



CITY OF YELLOWKNIFE

BY-LAW NO. 5134

BZ 391

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, to amend Zoning By-law No. 5045, as amended.

PURSUANT TO

- a) Sections 8 to 11 inclusive of the *Community Planning and Development Act S.N.W.T., 2011, c.22*; and
- b) Due notice to the public, provision for inspection of this by-law and due opportunity for objections thereto to be heard, considered and determined;

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife has enacted Zoning By-law No. 5045, as amended;

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife wishes to amend Zoning By-law No. 5045, as amended;

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

APPLICATION

That Zoning By-law No. 5045 be amended as follows:

1. Adding Section 11.1.5 as follows:

Notwithstanding section 7.5.2., Section 11.1.3. b) ii., c) i., c) iii., c) iv., c) v., d) i., d) iii., d) iv., f) ii., and f) iv of Zoning By-law No. 5045, a new hotel building may be constructed as identified in Schedule "A" - Comprehensive Development Plan attached hereto and forming part of this by-law, on the Lots legally described as the following; 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; and Lot 4, Block 67A, Plan 4898.

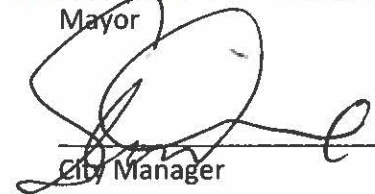
EFFECT

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 27 day of MAY, A.D. 2026.

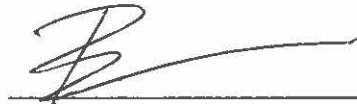


Mayor

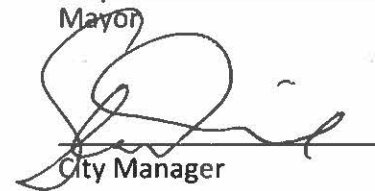


City Manager

Read a Second Time this 10 day of JUNE, A.D. 2026.



Mayor

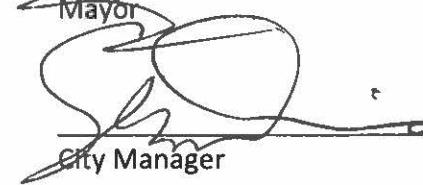


City Manager

Read a Third Time and Finally Passed this 10 day of JUNE, A.D., 2026.



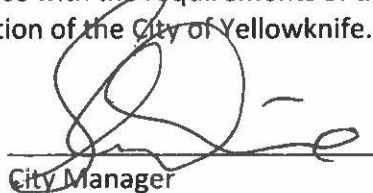
Mayor



City Manager

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 Manager

CITY OF YELLOWKNIFE

BY-LAW NO. 5134

Schedule A – Comprehensive Development Plan

(DM# 823333)

GFA	1,373.1 m ²	
UNIT COUNT_TYP. LEVEL 2 & 3		
Name	Count	Percentage
ACCESSIBLE HOTEL RM	1	3%
DOUBLE QUEEN	5	14%
DOUBLE QUEEN w/ KITCHEN	3	9%
MICRO SUITE	8	23%
PREMIUM KING	2	6%
SINGLE QUEEN	1	3%
STANDARD KING	12	34%
STANDARD KING w/ KITCHEN	3	9%
TOTAL	35	100%

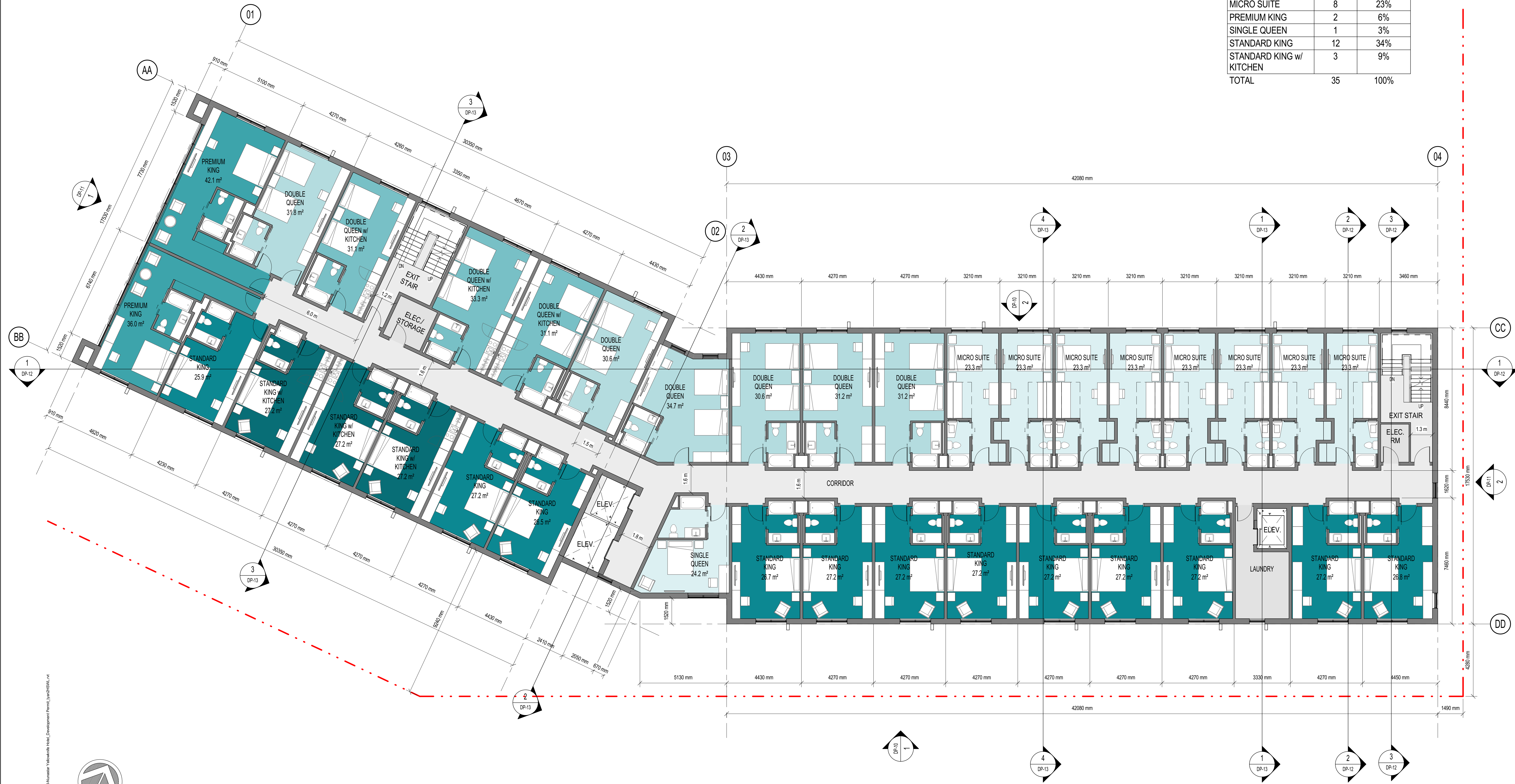


1 FLOOR PLAN - LEVEL 2 & 3 TYP.
1:100

ORIGINAL SHEET: A20115
 C:\Users\jgibson\OneDrive\Documents\2024\Newmarket\Yellowknife Hotel\Development\Permit\1\1\20240101.rvt

GFA 1,373.1 m²

UNIT COUNT_LEVEL 4		
Name	Count	Percentage
DOUBLE QUEEN	6	17%
DOUBLE QUEEN w/ KITCHEN	3	9%
MICRO SUITE	8	23%
PREMIUM KING	2	6%
SINGLE QUEEN	1	3%
STANDARD KING	12	34%
STANDARD KING w/ KITCHEN	3	9%
TOTAL	35	100%



C:\Users\jshelton\OneDrive\Documents\2024\HSEA\Yellowknife\HSEA\Development\Permit\1\1\04\FloorPlan_04.rvt
 EXPLORED 2.0
 YELLOWKNIFE, NT

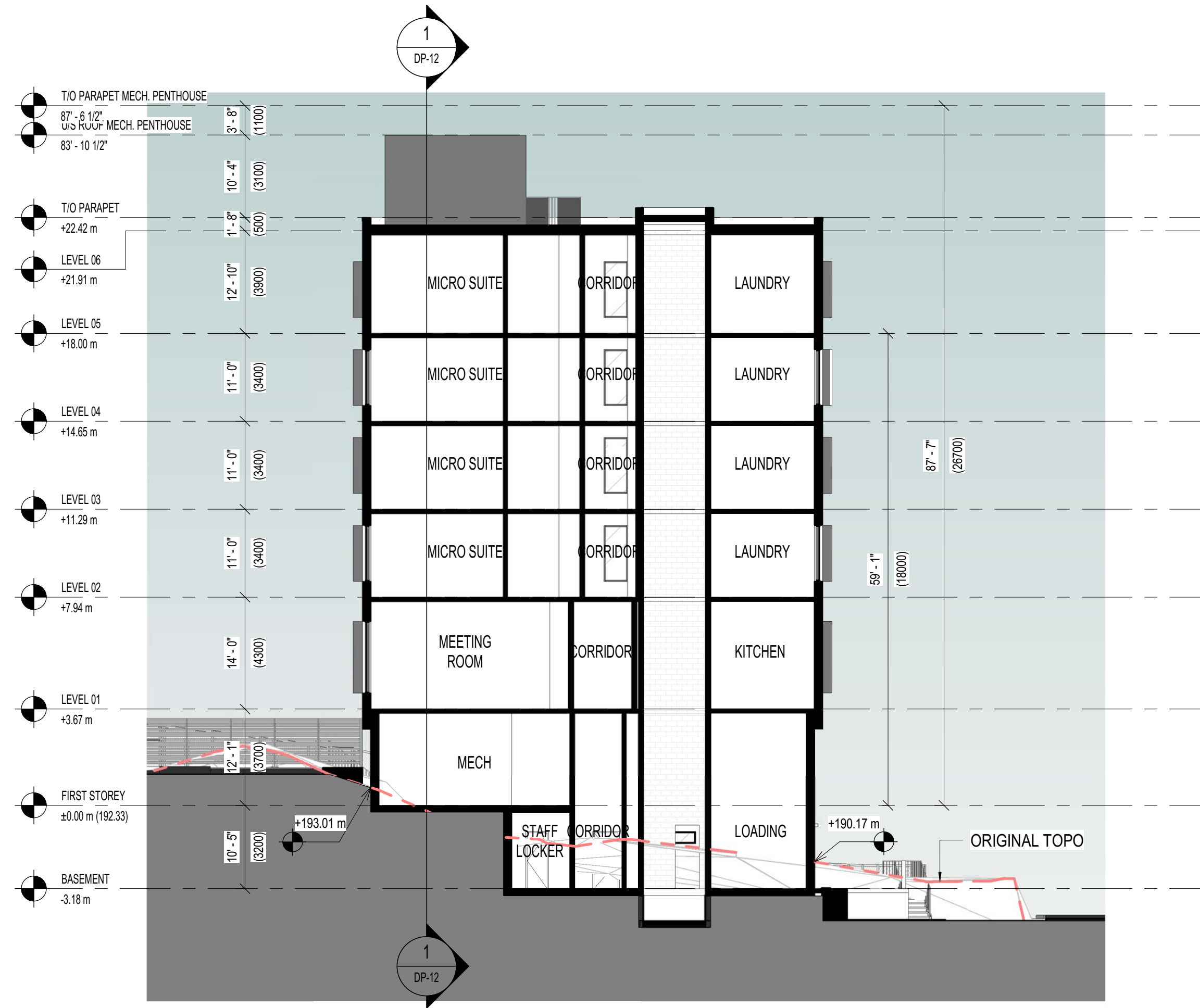


2 DP NORTH ELEVATION
DP-10
3/32" = 1'-0"

MATERIAL LEGEND	
CODE	DESCRIPTION
2.01	WOODGRAIN CLADDING
2.02	SMOOTH PANEL CLADDING: CHARCOAL
2.03	GLAZING
2.04	METAL RAILING: BLACK
2.05	CANOPY: BLACK
2.06	METAL FIN [ILLUMINATED]
2.07	LIGHT FIXTURE: BLACK
2.08	POTLIGHTS
2.09	MECH. LOUVER COLOR: CHARCOAL
2.10	PRECAST CONC. PLANTER
2.11	PROPOSED ARTWORK MURAL. FINAL LOCATION AND DESIGN TBD.
2.12	METAL FENCE COLOR: CHARCOAL



1 DP SOUTH ELEVATION
DP-10
3/32" = 1'-0"



1 E-W SECTION THROUGH SERVICE ELEVATOR
DP-13 1:150



2 E-W SECTION THROUGH MAIN ENTRANCE
DP-13 1:150



3 E-W SECTION THROUGH SOUTH EXIT STAIR
DP-13 1:150



4 E-W SECTION THROUGH REPAIR & MAINT. STR
DP-13 1:150



VIEW OF THE HOTEL ENTRANCE



AERIAL VIEW OF THE NORTH FACADE



SOUTH FACADE



VIEW FROM 49TH AVE

ORIGINAL SHEET: ARCH 10
 C:\Users\jgibson\OneDrive\Documents\2024\01\2024-01-23\2024-01-23\Development\Permit_10\2024-01-23\01-23-2024.rvt

