



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 \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2026.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Manager

Read a Second Time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2026.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Manager

Read a Third Time and Finally Passed this \_\_\_\_\_ day of \_\_\_\_\_, 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**

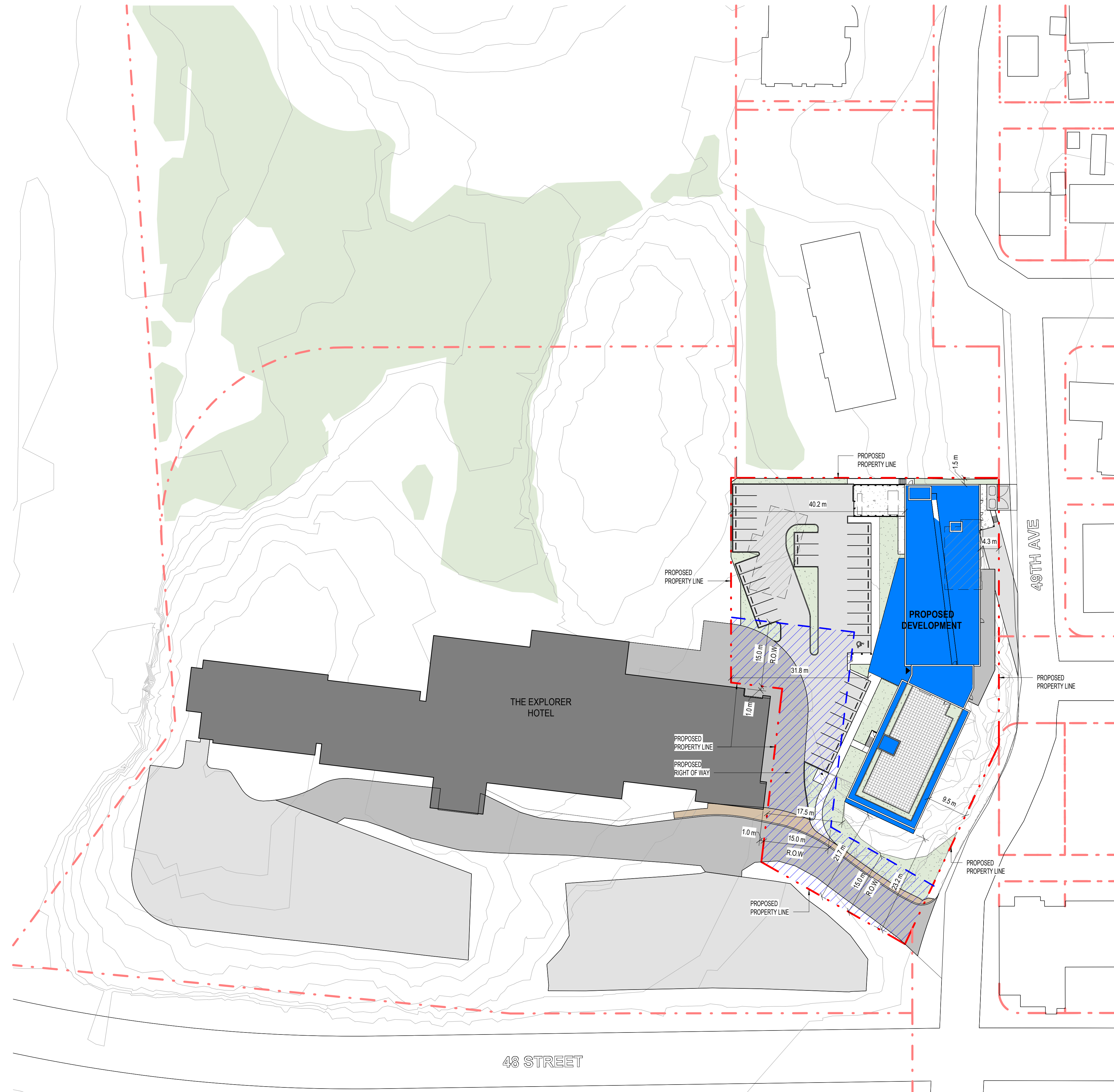
**BY-LAW NO. 5134**

**Schedule A – Comprehensive Development Plan**

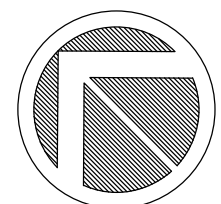
(DM# 823333)







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EXPLORER 2.0  
YELLOWKNIFE, NT

1 DP-Subdivision Plan  
DP-02 1:500

24140

12

SITE SUBDIVISION PLAN  
2026-01-23

DP-02  HSEA  
hsea.ca







|  |                        |            |
|--|------------------------|------------|
| GFA                                    | 1,373.1 m <sup>2</sup> |            |
| <b>UNIT COUNT_TYP. LEVEL 2 &amp; 3</b> |                        |            |
| 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%       |

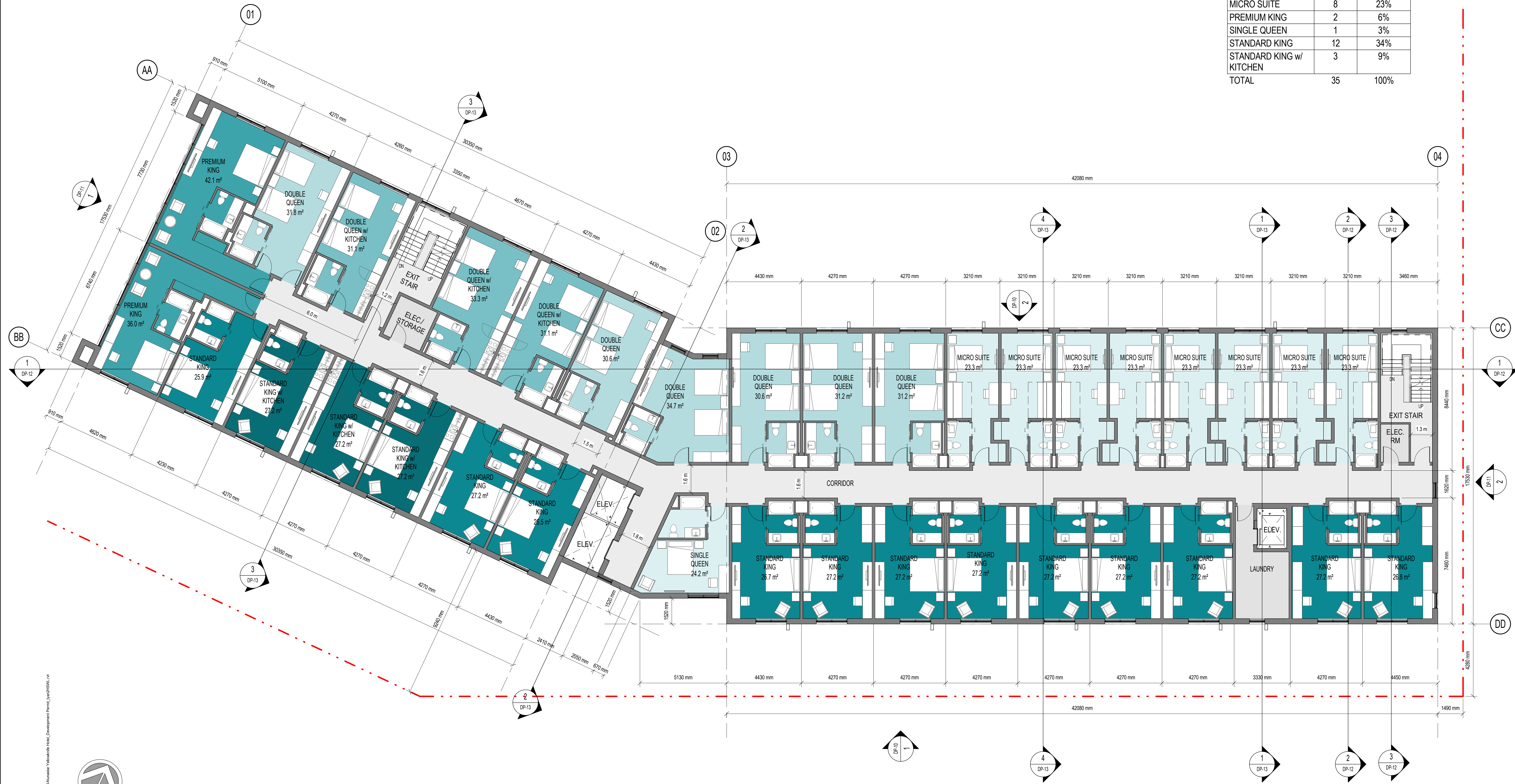


1 FLOOR PLAN - LEVEL 2 & 3 TYP.  
1:100

PROJECT: SITE: A0215  
 CLIENT: Yellowknife  
 DESIGN: HSEA  
 DATE: 2026-01-23

GFA 1,373.1 m<sup>2</sup>

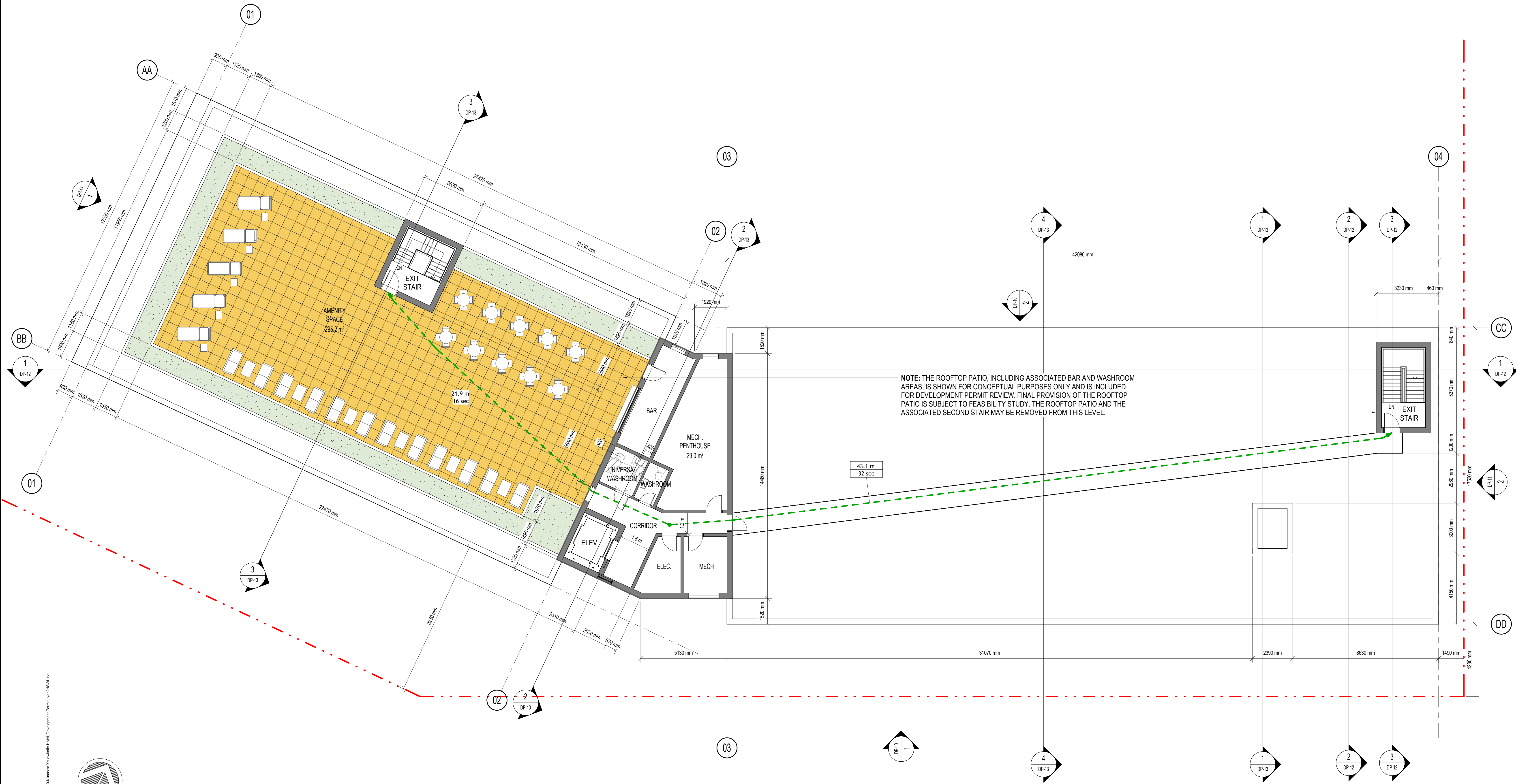
| UNIT COUNT_LEVEL 4          |       |            |
|-----------------------------|-------|------------|
| Name                        | Count | Percentage |
| DOUBLE QUEEN                | 6     | 17%        |
| DOUBLE QUEEN w/<br>KITCHEN  | 3     | 9%         |
| MICRO SUITE                 | 8  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



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 EXPLORED 2.0  
 YELLOWKNIFE, NT

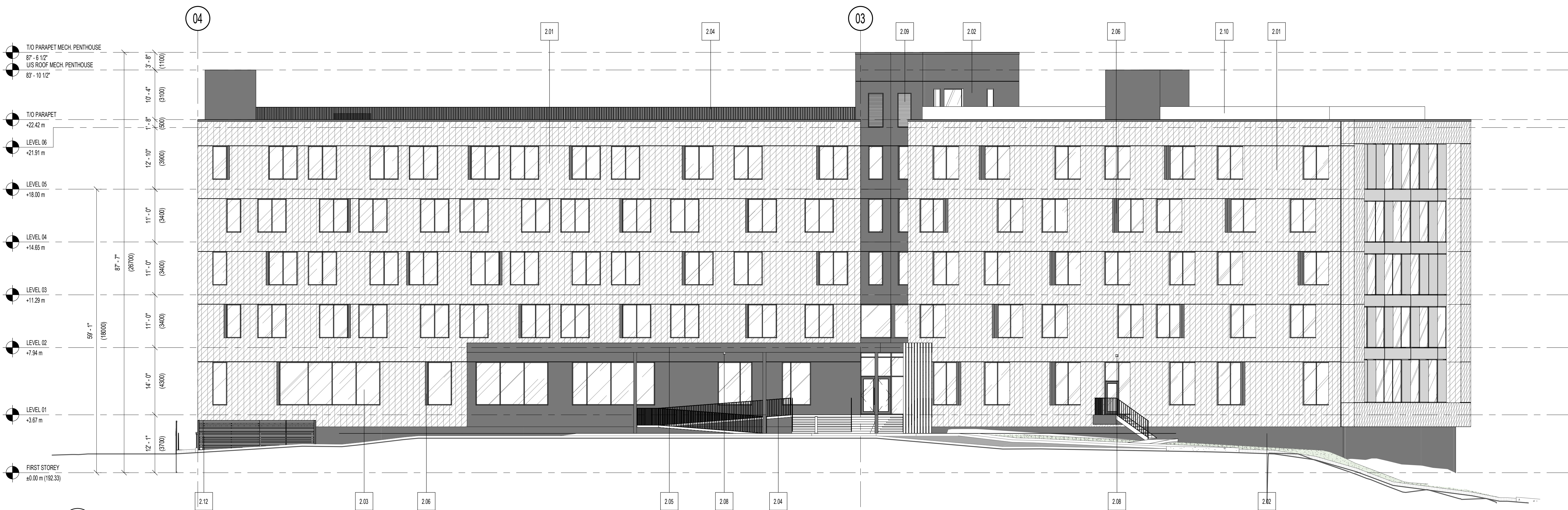


GFA 145.4 m<sup>2</sup>



1 DP-MECHANICAL PENTHOUSE  
1:100

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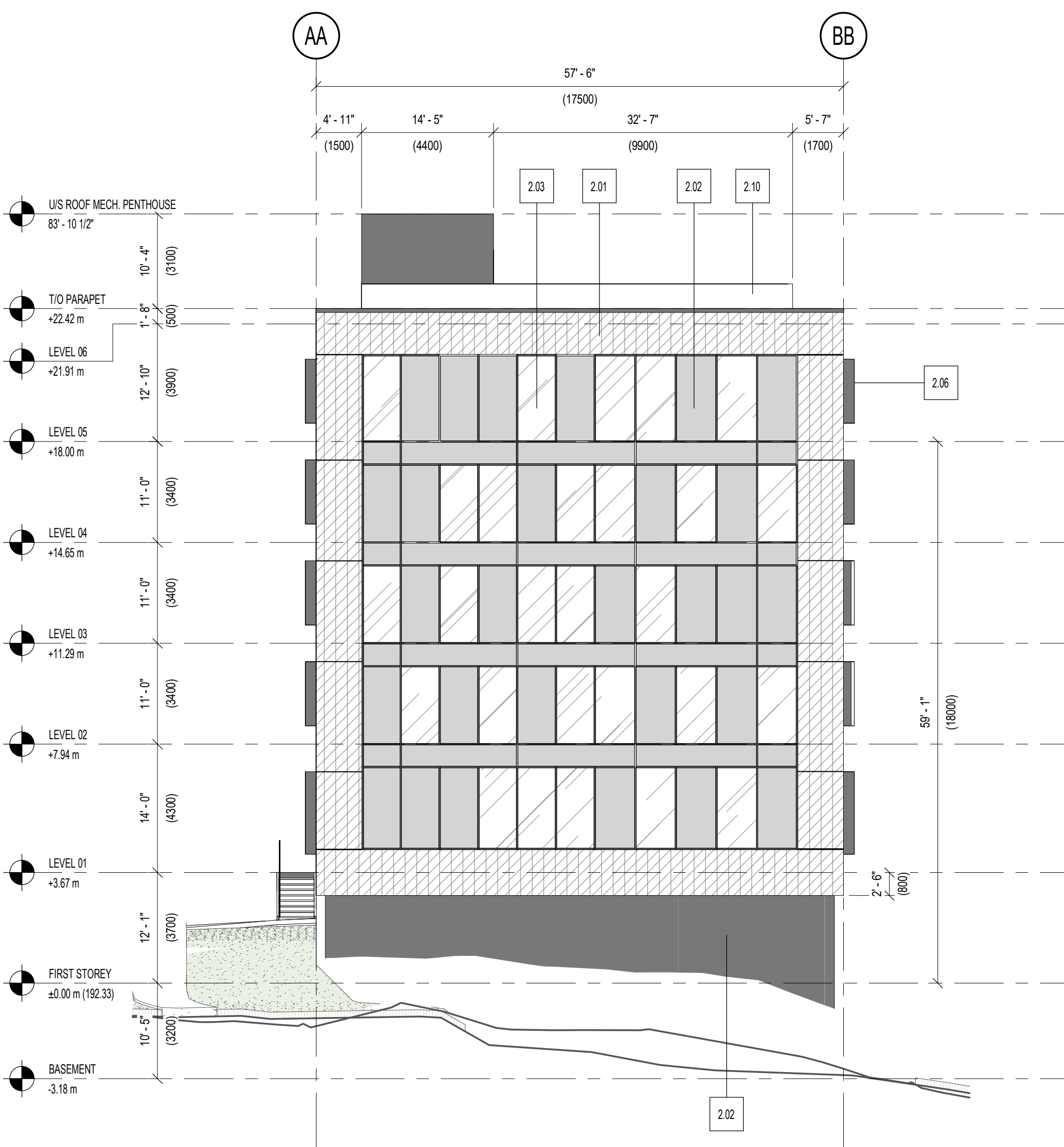


| MATERIAL LEGEND |  |
|-----------------|--|
| CODE            | DESCRIPTION  |
| 2.01            | WOODGRAIN CLADDING                                     |
| 2.02            | SMOOTH PANEL CLADDING: CHARCOAL                        |
| 2.03            | GLAZING  |
| 2.04            | METAL RAILING: 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                            |

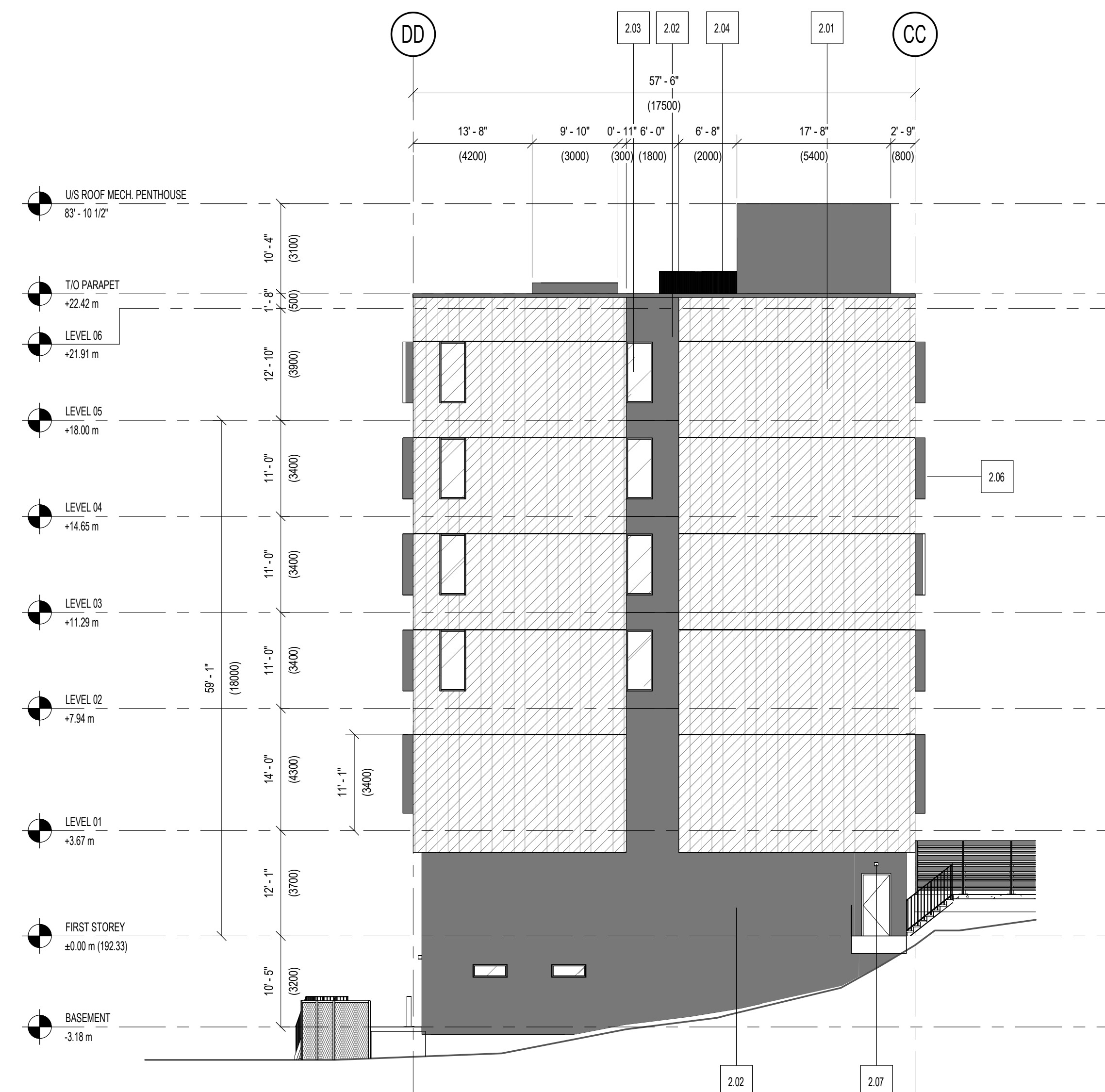
2 DP NORTH ELEVATION  
DP-10  
3/32" = 1'-0"



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

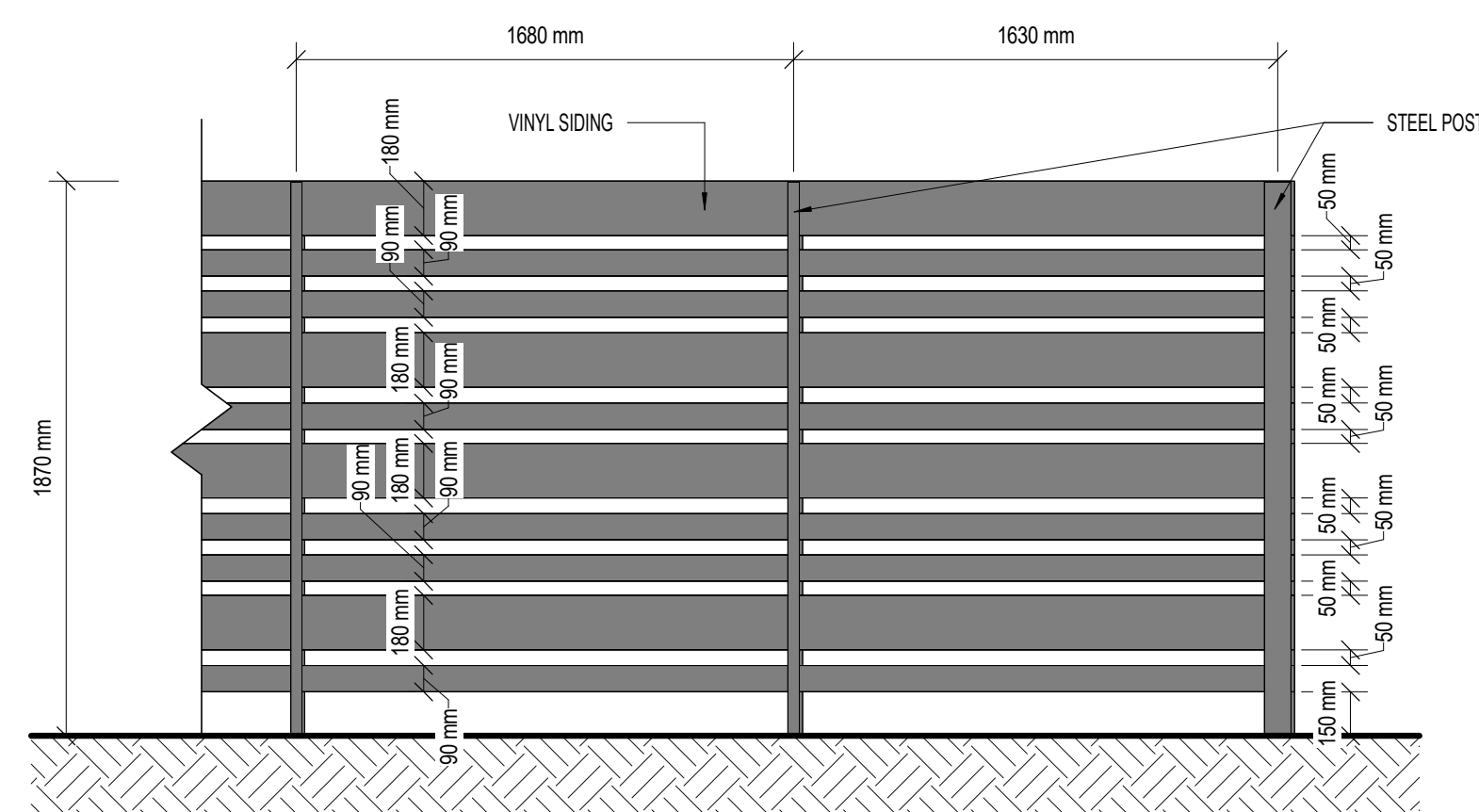


1 DP WEST ELEVATION  
DP-11 3/32" = 1'-0"



2 SD EAST ELEVATION  
DP-11 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            |
| 2.06            | METAL FIN (ILLUMINATED)         |
| 2.07            | LIGHT FIXTURE: BLACK            |
| 2.10            | PRECAST CONC. PLANTER           |



3 FENCE DETAIL  
DP-11 1/2" = 1'-0"











