

Building the foundations of the North
**We translate national investment into
local economic reality**

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YELLOWKNIFE

Where the North Advances

FROM VISION TO ACTION

Where national strategy and investment is transformed into
infrastructure in the North.

YELLOWKNIFE, NWT

People Moving The North Forward

STRATEGIC GROWTH OPPORTUNITIES

As the logistics heart of the Northwest Territories, Yellowknife transforms national priorities into reality. We offer the rare combination of high-tier talent and operational readiness required to drive the North's most vital sectors.

21K+

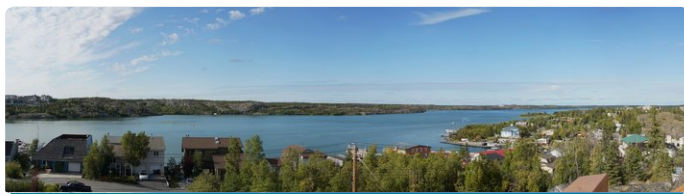
POPULATION (EST.
2025)

\$126K

MEDIAN AFTER-TAX
HOUSEHOLD INCOME

3.7%

UNEMPLOYMENT RATE
(2026)



STRATEGIC OPPORTUNITIES

MINING TRANSITION

Shifting from diamonds to critical minerals essential for the global green energy transition.

ARCTIC SOVEREIGNTY

Significant federal investment in the Territories is advancing Arctic sovereignty, highlighted by military hub development and major infrastructure projects that enhance regional stability, connectivity, and economic opportunity.

TOURISM & HOSPITALITY

A new destination marketing office and 2025–2028 Tourism Strategy focuses on year-round visitation and infrastructure growth.

"Yellowknife is a dynamic, diverse, and inclusive urban community... driving change locally, territorially, and nationally."

— CITY OF YELLOWKNIFE, 2025 BUDGET MESSAGE

01 WORKFORCE & LABOUR MARKET

Resilient, Skilled & In Demand

Approximately **24,100 residents** are active in the NWT labour force, with nearly 50% residing in Yellowknife. The city maintains an employment rate of **73.8%** among working-age adults, with unemployment at just **3.7%** — significantly outperforming the national average.

25.6% of the workforce holds a university degree (up 6% in a decade), and **21%** of the employed population are immigrants, driving innovation in small business and services.

73.8%
EMPLOYMENT RATE

Key sectors: Public Administration, Health Care, Retail Trade — with a strategic pivot toward Critical Minerals and Arctic Security.

02 DEMOGRAPHICS & MARKET POTENTIAL

A Young City With Significant Purchasing Power

METRIC	VALUE
Total Population	21,000+ (Est. 2025)
Median Age	35.2 yrs (vs. ~41 national)
Median Household Income	\$126,000 after-tax
Avg. Home Sale Price (2025)	\$538,022 (+10% Year over year)
Income per Resident	~\$101,597 (household & business)

✓ YOUTHFUL EDGE

Median age of 35.2 ensures a long-term pipeline of active consumers and workers.

✓ HIGH-INCOME MARKET

Household incomes among Canada's highest, with strong per-capita spending power.

✓ HOUSING DEMAND

10% price growth in 2025 signals strong demand and opportunity for residential development.

03 EDUCATION & THE KNOWLEDGE ECONOMY

Yellowknife's Training Hub

Yellowknife is the NWT's hub for higher learning, combining academic study with Indigenous knowledge and French-language programming across three public K-12 boards (Yellowknife Education District No. 1, Yellowknife Catholic Schools, and the Commission scolaire francophone Territoires du Nord-Ouest) and four post-secondary institutions.

✓ AURORA COLLEGE

Transitioning to polytechnic university; degrees in Nursing, Social Work, Education, plus trades training.

✓ DECHINTA CENTRE

Indigenous-led land-based education and research, in partnership with UBC and University of Alberta.

✓ COLLÈGE NORDIQUE (CNF)

North's only French-language college; professional diplomas, Tłıchq language immersion, newcomer support.

✓ DECHITA NAOWO

Tłıchq Government training bridging traditional skills with mining, construction, and environmental sectors.

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YELLOWKNIFE, NWT

The Arctic Gateway to Global Opportunity

THE ARCTIC'S ESSENTIAL STAGING GROUND

As the capital of the Northwest Territories, Yellowknife offers a unique opportunity for businesses ready to anchor themselves in the global North. From the deepwater ports of Grays Bay to the mineral-rich Slave Geological Province, all roads lead through Yellowknife. We are the proven hub where technical capital, Indigenous partnership, and national logistics converge to build the future for Canada's North.

630K+

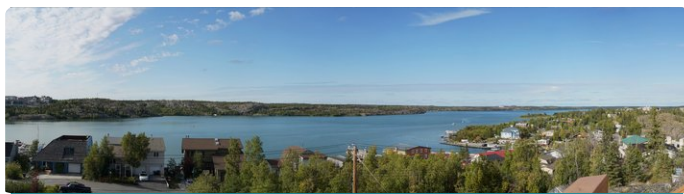
AIRPORT PASSENGERS
ANNUALLY (YZF)

72%

REGIONAL POWER
FROM HYDRO

\$2B+

CRITICAL MINERALS
SOVEREIGN FUND



STRATEGIC ADVANTAGES

ARCTIC AVIATION HUB

Yellowknife Airport (YZF) handles 630K+ passengers annually with ongoing expansion for specialized Arctic aviation and dual-use National Defence cargo infrastructure.

NATIONAL INFRASTRUCTURE INVESTMENT

Anchor city for proposed all-season road links to the Nunavut coast and the Mackenzie Valley corridor — central to Canada's \$2B+ Arctic sovereignty investment.

CLEAN ENERGY & DIGITAL

72% hydro power, Taltson Expansion reducing industrial energy costs, and a high-speed fiber network, streamlining permitting and business licensing.

"Yellowknife offers the stability of a capital city with the frontier opportunities of the world's next great resource and security region."

— YELLOWKNIFE ECONOMIC DEVELOPMENT

The Essential Staging Ground for the Arctic

✓ GLOBAL CONNECTIVITY VIA YZF

Federal funding secured for hangar expansion, specialized Arctic aviation, and dual-use commercial cargo and National Defence infrastructure.

✓ NATIONAL INFRASTRUCTURE INVESTMENT

Major initiatives like the Mackenzie Valley Highway and the Arctic Economic and Security Corridor are advancing plans to turn Yellowknife into the primary gateway for a permanent overland connection to communities and ultimately the Arctic Ocean. These projects would link remote communities and unlock global markets for strategic minerals and provide the essential dual-use infrastructure required for both national security and industrial growth.

✓ ENERGY COSTS

The Taltson Hydro Expansion has the potential to reduce long-term industrial energy costs.

✓ DIGITAL INFRASTRUCTURE

A planned fiber-optic network and a proposed 311 service model will simplify business licensing and permitting via a unified digital portal.

\$1.8B

MACKENZIE VALLEY HIGHWAY

The largest Northern infrastructure project in a generation — the proposed permanent overland route would connect Yellowknife to the Arctic Ocean, unlocking year-round access to critical mineral deposits.

02 BUSINESS INCENTIVES & GRANTS

Maximizing Investment Value Through Strategic Financial Incentives

MUNICIPAL

✓ FIVE-YEAR DECLINING ABATEMENT

100% property tax credit on increased assessment value in Year 1, phasing out by 20% annually for new construction.

✓ DOWNTOWN REVITALIZATION ABATEMENT

100% property tax abatement for five full years for qualifying developments within the Downtown Zone.

✓ HERITAGE GRANTS

Up to \$10,000 for projects that promote Yellowknife's northern heritage.

TERRITORIAL

✓ SEED CAPITAL EXPANSION GRANT

Up to \$30,000 for purchasing capital assets or expanding manufacturing facilities under the SEED program.

✓ TOURISM PRODUCT DEVELOPMENT

Up to \$250,000 for infrastructure, marketing, and safety upgrades under the Tourism Product Diversification program.

✓ MICRO BUSINESS GRANT

Up to \$25,000 for start-ups and market development.

FEDERAL

✓ CLEAN ECONOMY TAX CREDITS (2026)

New refundable tax credits of 15–60% for investments in solar, biomass, or carbon-reduction technology.

03 2026 QUICK-ACCESS FUNDING SUMMARY

PROGRAM	MAX. AMOUNT	PRIMARY FOCUS
Municipal Tax Abatement	Variable	New construction & downtown revitalization
SEED Grant	\$30,000	Capital expansion & sector research
Tourism Product Dev. (TPDMP)	\$250,000	Tourism infrastructure & products
Clean Tech Investment Tax Credit	60% Credit	Renewable energy investments (new 2026)
Heritage & Culture Grant	\$10,000	Cultural and legacy business projects

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| YELLOWKNIFE, NWT

Where Community Powers Industry

**PARTNERS IN PROSPERITY
AND SUSTAINABLE GROWTH**

Indigenous businesses are the backbone of Yellowknife's economy, blending traditional values with modern industrial expertise. From multi-million dollar development corporations to agile specialized service providers, these companies offer a competitive advantage for investors seeking stable, culturally grounded, and long-term partnerships.

50+

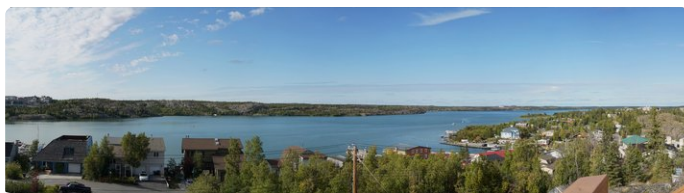
MAJOR INDIGENOUS-
OWNED ENTITIES

50%

GIANT MINE
SUBCONTRACTS TO
INDIGENOUS FIRMS

5%

FEDERAL INDIGENOUS
PROCUREMENT
TARGET



KEY INDUSTRIES

MINING & RESOURCES

Core services in drilling, environmental engineering, and site remediation.

LOGISTICS & AVIATION

Fuel supply, air ambulance (medevac), and heavy-haul transport across the territory.

INFRASTRUCTURE

General contracting, engineering, and real estate development.

SERVICES

Professional consulting, catering, security, and specialized healthcare.

"In Yellowknife, we move from strategy to execution through meaningful partnership. By aligning national investment with the traditional knowledge and leadership of Indigenous Nations."

— YELLOWKNIFE ECONOMIC DEVELOPMENT

The Role & Impact of Indigenous Business

In Yellowknife, Indigenous-owned enterprises are strategic equity partners and major employers — not just service providers. These entities represent a "Northern-first" procurement strategy and focus on "Economic Reconciliation," which ensures that the original land stewards share in the territory's prosperity. Indigenous businesses often hold preferred status for government and mining contracts, providing streamlined access to the **5% Federal Indigenous Procurement Target** and the **GNWT's Business Incentive Program (BIP)**.

50%+

OF SUBCONTRACTS AWARDED

Over 50% of subcontracts for the Giant Mine Remediation Project have been awarded to Northern Indigenous companies — a landmark signal of the sector's scale and readiness.



Indigenous Development Corporations

MAJOR ENTITY	CORE FOCUS	RECENT NOTEWORTHY ACTIVITY
Det'on Cho Group	Multi-sector (29+ companies)	Recently partnered with KingSett Capital for full ownership of major Yellowknife office towers (Det'on Cho, 2025).
Tłıchǫ Investment Corp.	Mining, Power, & Aviation	Joined a 10-year medevac contract ensuring 1,600+ annual flights (NWT News, 2025).
Bear Clan Strategy (Nuniye)	Fuel Supply & Consulting	Operating a major fuel supply JV with the North Slave Métis Alliance (CCIB, 2025).
Denendeh Development Corp.	Real Estate & Investment	Strategic oversight of diversified portfolios across the NWT.

The Joint Venture Model

Joint ventures offer a collaborative framework for market entry, combining international investment with the deep-rooted cultural and regulatory expertise of Indigenous partners to deliver sustainable Northern projects.

The JV model provides social licence, community trust, and streamlined access to government procurement programs that outside firms cannot achieve independently.

- ✓

LOCAL WORKFORCE ACCESS
Immediate connection to skilled Northern labour pools and community networks.
- ✓

CULTURAL EXPERTISE
Deep-rooted relationships ensuring community trust and social licence to operate.
- ✓

REGULATORY NAVIGATION
Preferred government contract access and BIP eligibility streamlined for partners.
- ✓

FEDERAL PROCUREMENT TARGETS
Unlock the 5% Federal Indigenous Procurement Target for joint bids.

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YELLOWKNIFE, NWT

Canada's Arctic Command Centre

A GENERATIONAL INVESTMENT IN THE NORTH

Yellowknife is no longer just a regional hub — it is the strategic heart of Canada's North. With global attention shifting toward the Arctic, the city is at the centre of a historic wave of federal and private investment, transforming into a premier destination for businesses in construction, logistics, technology, and services.

\$38.6B

NORAD
MODERNIZATION
OVER 20 YEARS

\$136M

NEW MILITARY
FACILITY (2026–27)

4M km²

JTFN OPERATIONAL
AREA



STRATEGIC PILLARS

JOINT TASK FORCE NORTH (JTFN)

Yellowknife is the CAF's primary Arctic command, supporting ~300 personnel and hosting 440 Transport Squadron, 1 CRPG, and C Company of the Loyal Edmonton Regiment — the first Army Reserve unit North of 60.

NORAD & DEFENCE INVESTMENT

Designated as a key Forward Operating Location and Northern Operational Support Hub, Yellowknife anchors a \$38.6B federal modernization and a \$2.67B Support Hub Network.

ARCTIC ECONOMIC AND SECURITY CORRIDOR (AESC)

Led by the Tłıchǫ Government and Yellowknives Dene First Nation in partnership with the Government of the Northwest Territories, the AESC will interconnect to the Gray's Bay Road project, creating a new all-season road from Yellowknife to Grays Bay on the Arctic Ocean.

"Yellowknife is the primary beneficiary of Canada's most significant Arctic investment in a generations."

— YELLOWKNIFE ECONOMIC DEVELOPMENT

The \$136M Multipurpose Facility & Beyond

✓ **NEW \$136M MULTIPURPOSE FACILITY**

Scheduled for completion Winter 2026–27, this 9,200 m² secure compound consolidates military operations, generating immediate construction contracts and long-term facility management opportunities.

✓ **NORTHERN OPERATIONAL SUPPORT HUB**

In 2025, Yellowknife was officially designated one of three primary Northern Operational Support Hubs, securing a share of \$2.67B over 20 years for airstrip, logistics, and dual-use infrastructure upgrades.

✓ **ARCTIC INFRASTRUCTURE FUND**

An announced \$1 billion fund to support "dual-use" projects — roads, airports, and energy systems serving both national security and commercial needs. Potentially supporting upgrades for larger aircraft and increased cargo capacity at the Yellowknife airport.

\$2.67B

NORTHERN SUPPORT HUB INVESTMENT

Over 20 years, Yellowknife's designation as a Northern Operational Support Hub brings sustained investment in dual-use infrastructure — opening procurement opportunities across construction, logistics, and services.

Guaranteed Demand, Indigenous Partnership & Critical Minerals

✓ **SUSTAINED MILITARY DEMAND**

Long-term contracts require local support in IT, telecommunications, cold-weather equipment, food services, housing, and maintenance — with ~300 personnel driving steady consumer spending.

✓ **INDIGENOUS PROCUREMENT ADVANTAGE**

Federal procurement mandates a minimum 5% Indigenous participation — though many regional projects already exceed 12%. Local Indigenous partnerships are the key to unlocking federal contracts.

✓ **OPERATION NANOOK & SURGE EVENTS**

Annual exercises bring 1,300+ personnel to the region, creating seasonal surges for hospitality, transportation, and service sectors.

✓ **AESC: DEEP-WATER ARCTIC PORT**

The all-season AESC road to Grays Bay, Nunavut and the Mackenzie Valley Highway reinforce Arctic sovereignty while positioning Yellowknife as the primary service hub for the region.

✓ **CRITICAL MINERALS ACCESS**

The AESC unlocks the Slave Geological Province — rich in minerals essential for the green energy transition — positioning Yellowknife businesses as primary service providers for a new mining cycle.

✓ **RESILIENT INFRASTRUCTURE**

Anticipated federal funding flowing into fiber optics, the Taltson Hydro Expansion, and year-round transportation networks builds a durable commercial foundation.

INITIATIVE	INVESTMENT	OPPORTUNITY FOR BUSINESS
NORAD Modernization	\$38.6B / 20 yrs	FOL & Support Hub designation; tech and services contracts
Multipurpose Facility (2026–27)	\$136M	Construction, fit-out, and long-term facility management
Northern Support Hub Network	\$2.67B / 20 yrs	Airstrip upgrades, logistics, dual-use infrastructure
Arctic Infrastructure Fund	\$1B	Roads, airports, and energy systems serving military & commercial sectors
AESC (Grays Bay Corridor)	TBD	Deep-water port access & Mackenzie Valley Hwy services

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| YELLOWKNIFE, NWT

Build Your Future Faster

THE LIFESTYLE BEYOND THE OFFICE

Yellowknife is a city of momentum, shaped by builders and contributors who actively define the North. From a diverse arts and culinary landscape that thrives all year, alongside traditional outdoor festival celebrations, the community's energy is fueled by a population that shows up. This "can-do" spirit is our greatest asset, turning ambitious ideas into collective milestones through a unique drive to action.

240

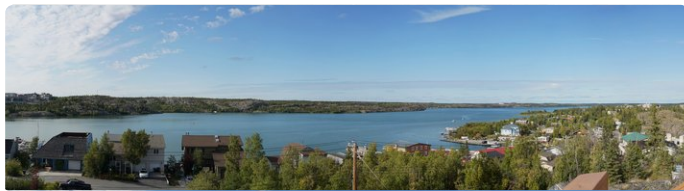
AURORA NIGHTS PER YEAR

0%

LOCAL SALES TAX (GST ONLY)

\$1,700+

AVG. WEEKLY EARNINGS



A FOUR-SEASON PLAYGROUND

THE AURORA CAPITAL

Witness the world's most spectacular light show 240 nights a year — right from your backyard.

THE URBAN FRONTIER

Immediate access to Great Slave Lake for world-class fishing, boating, and the legendary Snowkings' Winter Festival.

ACTIVE LIVING

30km of groomed fat-biking trails, the Yellowknife Climbing Club, and an active outdoor culture built for movement year-round.

CULTURAL HUB

As the NWT capital, Yellowknife is a vibrant mix of Indigenous heritage, modern arts, and an internationally recognized festival scene.

"Yellowknife wants you to succeed."

— YELLOWKNIFE ECONOMIC DEVELOPMENT

01 THE COMMUNITY

Tight-Knit & Culture-Rich

✓ HERITAGE & ARTS

The Northern Arts and Cultural Centre (NACC) and the Prince of Wales Northern Heritage Centre celebrate the rich Dene and Métis history of the land.

✓ NATIONAL INDIGENOUS PEOPLES DAY (JUNE 21)

Held at Somba K'e Civic Plaza — traditional hand games, fish fries, and Dene drumming mark the summer solstice.

✓ FOLK ON THE ROCKS (JULY)

Our iconic music festival on the shores of Long Lake — a beloved summer tradition drawing performers and visitors from across Canada.

✓ OLD TOWN RAMBLE & RIDE (AUGUST)

A free, eco-friendly festival in historic Old Town featuring buskers, workshops, and public art in one of Canada's most storied neighbourhoods.

Snowking

WINTER FESTIVAL

A month-long celebration inside a massive castle of snow and ice on Great Slave Lake — featuring ice slides, children's theatre, and the NIC International Snow Carving Symposium.

✓ HEALTHCARE

Home to the state-of-the-art Stanton Territorial Hospital serving all of the NWT.

✓ EDUCATION

Robust public, Catholic, and French-language school systems — plus post-secondary through Aurora College and beyond.

02 THE FINANCIAL ADVANTAGE

Keep More Of What You Earn

✓ 0% LOCAL SALES TAX

Pay only the 5% GST. Save ~\$5,000 on a \$50K vehicle purchase compared to high-tax provinces.

✓ NORTHERN RESIDENTS DEDUCTION

Claim ~\$11–\$13 per day to reduce your federal taxable income — a significant annual saving for full-time residents.

✓ HIGH EARNINGS

Average weekly earnings often exceed \$1,700 — among the highest in Canada and well above the national average.

0% Local Sales Tax

NORTHERN TAX ADVANTAGE

While northern costs are a reality, the NWT tax structure and elevated wages provide a significant "Northern Premium" — more take-home pay, fewer tax burdens, and a quality of life that money can't fully measure.

03 RECREATION FOR EVERYONE

World-Class Facilities, Right At Home

FACILITY	HIGHLIGHTS
NWTeI Fieldhouse	Indoor turf, track, and a free indoor playground for kids under 5.
The NAKA Community District	Strategic recreational precinct, integrating key assets—the ATCO Aquatic Centre, Ruth Inch Memorial Pool, Community Arena, Curling Club, and outdoor tennis courts—into a unified hub where community wellness and national investment converge.
The Multiplex	Twin ice pads at the heart of hockey culture, public skating, and an indoor field for soccer and more.
Ski Club	15km of groomed cross-country trails with breathtaking scenic overlooks.

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