

**HAF Agreement and Action Plan Summary  
Yellowknife, Northwest Territories**

**Summary of Agreement Targets and Funding**

*Status as of March 10, 2025*

<b>Overall Permitted Unit Targets (3 years)</b>	<b>369</b>
Units expected without HAF (baseline)	<b>215</b>
Units incented by HAF (HAF-incented)	<b>154</b>
Municipality's 10-year unit projection	<b>2,500</b>

<b>Permitted Unit Targets with Breakdown</b>	<b>Total Target</b>	<b>Year 1 Forecast</b>	<b>Year 1 Progress</b>
Housing Supply Growth Target	<b>369</b>	<b>79</b>	<b>273</b>
<ul style="list-style-type: none"> <li>• Multi-Unit housing units in close proximity to rapid transit</li> </ul>	0	<i>Note: there are no annual forecasts for different unit types.</i>	0
<ul style="list-style-type: none"> <li>• Missing middle housing units</li> </ul>	192		260
<ul style="list-style-type: none"> <li>• Other multi-unit housing units</li> </ul>	177		0
Affordable Housing Units	24		0

**HAF Funding Schedule and Explanatory Notes:**

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$8,429,600.70
Annual advance amount	\$2,107,400.18

CMHC has reviewed Yellowknife's first annual report. While some milestone delays are noted due to staffing challenges, which are particularly acute in the territories, the city remains on track to complete initiatives on time. We have no concerns with the city's ability to achieve the Housing Supply Growth Target, since the first-year results exceed the forecast considerably. We are satisfied that the city is meeting its commitments under the HAF agreement. The second advance will be made in full.

## Summary of Initiatives and Milestones

### Initiative 1: Infill Development Promotion/Engagement

Promoting infill development through updates to the Community Plan and Zoning Bylaw.

- Policy changes will be developed and approved by City Council to encourage the development of secondary suites and medium density multi-residential housing.
- Once approved, public resources and internal processes will be updated to reduce barriers to development and support public awareness of the changes.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Infill Development Promotion/Engagement</b>	<b>2026-06-30*</b>	<b>On Track</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Hire Staff to support this project	2024-12-02*	Delayed**
Community Plan and Zoning By-law review	2025-06-30*	On Track
Draft Amendments to Policy and Regulations	2026-06-30*	Not Started
Implementation	2026-06-30*	Delayed**

\*Completion is delayed because of challenges in hiring additional staff.

\*\*One staff member has been hired and the two remaining positions are posted. Implementation was set to start September 2024 but has not been started as of the date of the annual report submission. The City remains on track to complete the initiative by June 30, 2026.

### Initiative 2: Intensification

Revising policies and regulations to permit higher density zones.

- Create density targets (minimum and maximum) specific to defined areas of the City based on available land, servicing capacity and the results of the Housing Needs Assessment.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Density</b>	<b>2026-02-15</b>	<b>On Track</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Hire Consultant and staff	2024-12-02*	Delayed**
Draft Density Targets by Area	2025-03-31	On Track

\*Completion is delayed because of challenges in hiring additional staff.

\*\*One staff member has been hired and the two remaining positions are posted. The Request for Proposals to hire a consultant is also in process.

### Initiative 3: Disposal of City-owned land assets

Making City-owned land available for residential and mixed-use developments.

- Preparing City-owned lands for transfer by reviewing site assessments and drafting plans for subdivision and development.
- The City will update the Land Administration bylaw to ensure it provides an effective process for the City to bring land to market.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Disposal of City-owned land assets</b>	<b>2025-12-31</b>	<b>On Track</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Hire staff and consultant	2024-05-15	Delayed*
Review of Land Administration By-law	2024-05-15	Completed
Begin planning and development process for selected lands	2025-05-15	On Track

\*One staff member has been hired, and the two remaining positions are posted.

### Initiative 4: Implementing streamlined development processes

Streamlining the development review process by reducing approval timelines and improving service delivery.

- Reviewing internal processes and establishing timelines for standard public notifications and decisions to increase clarity and remove barriers to development.
- Upgrading and introducing a new e-permitting system.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Implementing streamlined development processes</b>	<b>2025-06-15*</b>	<b>On Track</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Internal process review	2024-04-15	Completed
Update application process	2024-06-15	Completed
New electronic permit processing system	2025-04-15*	On Track
Update internal directives and process documents	2025-06-15*	On Track

\*Timeline was extended because of challenges in hiring additional staff.

## Initiative 5: Infrastructure Planning

Planning for future infrastructure projects that will enable additional residential development.

- The City will hire engineering consultants to prepare design drafts and cost estimates for replacing one of the City’s aging Lift Stations, which pumps wastewater from low to high elevations and replaces the need for tanked wastewater services. This critical infrastructure maintains wastewater services and enables future residential development.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Infrastructure Planning</b>	<b>2025-12-31</b>	<b>Completed</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Cost estimate	2024-04-29	Completed
Design Draft for Lift Station	2024-08-15	Completed

## Initiative 6: Climate Mitigation and Adaptation

Updating and expanding the City’s Community Energy Plan to support climate change resilience and affordability of new developments.

- The City will engage consultants to create a work plan with timelines and goals for updating the Community Energy Plan.
- The expanded Community Energy Plan will include policy changes that mitigate housing damage and loss due to climate disasters and seek to include Indigenous Peoples’ knowledge of the land.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Climate Mitigation and Adaptation</b>	<b>2025-12-31</b>	<b>On Track</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Staff and consulting	2024-06-30	Delayed*
Workplan development for policy updates	2024-10-31	Delayed*

\*The City hired staff as of February 2025, but for the first reporting period this milestone was delayed. The workplan is underway but was delayed because of hiring staff. The City is on track to complete the initiative by December 31, 2025.

## Initiative 7: Implementing Incentives and Disincentives

Modernizing the Development Incentive Bylaw to encourage higher density residential development.

- Review and update the existing bylaw to offer a suite of incentives for different land uses, specifically to encourage medium and high-density development, which could potentially include tax incentives and grants for mixed-use development. Consideration will be given to creating low density disincentives, which could include requiring payment-in-lieu of affordable units in downtown developments.
- Obtain committee and Council approval of the modernized Development Incentive Bylaw.

Initiative	Due Date	Status
<b>Implementing Incentives and Disincentives</b>	<b>2024-07-31</b>	<b>Completed</b>
Milestones	Due Date	Status
Approval	2023-07-15	Completed
Draft incentive and disincentive options	2024-04-30	Completed

## Initiative 8: Revise Parking Requirements

Reducing parking requirements in residential areas outside of downtown.

- Building on recent parking reductions in all downtown areas, the City will consider additional reductions for parking requirements to improve affordability in residential areas.

Initiative	Due Date	Status
<b>Revise parking requirements</b>	<b>2025-12-31</b>	<b>Delayed*</b>
Milestones	Due Date	Status
Initiate process outline for parking standards review	2025-02-01	Delayed*

\*The parking standards review was delayed because it is contingent on completion of the Community Plan update (Initiative 1), which has been started but not completed.