

Draft Zoning By-law Amendment By-law No. XXXX

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Background

- Housing
 - Population
 - Economy
- Strategic Directions
 - Key initiative 1.2.1 – context for housing options
 - Key initiative 3.2.2 – support growth readiness
- Residential intensification

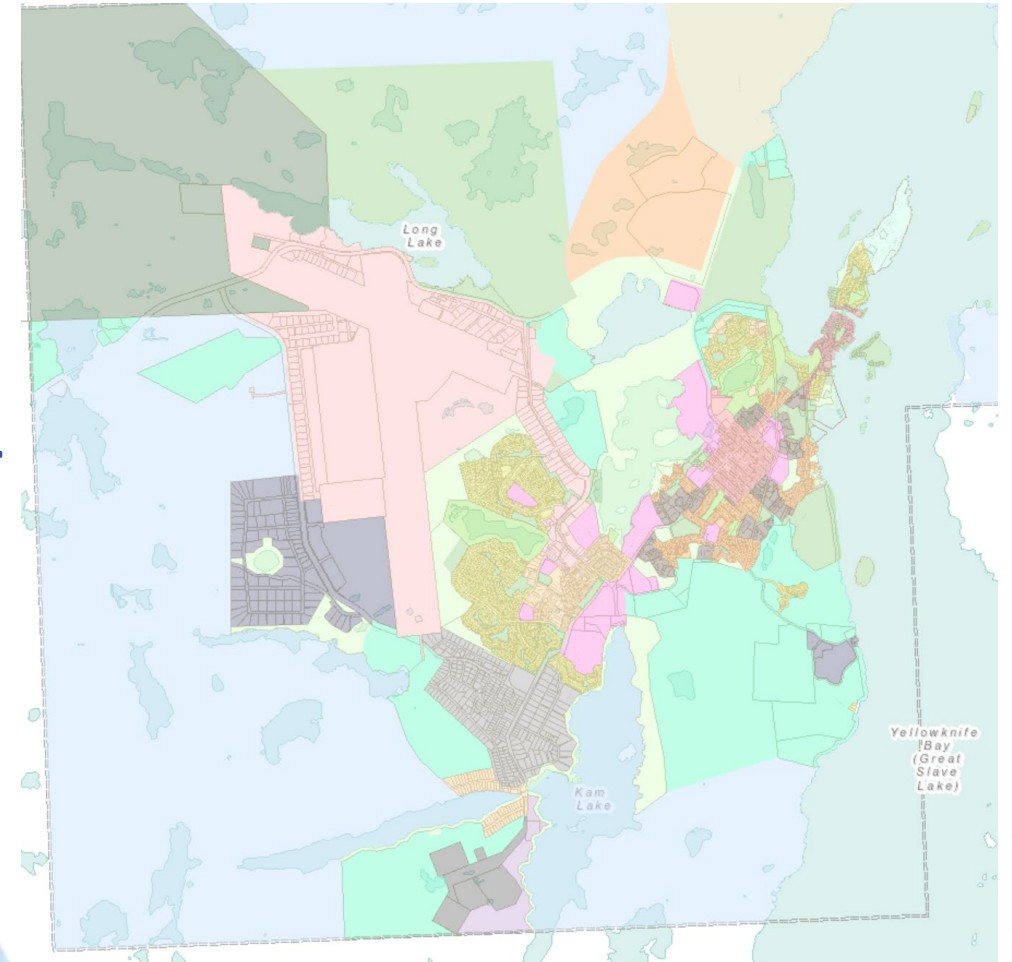


Legislative Framework

- ***Cities, Towns and Villages Act***
 - Delegates Council the authority to adopt by-laws
 - Prescribes the process to adopt a by-law (including an amendment)
- ***Community Planning and Development Act***
 - Defines a zoning by-law and its functions that support the creation of zones
- ***Community Plan***
 - Policies that support residential intensification

Zoning By-law

- Regulates the use and development of land and buildings
- New tools to facilitate residential intensification for more housing options
- Amendment to the Zoning By-law



Proposed Amendment

- Two new zones:
 - RI Zone – Residential Intensification
 - RI-1 Zone
- Associated Changes

Two New Zones

- RI Zone – new or infill residential intensification development that supplies a mix of housing options

RI and RI-1 Zone

RESIDENTIAL INTENSIFICATION ZONE

Proposed new zones under Zoning By-law No. 5045



SCOPE

Create new zones; no property will be zoned RI or RI-1 yet

INTENT

Facilitate residential intensification development that brings more housing

PERMITTED USE

RI ZONE
townhouse, multi-unit, and few other compatible uses

RI-1 ZONE
duplex, townhouse, multi-unit, and few other compatible uses

FLOOR AREA RATIO (FAR)

RI: min. 1
RI-1: min. 0.6

RI-1 ZONE IS A "LITE" VERSION OF RI ZONE

- RI-1 Zone – “lite” version of RI Zone
 - Infill in established areas
 - Land with constraints

Associated Changes

- Update definitions
- Update general regulations
 - Variance authority
 - Landscaping
 - Planned development
 - Parking
 - Recreation space

**Thank you
Questions?**



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