



CITY OF YELLOWKNIFE

GOVERNANCE AND PRIORITIES COMMITTEE REPORT

Monday, September 23, 2024 at 12:05 p.m.

Report of a meeting held on Monday, September 23, 2024 at 12:05 p.m. in the City Hall Council Chamber. The following Committee members were in attendance:

Chair: Mayor R. Alty,
Councillor S. Arden-Smith,
Councillor G. Cochrane,
Councillor R. Fequet,
Councillor B. Hendriksen,
Councillor C. McGurk, (via teleconference)
Councillor T. McLennan, (via teleconference)
Councillor S. Payne, and
Councillor R. Warburton.

The following members of Administration staff were in attendance:

S. Van Dine,
C. Caljouw,
C. Greencorn,
R. Johnson,
C. MacLean,
K. Pandoo,
C. White,
G. White, 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 conflict of interest.
3.	(For Information Only) Committee read a memorandum regarding whether to amend Zoning By-law No. 5045, as



amended, by adding two new Residential Intensification zones (RI and RI-1) and associated changes to facilitate development of more housing options.

Committee noted in January 2023, Council directed Administration to initiate planning applications in support of infill and densification development. In 2024, the City received the Housing Accelerator Fund (HAF) from the Government of Canada to support housing development within the city.

Yellowknife is in need of more housing options. Housing is a key consideration that will support the community, new residents and a growing economy. The Planning and Development Department drafted a Zoning By-law amendment that supports residential intensification development, in an effort to bring more housing and to encourage the efficient use of existing infrastructure.

New zones are required to facilitate residential intensification. This amendment will create planning tools in preparation of the upcoming lot creation for infill development and new residential development in the city. No property will be zoned RI or RI-1 within the scope of this amendment. Rezoning will be proposed separately when land becomes available.

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

Strategic Direction #1:	People First
Focus Area 1.2	<u>Housing for All</u> Doing our part to create the context for diverse housing and accommodation options.
Key Initiative 1.2.1	Setting the context and foundation for a fulsome continuum of housing options, from social to market to workforce accommodation.
Strategic Direction #3:	Sustainable Future
Focus Area 3.2	<u>Growth Readiness</u> Ensuring land development supports economic readiness and community priorities.
Key Initiatives 3.2.2	Completing land development tools and strategies that support growth readiness.

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

1. *Cities, Towns and Villages Act S.N.W.T. 2003;*
2. *Community Planning and Development Act S.N.W.T. 2011, c.22;*
3. Community Plan By-law No. 5007;
4. Zoning By-law No. 5045, as amended;
5. Northern Housing Report 2023 – Canadian Mortgage and Housing Corporation (CMHC);
6. Economic Development Strategy 2020-2024 – City of Yellowknife;
7. Background Report Community Plan Update 2019 – Dillon Consulting;
8. Census Profile of Yellowknife 2021 – Statistics Canada; and



9. Draft Housing Needs Assessment – in progress – Urban Systems 2024.

Legislative

The *Cities, Towns and Villages Act* and *Community Planning and Development Act* provides Council with the authority to, amend the Zoning By-law following the procedures established in the regulations.

Section 3.2.1 c) of the Zoning By-law specifies that Council may approve, add any specific provision(s), or deny applications for an amendment to this By-law.

The *Community Planning and Development Act* specifies that a zoning by-law shall divide the municipality into zones with specific requirements and uses as Council considers appropriate. The zoning by-law may also include provisions respecting the development design standards, lot sizes, building height and size, placement of buildings, setbacks, landscaping, parking, yards and open spaces, access, density and other aspects of development.

Community Plan By-law No. 5007

The Community Plan By-law No. 5007 provides high-level policies that set out a vision for the future growth and development of the city and guide the zoning by-law in terms of the use and development of land and buildings. The visions of the Community Plan is to manage land use in an economically, environmentally, and socially sustainable manner, which supports residential intensification development.

Zoning By-law No. 5045, as amended

Zoning By-law No. 5045, as amended, regulates the use and development of land and buildings within the city in a balanced and responsible manner. The proposed amendment conforms to the Community Plan and other applicable regulations.

- New RI and RI-1 Zone

The two proposed new zones, RI and RI-1 Zone, are required to facilitate residential intensification development to provide more housing options. RI-1 Zone is a “lite” version of RI Zone that supports residential intensification of a reduced scale within existing neighbourhoods or where properties have limitations, such as topography challenges.

Permitted uses primarily include multi-unit and townhouse dwellings (RI-1 Zone permits duplexes), with limited compatible uses and discretionary uses. No single detached dwellings will be permitted within the new zones. There are multiple existing zones that allow single detached dwellings or a mix of other uses. Zoning requirements, such as floor area ratio, height, and setbacks, are tailored for each zone and are in place to ensure that future developments are compatible with the surroundings.

New zones are intended to be applied to properties or land that are ideal for new or infill residential intensification. It is not the intent to rezone entire neighbourhoods for re-development. Rezoning will be considered separately when lands become available.



- Associated Changes

Associated changes, such as definitions and zoning requirements, are added/updated in response to the new zones and for the better implementation of the by-law.

Minimum parking requirements for multi-unit residential development within Parking Standard Area 2 is replaced with a maximum parking requirement of one space per dwelling unit. Reducing parking is consistent with the goal of residential intensification as well as encouraging the use of active transportation and public transit.

Updates to the requirements of recreation space provides a measurable standard for clarity and implementation. It is consistent with the original intent of the requirement, which is to provide a reasonable and pleasing living environment to the residents.

Economic Development

The City of Yellowknife Economic Development Strategy 2020-2024 indicates that the lack of rental and affordable housing makes it difficult for businesses to recruit and retain employees. It is especially challenging for small and medium firms.

The proposed amendment encourages residential intensification that will increase housing options for residents, including future residents seeking employment within the city. A healthy supply of housing options supports and stimulates economic growth.

Asset Management

Residential intensification is a good land use practice that utilizes existing infrastructure, land, and municipal services, which is efficient and cost-effective in terms of asset management.

Departmental Consultation

No negative impacts are identified from internal city departments. Future rezoning will require further consultation with internal departments and detailed analysis on a case-by-case basis.

Public Consultation

Public engagement was conducted through PlaceSpeak, via surveys and discussion forums as well by email and phone conversation directly with the public who contacted the office. Public input has been collected, reviewed, and incorporated in the draft amendment.

Committee noted the Planning and Development Department proposes to add two new Residential Intensification zones (RI and RI-1 Zone) and some associated changes to Zoning By-law No. 5045, as amended, to facilitate new or infill residential development to bring more housing options to residents. Housing supports community and economic growth. The new zones are tailored to the Yellowknife context. Residential intensification is a good planning practice for efficient use of infrastructure and services as well as for fiscally-responsible land use management. The City's Community Plan strongly supports such



initiative through policies regarding land use designations, climate change, transportation, municipal infrastructure and land development sequencing. This proposed amendment also supports Council's Key Initiative 1.3.1. to set the context and foundation for a fulsome continuum of housing options and Key Initiatives 3.2.2 to complete land development tools and strategies that support growth readiness. Council is the approval authority to adopt the amendment by-law, as per the *Cities, Towns and Villages Act* and *Community Planning and Development Act*.

The proposed amendment to the Zoning By-law is in compliance with legislation, conforms to the policies of the Community Plan and represents good land use planning.

Committee requested that By-law No. XXXX be amended by removing Section 10.5.5 c).

Committee referred a memorandum regarding whether to amend Zoning By-law No. 5045, as amended, by adding two new Residential Intensification zones (RI and RI-1) and associated changes to facilitate development of more housing options back to Administration. Committee requested that Administration provide more information about Floor Area Ratio (FAR) and variances and that this matter be brought forward to GPC on October 7, 2023 prior to presenting the By-law for First Reading

(For Information Only)

4. Councillor Cochrane moved,
Councillor Warburton seconded,

That Committee move in camera at 12:53 p.m. to discuss a memorandum regarding whether to appoint a member to serve on the Heritage Committee, and a personnel matter.

MOTION CARRIED UNANIMOUSLY

(For Information Only)

5. Committee discussed a memorandum regarding whether to appoint a member to serve on the Heritage Committee.

(For Information Only)

6. Committee discussed a personnel matter.

(For Information Only)

7. Councillor Arden-Smith moved,
Councillor Fequet seconded,

That Committee return to an open meeting at 1:37 p.m.

MOTION CARRIED UNANIMOUSLY



Business arising from the In Camera Session

8. **Committee read a memorandum regarding whether to appoint a member to serve on the Heritage Committee.**

Committee noted that there is a vacancy on the Heritage Committee.

It is the practice of the City of Yellowknife to advertise all vacancies for boards and committees. The City has advertised the vacancy on the Heritage Committee in the Capital Update and the City's website.

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

Strategic Direction #1: People First

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

1. Council Procedures By-law No. 4975, as amended;
2. Heritage Committee Terms of Reference; and
3. *Cities, Towns and Villages Act.*

Legislation

Section 122 of Council Procedures By-law No. 4975 states:

Special Committees of Council

122. Where Council deems it necessary to establish a special committee to investigate and consider any matter, Council shall:

- (1) name the committee;
- (2) establish terms of reference;
- (3) appoint members to it;
- (4) establish the term of appointment of members;
- (5) establish requirements for reporting to Council or a standing committee; and
- (6) allocate any necessary budget or other resources to it.

Procedural Considerations

All appointments to Special Committees and Subcommittees must be approved by Council.

Committee noted that appointing a full complement of members to the Yellowknife Heritage Committee will ensure that the Committee's projects are not unduly delayed.

Committee recommends that Council appoint Lana Larocque, member at large, to serve on the Yellowknife Heritage Committee for a two (2) year term commencing October 16, 2024 and ending October 15, 2026.

MOVE APPROVAL

9. The meeting adjourned at 1:37 p.m.