

Type of Application: Development Permit

File Information:

File #: PLDEV-2025-0112

Applicant: Home Base Yellowknife

Civic Address: 4906 53 Street

Legal Description: Lot 38 Block 27 Plan 4703

Intended Development: Mixed-Use Building

(Office; Commercial Retail Sales and Service; Special Care Residence; Multi-Unit Dwelling)

Has been **Approved** subject to the following conditions:

1. The developer shall enter into a Development Agreement with the City of Yellowknife with respect to on-site improvements and site servicing requirements to be executed prior to issuance of a Building Permit;
2. The developer shall submit a Real Property Report to the City of Yellowknife prior to occupancy; and
3. The development shall comply with the approved stamped drawings for PLDEV-2025-0112 and with all By-laws and policies in effect for the City of Yellowknife.

Decision issued on May 12, 2026

Development Officer: Bassel Sleem

Site Plan

City of Yellowknife
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Development Officer: BASSEL SLEEM

Planner's notes:
- Garbage bins to be relocated.
- Access to the garbage bin enclosure will be through the covered street-level drive-through.

Planner's notes:
- Access from the adjacent City land is not granted.

Site Plan
Home Base Mixed-Use Building, Yellowknife, NT
August 19, 2024 Home Base Yellowknife
Schematic Design

Location Map

Subject Lot

3D Perspective

APPEAL: Any persons claiming to be adversely affected by the development may, in accordance with the Community Planning and Development Act, appeal to the Development Appeal Board. c/o City Clerk's Office, City of Yellowknife, P.O. Box 580, NT X1A 2N4, tel. 920 - 5646. Please note that your notice of appeal must be in writing, comply with the Community Planning and Development Act, include your contact information and include the payment of \$400 appeal fee (the appeal fee will be reimbursed if the decision of the Development Officer is reversed). **The appeal must be received on or before 4:30 p.m. on MAY 26, 2026.**

GETTING ADDITIONAL INFORMATION: Additional Information regarding the application is available for public inspection by appointment at the Planning and Development Office during regular business hours, Monday to Friday, from 8:30 a.m. to 4:30 p.m. or by the QR code.

