



CITY OF YELLOWKNIFE

GOVERNANCE AND PRIORITIES COMMITTEE REPORT

Monday, February 14, 2022 at 12:05 p.m.

Report of a meeting held on Monday, February 14, 2022 at 12:05 p.m. via videoconference. The following Committee members were in attendance:

Chair: Mayor R. Alty,
Councillor S. Morgan,
Councillor J. Morse,
Councillor S. Payne,
Councillor R. Silverio, and
Councillor R. Williams.

The following members of Administration staff were in attendance:

S. Bassi-Kellett,
D. M. Gillard,
W. Newton,
J. Hunt-Poitras,
K. Thistle,
C. White,
G. White,
S. Woodward, and
S. Jovic.

<u>Item</u>	<u>Description</u>
1.	(For Information Only) Mayor Alty read the Opening Statement.
2.	(For Information Only) There were no disclosures of pecuniary interest.
3.	(For Information Only) Committee read a memorandum regarding whether to amend Schedule A of By-law No. 5045, a by-law to repeal and replace Zoning By-law No. 4404, for the purpose of incorporating public comments received at the Statutory Public Hearing.



Committee noted that on November 27, 2021 Council held a Statutory Public Hearing for By-law No. 5045, a by-law to approve the new Zoning By-law. A number of residents provided written submissions and/or made verbal presentations at the Statutory Public Hearing. This memorandum recommends that Council amend Bylaw No. 5045 to reflect comments received at the Statutory Public Hearing and then proceed with Second and Third Reading.

Committee noted that Council's policies, resolutions or goals include:

- Goal #1: Growing and diversifying our economy
- Goal #2: Delivering efficient and accountable government
- Goal #3: Ensuring a high quality of life for all, including future generations
- Goal #4: Driving strategic land development and growth opportunities

Committee noted that applicable legislation, by-laws, studies or plans include:

1. *Cities, Towns and Villages Act S.N.W.T. 2003, c.22;*
2. *Community Planning and Development Act S.N.W.T. 2011,c.22;* and
3. Community Plan By-law No. 5007.

Legislative

Pursuant to the *Community Planning and Development Act*, the City must adopt a Zoning By-law. Adoption and amendments to a Zoning By-law require public notice and a Statutory Public Hearing before Council in accordance with the *Cities, Towns and Villages Act*.

The purpose of a Zoning By-law is to regulate and control the use and development of land and buildings in a municipality in a manner that conforms with the Community Plan and to prohibit the use or development of land or buildings in particular areas of the municipality.

2020 Community Plan

The Community Plan confirmed and approved priorities for the City's pattern of development to have an emphasis on infill, densification, and a sustainable community model. The proposed Zoning By-law meets the objectives of the Community Plan by integrating compatible uses, promoting equity in housing and neighbourhoods, introducing open option parking in the downtown, acknowledging the ongoing Akaitcho Interim Land Withdrawal process, and by recognizing unique neighbourhoods.

Summary of Comments from the Statutory Public Hearing

The agenda for the Statutory Public Hearing includes a list of speakers and written comments received. The full agenda can be found here:

<http://calendar.yellowknife.ca/Event/Index/c54acbb5-fcb-4f4c-b939-ade200d63043>

Correspondence

Public comments received in writing and through personal statements made at the Statutory Public Hearing included:

- 21 written and 8 verbal comments in opposition;



- 4 verbal comments in part opposed and in part supportive; and
- 8 written and 6 verbal comments in support.

Comments provided in opposition varied from general concern about permitted uses in specific zones, zoning of adjacent lands, permitted vs discretionary uses, reduction in the number of zones, height of structures, public involvement and notification, to specific property concerns. Supportive comments generally addressed affordable housing opportunity, new parking standards in the Downtown, potential for small and medium commercial businesses, increased options for mixed use development, infill, and community connectivity to specific zone reductions. These comments have been grouped by theme in the summation document.

Committee noted Council heard from the public during the November 27, 2021 Statutory Public Hearing. The proposed changes recommended by Administration reflect the written comments received in advance of and verbal comments provided at the Statutory Public Hearing which conform to the Community Plan, and represent good land use planning.

(For Information Only)

4. Committee recessed at 1:31 p.m. and reconvened at 1:41 p.m.

(For Information Only)

5. Committee continued its discussion regarding a memorandum regarding whether to amend Schedule A of By-law No. 5045, a by-law to repeal and replace Zoning By-law No. 4404, for the purpose of incorporating public comments received at the Statutory Public Hearing.

Committee referred a memorandum regarding whether to amend Schedule A of By-law No. 5045, a by-law to repeal and replace Zoning By-law No. 4404, for the purpose of incorporating public comments received at the Statutory Public Hearing back to Administration for further review, particularly in reference to: worker accommodation, urban agriculture and expanding the DT – Downtown Zone from the corner of 51 Street and 52 Avenue to corner of 44 Street and 52 Avenue (6 properties) to create additional opportunities for residential development. Committee requested that this matter be brought forward to an upcoming GPC meeting, prior to presenting the by-law for Second Reading.

6. The meeting adjourned at 1:56 p.m.