



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.

<Original Signed by the Mayor>

Mayor

<Original Signed by the City Manager>

City Manager

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

<Original Signed by the Mayor>

Mayor

<Original Signed by the City Manager>

City Manager

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

<Original Signed by the Mayor>

Mayor

<Original Signed by the City Manager>

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.

<Original Signed by the City Manager>

City Manager

CITY OF YELLOWKNIFE

BY-LAW NO. 5134

Schedule A – Comprehensive Development Plan

(DM# 823333)

EXPLORER 2.0

YELLOWKNIFE, NT



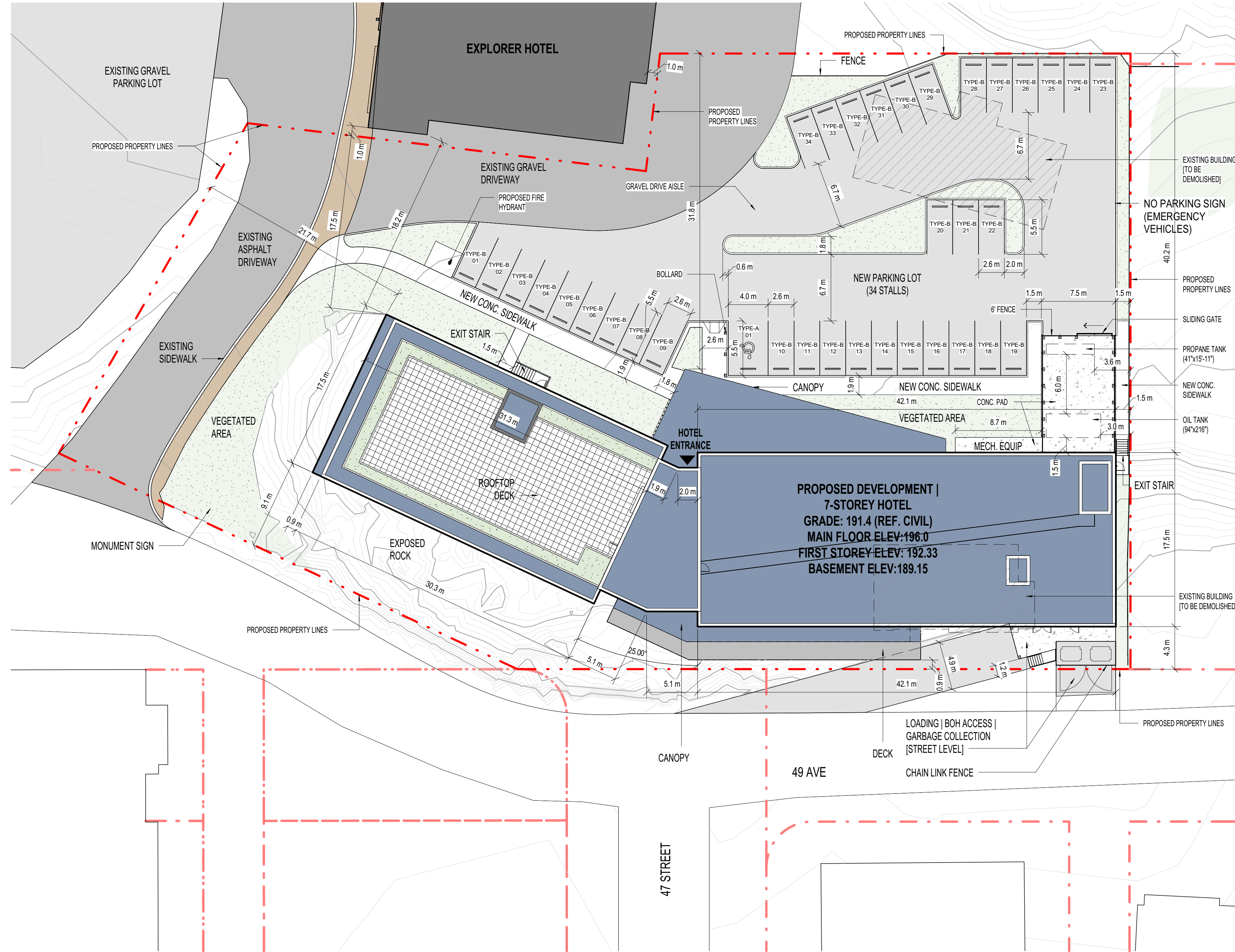
ARCHITECTURAL

DP-00	COVER SHEET
DP-01	SITE PLAN
DP-02	SITE SUBDIVISION PLAN
DP-03	FIRE ACCESS PLAN
DP-04	FLOOR PLAN_LEVEL 01
DP-05	FLOOR PLAN_BASEMENT & FIRST STOREY
DP-06	FLOOR PLAN_LEVEL 02-03
DP-07	FLOOR PLAN_LEVEL 04
DP-08	FLOOR PLAN_LEVEL 05
DP-09	FLOOR PLAN_MECHANICAL PENTHOUSE
DP-10	ELEVATIONS
DP-11	ELEVATIONS
DP-12	BUILDING SECTIONS
DP-13	BUILDING SECTIONS
DP-14	RENDERINGS
DP-15	RENDERINGS
DP-16	RENDERINGS
DP-17	SUN SHADOW IMPACT STUDY

ISSUED FOR DP SUBMISSION

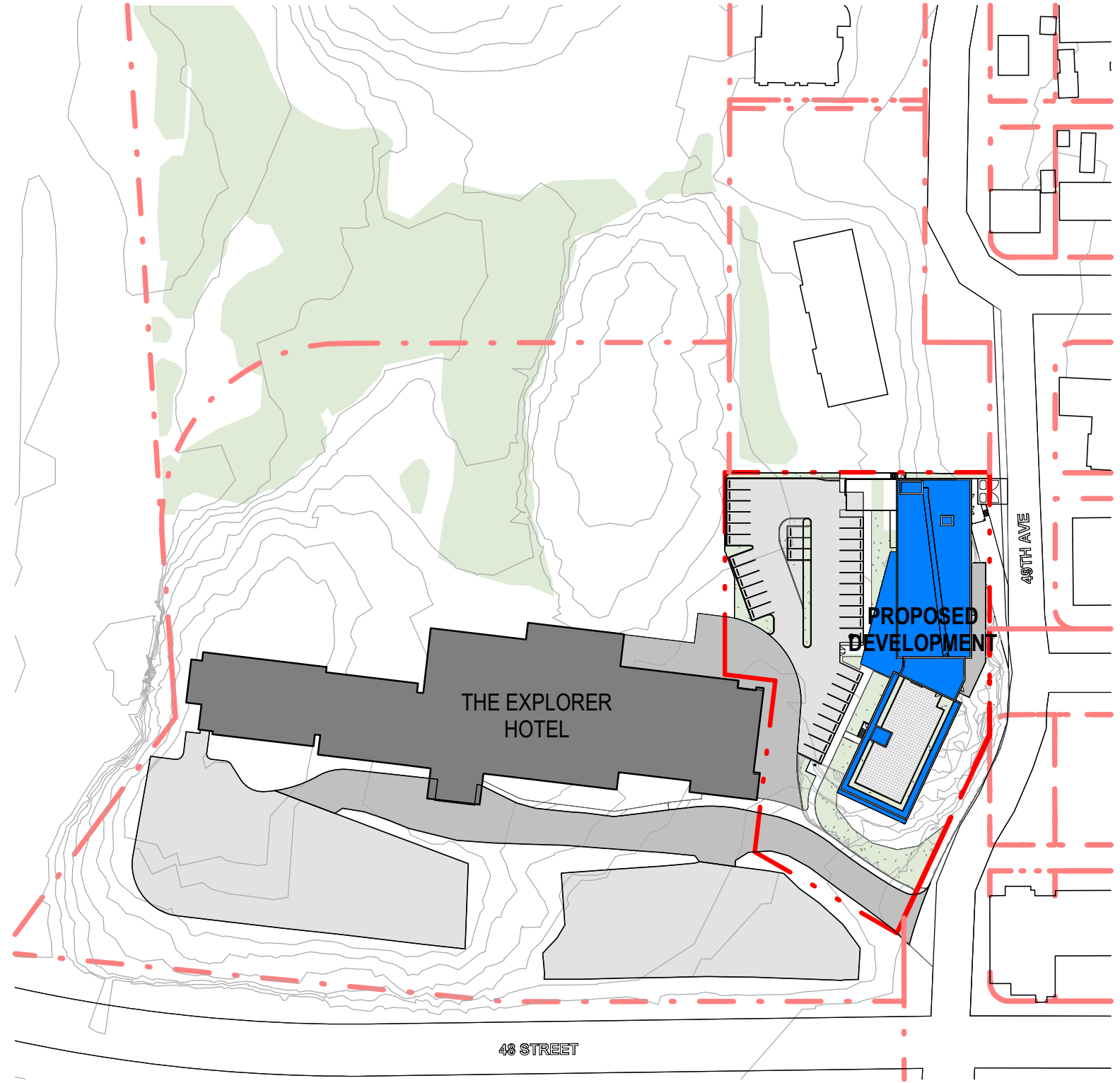
ARCHITECTURAL CONSULTANT





1
DP-01
ENLARGED SITE PLAN
1: 250

TOTAL UNIT COUNT		
Name	Count	Percentage
ACCESSIBLE HOTEL RM	2	1%
DOUBLE QUEEN	23	15%
DOUBLE QUEEN w/ KITCHEN	15	10%
MICRO SUITE	32	21%
PREMIUM 1 BD RM SUITE	1	1%
PREMIUM KING	9	6%
SINGLE QUEEN	4	3%
STANDARD KING	49	33%
STANDARD KING w/ KITCHEN	15	10%
TOTAL	150	100%



2
DP-01
DP-KEY PLAN
1: 1250

PROJECT INFORMATION

ADDRESS: 4610 49th AVE, YELLOWKNIFE

LEGAL ADDRESS: LOT 1, BLOCK 21A, PLAN 480
LOT 3, BLOCK 67A, PLAN 486

ZONING: DT-DOWNTOWN

7 STOREY HOTEL
1 STOREY BASEMENT

BUILDING HEIGHT (ABOVE FIRST STOREY):
MAXIMUM 45 M
PROPOSED ±26.1 M

GFA:
LEVEL 01-05 1,373.1 m² x 5 = 6,865.5 m²
MECH. PENTHOUSE 145.4 m²
7,010.9 m²

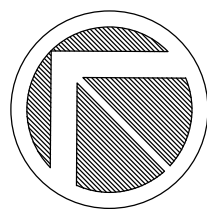
BASEMENT 260.1 m²
FIRST STOREY (INCL. CRWAL SPACE) 1,109.6 m²
TOTAL 8,380.6 m²

HOTEL ROOMS: 150

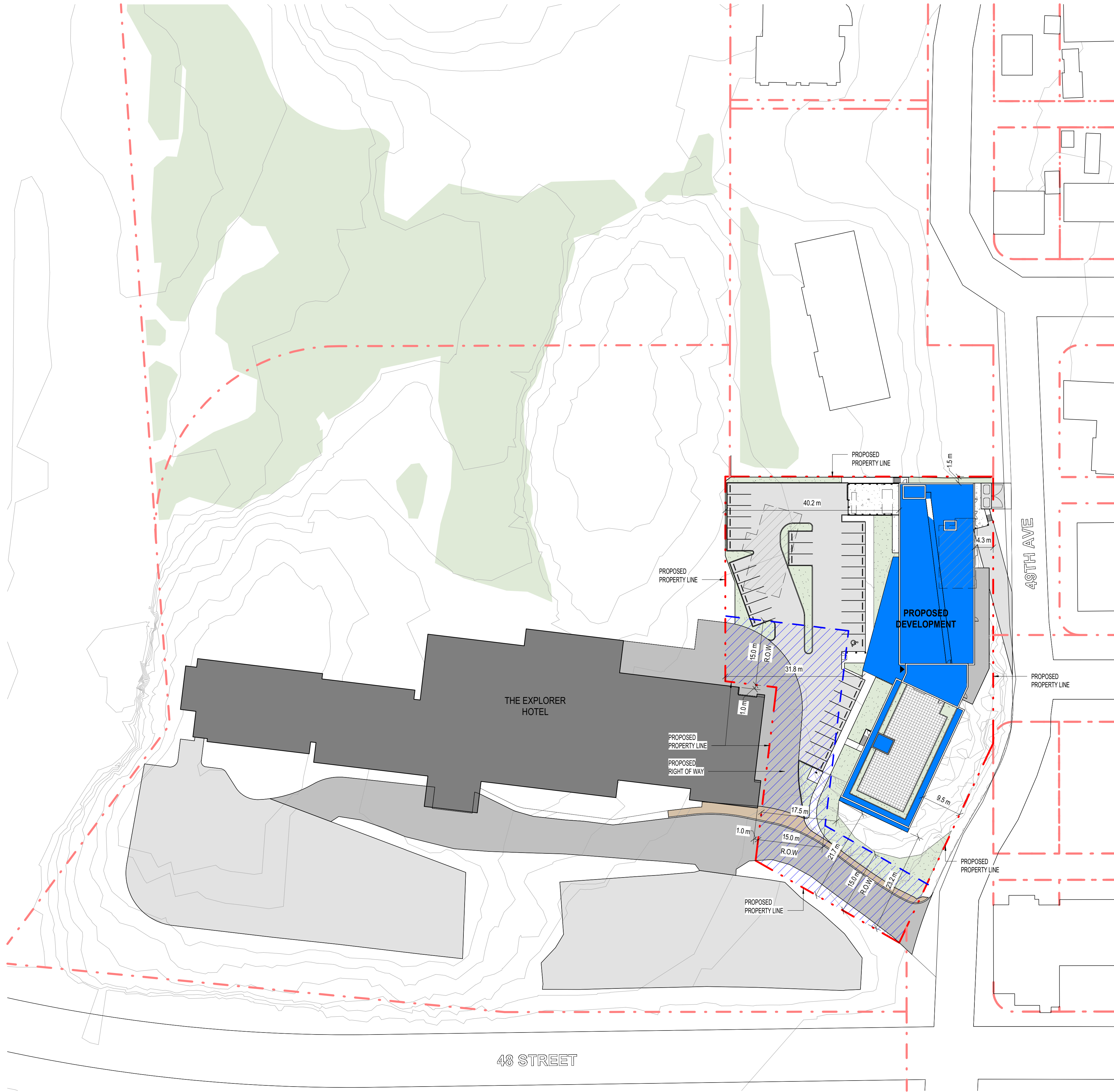
PARKING:
REQUIRED NO MIN. PARKING REQUIRED DT
PROVIDED 35 STALLS (1 TYPE A, 34 TYPE B)

SETBACKS:
ALL LOT LINES 0 M

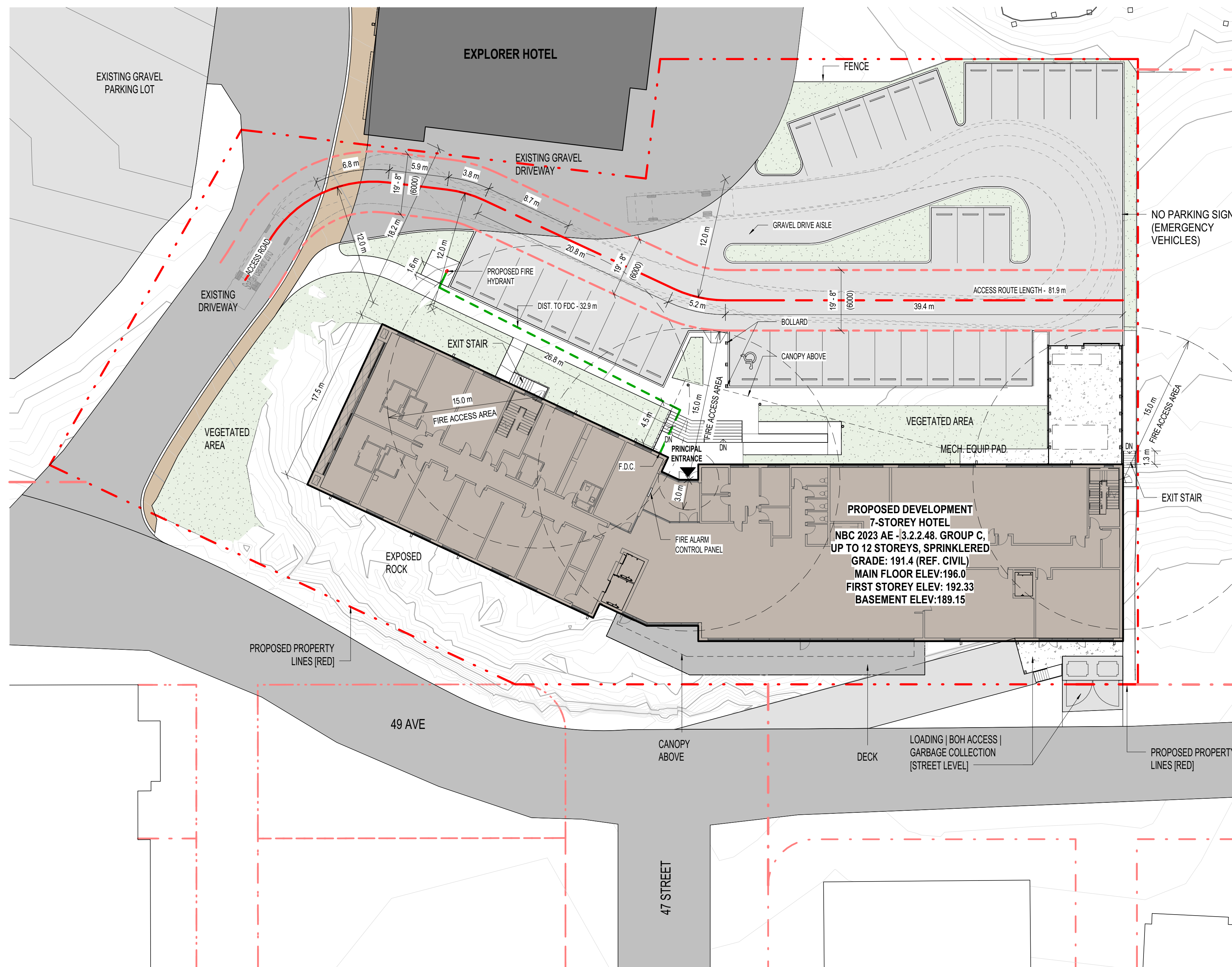
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EXPLORER 2.0
YELLOWKNIFE, NT



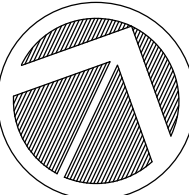
1 DP-Subdivision Plan
DP-02 1:500



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%



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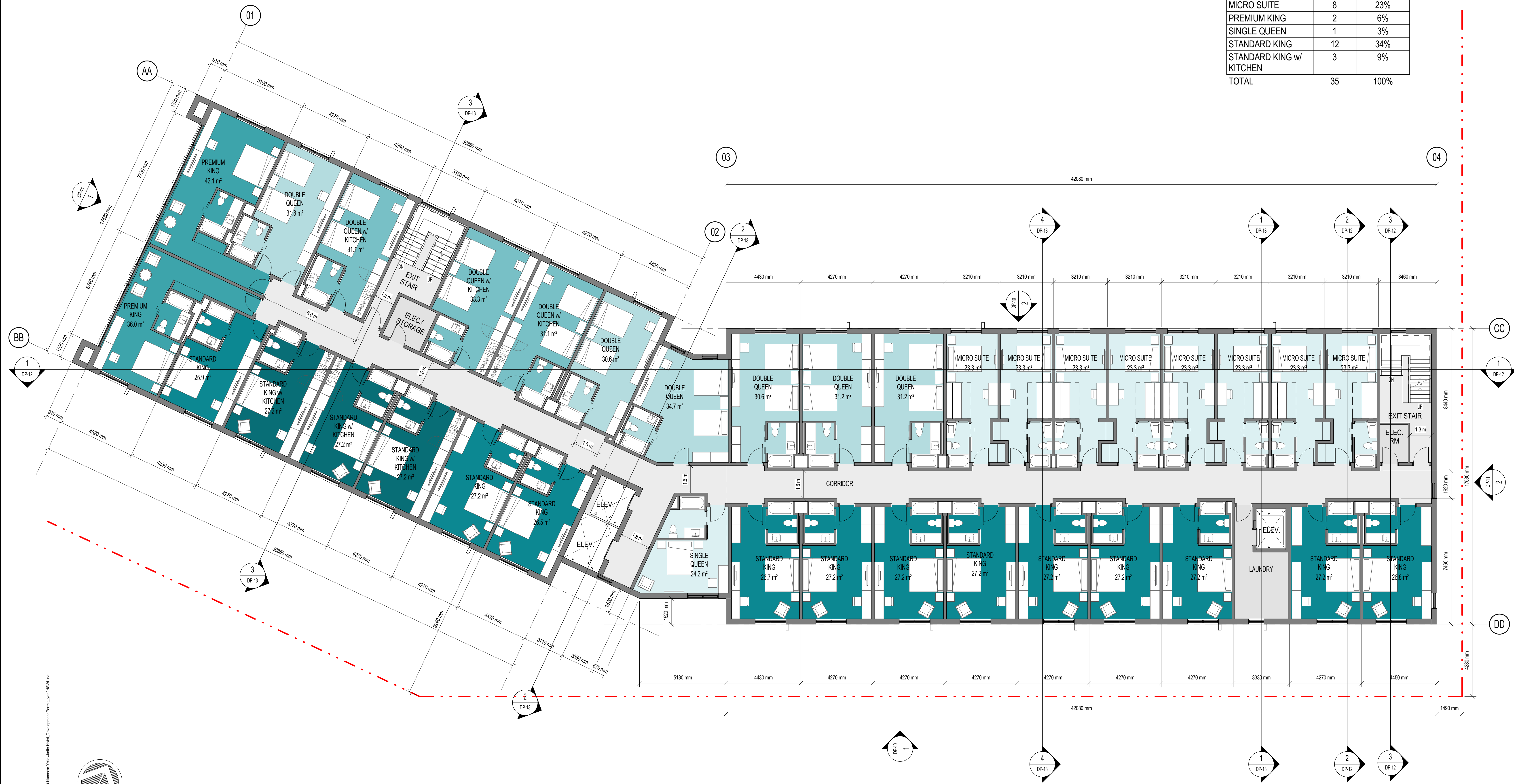


1

FLOOR PLAN - LEVEL 2 & 3 TYP.

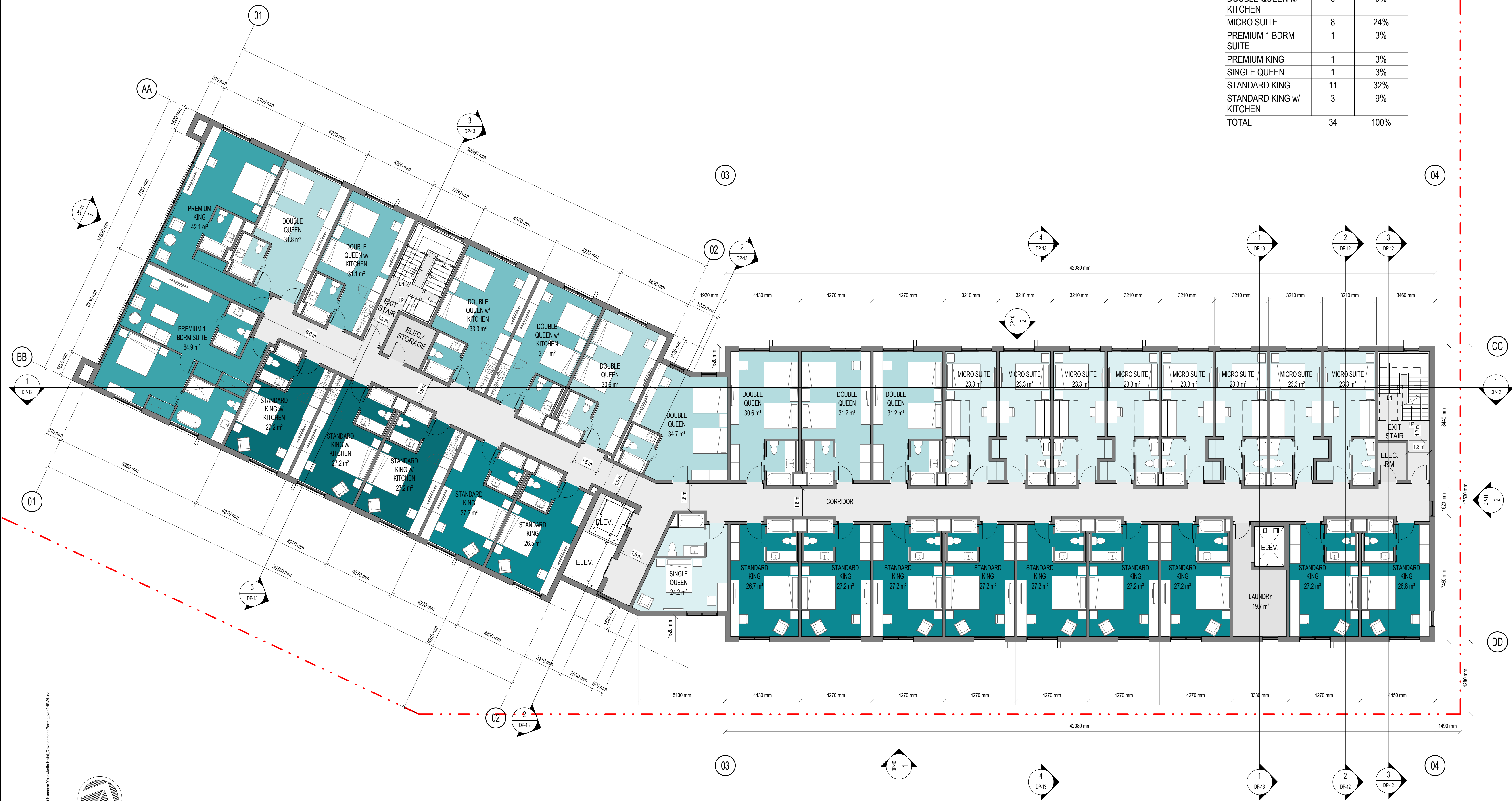
1:100

GFA	1,373.1 m ²	
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%



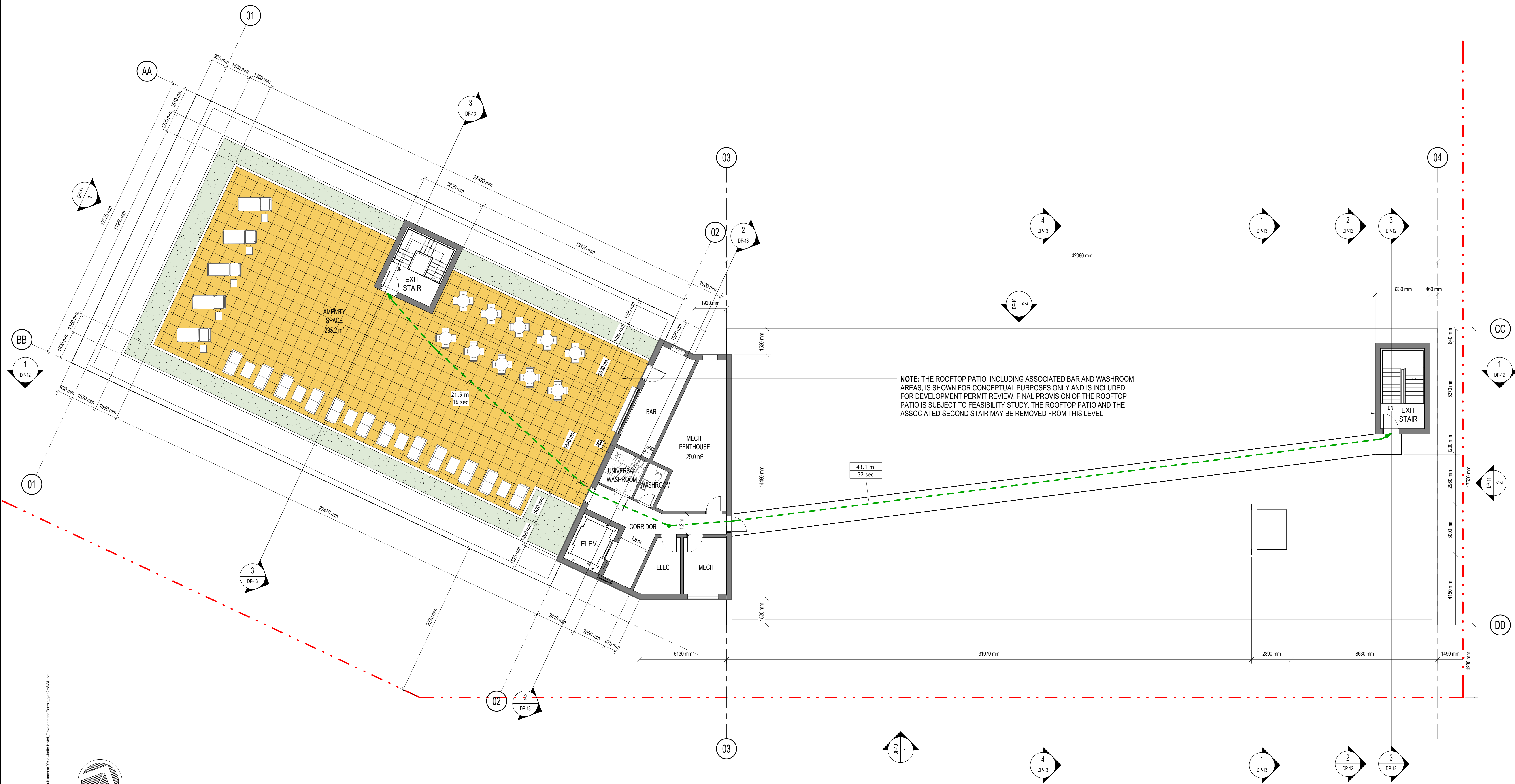
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GFA	1,373.1 m ²	
UNIT COUNT_LEVEL 5		
Name	Count	Percentage
DOUBLE QUEEN	6	18%
DOUBLE QUEEN w/ KITCHEN	3	9%
MICRO SUITE	8	24%
PREMIUM 1 BDRM SUITE	1	3%
PREMIUM KING	1	3%
SINGLE QUEEN	1	3%
STANDARD KING	11	32%
STANDARD KING w/ KITCHEN	3	9%
TOTAL	34	100%



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24140
2026-01-23

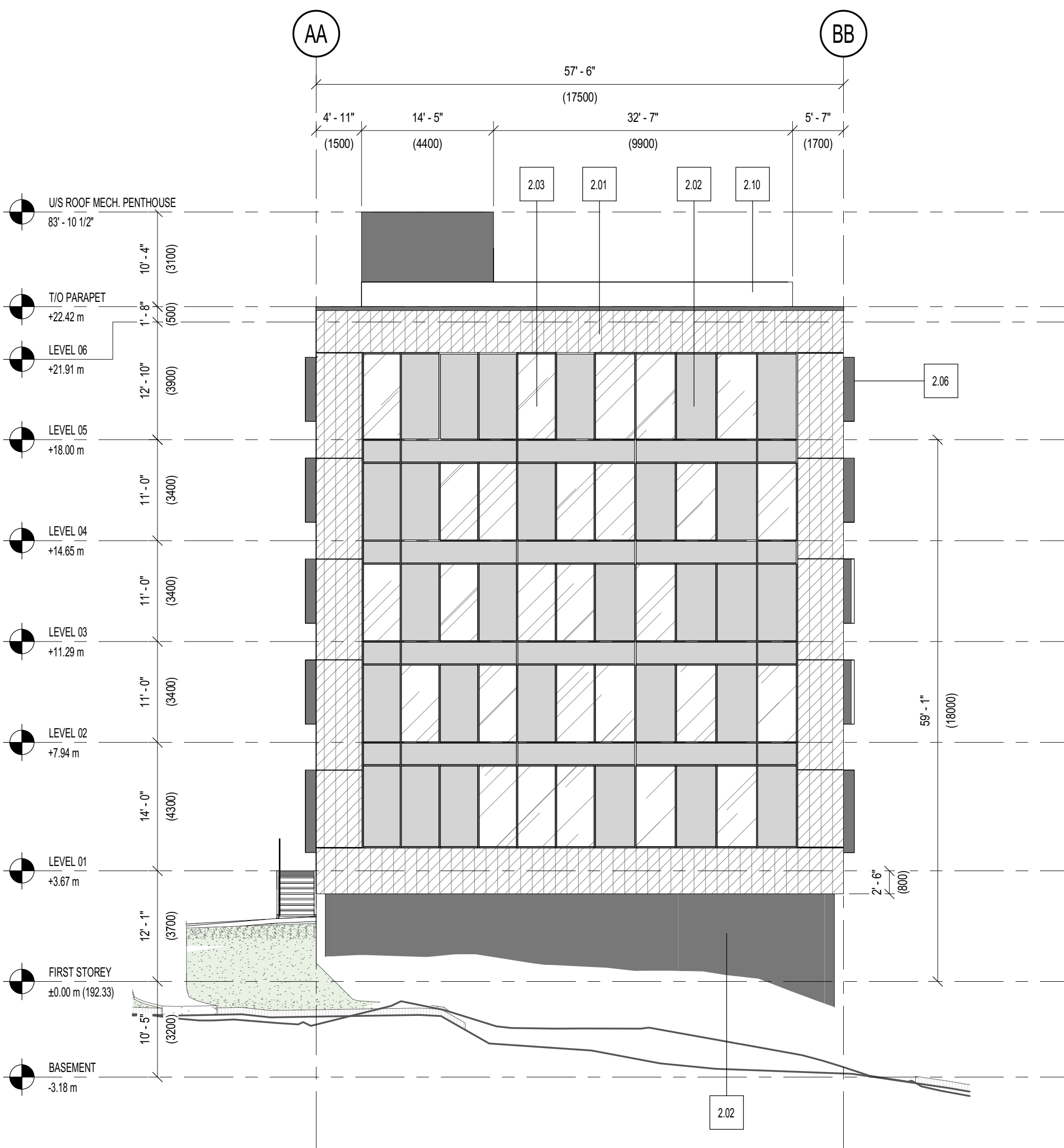
GFA 145.4 m²



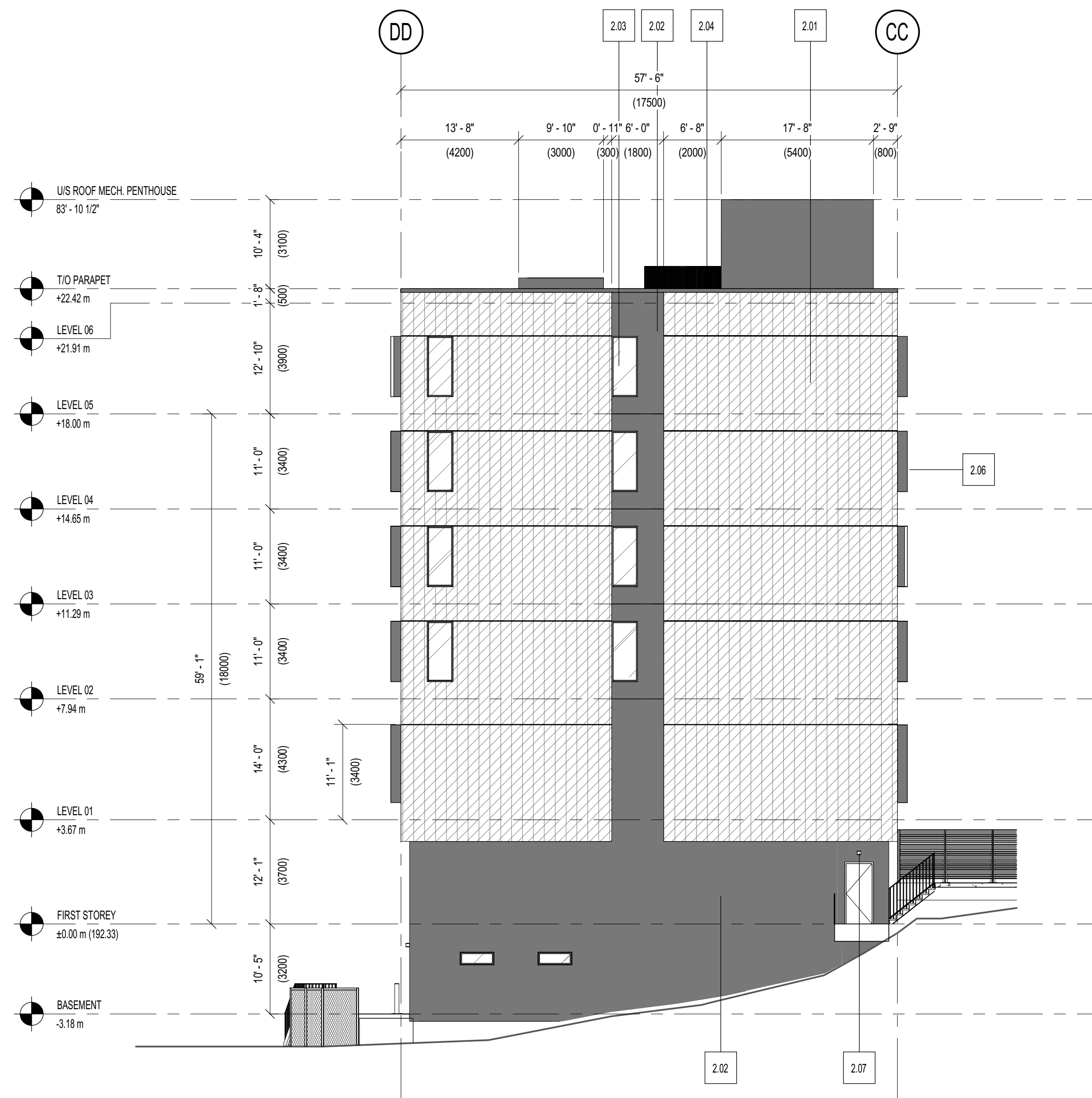
NOTE: THE ROOFTOP PATIO, INCLUDING ASSOCIATED BAR AND WASHROOM AREAS, IS SHOWN FOR CONCEPTUAL PURPOSES ONLY AND IS INCLUDED FOR DEVELOPMENT PERMIT REVIEW. FINAL PROVISION OF THE ROOFTOP PATIO IS SUBJECT TO FEASIBILITY STUDY. THE ROOFTOP PATIO AND THE ASSOCIATED SECOND STAIR MAY BE REMOVED FROM THIS LEVEL.

1 DP-MECHANICAL PENTHOUSE
DP-09 1:100

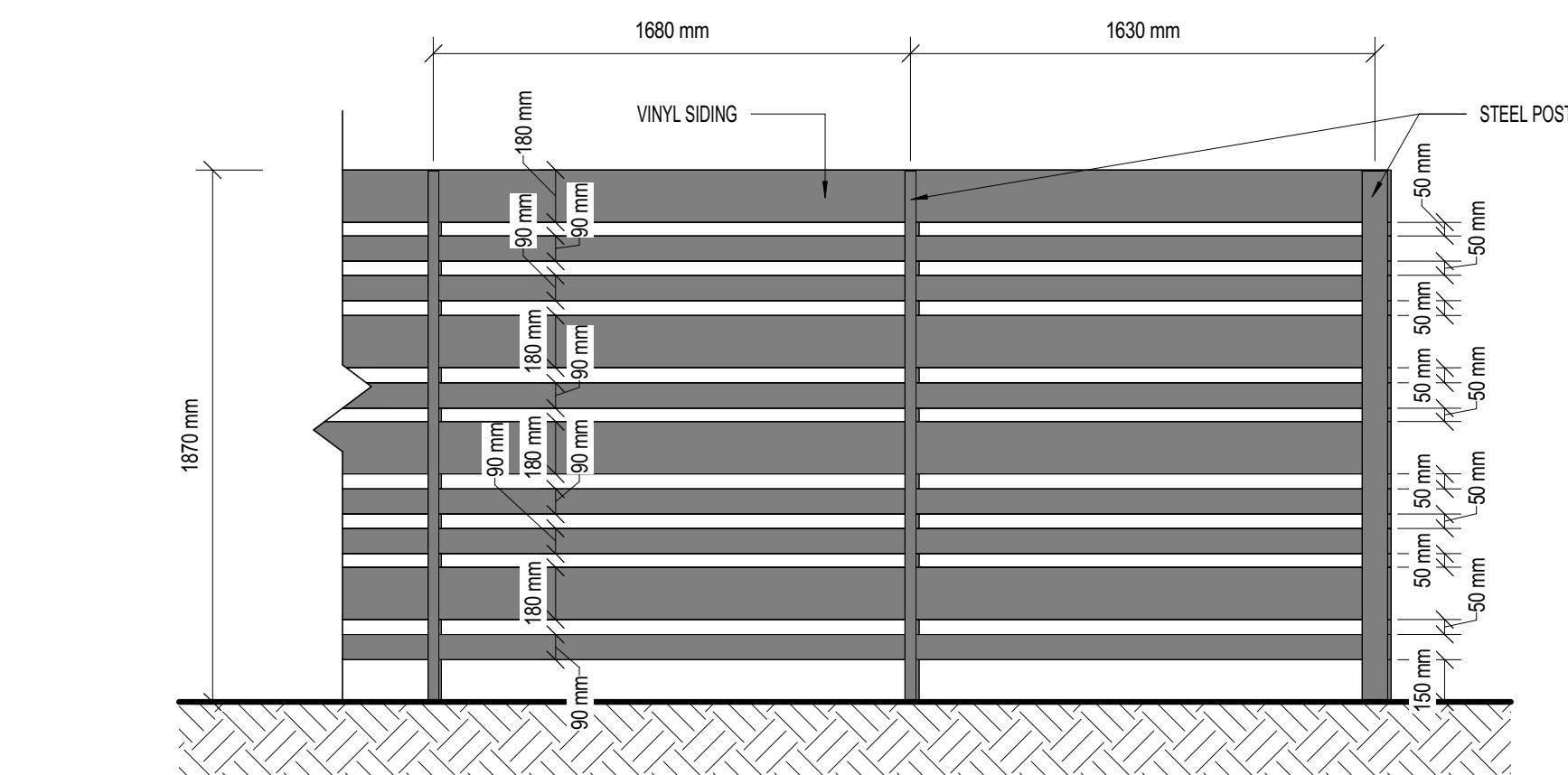




1 DP WEST ELEVATION
DP-11 3/32" = 1'-0"

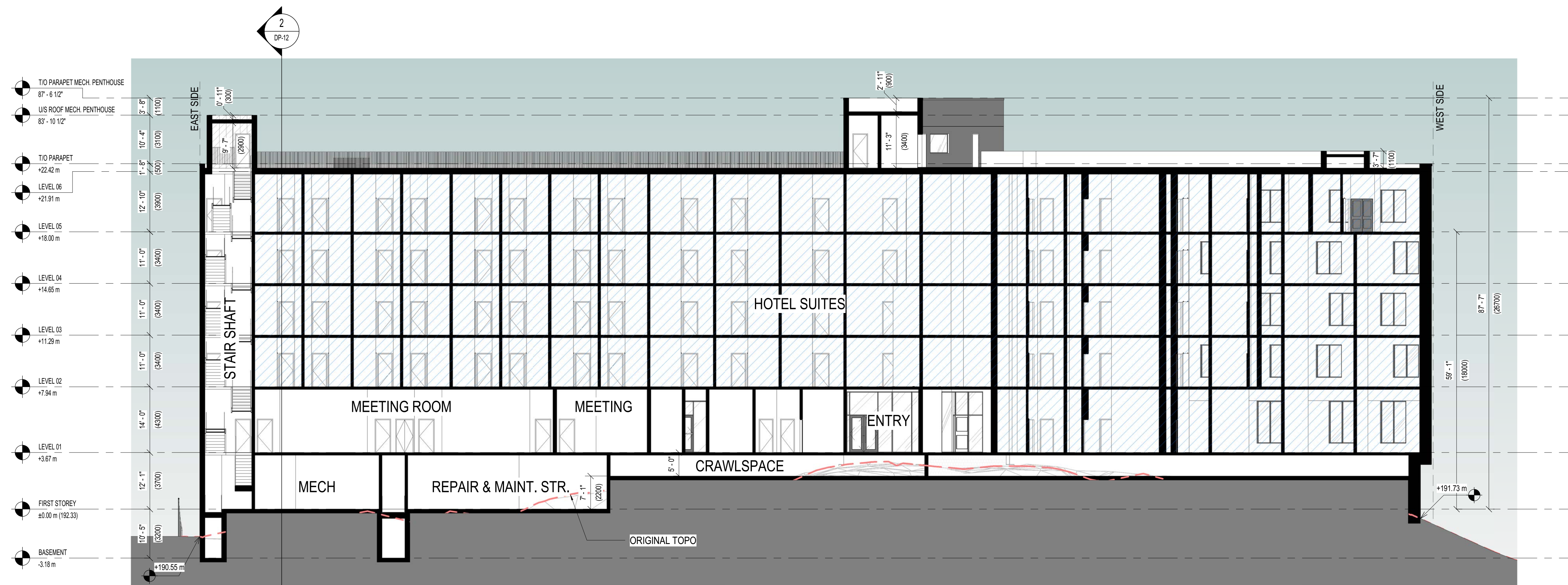


2 SD EAST ELEVATION
DP-11 3/32" = 1'-0"

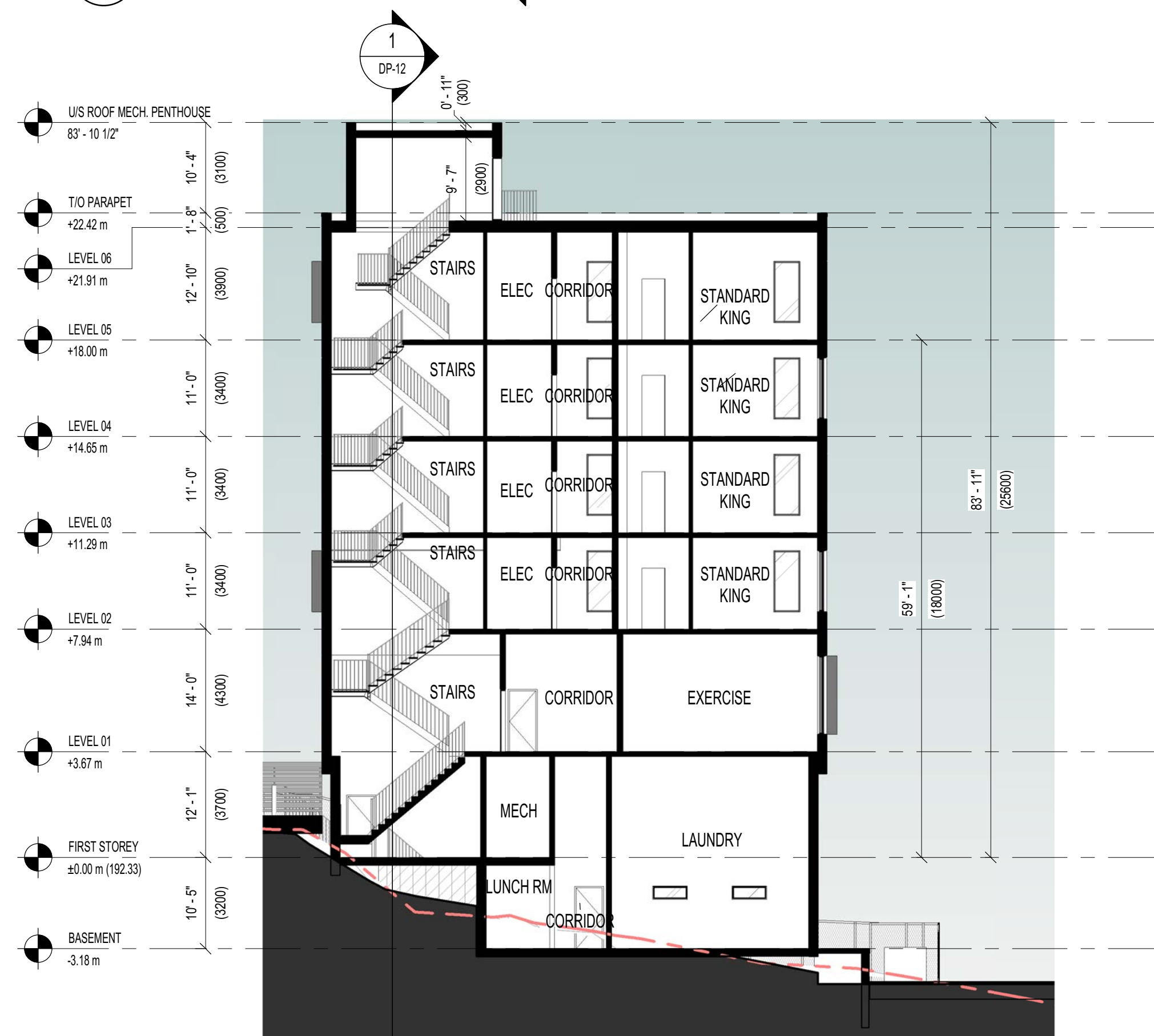


3 FENCE DETAIL
DP-11 1/2" = 1'-0"

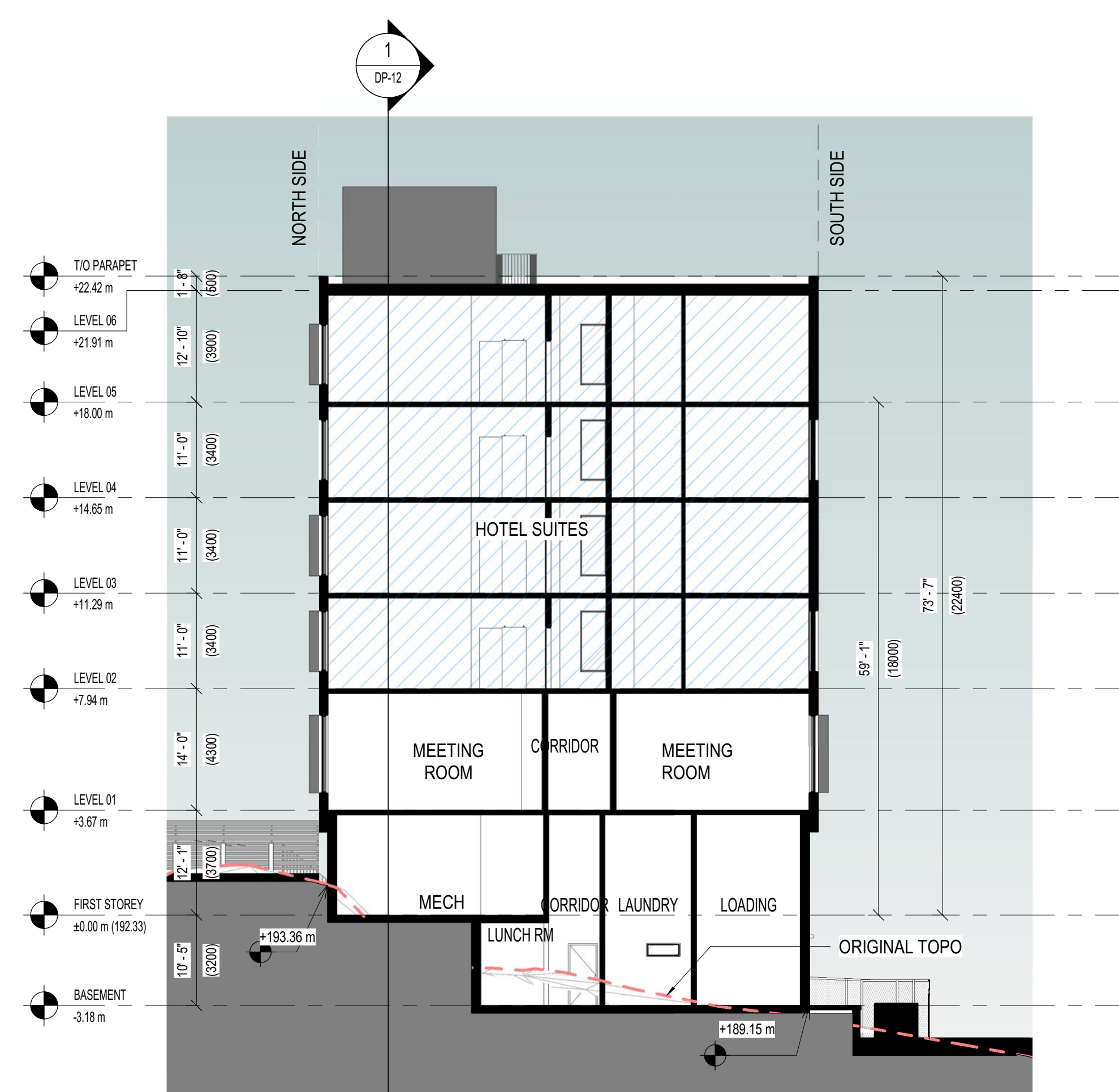
MATERIAL LEGEND	
CODE	DESCRIPTION
2.01	WOODGRAIN CLADDING
2.02	SMOOTH PANEL CLADDING: CHARCOAL
2.03	GLAZING
2.04	METAL RAILING: BLACK
2.06	METAL FIN (ILLUMINATED)
2.07	LIGHT FIXTURE: BLACK
2.10	PRECAST CONC. PLANTER



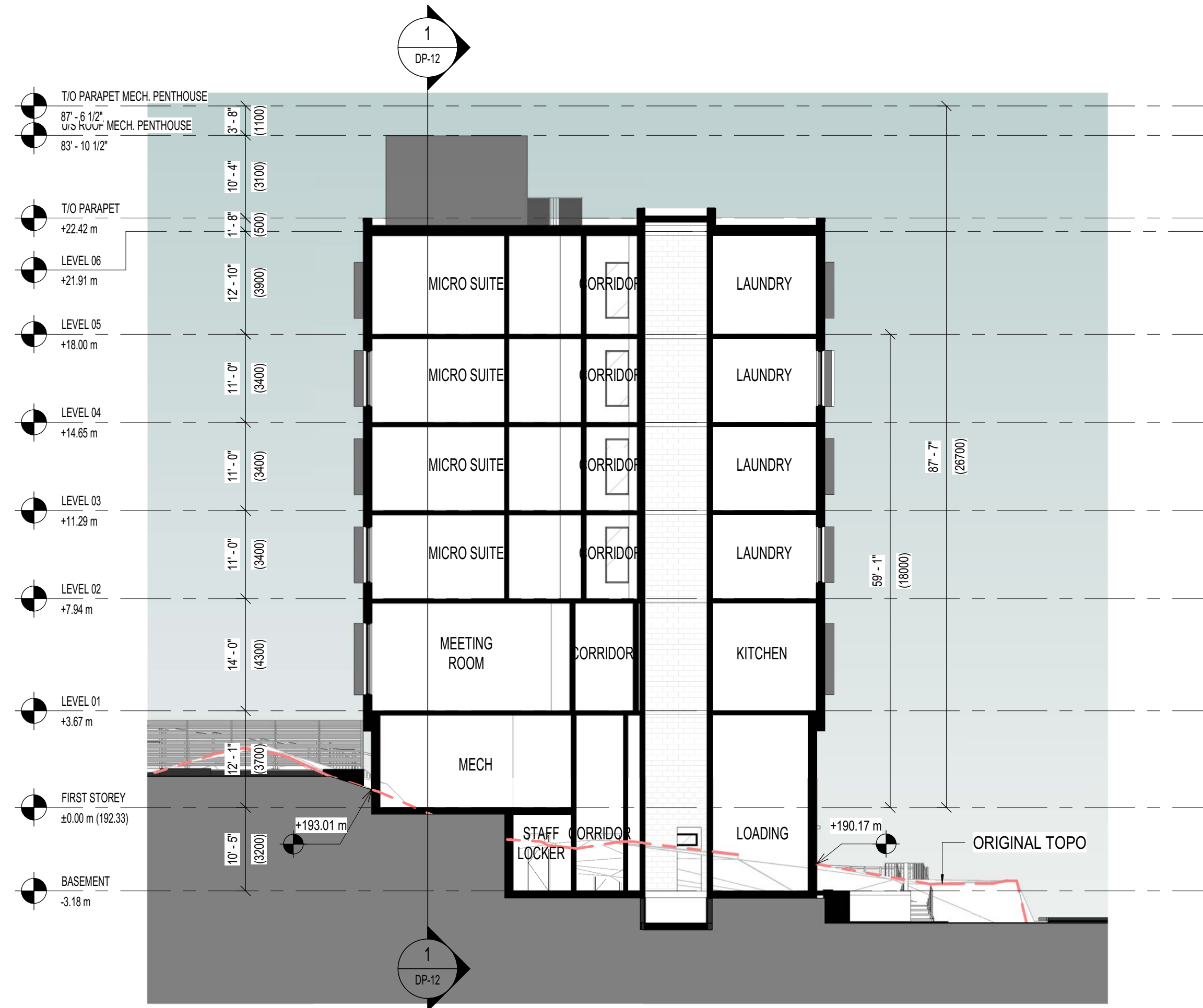
1 N-S LONG SECTION
DP-12 1:150



3 E-W SECTION THROUGH NORTH EXIT STAIR
DP-12 1:150



2 E-W SHORT SECTION
DP-12 1:150



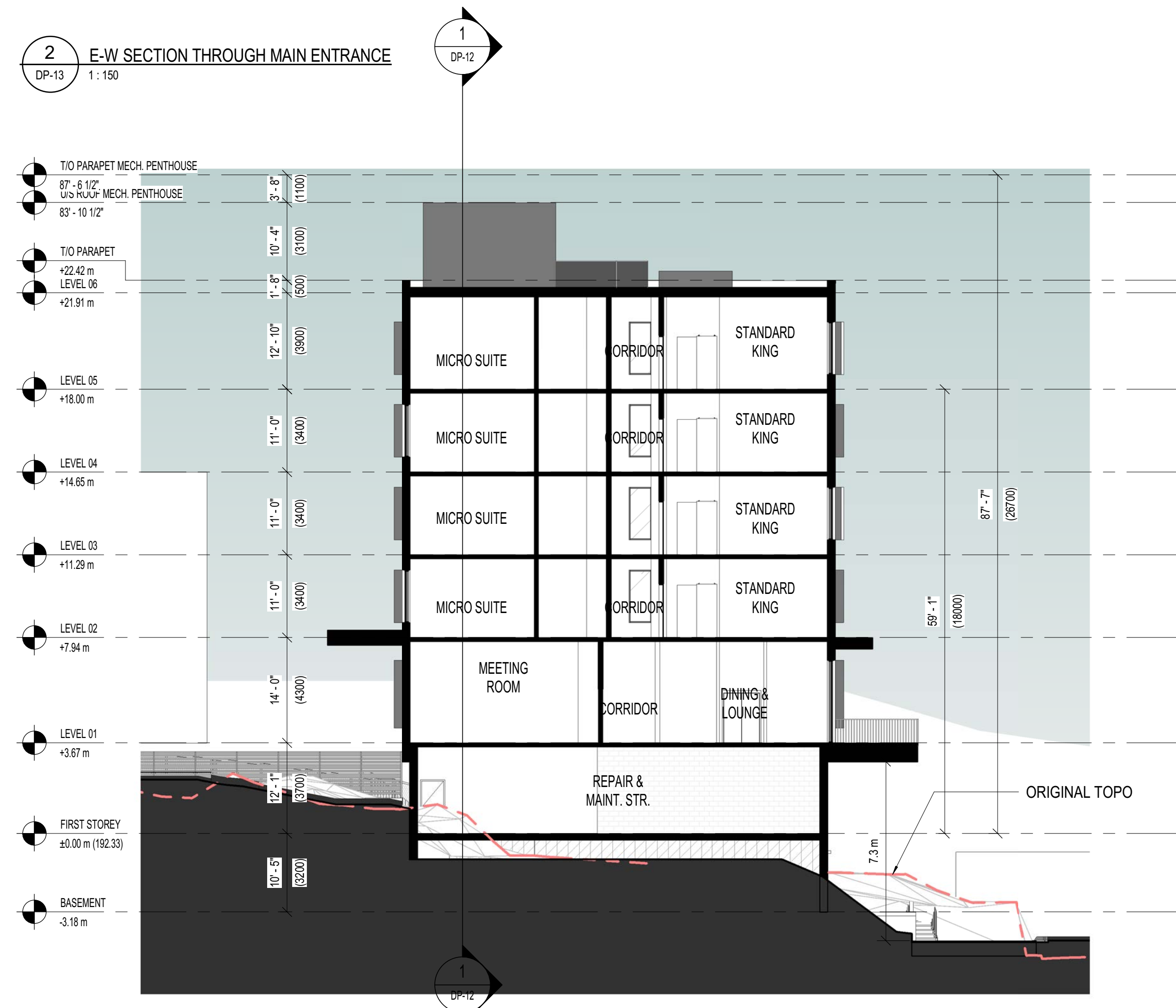
1
DP-13 1:150
E-W SECTION THROUGH SERVICE ELEVATOR



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



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



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



SOUTHWEST FACADE FROM THE CORNER OF 48 STREET AND 49TH AVE



AERIAL VIEW OF THE SOUTH FACADE



NORTHWEST FACADE



NORTH FACADE

ORIGINAL SHEET: ARCH 10
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EVENING RENDER OF THE SOUTHWEST FACADE



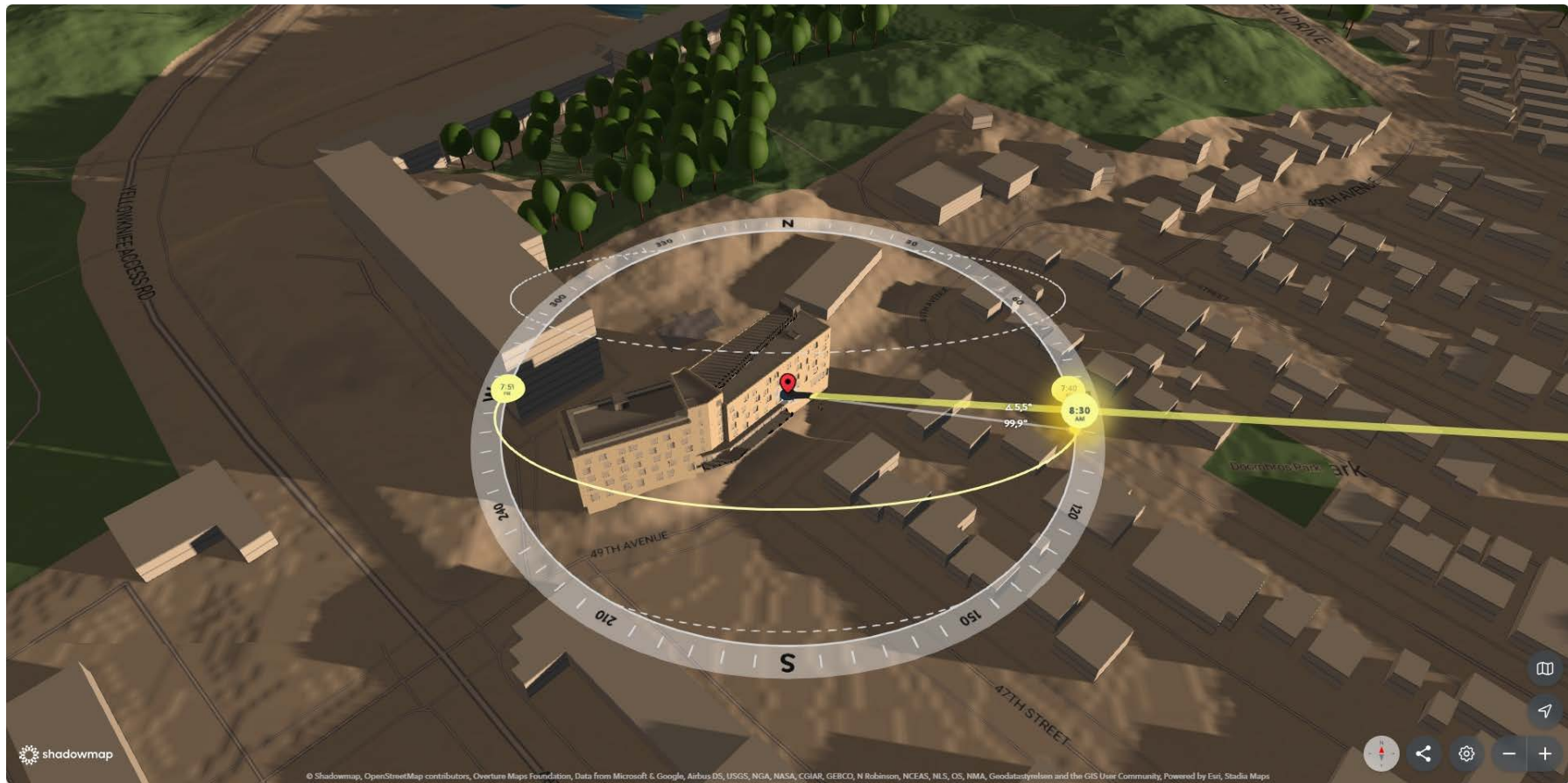
EVENING VIEW OF THE NORTH FACADE



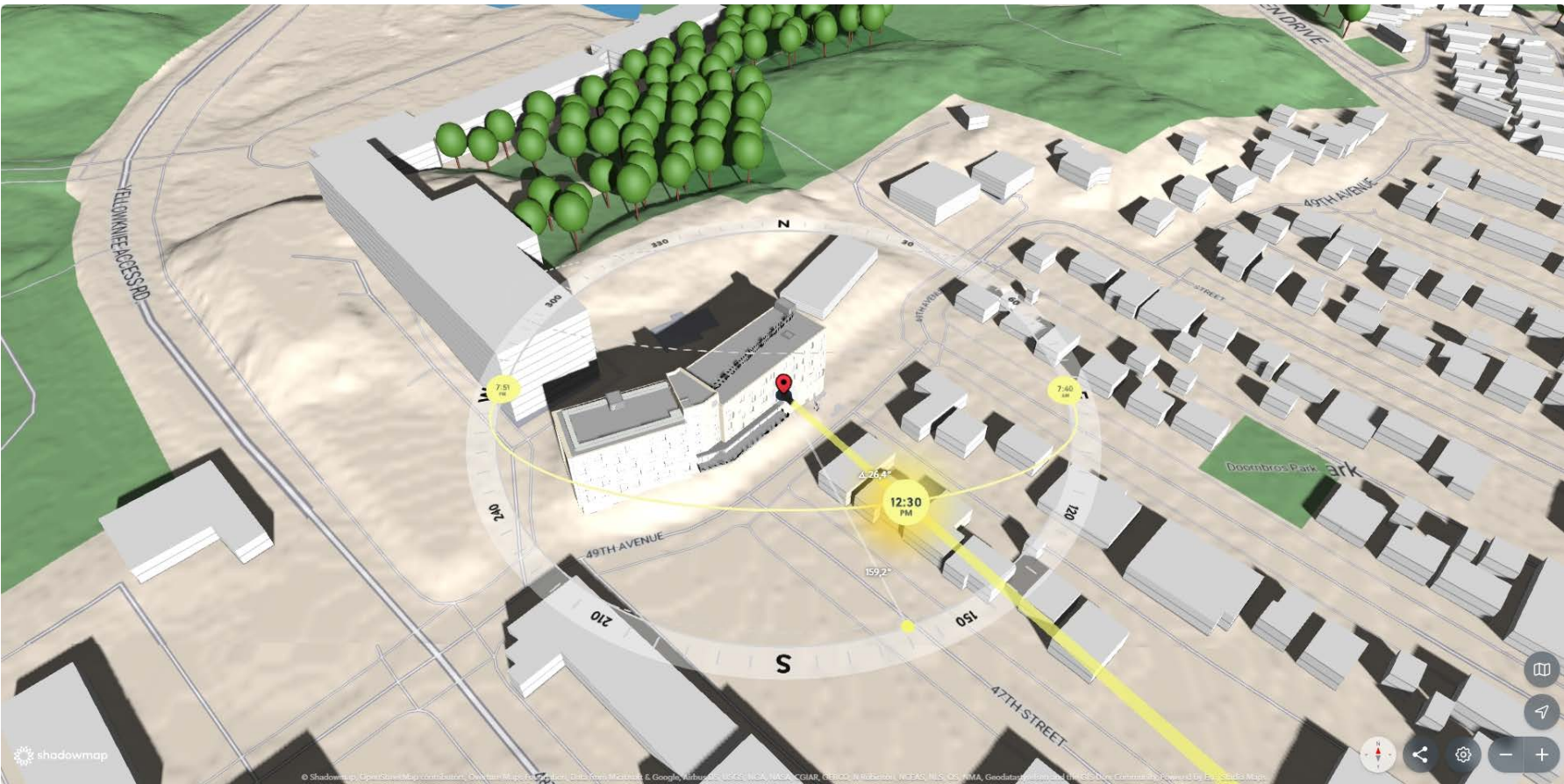
EVENING VIEW OF THE HOTEL ENTRANCE

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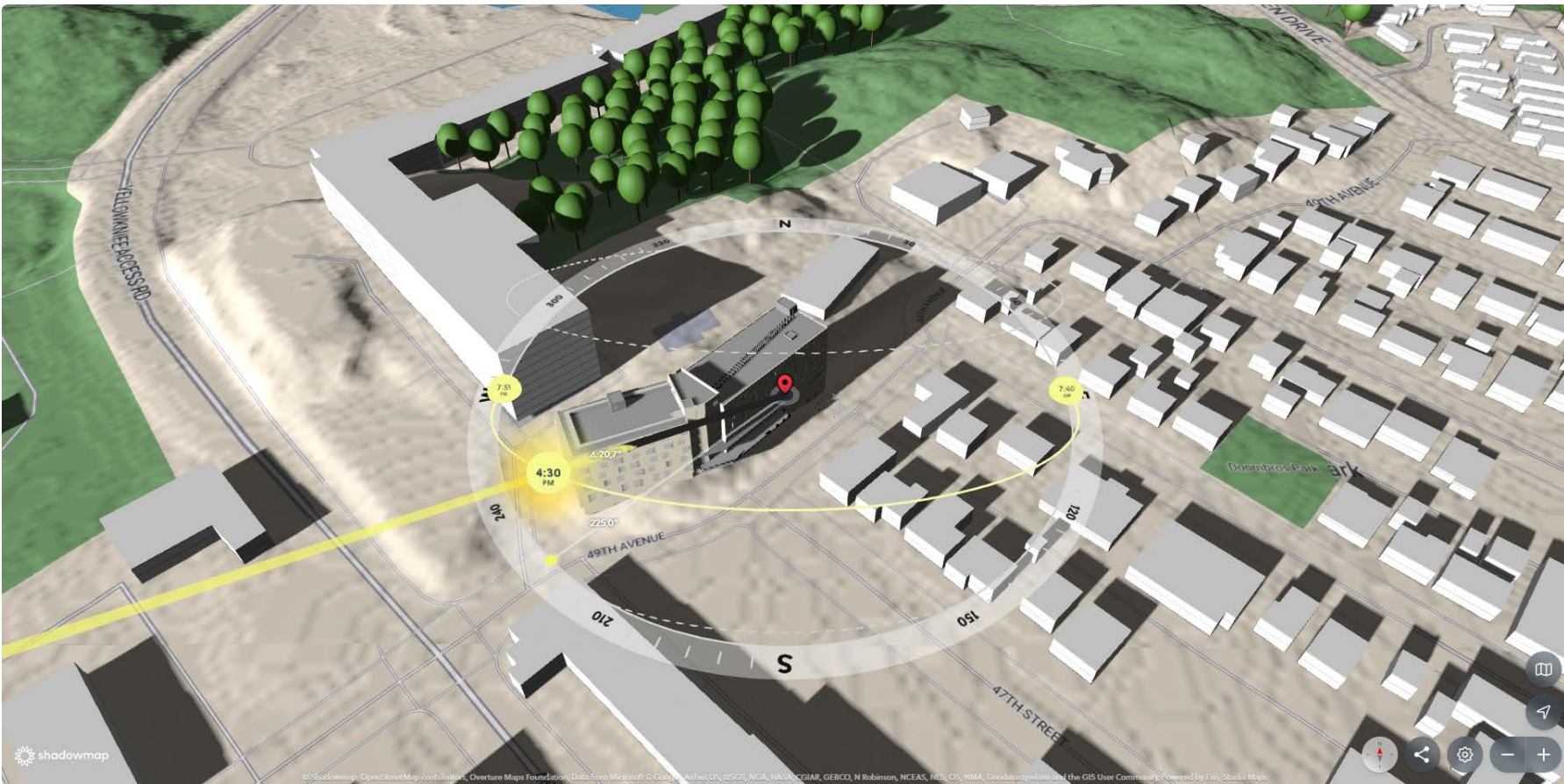
MARCH 21



8:30 AM (MST)

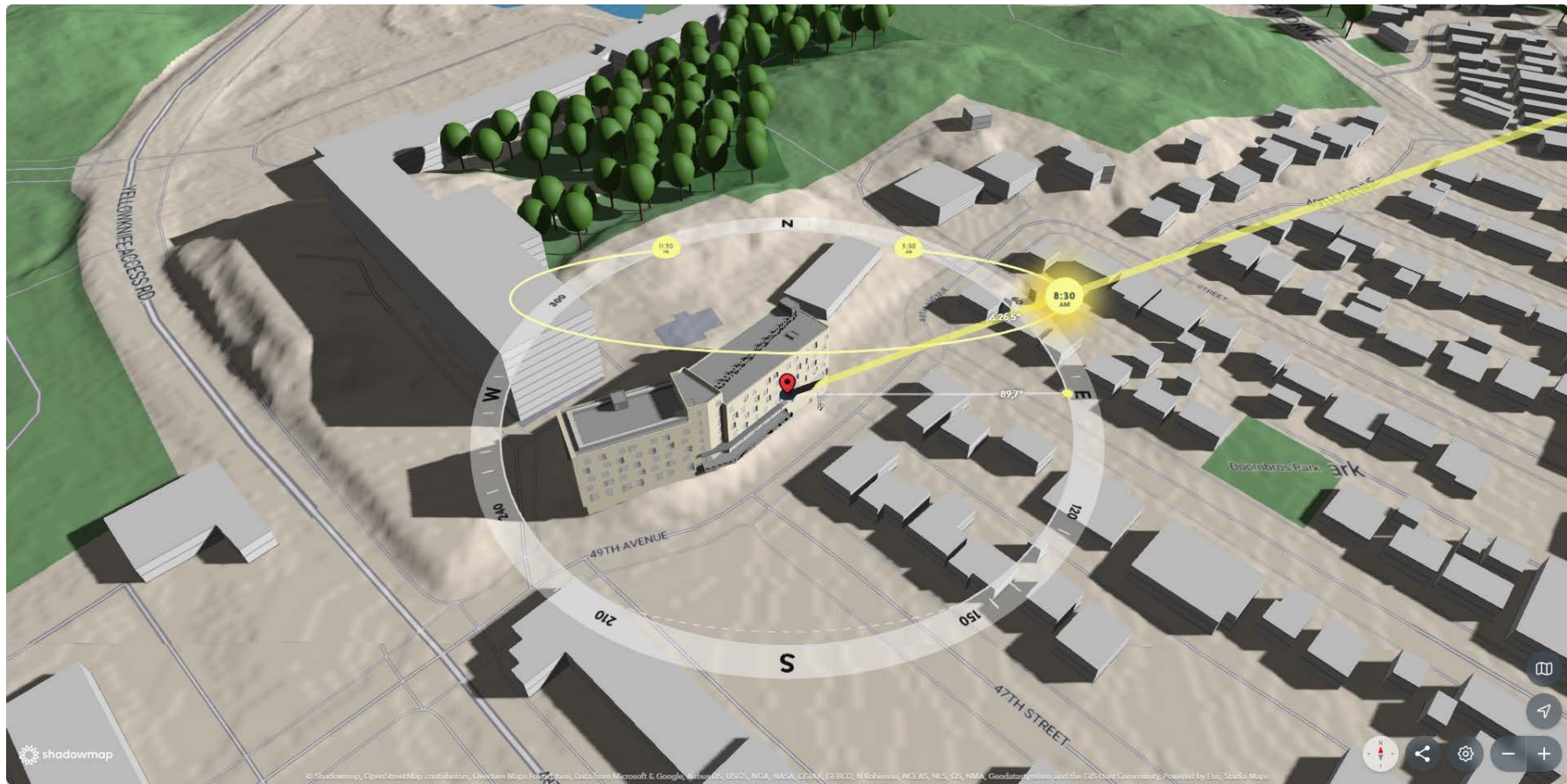


12:30 PM (MST)

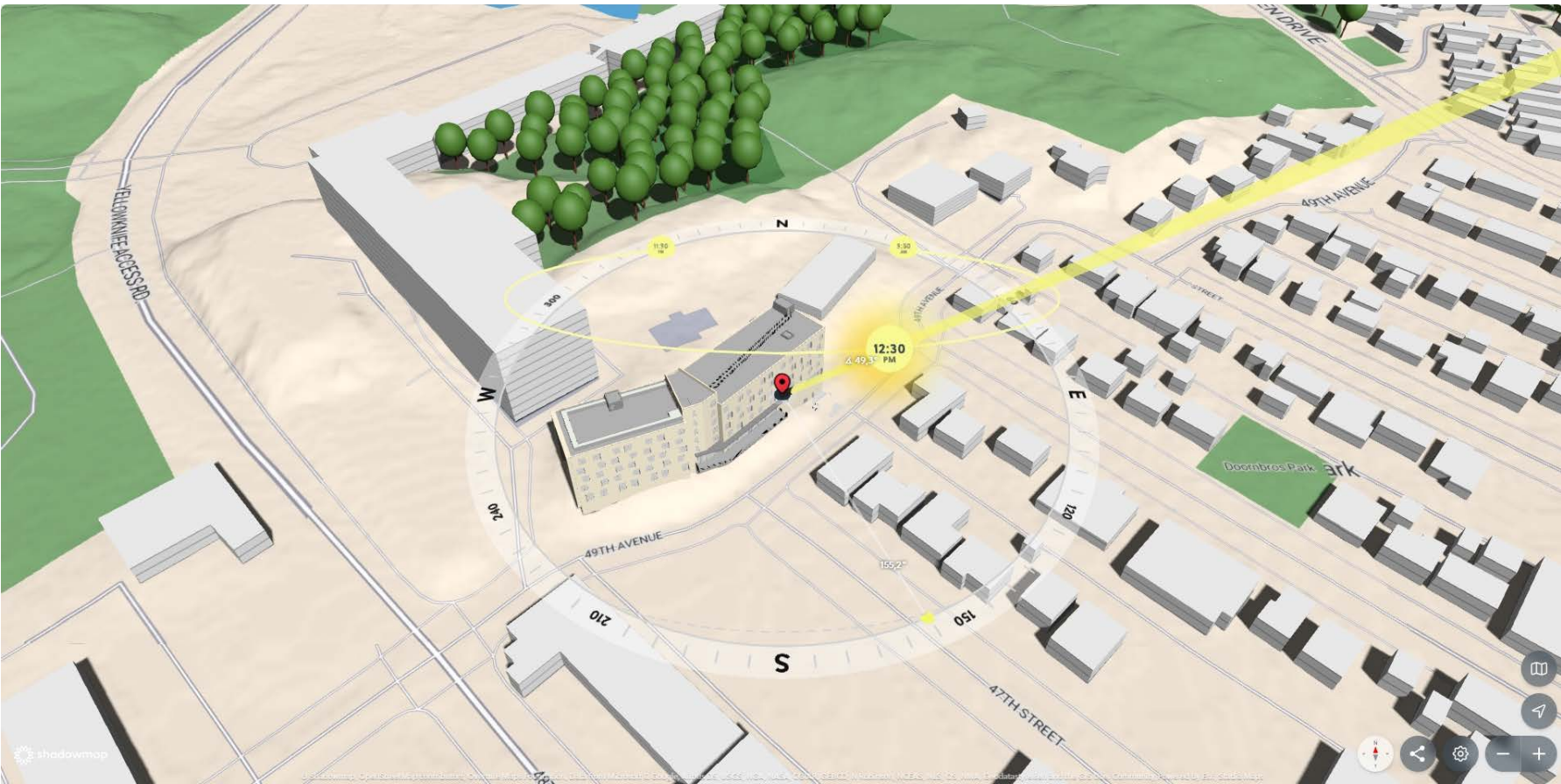


4:30 PM (MST)

JUNE 21



8:30 AM (MST)

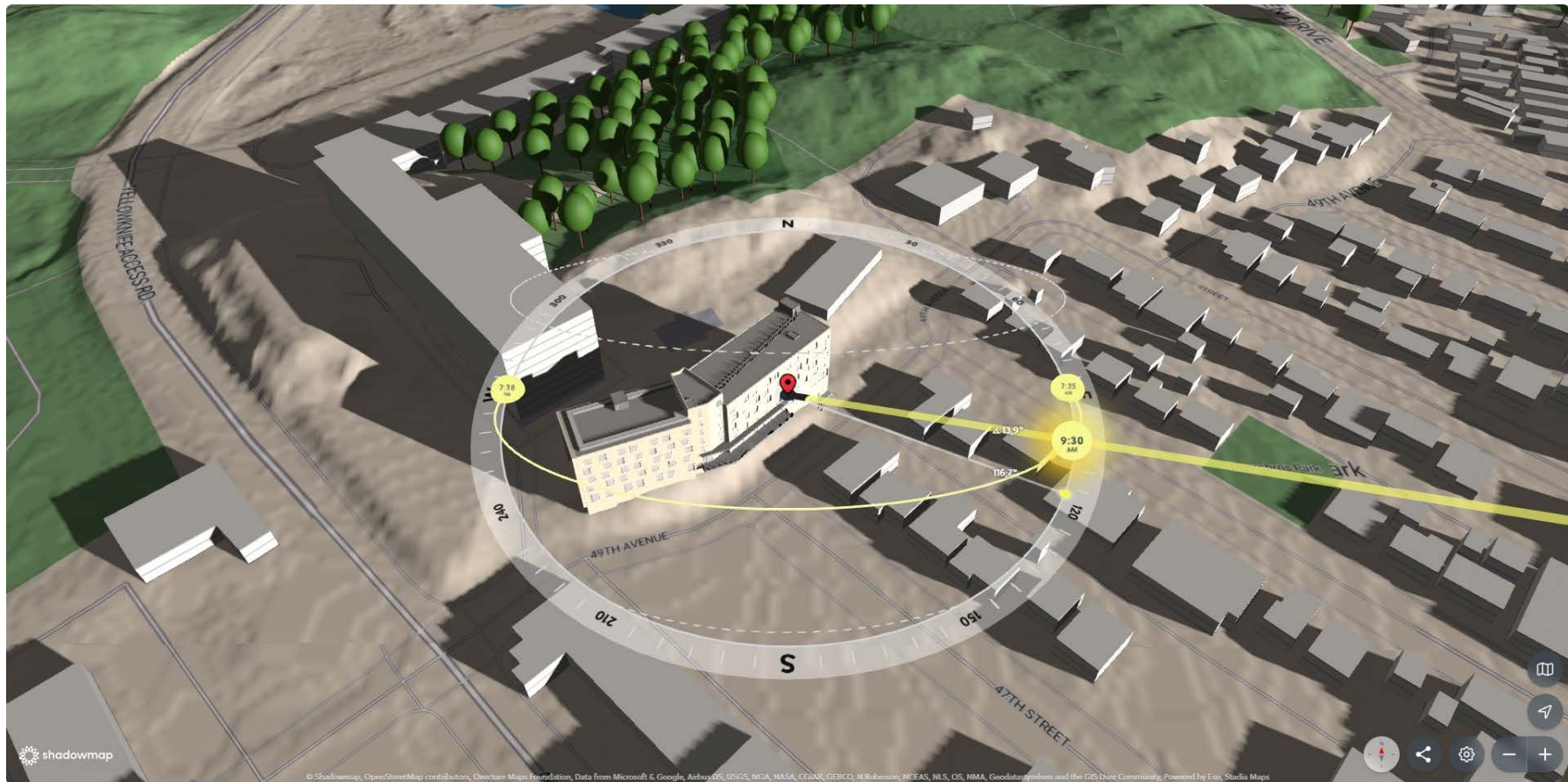


12:30 PM (MST)



4:30 PM (MST)

SEPTEMBER 21



8:30 AM (MST)

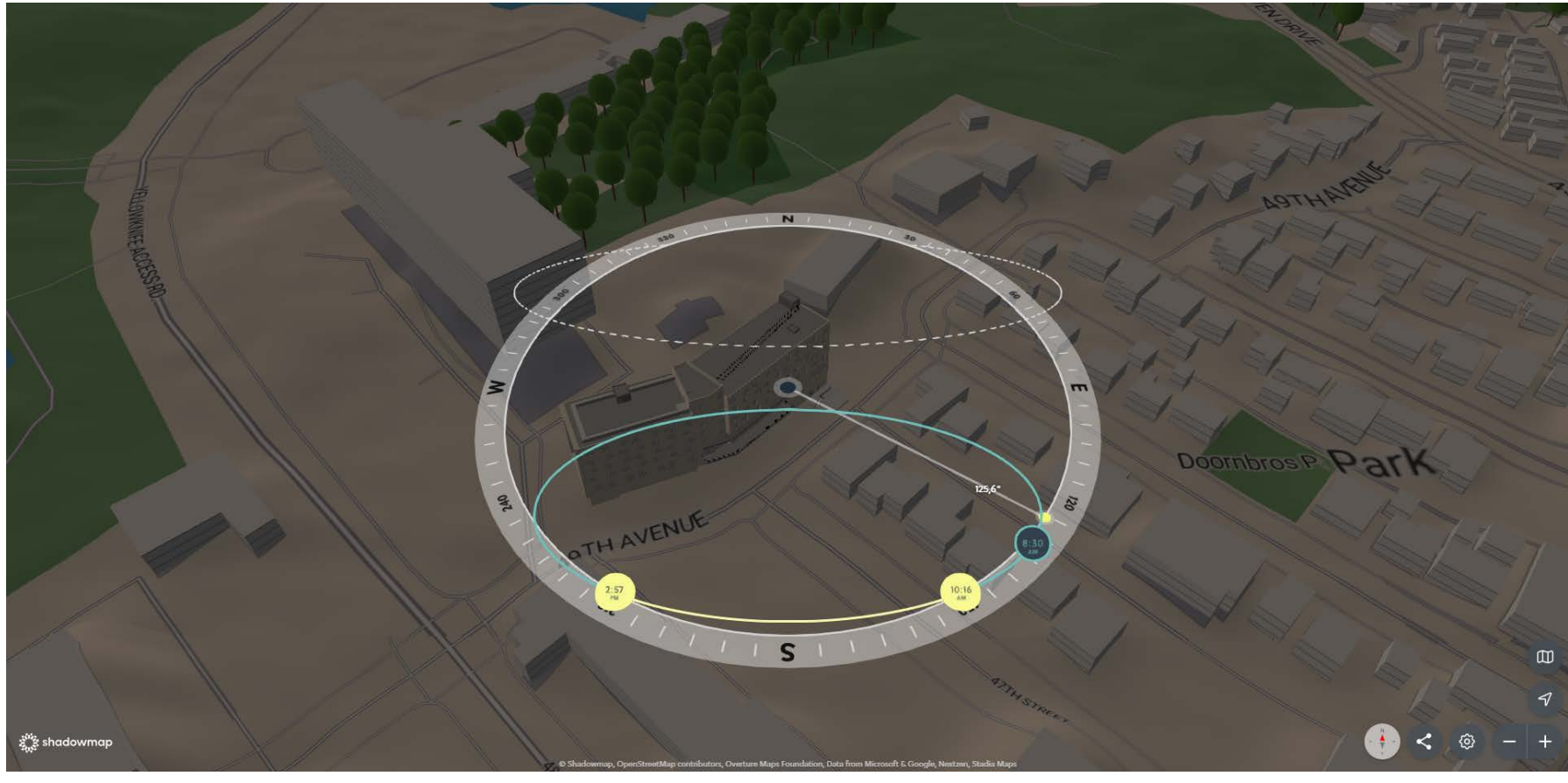


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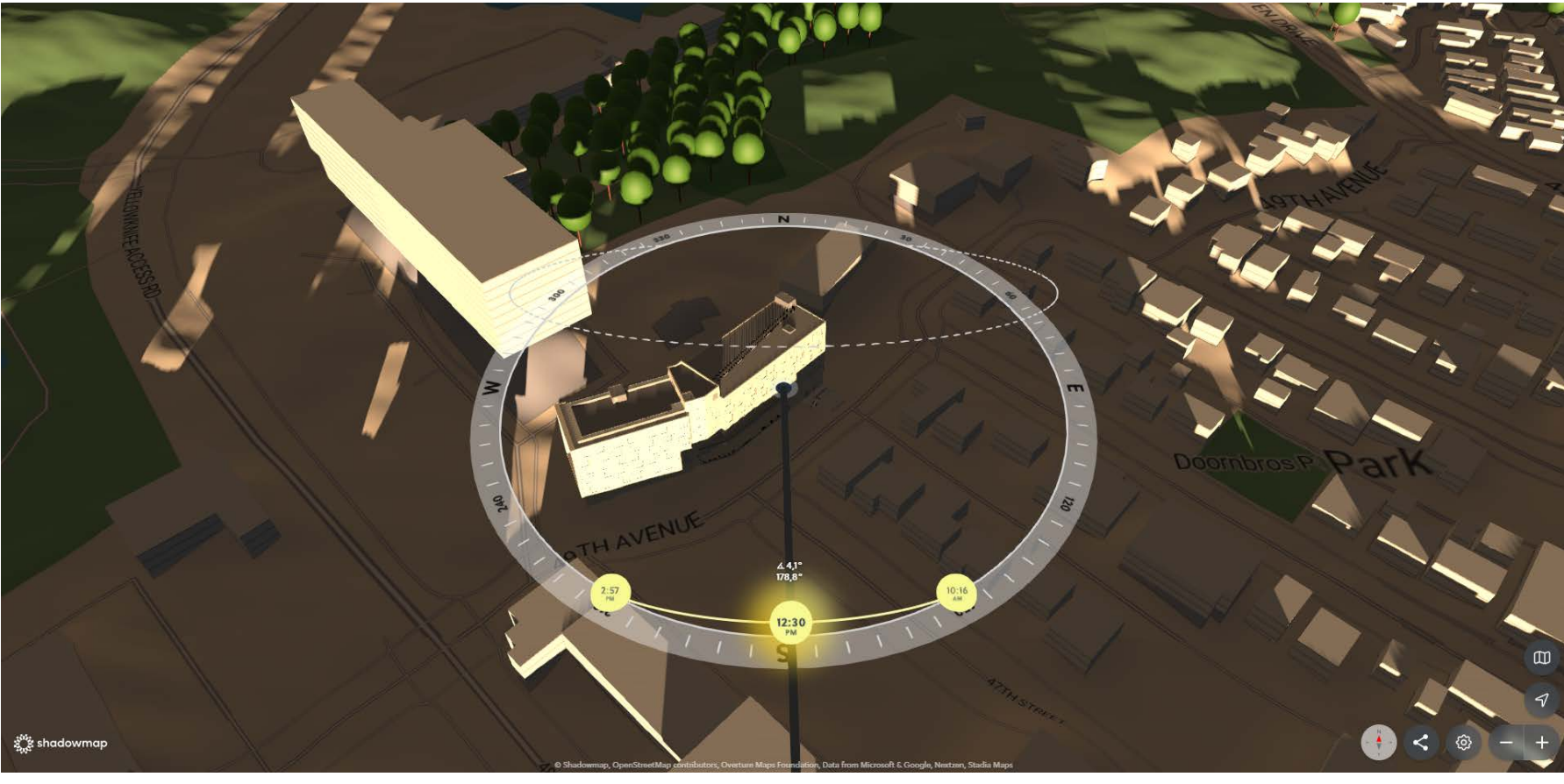


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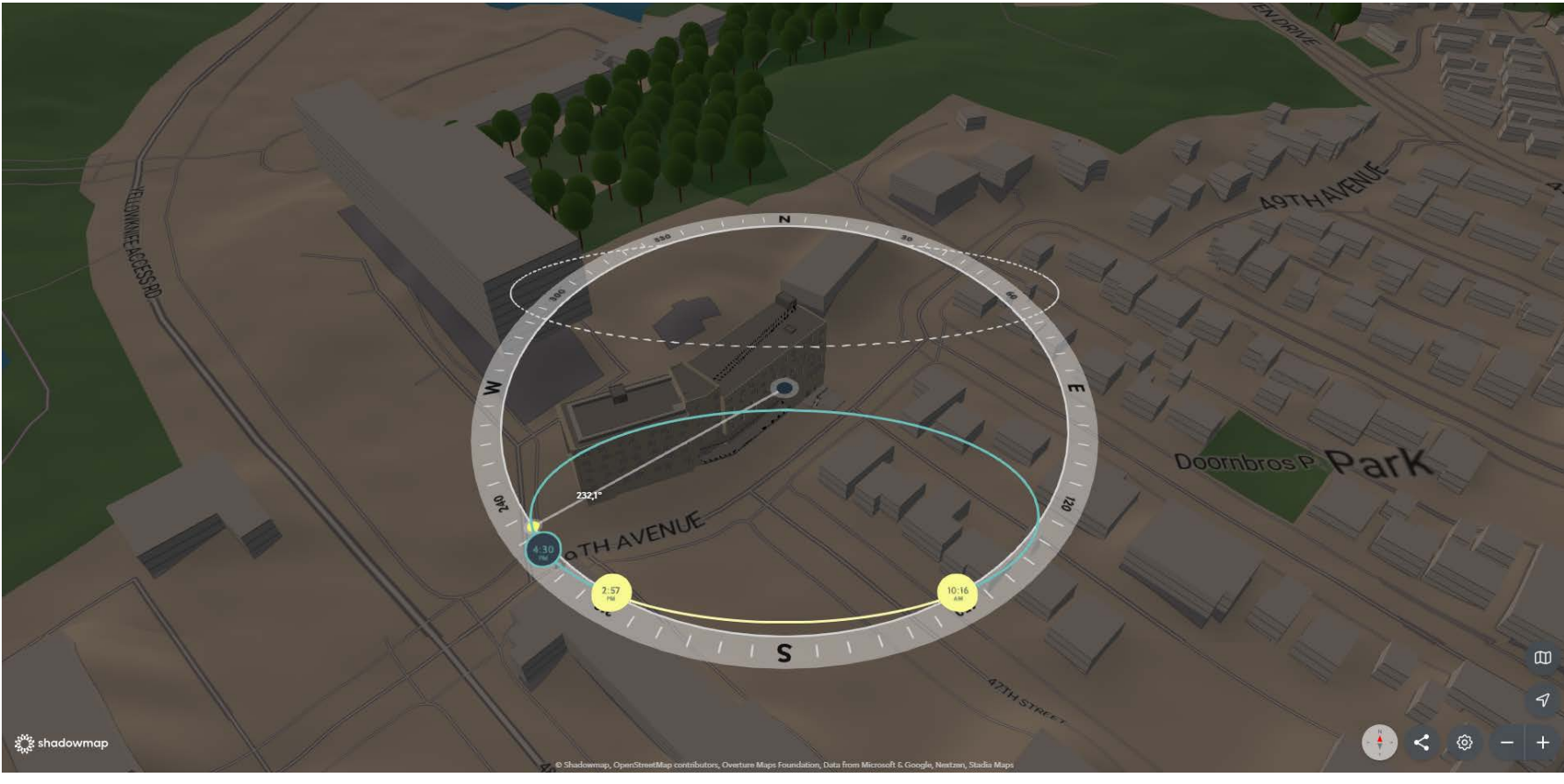
DECEMBER 21



8:30 AM (MST)



12:30 PM (MST)



4:30 PM (MST)