

## COMMUNITY PROFILE

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### Living in Yellowknife

Yellowknife is a city filled with opportunities for personal and professional development. It is also a place where you can raise a family, have a rewarding career, take time for yourself and contribute to your community. In some ways, it almost sounds too good to be true, but it isn't.

Yellowknife is the capital of the Northwest Territories and is well-connected to the rest of Canada by numerous daily flights to Edmonton, as well as a year-round road link. Yes, some things are slightly more expensive than elsewhere, but you will likely make more money, too.

And up here, work-life balance truly exists. Whether you are interested in a northern adventure filled with fishing and snowmobiling, or just looking to live in a beautiful, small urban centre filled with other well-educated professionals, Yellowknife could be for you.

### Come for the work, stay for the lifestyle.

There is a remarkable range of public and privatesector jobs here, from the territorial, federal and municipal governments to mining, construction and other small businesses. If you have skills, you can find somewhere to use them in Yellowknife. Plus, advancement is common and hard work is rewarded.

### Facilities and services

As a capital city, Yellowknife has a hospital, as well as a number of medical and dental clinics. From law and accounting to massage therapy, Yellowknife has just about any service you'd find in a larger city.

### Great place to raise kids

Yellowknife is a young community with a median age of 32.3. That's eight years younger than the Canadian average, according to the 2011 Census. With so many young families, there are a wide range of schooling options, including public and Catholic education systems, as well as early-year and primary Montessori, French and French immersion. There are also incredible national and international sports and cultural opportunities for children in Yellowknife, from playing sports at the Canada Summer Games to performing at the circumpolar Arctic Winter Games.



Farmers' Market (Photo Credit: Brian Kinzie, Submitted to the Top Pix Contest)

### Population by Age Group

| Age Group        | 2013          | Percent |
|------------------|---------------|---------|
| 0-4 Years        | 1,511         | 7.26%   |
| 5-9 Years        | 1,455         | 6.99%   |
| 10-14 Years      | 1,126         | 5.41%   |
| 15-24 Years      | 3,103         | 14.90%  |
| 25-44 Years      | 7,402         | 35.55%  |
| 45-59 Years      | 4,509         | 21.66%  |
| 60 Years & Older | 1,715         | 8.24%   |
|                  | <u>20,821</u> |         |

### Education Percent with High School or Post-Secondary

|      | Yellowknife | Canada |
|------|-------------|--------|
| 2013 | 83.5        | 81.6   |

Average 2012 Sale Price \$387,900

Year-on-year increase 3.4%

Source: CMHC 2013 Northern Housing Report  
(Photo Credit: Pat Kane)



### Real Estate – Buying versus renting

The past few years have seen huge growth in housing options, from one-bedroom condos to single-family dwellings. Depending on where you are coming from, housing prices can be surprising, but the market is supported by some of Canada's highest average personal and household incomes.

### Yellowknife House Re-sale Market

Not interested in buying? The city also has a growing number of rental options, which the Canada Mortgage and Housing Corp. expects to help slow the yearly increase in rent. While you can find an apartment online at a number of property management firms or the local buy-and-sell site yktrader.com, some options are only advertised locally (think: "sign in window"). That means, if possible, it can help to start your search once you have arrived.

### Keep active! Get involved!

Think of a sports league – basketball, hockey, indoor football, golf, indoor and outdoor soccer – and you will find it here. Many of these activities take place at City facilities, such as our pool, arenas and fieldhouse. We also have a system of well-used trails both in and near the city and easy access to canoeing, kayaking and other outdoor activities.

There are numerous arts associations and clubs, as well as a wide range of volunteer groups. The City's seasonal Recreation Guide lists a number of personal interest courses and can be viewed by clicking on the "Recreation" tab under the "Residents" link at yellowknife.ca.

Get a taste of YK life at the City's YouTube channel – [www.youtube.com/cityofyellowknife](http://www.youtube.com/cityofyellowknife)



## COMMUNITY PROFILE



Photo Credit: Benji Straker (Submitted to the Top Pix Contest)

### Yellowknife Rental Market

Vacancy Rate 3.9%  
 Two bedroom apartment rent \$1,668/month  
 Source: CMHC April 2013

### City Snapshot

Population 20,300  
 Restaurants and bars 40+  
 Art galleries/museums 6  
 Parks 27  
 Playgrounds 15  
 City-maintained trails 15.11 km  
 Off-leash dog areas 4  
 Schools 12  
 Cross-country ski trails maintained by the Yellowknife Ski Club 14 km  
 Indoor ice rinks 3

Yellowknifers earn more on average than people in nearly every other Canadian city. There is also the Northern Residents' Tax Benefit that allows you to keep more of your yearly income. On personal income of \$100,000 and lower, people in the NWT are taxed less than any province. We also have no sales tax.

### Average Personal Income (\$ per annum)

|      | Yellowknife | Canada |
|------|-------------|--------|
| 2012 | 68,067      | 43,864 |

### Average Family Income (\$ per annum)

|      | Yellowknife | Canada |
|------|-------------|--------|
| 2012 | 146,736     | 95,418 |

## COMMUNITY PROFILE

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### **Weather – Sunny summers, cold winters and very little rain**

Our summers are incredible. Not too warm (though we usually have a stretch or two of 30°C), filled with sunshine and socializing, festivals and other community gatherings. Plus, it rarely rains and every year we have more hours of sunshine than just about anywhere else. But even our cold winters are nothing to be scared of. Dress properly, and you're ready for anything.

Month: Jan Feb Mar Apr May June July Aug Sept Oct Nov Dec  
Average High: (Celsius) -25 -20 -11 0 10 18 21 18 10 1 -11 -20

### **Signature Events**

Yellowknifers love festivals, and we have plenty of them year-round. Some of the larger events include:

Folk on the Rocks – Our summer music festival blends northern and southern sounds to create an incredibly special event. [folkontherocks.com](http://folkontherocks.com)

Old Town Ramble & Ride – An arts and cultural tour of Yellowknife's historic heart. [oldtownyk.com](http://oldtownyk.com)

Snow King Winter Festival – Running over the month of March, the festival features a beautiful castle of snow and ice filled with kids during the day and concerts at night. [snowking.ca](http://snowking.ca)

Long John Jamboree – Also in March, a community-wide celebration of the end of winter featuring ice sculptures, fireworks and crazy contests, such as Terriers and Tiaras, dog fashion show. [longjohnjamboree.ca](http://longjohnjamboree.ca)

Find more events at [yellowknife.ca](http://yellowknife.ca)



*Folk on the Rocks (Photo Credit: Darren Hynes)*





*Air Tindi's Runway (Photo Credit: Donna Dooley)*

### **Business in Yellowknife**

Every year in Yellowknife, governments and international mining companies spend hundreds of millions of dollars with local businesses. More mines are planned for the area and, in 2012, government, mining and oil and gas accounted for more than 55 percent of the entire Northwest Territories' economy. Today, many northern groups own successful businesses and will partner with the right firm to expand. But with the public and mining sectors eager to work with northern businesses, it helps to be here to take advantage of the opportunities.

The capital of the Northwest Territories, this remarkably cosmopolitan city of roughly 20,000 is filled with well-educated families earning some of Canada's highest household incomes and spending 50 percent more than the Canadian household average. Yellowknife serves as the commercial supply hub for projects and communities across the entire NWT, which more than doubles the size of the market. And, with incredible wilderness just steps from downtown, the city is ready to be discovered as one of Canada's premier conference and meeting destinations.

### **Large-scale Clients: Mining and Government**

The Government of the Northwest Territories (GNWT) is Yellowknife's largest employer and an important client for many businesses. In 2011-2012, counting only contracts greater than \$5,000, the GNWT spent more than \$260 million on goods and services. The federal government is also beginning its Giant Mine remediation project, expected to cost nearly \$1 billion dollars, much of which will likely be spent in Yellowknife.

Today, there are three diamond mines within short flights of Yellowknife. Along with De Beers' Snap Lake, there is the Ekati mine, owned by Dominion Diamond Corp, which also co-owns the Diavik Diamond Mine with Rio Tinto. Over their lifetimes, these mines have spent billions of dollars with northern businesses, including about 70 percent of their yearly procurement budgets. In 2012 alone, Diavik spent around \$198 million with northern businesses and Snap Lake roughly \$134 million. And with as many as six other resource projects in advanced stages of development, the spending will only increase.

### **Market Size and Access**

Yellowknife as a market is far larger than the number of people who live here. It's an industrial and commercial hub with an experienced mining support industry serving the NWT. That means every new project – from exploration to a mine or pipeline – all bring business to the community. The city's actual population is 20,300, according to the 2013 GNWT Bureau of Statistics. This is an increase of 2.7 percent over the past five years with projections forecasting continued growth to 22,677 by 2031, according to the NWT Bureau of Statistics. Along with bringing in some of Canada's highest average household incomes (see chart below), each Yellowknife household also spends an average of \$103,762 per year. Given this level of spending, it's hardly surprising that Yellowknife-based franchises are often leaders in sales by outlet. Goods can be shipped by air, road or barge. You can travel here by driving north from Edmonton or flying on one of five scheduled daily flights from Edmonton or Calgary. The completion of the Deh Cho Bridge across the Mackenzie River means the city is now connected by road year-round to southern Canada.

## COMMUNITY PROFILE

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### Development Incentives through the City of YK

The City of Yellowknife offers a variety of development incentives. Of interest to businesses considering relocating to the city are tax breaks for developments increasing residential intensification in Yellowknife's downtown. There's also a Land Administration by-law that could provide contributions to specific types of development projects. Visit [yellowknife.ca](http://yellowknife.ca) and search "Development Incentive Program" for more details.

As well, if you're not sure how much it will cost to build your own facility, you can work with the City to predict construction costs, as well as a building's related operation and maintenance. All of the work is done to EnerGuide 80 standards, which will significantly lower heating and energy costs.

### Construction

Yellowknife's residential and commercial building industry is booming. Close to 1,000 new residential units were recently completed, under construction or slated for development. There is also the Engle Business District, a commercial/ industrial park with a new access road from the highway to make it even more attractive.

In August 2013, the City had roughly 50 commercial and industrial lots available for sale in the Engle Business District and the nearby Enterprise Drive Extension Subdivision. Visit [yellowknife.ca](http://yellowknife.ca) and search "land for sale" to see the entire inventory.

### Taxes

From personal to corporate, the NWT's tax rates are competitive. Our small business corporate income tax is 4%, and 11.5% for larger companies. There's also no retail sales tax on goods sold in the NWT, though the 5% Goods and Services Tax still applies.

### City of Yellowknife's Role

The City of Yellowknife actively promotes economic development and strives to make it as easy as possible for good business ideas to flourish. To support this goal, we regularly check in with the business community for input into City strategies and other projects. This feedback helped us create economic development, tourism and marketing strategies designed to draw visitors and investment dollars from across Canada and around the world.

Our City Council also has a number of specific action items to help develop local business. To accomplish these goals and more, we are working with partner organizations, such as the NWT Chamber of Mines and CDÉTNO, the French Economic Development Agency. It is now easier than ever to start a business here.



Public Engagement on Tin Can Hill (City of Yellowknife Photo)



## COMMUNITY PROFILE

### Yellowknife's Biggest Employers

|                                | 2013<br>(FTEs) | 2014<br>(FTEs) | Notes |
|--------------------------------|----------------|----------------|-------|
| Government of the NWT          | 2,533          | 2,757          | (1)   |
| Government of Canada           | 771            | 514            | (2)   |
| Dominion Diamonds              | 300            | 316            |       |
| Diavik Diamond Mines Inc.      | 306            | 287            |       |
| YK Education District No. 1    | 235            | 192            |       |
| City of Yellowknife            | 184            | 183            |       |
| Yellowknife Catholic Schools   | 173            | 172            |       |
| First Air                      | 168            | 158            |       |
| RTL-Westcan Group of Companies | 177            | 141            |       |
| Northwestel                    | 150            | 138            |       |

#### Notes:

Amounts based on actual number of FTEs as of September 1, 2014 unless otherwise noted.

- (1) Per GNWT Main Estimates.
- (2) Includes federal departments and agencies that maintain offices in Yellowknife. On April 1, 2014 the federal government transferred positions to the GNWT through a process of devolution. Total does not include data for RCMP "G" Division.



*Preparing to begin construction on Yellowknife's new Water Treatment Plant, Summer 2014 (City of Yellowknife Photo)*



*The City of Yellowknife (Photo Credit: Bob Wilson)*





COMMUNITY PROFILE



Centralized Compost Sale (Photo Credit: City of Yellowknife)



Indoor soccer game at the Fieldhouse (Photo Credit: Dave Broscha)



TAILS Program (Photo Credit: Noushin Naziripour)



Garden Party in Somba K'e Park (Photo Credit: City of Yellowknife)



Somba K'e Civic Plaza (Photo Credit: Bob Wilson)

