

BY-LAW NO. 3636

A by-law of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories to designate the Canadian Pacific Float Base as a heritage site of historic and architectural value as interest and worthy of protection as a heritage resource.

Pursuant To:


- a. Sections 106, 107 and 108 of the Cities, Towns and Villages Act, R.S.N.W.T., 1988, c.C-8, C.4 and the Planning Act, R.S.N.W.T. 1974C. P-8.
- b. By-law No. 3445, a by-law to provide for the protection of Yellowknife's heritage resources.

Whereas the Council of the Municipal Corporation of the City of Yellowknife adopted a Policy for the Preservation and Development of Yellowknife's Heritage Resources, by resolution on July 27, 1987; and,

Whereas the Council of the Municipal Corporation of the City of Yellowknife adopted a General Plan whose goals and objectives including policies G.11.2, G.11.3, G.12.2, G.14.1 and G.14.2 make reference to various aspects of preservation of historical resources.

Now, therefore, the Council of the Municipal Corporation of the City of Yellowknife, in regular session duly assembled, hereby enacts as follows:

APPLICATION

1. That the real property known as the Canadian Pacific Float Base more particularly described in "Schedule A" hereto, is of historic and architectural value or interest and worthy of protection as a heritage resource and is therefore designated as a heritage site in accordance with By-law #3445.
 2. Prior to Second and Third reading of this by-law a public hearing shall be held in accordance with By-law No. 3445, Sections 4, 5, 6 and 7.
 3. Following Third reading of this by-law the City Clerk is authorized to add the aforementioned property to the list of sites designated as heritage sites and forming a schedule to By-law No. 3445 in accordance with Section 7 (3) of that by-law.
 4. Following Third reading of this by-law the Planning & Lands Department is authorized, in accordance with By-law No. 3445, Section 11, to:
 - a. register against the aforementioned property in accordance with the forms of the Land Titles Office, a copy of this heritage designation; and,
 - b. enter on all zoning maps of the City indications of designated heritage sites; and,
 - c. serve notice of the enacted by-law on the owner and on the occupant of the property.
 5. Following Third reading of this by-law the Senior Administrative Officer is authorized to provide financial assistance to the sympathetic renovation of heritage property as provided for in By-law No. 3445, Section 16(1).
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EFFECT

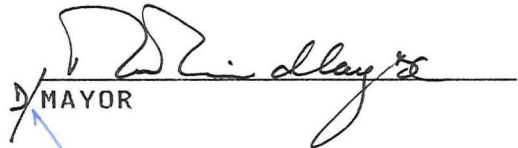
6. THIS by-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 57 of the Cities, Towns and Villages Act.

READ a First Time this 8 day of June A.D., 1992.


MAYOR

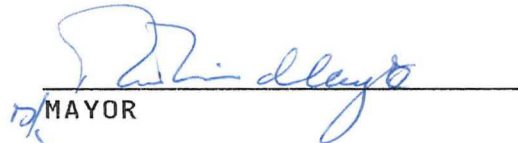

SENIOR ADMINISTRATIVE
OFFICER

READ a Second Time this 13 day of July A.D., 1992.


MAYOR


SENIOR ADMINISTRATIVE
OFFICER

READ a Third Time this 27 day of July A.D., 1992.


MAYOR


SENIOR ADMINISTRATIVE
OFFICER



Site Evaluation Form

Name of site: Canadian Pacific Float Base (3502 Wylie Road)

Built: 1946

Location: Lot 1, Block C, Plan #70 as illustrated on Sketch #1

Current owner: Dave Metcalfe

The Heritage Committee has done a preliminary evaluation of the property using criteria drafted in February 1988 and reviewed by Council at that time. The detailed report is attached, and the following summarizes the reasons the Heritage Committee recommends this site be designated as a Heritage Resource in the City of Yellowknife:

1. This was the first permanent float plane base to be built in Yellowknife. Many aviation pioneers once worked out of this building including Stan McMillan and Max Ward.
2. The building is attractive, in good condition, and is currently being rehabilitated. Work completed to date includes new block foundations and skirting, new septic tank and new furnaces. An application for a development permit has recently been approved by Council.
3. This site is significant because of its location on the shores of Back Bay, adjacent to other float plane bases as well as other buildings dating from the 1940's.
4. Once rehabilitated, the building will be suitable for a number of potential uses and can be easily subdivided. Plans are currently underway to open a small neighbourhood pub and tourist lodgings with an aviation history theme.

1.0 Historic Considerations

- 1.1 This building was the first permanent established float base in Yellowknife; a city whose history is inseparable from the history of the aviation industry. This site was the main base for supplies and people flying to and from exploration camps.
- 1.2 No particular event is associated with this site.
- 1.3 The site is associated with the history of the aviation history in Canada.
- 1.4 Being the only large hall in the Old Town area, this building was often used for community gatherings such as dances or banquets; besides being an important place of business. Planes and pilots were a central part of every early Yellowknifer's life.

The City considers this building as one of the most significant heritage properties in Yellowknife.

2.0 Architectural Considerations

- 2.1 This building was one of the first permanent, substantial framed buildings in the Old Town.
- 2.2 The building is clad in asbestos shingles. The shingles were a new material in the late 1940's and noted for fire resistance. The shingles are of much better quality and do not present the hazard asbestos sheet siding is known for.
- 2.3 Built in 1946 by Canadian Pacific Airlines. (Subsequently used by Pacific Western, Associated Airways, Northward Aviation and Air Dogrib until the late 1970's.)
- 2.4 The building is simple, well built and attractive with dormer windows facing the lake.
- 2.5 The interior of building was heavily vandalized and little of the original character remains. The dormers allow the use of the second storey and a view to the lake.
- 2.6 Other buildings from the same time period include: The Old Stope Hotel, which was destroyed by fire in the 1960's; The Hudsons Bay Store, which was destroyed by fire in the 1940's; The HBC Warehouse, which remains located directly across the road; The HBC staff house, which has been renovated as a residence.

- 2.7 Although the interior of the building has been vandalized, the building structure and exterior are in very good condition. There have been no major alterations to the original structure.

The building should be retained with no significant alterations to the exterior appearance. Interior renovations should not be unduly restricted.

3.0 Environmental Considerations

- 3.1 One of a group of older buildings generally considered of heritage value including: The Wildcat Cafe, HBC Warehouse, Burns & Co. Building, Float Plane Bases.
- 3.2 The setting of the building close to Wiley Road is consistent with other buildings in the vicinity and contribute's to the character of the street and the area: it clearly dates the building and the area as part of the original townsite; set close to roadway, it defines a commercial image consistent with actual uses along the street (float plane bases, Wildcat Cafe, etc.)
- 3.3 The setting on Back Bay is consistent with the buildings's original use as a float base: the yard is located on the shore side of the building where planes were loaded and unloaded
- 3.4 One of the larger, more noticeable old buildings in The Rock area. Important visual element of the street and the waterfront; as seen from the water, through the windows of the Wildcat Cafe, and turning onto Wiley Road from MacDonald Drive.
- 3.5 Together with the Wildcat Cafe, Hudson Bay warehouses and float plane bases, this building is important in giving Yellowknife's Old Town value as a heritage district.as`
- 3.6 The building occupies its original site.
- 3.7 A conflict with the road right-of-way has been resolved through an encroachment agreement with the City of Yellowknife.

The building should remain in its original location.

4.0 Use Considerations

- 4.1 The building is presently unused, but rehabilitation is underway. The building could still be used as a float plane base, but there is potential for any number of other uses related to aviation or tourism.

- 4.2 The restoration and rehabilitation of this building is viable and relatively straightforward; its size and structure will not be restrictive (as in the case of smaller or log buildings).
- 4.3 The building is potentially of educational value, as float plane activity continues in the area and is of interest to residents and visitors to Yellowknife.
- 4.4 The site is easily accessed by utilities, fire and police protection, and adequate parking could be provided on site.
- 4.5 The building is in very good structural condition and has not been significantly altered, other than by vandalism to the interior.

The City should offer maximum financial assistance as outlined in Section 16 (1) of the Heritage Bylaw

5.0 Other Considerations

- 5.1 This is one of the first experiences where the owner of an important Old Town building is interested in retaining its historic character, and having the site protected from significant alteration through designation.
- 5.2 Previous experiences (including the Pentacostal Church, Yukon Cabin and Mildred Hall School) all involved some cost to the City and have had to be moved from original sites, diminishing their historic value.
- 5.3 Renovation and re-use of the building will enhance existing business development in the area, particularly tourism related.
- 5.4 The owners of this site have experienced delays while a conflict with the road right of way was being resolved, and legal complications following the death of a business partner. The financial problems resulting from these two situations could force the present owners to sell the property sometime in the near future.

The Heritage Committee will work with the owner of the building to encourage its re-use by providing letters of support, seeking funding assistance, publicity and approaching any interested groups or individuals who may have an interest in the site

SKETCH NO.1

