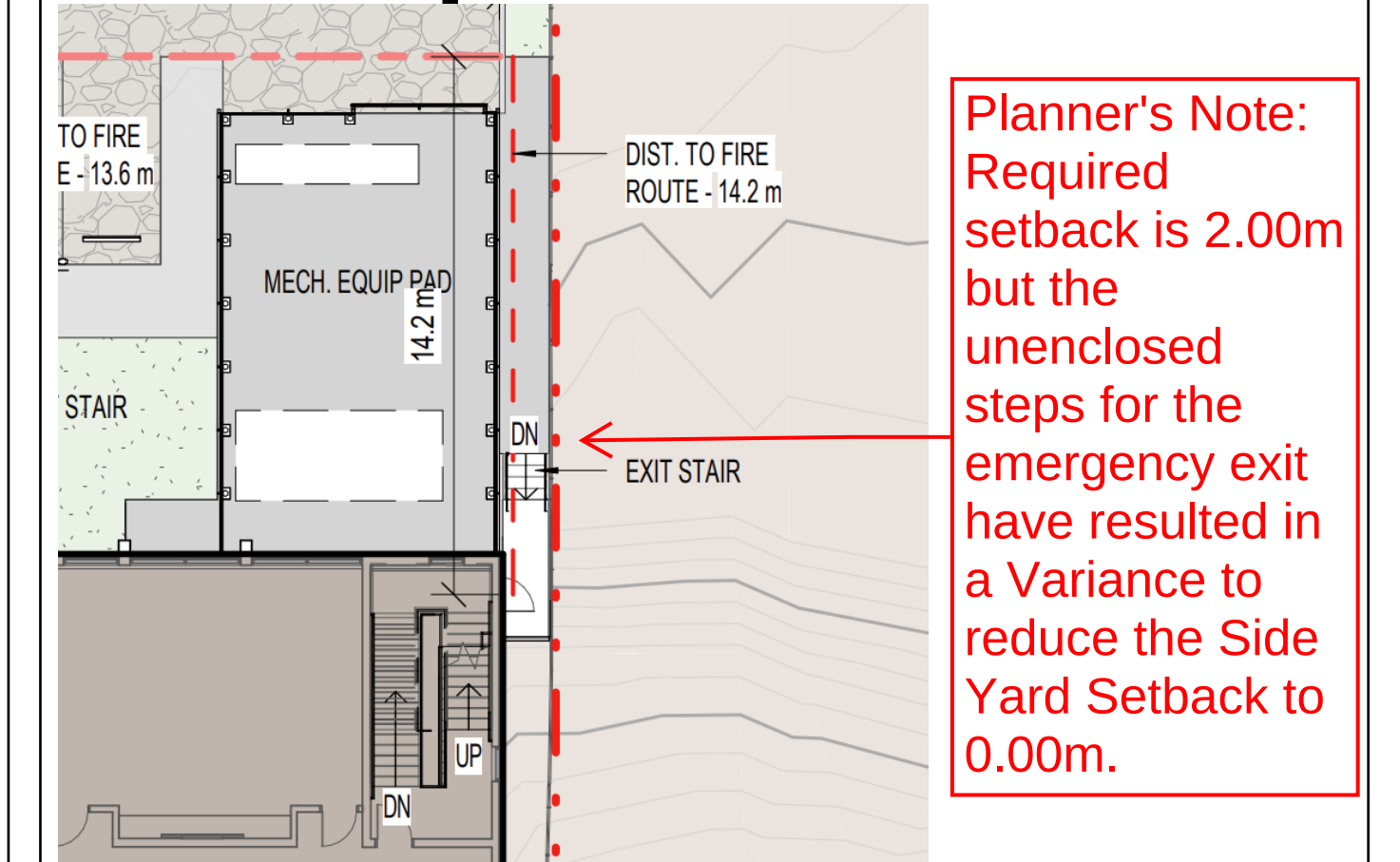


Location Map



Subject Lot

Proposed Variance



Planner's Note: Required setback is 2.00m but the unenclosed steps for the emergency exit have resulted in a Variance to reduce the Side Yard Setback to 0.00m.

