

Property Information/Details

Location Description	Lots 8, 9, Block 46, Plan 140
City of Yellowknife Community Plan No. 5007	Section 4.1.2 Downtown Central Residential Section 5.1 Environment and Climate
City of Yellowknife Zoning By-law No. 5045, as amended	Chapter 3 - Roles and Responsibilities Chapter 4 - Development Permit Process Chapter 7 - General Development Regulations Applicable to all Zones Chapter 9 - General Development Regulations Applicable to Non-Residential Zones Section 10.3 - RC – Residential Central
Civic Address:	5204 51 Street
Access:	51 Street and Laneway (vehicular and pedestrian)
Municipal Services	No changes proposed to alter the existing municipal services on-site. No additional services proposed.

**Recommendation:**

PL-2025-0050 is an application for a Zoning By-law Amendment. Development Officer recommends that the proposed amendment to Zoning By-law No. 5045, to permit a Recycling Facility (Beverage Container Program) on a portion of Lots 8, 9, Block 46, Plan 140, be brought forward to Council for decision. A Development Permit is required if the zoning amendment application is approved by Council and the following conditions of approval are recommended.

CONDITIONS OF APPROVAL

1. The development shall comply with all By-laws in effect for the City of Yellowknife and shall obtain all applicable approvals and permits, including a Development Permit approved by City of Yellowknife’s Development Officer;
2. The developer shall consolidate Lots 2 to 9, Block 46, Plan 140, subject to this zoning decision;
3. The developer shall enter into a Development Agreement with the City of Yellowknife prior to operation of the recycling program;
4. The site shall be accessible by fire, police or other emergency personnel and equipment, at all times;
5. The development shall be adequately maintained during winter conditions and shall not impact snow clearing and storage capabilities; and
6. The development shall comply with the Stamped Drawings associated with the Approved Development Permit.

**Proposal:**

The Government of Northwest Territories (GNWT) Environment and Climate Change (ECC), in collaboration with Housing NWT, is looking to expand its 'Drop and Go' Beverage Container Program, which would provide residents in the vicinity of downtown with a quick drop-off option for refundable beverage containers meant for recycling. The program would operate from a modified machine operated sea-can structure that would function solely as a drop-off and collection point, with all sorting and processing completed off-site by a dedicated contractor. The proposed location is at 5204 51 Street, which is part of the RC – Residential Central Zone and is the current location of Aspen Apartments, a 36-unit housing complex operated by Housing NWT under agreement with Canada Mortgage and Housing Corporation (CMHC).

**Background:**

GNWT's ECC is expanding its Beverage Container Program to improve access to convenient, centrally located recycling options. As part of this initiative, ECC is proposing a new "Drop and Go" sea-can.

The proposed site was selected for its visibility, walkability, and proximity to both residential and commercial areas, making it accessible to a wide range of users. The development's intent is to provide a centrally located, low-intensity service that supports increased recycling participation by reducing the need for residents to travel to the main depot. However, the site's current zoning, being the RC Zone, does not permit a recycling facility, thus a site-specific amendment to Zoning By-law No. 5045 is required.

**Assessment of the Application:**

JUSTIFICATION

A 'Recycling Facility' is a defined and regulated land use under the Zoning By-law No. 5045, as amended. It is not a permitted or discretionary use under the current zone of the subject property, RC – Residential Central Zone. Therefore, a Zoning By-law Amendment is required to permit a Recycling Facility in the proposed location within the RC Zone.

Moreover, a Development Permit will be required under Section 4.1.4 of Zoning By-law No. 5045 to ensure the intended use is in accordance with the regulations of the Zoning By-law. A Development Permit in this case cannot be issued prior to the Zoning By-law Amendment.

LEGISLATION

- *Cities, Towns and Villages Act, SNWT 2003, c.22*

Sections 73 to 76 and Section 129 of the *Act* state that Council may, by bylaw, amend a by-law and state the required procedure to approve by-laws. A by-law must have three readings and a statutory public hearing to be effective.

- *Community Planning and Development Act*

The *Community Planning and Development Act* establishes the framework for the City to regulate development within its boundaries. Section 3 of the *Act* states that the purpose of a community plan is to

provide a policy framework to guide the physical development of a municipality, having regard to sustainability, the environment, and the economic, social and cultural development of the community.

Section 12 of the *Act* states that the purpose of a zoning by-law is to regulate and control the use and development of land and buildings in a municipality in a manner that conforms with a community plan. Subsection (4) further states that a zoning bylaw must not conflict with a community plan.

- *Community Plan By-law No. 5007*

“The purpose of a community plan is to provide a policy framework to guide the physical development of a municipality, having regard to sustainability, the environment, and the economic, social and cultural development of the community”. (*Community Planning and Development Act*, Section 3 (1)).

This 2019 Community Plan is a comprehensive outline of the goals and objectives for the City with directive policies to accomplish the objectives. All applicable policies of the Community Plan are to be considered and applied at the time of development.

- *Zoning By-law No. 5045*

The general purpose of a zoning bylaw is to guide the physical development of a municipality by offering regulations to the use and development of land and buildings within the municipal boundary of the City.

The Development Officer is directed to receive and process development permit applications as referred to in sections 3.1.1 of the By-law; whereas Council is directed to approve, add any specific provisions, or deny all applications for an amendment to the By-law as referred to in section 3.2.1 of the By-law.

Section 5.2 of the By-law states the application and review process of a Zoning By-law Amendment.

- *Operating Agreement with Canada Mortgage Housing Corporation (CMHC)*

CMHC claims an interest in the subject lands under a restrictive covenant contained in an *Operating Agreement* with Housing NWT dated April 28, 2023, which restricts the latter from building or altering the land in manners that do not comply with the Agreement. Consequently, CMHC provided their consent to the Zoning By-law Amendment proposed by Housing NWT, signalling no concerns with the proposal.

PLANNING ANALYSIS

**Community Plan By-law No. 5007**

Section 4.1.2 of the Community Plan identifies the Downtown Central Residential Land Use Designation as a zone intended primarily for residential and other compatible uses close to the downtown core, with pedestrian-friendly access and mixed-use potential. The land use of this area will continue to be predominantly residential that allows for higher densities and supports easy access to the City Core and its amenities.

4.1.2 Downtown Central Residential Objectives and Policies	
Planning and Development Objectives:	Policies:
6. To increase mixed land uses that are compact and compliment land uses in the City Core.	6-a. Accessory uses will be permitted such as home based businesses. Other permitted uses will include day cares and convenience stores that promote

	complete communities and reduce the need to use private motor vehicles to access services.
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The City’s development goals support land use flexibility and intensification of existing developed areas. These goals can be achieved by prioritizing compact urban growth and infill opportunities. Although the Residential Central Downtown designation is primarily oriented toward residential development and compatible uses, the proposed ‘Drop and Go’ Recycling Facility can be reasonably interpreted as a supportive community service rather than a stand-alone industrial operation. The development functions as a low-intensity public amenity intended to improve access to waste-diversion services. This aligns with the Plan’s Climate Change and Environment objectives and contributes to broader community goals around environmental impacts. Because the Community Plan encourages centrally located services that enhance walkability, reduce vehicle travel, and support sustainable community infrastructure, the proposal is consistent with these objectives and does not fundamentally alter the intended role of the Residential Central Downtown area. As the use remains small in scale and compatible with the surrounding pedestrian environment, a site-specific Zoning By-law Amendment is sufficient to accommodate the proposed recycling facility without requiring changes to the Community Plan’s Central Residential designation.

<b>5.1.2 Environment Objectives and Policies</b>	
<b>Planning and Development Objectives:</b>	<b>Policies:</b>
6. To manage waste in a way that limits negative impacts to the natural environment.	6-a. The City will increase diversion from landfill.
10. To reduce litter throughout the community.	10-a. Public disposal facilities will be provided in public areas.

The proposed development aligns with the environmental direction set out in Section 5.1.2, particularly the City’s objectives and policies for improving access to waste-diversion services and supporting sustainable approaches to servicing and infrastructure. By providing a centrally located, low-intensity drop-off point that encourages higher recycling participation and reduces the need for residents to travel to the main depot, the development advances several of the City’s broader environmental and sustainability objectives.

**Zoning By-law No. 5045**

Section 10.3 RC – Residential Central: The general purpose of the RC – Residential Central Zone is “to provide an area that supports the transition to a mix of Uses that include residential, commercial, Institutional and other compatible Uses through infill Development and densification of existing developed Lots in the area closest to the City core.”

**- Site-Specific Amendment:**

A zoning by-law amendment may be applied to the entirety of the zone, or only to a specific property. In this case, the proposed zoning by-law amendment is site-specific. The proposed use is limited to a specified area within the property, as indicated on the submitted plans (Appendix A). If approved by Council, it means that this amendment will only apply to the subject property and will not affect other

properties within the same zone. If the same use is proposed on another property within the same zone in the future, another zoning amendment application will be required. For a site-specific amendment, it is important to consider the compatibility and potential land use impact of the proposed use on surrounding properties as well as to the subject property. A summary follows:

**General Siting assessment:**

Regulations relating to lot width, lot coverage, building height, and yard setbacks have been met. These regulations were reviewed against the site plan drawing submitted by the applicant.

**- Drainage and Grading (Section 7.3):**

The proposed development will maintain the natural contour of the land. The proposal does not change the existing grade of the property, with positive drainage proposed to be directed towards the appropriate watercourses along both laneway and roadway.

**- Vehicular Access and On-site Traffic (Section 7.4):**

Vehicular access including emergency vehicles to and from the development will be available primarily through 51 Street; however, access from the adjacent laneway will also be possible. According to the applicants, the anticipated usage of the proposed recycling facility will be an average of 25 users per day during the busy months, with each visit lasting between 2 to 5 minutes. It is also expected that a large number of users will access the site on foot or by bike due its central location and proximity to Downtown and School Draw residents.

**- General Landscaping Regulations (Section 7.5):**

According to the RC Zone regulations, a minimum of 100% of the Residual Area is required to be landscaped. The landscaping requirements remain valid conditions as part of this development. The submitted plans show no changes proposed to the existing sod, shrubs, and trees on-site. Excluding the paved area and access driveways, all other parts of the site are currently landscaped with grass and trees, complying with the zone's general landscaping requirements. All landscaped areas shall be designed to facilitate effective surface drainage and shall be maintained on the lot for the lifespan of the development.

**- Parking and Driveways (Section 7.8):**

As per Table 7-3 of the Zoning By-law, the on-site parking requirement for industrial uses in the RC Zone are not applicable. Nonetheless, there are 3 parking spaces proposed on-site for users. The Zoning By-law does not require minimum bicycle parking spaces for the proposed recycling facility, nor does it require an accessible parking space.

**Servicing/ Safety/ Park & Recreation/ Community/ Reconciliation**

The proposed development lies within the City's sewer and water piped serviceable area; however, no additional connections are proposed. According to the submitted plans, the development will rely on solar panels without the need for additional servicing arrangements. Should additional services be required in the future through a Development Agreement, the developer will be responsible for any arrangements for electric power, gas, telephone and cable services required to complete the development. No garbage or compost bins are offered on-site for public use. Emergency vehicle access to the lot is possible through

51 Street and the laneway. Safety measures include external and internal cameras, controlled customer access hours to limit late-night activity, and an internal emergency exit door to prevent entrapment. The contractor will monitor usage remotely and empty the unit as needed, ensuring the site remains clean, functional, and secure. Even though the recycling facility is small in scale and is not expected to generate significant impacts on the surrounding neighbourhood, it remains a non-residential use within a primarily residential area. For this reason, a high standard of site maintenance is required. The property is subject to the Unsightly Land By-law No. 3979, which requires that sites be kept clean, orderly, and free of visible rubbish, refuse, hazardous materials, and other unsightly or deteriorated materials. Ongoing compliance will be essential to ensure the site remains compatible with the surrounding residential context.

### City Departmental Consultation

Pursuant to section 4.5.1 of the Zoning By-law, the following City Departments were contacted and advised to provide comments. The request for comments was sent on October 22, 2025, as part of the application process. Comments received were considered to determine appropriateness of the development proposal. Comments received are summarized in the table below:

No.	City Department	Comments	Consideration
1.	Lands and Building Services	No comments were received.	No consideration is required.
2.	YKFD (Fire), Municipal Enforcement	No comments were received.	No consideration is required.
3.	Public Works and Engineering	Public Works and Engineering reviewed the application and noted that the fire hydrant at the far corner of the lot on 51 Street needs to remain protected. It's off the property, but depending on how snow is cleared, it could easily get covered. Otherwise, they're fine with the application.	If this Zoning By-law Amendment received Council approval, the following condition will be added to the Development Permit, as stated in section 7.1.6 of the Zoning By-law: "Lot shall be accessible by fire, police or other emergency personnel and equipment".

### Public Consultation

A Notice of Application for the zoning by-law amendment and development permit was posted on-site at the subject property, as well on the City's website, on October 14, 2025, per section 4.5 of Zoning By-law No. 5045 and Section 6.7 of Community Plan By-law No. 5007. As a result, no comments were received from the public.

### Next Steps

The City will notify the public of a public hearing session if the proposed zoning by-law amendment receives first reading from Council, as per section 129 of the *Cities, Towns and Villages Act*. Council would then review public input from this meeting and by resolution, make a decision on the proposed zoning by-law amendment after all due procedures and consultations are complete.

If the Zoning By-law gets adopted, an approved Development Permit will be issued. A Notice of Decision will be posted at the site, as required by law. The Notice will be subject to a 14-day appeal period, commencing on the date of the approval. If not appealed within this 14-day period, the development will be considered effective starting on the 15<sup>th</sup> day.

**Conditions of Approval:**

1. The development shall comply with all By-laws in effect for the City of Yellowknife and shall obtain all applicable approvals and permits, including a Development Permit approved by City of Yellowknife's Development Officer;
2. The developer shall consolidate Lots 2 to 9, Block 46, Plan 140, subject to this zoning decision;
3. The developer shall enter into a Development Agreement with the City of Yellowknife prior to operation of the recycling program;
4. The site shall be accessible by fire, police or other emergency personnel and equipment, at all times;
5. The development shall be adequately maintained during winter conditions and shall not impact snow clearing and storage capabilities; and
6. The development shall comply with the Stamped Drawings associated with the Approved Development Permit.

Based on the above assessment, there are no limiting concerns regarding the proposed zoning by-law amendment to allow a 'Recycling Facility' on the subject property as part of GNWT's 'Drop and Go' program. The conditions of the development permit shall address actions to mitigate impacts of development.

The proposed zoning bylaw amendment conforms to the policies of the Community Plan No. 5007 and Zoning Bylaw No. 5045, as amended. It is recommended that the proposed Zoning By-law amendment to permit a Recycling Facility (Beverage Container Program) on a portion of Lots 8, 9 Block 46, Plan 140, be brought forward to Council for decision following the corresponding procedures established in the regulations.

Prepared [and reviewed] by:



Bassel Sleem  
Planner II, Planning and Environment



Date

Concurrence by:



Charlse White, MCIP, RPP  
Director, Planning and Development



Date

**Appendix A:** Application and Submitted Plans PL-2025-0050

**Appendix A:**



Planning and  
 Development  
 Department  
 CITY OF YELLOWKNIFE

PL-2025-0050



PL-
PR-
Fee Paid:

Email: [permits@yellowknife.ca](mailto:permits@yellowknife.ca) in a PDF format.  
 Deliver or mail to: City Hall, 4807-52 St, P.O. Box 580, Yellowknife,  
 NT, X1A 2N4  
 Phone: 867-920-5600

**General Information Form**

Property Information			
Property Owner Name: <small>(List all current Property Owners)</small>	Housing NWT		
Telephone:	[REDACTED]	Email:	[REDACTED]
Civic Address:	5204 51st st. Yellowknife, NT		
Legal Description	Lot: 3-9	Block: 46	Plan: 140

Applicant Information	
Applicant Name:	Mischa Malakoe
Company Name (if applicable):	Housing NWT
Telephone:	[REDACTED] Email: [REDACTED]
Mailing Address:	[REDACTED]
Authorization of Agent/ Applicant	<small>If Property Owner is different from Agent/Applicant, please fill out and attach the "Authorization of Agent/Applicant" form A1, to be signed by the Property Owner.</small>

**Important Note:**

In accordance with the provisions of the *Community Planning and Development Act* (for Planning applications) and the provisions of the *Cities, Towns and Villages Act* (for Lands and Building applications), the City Planning and Development Department provides public access to all development applications and supporting documentation as required or allowed by the legislation. By submitting this application and supporting documentation, you acknowledge and consent that the information on this application and any supporting documentation provided by you, your agents, solicitors, and consultants will be part of the public record and may also be used for preparing documents made available to the general public. If you have any questions or concerns about the collection, use, disclosure or destruction of the information collected on this form, please contact the Director of Planning & Development, City of Yellowknife, 4807 52 St, Yellowknife, NT X1A 2N4, 867-920-5600.

**Declaration of Property Owner:**

I, Mischa Malakoe, print name(s) the Property Owner(s) for this subject Lot(s), certify that the information submitted in this application is true and conforms with City By-laws, to the best of my knowledge.

Signature: [REDACTED] Date: May 12, 2025

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application Guide	
<b>Planning and Development Department</b>	
<input checked="" type="checkbox"/> <b>Form A - General Information Form</b>	(Form A is required to be filled out and attached to all applications across both divisions)
<input type="checkbox"/> <b>Form A1 - Authorization of Agent/Applicant</b>	(When Property Owner is different from Applicant/Agent, Form A1 is required to be filled out, signed by the Property Owner, and included in the application package)



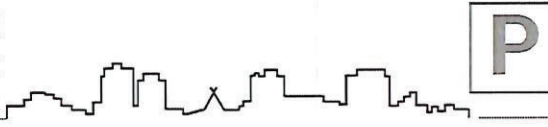
Planning and Environment Division	
<input checked="" type="checkbox"/> <b>Form P - Development Permit Application / Development Permit Amendment Application / Change of Use Application</b>	
<input type="checkbox"/> <b>Form P1 - Variance Request Application</b>	
<input checked="" type="checkbox"/> <b>Form P2 - Zoning By-law and/or Community Plan Amendment</b>	
<input type="checkbox"/> <b>Form P3 - Heritage Application</b>	
<input type="checkbox"/> <b>Form P4 - File Information Letter Request / Certificate of Compliance Letter Request</b>	
<input type="checkbox"/> <b>Form P5 - Development Incentive Application</b>	

Lands and Building Services Division	
<input type="checkbox"/> <b>Form B - Building Permit</b>	
<input type="checkbox"/> <b>Form B - Mechanical Permit</b>	
<input type="checkbox"/> <b>Form B - Water/Sewer - Connect/Disconnect</b>	
<input type="checkbox"/> <b>Form B - File Information Letter Request</b>	
<input type="checkbox"/> <b>Form L1 - Land Application</b>	
<input type="checkbox"/> <b>Form L2 - Encroachment on Municipal Land</b>	
<input type="checkbox"/> <b>Form L3 - Geotechnical Testing on Municipal Land</b>	



Application Forms
Each application must be filled out completely and clearly, and must be accompanied by a development sketch with all relevant information. Incomplete applications and sketches will be returned without further processing until the corrected material is filed. At minimum, development sketches shall include all abutting lands and property lines, all existing and proposed structures (labeled) including any natural and artificial features, location and nature of any restrictive covenant or easement affecting the subject lands. Dimensions and measurements shall be expressed in metric units. Applications are encouraged to be made online, through our City of Yellowknife Portal: <a href="https://cityview.yellowknife.ca/Portal">https://cityview.yellowknife.ca/Portal</a>

Application Fee
The fee for processing an application or permit shall be paid to the City in accordance with the <b>Fees and Charges By-law No. 4436</b> , as amended. Where the application involves more than one type of development or service, the fee shall be the sum of all applicable fees. Where development proceeds without a permit being first obtained, the appropriate fees shall be doubled. Where a demolition application is separate from an application for construction on the same site, the demolition permit application shall be based on the type of building/structure to be demolished. Where more than one variance is requested, one application is to be made per property and may include more than one variance.



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Fee Paid:

Email: [permits@yellowknife.ca](mailto:permits@yellowknife.ca) in a PDF format.  
 Deliver or mail to: City Hall, 4807-52 St, P.O. Box 580, Yellowknife,  
 NT, X1A 2N4  
 Phone: 867-920-5600

## Development Permit Application

Proposed Development	
What are you proposing? (select all that apply)	
<input checked="" type="checkbox"/> Change of Use: from: RC	to: RC + Recycling Facility
<input type="checkbox"/> Single Detached Dwelling	<input type="checkbox"/> Secondary Suite <input type="checkbox"/> Duplex Dwelling <input type="checkbox"/> Sign
<input type="checkbox"/> Multi Unit Dwelling or Townhouse Dwelling	<input checked="" type="checkbox"/> Commercial, Industrial Use or other Non-Residential Use (includes non-residential additions and accessory structures)
<input type="checkbox"/> Residential Addition	<input type="checkbox"/> Request for an amendment to an effective Development Permit
<input type="checkbox"/> Grading	<input type="checkbox"/> Other (please specify):

Describe your proposed development in detail, including current conditions of the site:

Adding a modified 40 foot sea can to the east edge of one of the parking lots on the Aspen Apartment's site. The building has a very large parking lot with ample spots for tenants. The 'Drop and Go' sea can functions as a storage container for bags of empty beverage containers much like the City's recycling drop off bins at School Draw and the Co-op parking lot. Primary difference is that the bin itself won't be swapped out when full and instead the contractor will go into the sea can, remove the bags of beverage containers, and take them to the depot on Old Airport Road to be sorted and counted.

3 parking stalls on the existing site will be allocated for users parking. Power will be supplied to the sea can through solar.

In the respective zone, the proposed Use is:	<input type="radio"/> Permitted	<input checked="" type="radio"/> Discretionary
Does this application require a variance?	<input type="radio"/> No	<input checked="" type="radio"/> Yes ( <b>attach Form P1</b> )
Does this property have an existing utility account?	<input type="radio"/> No	<input type="radio"/> Yes, account number: _____
How will this property be serviced?	<input type="radio"/> Piped Service	<input type="radio"/> Trucked Service

Additional Comments:  
 Additional comments provided in the Zoning By-law and/or Community Plan Amendment Application.

**Confirmation of Compliance with Easements, Caveats, or Contracts**

For those developments involving new structure(s), increased land use intensity or change of land use, an applicant for a Development Permit shall ensure that the proposed development complies with any easements, caveats or contracts which affect the development of the site. It is the responsibility of the applicant to ensure that services can be provided to all new development.

I hereby confirm that the proposed development, as outlined in the application for Development Permit, complies with any easements, caveats or contracts which affect development of the site.

Mischa Malakoe, Housing NWT

[Redacted Signature]

April 28, 2025

Applicant Name (if different from Owner)

Applicant Signature

Date

Your Development Permit application shall include all of the following:

- Application Form A - General Information Form
- Application Form A1 (if applicable) and any required Application Form, to be completed, signed, and dated
- Application Fee (as listed in the Fees and Charges By-law No. 4436, as amended)
- Landscaping Plan showing existing and proposed landscaping and plant selection (can be part of the Site Plan if the required landscaped area is less than 500m<sup>2</sup>)
- Grading Plan showing drainage gradient, existing and proposed final grades (can be part of the Site Plan)
- Servicing Plan showing location and size of water and sewage tanks, water and sewer lines, water fill point, and sewage pump-out point (can be part of the Site Plan)
- Elevation Drawings of all proposed structures showing exterior finishing material and dimensions
- Floor Plans, if required, including total floor area of each floor in the proposed development
- An approved Easement Encroachment Agreement (if applicable)
- Detailed Site Plan, which shall include the following:
  - Setbacks for all existing and proposed buildings to property lines, property lines and street names
  - Location and dimensions of existing and proposed structures or uses, and any easements on-site
  - Location and dimensions of existing and proposed driveways, entrances and exits and any access route, on-site loading areas, parking areas, and emergency vehicle access
  - Location of outdoor fuel storage facilities

**Please Note: Development Officers may require additional information to verify compliance with the requirements of Zoning By-law No. 5045**

**Important Note:**

In accordance with the provisions of the *Community Planning and Development Act*, the City Planning and Development Department provides public access to all development applications and supporting documentation as required or allowed by the legislation. By submitting this application and supporting documentation, you acknowledge and consent that the information on this application and any supporting documentation provided by you, your agents, solicitors, and consultants will be part of the public record and may also be used for preparing documents made available to the general public. If you have any questions or concerns about the collection, use, disclosure or destruction of the information collected on this form, please contact the Director of Planning & Development, City of Yellowknife, 4807 52 St, Yellowknife, NT X1A 2N4, 867-920-5600.

**Declaration of Applicant:**

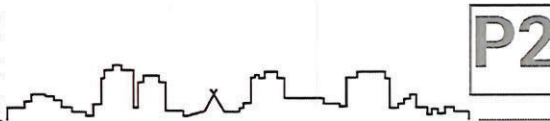
I, Mischa Malakoe, the applicant for this application, certify that the information submitted in this application is true and conforms with City By-laws, to the best of my knowledge.

[Redacted Signature]

April 28, 2025

Signature

Date



P2

PL-
Fee Paid:

Email: [permits@yellowknife.ca](mailto:permits@yellowknife.ca) in a PDF format.  
 Deliver or mail to: City Hall, 4807-52 St, P.O. Box 580, Yellowknife,  
 NT, X1A 2N4  
 Phone: 867-920-5600

## Zoning By-law and/or Community Plan Amendment Application

Proposed Amendment	
Existing Zoning/ 2020 Community Plan: Land Use Designation, Text, or Map	RC
Proposed Zoning/ 2020 Community Plan: Land Use Designation, Text, or Map	RC + recycling facility

Describe the requested amendment, and the rationale for the request, in detail:

The pilot project for an 'Drop and Go' sea can is to provide additional access to the beverage container recycling program for Yellowknife residents. We would like to install this depot in a central location in order to facilitate access to residents who may not have a vehicle to take their recyclables to the depot on Old Airport Road and to add further convenience serving the downtown core residents. Proposed site is one of the Aspen Apartments parking lots. The building has a very large parking lot with ample spots for tenants. We plan to position the container on the perimeter of the far parking lot, as shown in the attached site drawing. This location provides the intended support for a community initiative, without compromising public access or parking for residents. Please see attached sheet for more details.


**Important Note:**

In accordance with the provisions of the *Community Planning and Development Act*, the City Planning and Development Department provides public access to all development applications and supporting documentation as required or allowed by the legislation. By submitting this application and supporting documentation, you acknowledge and consent that the information on this application and any supporting documentation provided by you, your agents, solicitors, and consultants will be part of the public record and may also be used for preparing documents made available to the general public. If you have any questions or concerns about the collection, use, disclosure or destruction of the information collected on this form, please contact the Director of Planning & Development, City of Yellowknife, 4807 52 St, Yellowknife, NT X1A 2N4, 867-920-5600.

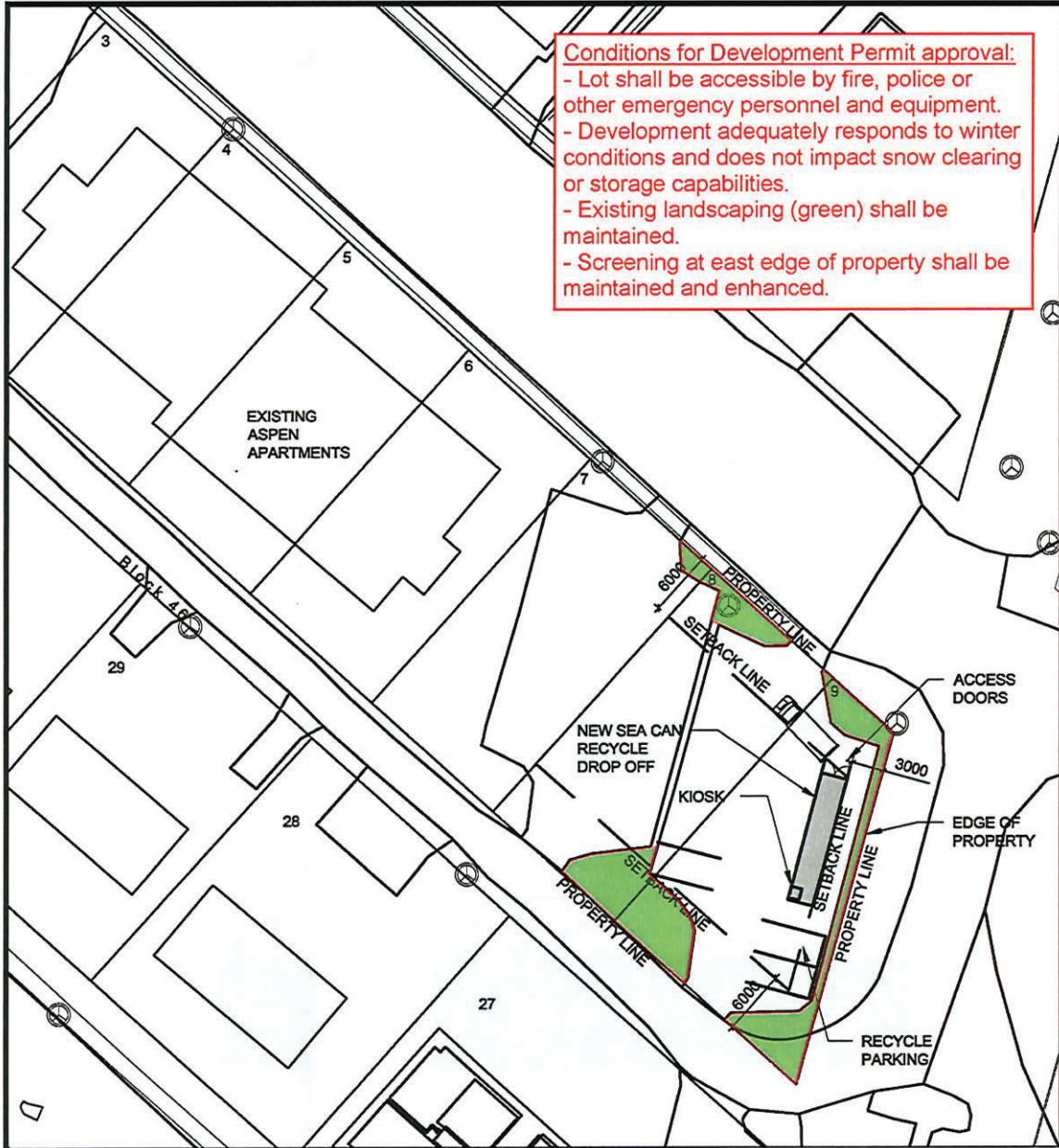
1. Attach any documents, studies or reports that support your reasons for this request.
2. Additional information may be attached to this application. Additional information may be requested by the Development Officer of the City of Yellowknife in support of this application.
3. Notwithstanding anything contained in Zoning By-law No. 5045 or the 2020 Community Plan, a proposed amendment which has been rejected by Council within the previous 12 months shall not be reconsidered unless Council otherwise directs by resolution.

**Declaration of Applicant:**

I, Mischa Malakoe  
print name, the applicant for this application, certify that the information submitted in this application is true and conforms with City By-laws, to the best of my knowledge.


  
 Signature

April 28, 2025  
 Date



**Conditions for Development Permit approval:**

- Lot shall be accessible by fire, police or other emergency personnel and equipment.
- Development adequately responds to winter conditions and does not impact snow clearing or storage capabilities.
- Existing landscaping (green) shall be maintained.
- Screening at east edge of property shall be maintained and enhanced.

Sheet Title <b>SITE PLAN</b>		Revision	
Project Title <b>RECYCLING DROP OFF DEPOT YELLOWKNIFE. N.W.T.</b>			Revision
 Housing Northwest Territories   Infrastructure Services	Design by <b>AM</b>	Job No.	Drawing No. <b>PLAN 001</b>
	Drawn by <b>AM</b>	Scale <b>1 : 500</b>	
	Approved by <b>M. M.</b>	Date	

## Zoning By-law and/or Community Plan Amendment Application- Housing NWT.

**Function:** The 'Drop and Go' sea can functions as a storage container for bags of empty beverage containers much like the City's recycling drop off bins at School Draw and the Co-op parking lot (which to note are not zoned to permit a recycling facility). Primary difference is that the bin itself won't be swapped out when full and instead the contractor will go into the sea can, remove the bags of beverage containers, and take them to the depot on Old Airport Road to be sorted and counted.

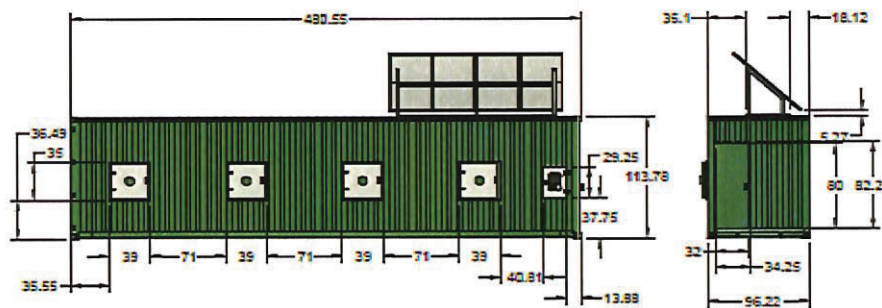
It will be machine operated; with a kiosk built into the sea can which once a customer enters their account information will temporarily unlock a chute door on the side of the sea can enabling the customer to drop their bags of beverage containers into the sea can. No sorting of recycling is done on site, and similar to the City's recycling drop off bins, we envision the customer to have dropped off their recycling in a couple minutes.

**Security and Monitoring:** There will be cameras both outside and inside the sea can and the contractor will periodically empty the sea can as needed by monitoring usage through the internal cameras. There also is an emergency exit chute door that can be opened from inside the sea can, in the emergency case that someone climbs into the unit through the chute doors. While the 'Drop and Go' sea can depot can be set to allow customers 24/7, all jurisdictions that have similar sea cans disable use late night/early morning to dissuade vandalism, noise pollution control, and allow more timely troubleshooting if any issue arises. We envision the kiosk shutting off customer access to using the 'Drop and Go' sea can as of 10 pm and resuming at 7 am or something similar.

**Site Maintenance:** ECC will hire a contractor for site maintenance (snow removal, cleaning off the solar panels, ensuring area is free of litter, etc.).

**Parking:** There will be 3 parking stalls set aside for customer parking on the south side of the parking lot. On the northside of the parking lot will be space to allow a truck to come in and empty the sea can.

**Dimensions (in inches):**



**Other Jurisdictions:** Here is a photo of an earlier model ours will be designed after. Benefits other jurisdictions have gained through adding drop and go type sea cans include additional convenience for customers (expanded hours and able to skip the depot), increased containers recycled due to new customers, additional service points, increased awareness of recycling.



**Electrical:** Note ours will have a smaller solar panels setup, as this one was overdesigned for its electrical needs with new efficiencies in the new design.

**Drainage Plan:** No changes to existing plans on the site however will ensure no water pools in the parking lot.

**Landscaping:** No changes to existing landscaping on site.

**Servicing Plan:** No changes to existing plans for servicing.

**From:** Margarita Esguerra <[REDACTED]@cmhc-schl.gc.ca>  
**Sent:** October 7, 2025 1:11 PM  
**To:** David Dahl <[REDACTED]@gov.nt.ca>  
**Cc:** Mischa Malakoe <[REDACTED]@gov.nt.ca>; Lending-Prets <[REDACTED]@cmhc-schl.gc.ca>; Bright Lubansa <[REDACTED]@cmhc-schl.gc.ca>; Margarita Esguerra <[REDACTED]@cmhc-schl.gc.ca>  
**Subject:** RE: Aspen Apartments- Yellowknife CMHC Agreement and Approval

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Hi David,

We've reviewed your request and CMHC consents to the zoning by-law amendment with the City of Yellowknife for Lots 3 to 9, Block 46, Plan 140 (Aspen Apartments).

Please let us know if any further information or action is required.

Sincerely,

**Margarita Esguerra**

Specialist  
Lending Programs  
[REDACTED] | Ottawa, ON

Société canadienne d'hypothèques et de logement  
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