



CITY OF YELLOWKNIFE

## GOVERNANCE AND PRIORITIES COMMITTEE REPORT

Monday, March 7, 2022 at 12:05 p.m.

Report of a meeting held on Monday, March 7, 2022 at 12:05 p.m. at City Hall Council Chamber. The following Committee members were in attendance:

Chair: Mayor R. Alty,  
Councillor N. Konge,  
Councillor S. Morgan,  
Councillor J. Morse,  
Councillor C. Mufandaedza,  
Councillor S. Payne, (via teleconference)  
Councillor S. Smith, and  
Councillor R. Williams.

The following members of Administration staff were in attendance:

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

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<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 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. Public participation identified some sections for updating to reflect local situations and provided comments expressing endorsement for the zoning by-law. This memorandum recommends that Council amend By-law No. 5045 to reflect comments received at the Statutory Public Hearing to balance public interest with good land use planning direction. In addition, questions from the February 14th, 2022 GPC are answered in the accompanying presentation and are reflected in the current recommendation. Council is recommended to 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-fcfb-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 attached summation document.

Committee noted that 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.

Committee noted that there are a number of large development projects proposed within the city of Yellowknife in the next five to ten years. Committee further noted that there is a shortage of accommodations in Yellowknife for persons employed on construction and industrial projects. Committee expressed a concern with the proposed “Workers Accommodation” specifically the requirement that the accommodation consist of complete dwelling units and be limited to 8 (eight) dwelling units per lot. Committee noted that allowing a Temporary Workers Accommodation activity exclusively for worker accommodations associated with large-scale projects would avoid tightening an already competitive market for rental units.

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 to the next Governance and Priorities Committee meeting and requested that Administration review the provisions for “Workers Accommodation”.

4. The meeting adjourned at 1:23 p.m.