



CITY OF YELLOWKNIFE
OFFICE OF THE MAYOR

June 27, 2023

Yellowknife Chamber of Commerce
#21 4802 50 Avenue
Yellowknife, NT X1A 1C4

Dear Adrian and Melissa,

RE: Housing and Land Use Planning

The City of Yellowknife appreciates our relationship with the Yellowknife Chamber of Commerce and this Council looks forward to continuing this association for our term of office. Council members have all received and reviewed your letter of April 25, 2023. Our recently concluded Strategic Direction 2023 - 2026 aligns with and provides for actions related to the topics expressed in your letter.

Land for development (residential, commercial and industrial) has been, and will continue to be, a priority for Council. The City's Planning and Development Department is working on a number of ways to facilitate land development, reduce processing red tape and advance housing options across the market spectrum. It is our hope that the City's recent application to the 'Housing Accelerator Fund', a \$4 billion dollar investment in housing, will be successful. Planning for new development will require time, following the legislated public process; it will include infill and densification projects and will consider overall servicing capacity. It is the goal of this Council to have land available for current development needs and to ensure land is available into the future.

While it is a common thought that new greenfield development brings with it increased tax revenue to pay for the new development; the reality is in fact that the operational and maintenance costs of infrastructure (sewer and water), plus expansion of all city services (fire, ambulance, garbage, transit, etc.) to cover sprawl have been confirmed to be greater than the revenue generated. Local governments own and are responsible for 60% of the public infrastructure that supports our cities, economy and quality of life. For municipalities across Canada, the City of Yellowknife included, the initial and long term costs must be included in new development considerations. As of 2022, the total infrastructure deficit for Canadian municipalities is estimated to be between \$200 and \$388 billion dollars (depending on the source). The City of Yellowknife will consider carefully our infrastructure needs as we move toward development of our Budget 2024.

Thank you for taking the time to meet with Sheila Bassi-Kellet and Charlsey White to discuss your letter and the strategies that the City is currently working on. As administration makes progress on the many items discussed updates will be provided to Council through GPC. We encourage your continued interest and participation, as there will be opportunities for public input, meetings and decisions to be made by Council. Council looks forward to continuing our productive working relationship with the Yellowknife Chamber of Commerce.

Sincerely,



Rebecca Alty
Mayor of Yellowknife

DM#736577

