

# Engagement Results Zoning Bylaw #4404 Repeal and Replace

Governance and Priorities Committee Meeting

January 18, 2021



# Engagement Activities



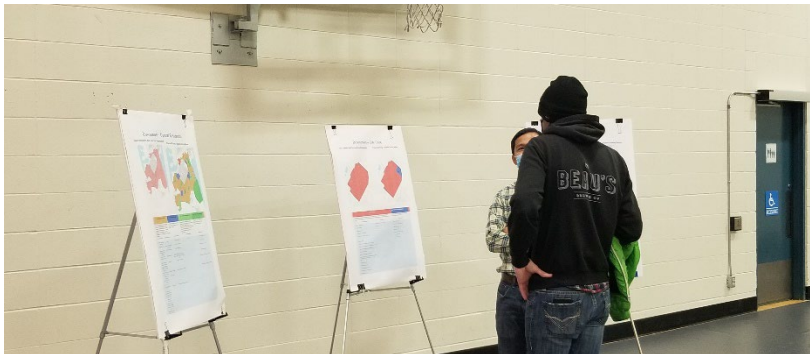
Public Engagement Live: **November 4 – present**

- Educational Zoning Bylaw Video – **Nov. 4 – present**
- PlaceSpeak Survey – **Nov. 4 – Dec. 13**
- Stakeholder Workshops – **Dec. 2 - 19**
- City Website Updates – **Nov. 4 - present**
- Information email – [zoningreview@Yellowknife.ca](mailto:zoningreview@Yellowknife.ca)  
**Nov. 4 - present**

# Participation

- Educational Video – 272 views
- PlaceSpeak Survey – 119 completed
- 5 Stakeholder Workshops – 60 Attendees
- Information Email – 25 written submissions and counting
  
- Community Plan Engagement
  - focussed workshops and open houses – 90 people
  - 12 written submissions
  - pop-up sessions

# Stakeholder Workshops



A screenshot of the City of Yellowknife website for the Zoning By-law Review. The page features a header with the city logo and navigation links: 'Why Participate', 'Ways To Participate', and 'Resources'. The main content area includes a map of the city, a 'Get Informed' section with a video thumbnail, and statistics showing 139 comments and 935 views.



A screenshot of a social media page for the Zoning By-law Review. The page includes a video player with a woman speaking, a 'Quick Links' sidebar with items like 'Why Yellowknife', 'Available Properties', and 'Business Directory', and a 'December 17, 2020 Update' section with text about public engagement.

Engagement Results – ZB #4404 Repeal and Replace

# What We Heard

- Clarity and function of the Bylaw
- Explanation around some of the proposed uses
- Changes to Residential Central area
- Infill/Flexibility
- Bylaw enforcement and application
- Clarity on what is actually changing

# Clarity and Function of the Bylaw

## Definitions

Update with relevant uses

Align with Community Plan

Define differences in building form, particularly around housing

## Discretionary Uses

Guidelines for Council on how to consider discretionary use

## Variance

Limits for Development Officer approving permits

Limits on variance for discretionary development

## Similar Use

When is it appropriate to use it?

Clarify the definition and process

## Flexibility

What makes sense?

When does it make sense?

## Support Documents

Step by Step flow charts for process

Infill guidelines

Development guides  
Current ZB is not easy to use

# Explanation of Proposed Uses

## Old Town

2020 Community Plan Land Use Designation



Proposed Zoning: Updated Zoning Bylaw



- Too much flexibility
- All uses are allowed everywhere
- Impact – established neighbourhoods
- Apartments in low density area

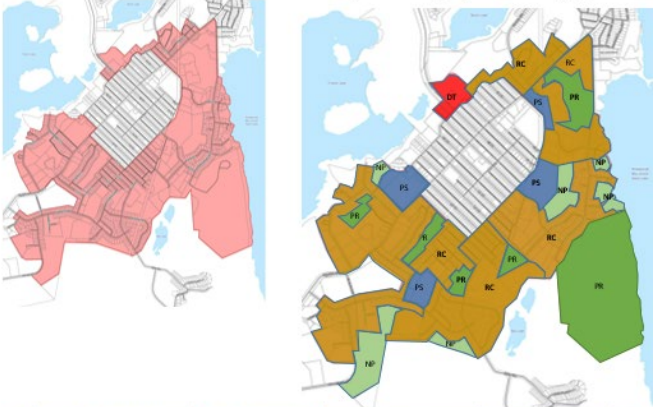
R1 - Low Density Residential		OM - Old Town Mixed-Use		NP - Nature Preservation	PR - Parks and Recreation
To provide an area for low density residential development in the form of single detached, duplex, and single detached manufactured dwellings and compatible uses.		To provide an area for a mix of commercial and residential uses.		To preserve and maintain the natural characteristics of an area, and to allow for limited public outdoor facilities to enhance public use and enjoyment of the natural characteristics of an area for future generations, by restricting development.	To provide parks, recreation uses and facilities for the use and enjoyment of the public.
Permitted Uses	Discretionary Uses	Permitted Uses	Discretionary Uses	Permitted Uses	Permitted Uses
Single Detached Dwelling	Multiple Attached Ground Oriented Dwelling (triplex, townhouse, stacked townhouse)	Single detached dwelling	Airplane float base	Open Space	Community garden
Duplex Dwelling	Low-rise apartment (3 storeys or less)	Duplex dwelling	Food/beverage service		Open space
Manufactured Single Detached Dwelling	Similar use	Manufactured Single Detached Dwelling	Hotel		Parks and recreation
Manufactured Duplex Dwelling		Manufactured Duplex Dwelling	Hotel		Temporary activity
Accessory Dwelling Unit		Multiple Attached Ground Oriented Dwelling (triplex, townhouse, stacked townhouse)	Industrial use (subject to noise, dust, odour and vibration restrictions)		Accessory structures and uses
Home based business (childcare day home, office, home salon etc.)		Mixed-use (commercial/residential)	Low-rise apartment dwelling (3 or less storeys)		Public utility uses and structures
Parks and recreation		Accessory Dwelling Unit	Medium-rise apartment (between 4 and 6 storeys)		
Accessory uses or structures (sheds, greenhouse, deck etc.)		Child care facility	Special care facility		
Public utility uses and structures		Home based business (childcare day home, office, home salon etc.)	Waterside shed/dock		
		Office	Waterside re-fueling station		
		Parks and recreation	Similar use		
		Planned development			
		Public and quasi-public use			
		Temporary activity			
		Public utility uses and structures			
		Accessory structures and uses (sheds, greenhouse, deck etc.)			

# Changes to the Residential Central Area

## Downtown – Central Residential

2020 Community Plan Land Use Designation

Proposed Zoning: Updated Zoning Bylaw



- Development could impact established neighbourhoods.
  - 50A Avenue
  - Matonabee and Gitzel Streets
- Engagement – people need to be aware of the change
- Conflict of uses

RC – Residential Central		PS - Public Service		NP - Nature Preservation		PR - Parks and Recreation	
To provide an area for low and medium density residential development that supports a transition to higher density residential, mixed use commercial and institutional development and other compatible uses in the area closest to the City Core.		To provide for major institutional services that are public or quasi-public in nature.		To preserve and maintain the natural characteristics of an area, and to allow for limited public outdoor facilities to enhance public use and enjoyment of the natural characteristics of an area for future generations, by restricting development.		To provide parks, recreation uses and facilities for the use and enjoyment of the public.	
Permitted Uses	Discretionary Uses	Permitted Uses	Permitted Uses	Permitted Uses	Permitted Uses	Permitted Uses	Permitted Uses
Single Detached Dwelling	Hotel	Child care facility	Open Space	Community garden			
Duplex Dwelling	High-rise apartment (6+ storeys)	Government office		Open space			
Manufactured Single Detached Dwelling	Special Care Facility	Parks and recreation		Parks and recreation			
Manufactured Duplex Dwelling	Commercial use	Public or quasi-public use (school, library, museum, place of worship etc.)		Temporary activity			
Multiple Attached Ground Oriented Dwelling (triplex, townhouse, stacked townhouse)	Mixed use	Temporary activity		Accessory structures and uses			
Low-rise apartment (3 storeys or less)	Apartment Hotel	Accessory structures or uses		Public utility uses and structures			
Medium-rise apartment (between 4 to 6 storeys)	Funeral Home						
Accessory Dwelling	Similar Use	Public utility uses and structures					
Home based business (childcare day home, office, home salon etc.)							
Parks and recreation							
Accessory uses or structures ( sheds, greenhouse, deck etc.)							
Public utility uses and structures							



## Concerns Raised by Respondents

- Impact to character of established neighbourhoods
- Too much flexibility – anything goes
- Too many discretionary uses – this causes issues
- Infill – will create other issues like parking
- Residential neighbourhoods should be protected

## Support Heard from Respondents

- Reduces development costs
- Allows for out of the box development
- Support fewer residential zones
- Will encourage mixed use

# Bylaw Compliance

- Bylaw is only as good as compliance
- Frustration – residents and members of the Development Appeal Board
- ZB Update – Administration

# Next Steps

2021

- January / February – drafting and edit (administration and consulting team)
- February / March – release the draft to the Public for review
- March / April - draft to Council for public hearing and adoption