



CITY OF YELLOWKNIFE

GOVERNANCE AND PRIORITIES COMMITTEE AGENDA

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

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

<u>Item</u>	<u>Description</u>
1.	Opening Statement: The City of Yellowknife acknowledges that we are located in Chief Drygeese territory. From time immemorial, it has been the traditional land of the Yellowknives Dene First Nation. We respect the histories, languages, and cultures of all other Indigenous Peoples including the North Slave Métis, and all First Nations, Métis, and Inuit whose presence continues to enrich our vibrant community.
2.	Approval of the agenda.
3.	Disclosure of conflict of interest and the general nature thereof.
ANNEX A	
4.	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.
<u>IN CAMERA</u>	
ANNEX B	
5.	A memorandum regarding whether to appoint a member to serve on the Heritage Committee.
6.	A personnel matter.
7.	Business arising from In Camera Session.



CITY OF YELLOWKNIFE

MEMORANDUM TO COMMITTEE

COMMITTEE: Governance and Priorities

DATE: September 23, 2024

DEPARTMENT: Planning and Development

ISSUE: 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.

RECOMMENDATION:

That By-law No. XXXX, a by-law to amend Zoning By-law No. 5045, as amended, to add two new Residential Intensification zones (RI and RI-1) and associated changes, be presented for adoption.

BACKGROUND:

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.

COUNCIL POLICY / RESOLUTION OR GOAL:

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 Growth Readiness

Ensuring land development supports economic readiness and community priorities.

Key Initiatives 3.2.2 Completing land development tools and strategies that support growth readiness.

APPLICABLE LEGISLATION, BY-LAWS, STUDIES, PLANS:

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.

CONSIDERATIONS:

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. Comments and Administration's response can be found in the Planning Report Attachment B.

ALTERNATIVES TO RECOMMENDATION:

That By-law No. XXXX, a by-law to amend Zoning By-law No. 5045, as amended, not be presented for adoption.

RATIONALE:

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.

ATTACHMENTS:

1. Planning Report (DM# 759438); and
2. By-law No. XXXX (DM# 776099).

Prepared: August 30, 2024; VP

Revised: September 5, 2024; CW

Property Information

Location Description	NA
City of Yellowknife Community Plan No. 5007	Section 3.1.2 General Development Goals Section 4.1.1 City Core Section 4.1.2 Central Residential Section 4.4 Capital Area Section 4.5 Niven Residential Section 4.6 West Residential Section 4.11 Con Redevelopment Area Section 5.1 Environment and Climate Change Section 5.2 Transportation Section 5.3 Municipal Infrastructure Section 5.4 Subdivision and Land Development Sequencing
City of Yellowknife Zoning By-law No. 5045	Section 5.2. By-law Amendment
Civic Address:	NA
Access:	NA
Municipal Services	Municipal Piped Water and Sewer Services

Recommendation:

That By-law No. XXXX, a By-law to amend Zoning By-law No.5045 by adding two new residential zones (RI and RI-1 Zone) and associated changes to the by-law is recommended to be brought forward to Council for consideration.

Administration recommends the proposed Zoning By-law amendment No. 3, By-law No. XXXX be adopted.

Proposal:

By-law No. XXXX introduces the new RI (Residential Intensification) Zone, RI-1 Zone, and associated changes to Zoning By-law No. 5045. The purpose of RI Zone is to provide an area for new or infill residential intensification development(s) that supply a mix of housing options. RI-1 Zone is a “lite” version of RI Zone, which provides an area that supports infill of residential intensification that is suitable in established neighbourhoods or on land with constraints.

No properties will be zoned RI or RI-1 within the scope of this amendment.

Background:

HOUSING IN YELLOWKNIFE

Yellowknife is in need of more housing options. Housing availability and affordability continue to be a concern – 28% of families within Yellowknife cannot affordably secure rental housing, while home ownership is considered unaffordable for 45% of families¹. In 2022, residential construction (as contribution to GDP) declined by 21.3%¹. The current housing stock does not meet the needs of

¹ [Northern Housing Report 2023](#). CMHC.

residents. Renters are more likely to experience core housing needs than home owners. Housing is a constraint on economic and business development in Yellowknife². Increasing housing supply is a key consideration that will support the community, new residents and a growing economy.

Housing is a complicated socio-economic issue. The City and partner agencies have initiated actions to understand and mitigate this problem from different perspectives. For example, The City offers development incentives for residential intensification projects to bring more housing. Housing Northwest Territories offers rental support and a home ownership initiative to help with affordability concerns. Zoning is one piece of the puzzle that is used to alleviate some stress in the housing market.

CITY ACTIONS

Council understands the urgent need for housing. Under the Strategic Direction of “People First”, one key initiative is to “[set] the context and foundation for a fulsome continuum of housing options [...]”. Under the Strategic Direction of “Sustainable Future”, one key initiative is to “[complete] land development tools and strategies that support growth readiness”.

The Planning and Development Department actions these key initiatives. This Zoning By-law amendment encourages residential intensification development, in an effort to bring more housing options. The intent is to create planning tools in preparation of the upcoming lot creation for infill development and new residential development in the City. The proposed amendment does not zone any property. In the future, rezoning will be required for specific properties when they become available for development.

SUPPORTING STUDIES AND REPORTS

- Northern Housing Report 2023 – Canadian Mortgage and Housing Corporation (CMHC)
- Census Profile of Yellowknife 2021 – Statistics Canada
- Council Strategic Directions 2023-2026 – City of Yellowknife
- Council Strategic Directions Implementation Action Plan 2023-2026 – City of Yellowknife
- Economic Development Strategy 2020-2024 – City of Yellowknife
- Background Report Community Plan Update 2019 – Dillon Consulting
- Draft Housing Needs Assessment – In process 2024 – July 2024 – Urban Systems

Assessment of the Proposal:

JUSTIFICATION

New zones (and associated changes) are required to facilitate residential intensification. To add new zones, a Zoning By-law amendment is required. A Zoning By-law amendment is a regulated process under the *Community Planning and Development Act* and the *Cities, Towns and Villages Act*. Administration provides professional planning recommendations to help Council make an informed decision. Council will make a decision on the proposed amendment after due process.

LEGISLATION

² [Economic Development Strategy 2020-2024](#). City of Yellowknife.

- *Cities, Towns and Villages Act, SNWT 2003, c.22*

Sections 73 – 76 and 129 of the *Act* state that Council may, by bylaw, amend a bylaw and state the required procedures to adopt bylaws. A bylaw must have three readings and a public hearing to be effective.

- *Community Planning and Development Act, S.N.W.T. 2011, c.22*

Section 3 of the *Act* states that the purpose of a community plan is to provide a policy framework to guide the physical development of a municipality, having regard to sustainability, the environment, and the economic, social and cultural development of the community.

Section 12 states that the purpose of a zoning bylaw is to regulate and control the use and development of land and buildings in a municipality in a manner that conforms to a community plan, and if applicable, to prohibit the use or development of land or buildings in particular areas of a municipality.

Section 14(1) states that a zoning bylaw must

- (a) divide the municipality into zones of the number and area that council considers appropriate;
[...]
- (c) specify one or more of the following for each zone:
 - (i) the permitted uses of land,
 - (ii) the permitted uses of building,
 - (iii) the use of land that may be permitted at the discretion of a development authority;
- (d) describe any conditions that may apply or be imposed with respect to any of the permitted uses under paragraph (c);
[...]

Section 18(1) states that a zoning bylaw may include provisions respecting one or more of the following matters, either generally or with respect to any zone or part of a zone:

- (a) development design standards;
- (b) the minimum or maximum area and the dimensions of lots or other parcels of land in a zone;
- (c) the ground area, floor area, height, size and location of buildings;
- (d) the placement, arrangement and maintenance of buildings and their relationship to other buildings and to roads and property lines;
- (e) the amount of land to be provided around or between buildings;
- (f) the landscaping of land or buildings;
[...]
- (h) the establishment and maintenance of off-street or other parking facilities, loading facilities, and matters pertaining to the provision of such facilities;
- (i) yards, courts and other open spaces around the buildings, including the depth, dimensions and area of such spaces, and the maintenance of such spaces;
[...]
- (k) the location, type and amount of access from a lot to other parcel of land to a road;
[...]

- Community Plan By-law No. 5007

The purpose of the Community Plan is to create a policy framework that sets out a vision for the future growth and development of the City, by guiding the zoning by-law in respect of the use and development of land and buildings in the municipality. This Community Plan provides high-level policies that guide all zoning by-law provisions and amendments.

- Zoning By-law No. 5045, as amended

The purpose of the Zoning By-law is to regulate the use and development of land and buildings within the City of Yellowknife in a balanced and responsible manner pursuant to the *Community Planning and Development Act* and the Community Plan. An amendment to the Zoning By-law shall be consistent with any existing Community Plan, Area Development Plan, and any Council approved plans or policies.

Section 5.2. regulates the application and review process of a by-law amendment proposal if a person initiates it. In this case, the amendment is initiated by Administration, so certain clauses in this section do not apply.

PLANNING ANALYSIS

- Community Plan By-law No. 5007

The vision of the Community Plan is to manage land use in an economically, environmentally, and socially sustainable matter. The following General Development Plan Goals of the Community Plan are applicable to this amendment:

- Develop land in a fiscally responsible and sustainable manner;
- Prioritize utilization of existing capacity of municipal infrastructure for land use development before adding new capacity;
- Reduce land use conflicts by providing clear policies that limit and mitigate incompatible uses;
- Improve energy efficiency of land development through intensification of existing developed areas and encouraging mixing of uses; and,
- Encourage housing affordability through increased land use flexibility for residential development.

The proposed new zones (and associated changes) are in conformity with the above Community Plan policies. Residential intensification is a more economical and sustainable form of development. When properties become available, detailed analysis on infrastructure, planning, land administration and other related policies are included as part of the planning justification for a property rezoning application.

Many land use designations support residential intensification, as explained below.

Section 4.1.1 City Core

The City Core is an essential part of downtown, providing an area of the community that is the highest order commercial and mixed use center. The policy objective of the City is to attract more residential and commercial development throughout the City Core.

The following Planning and Development Objectives and Policies of the City Core land use designation are applicable to this amendment:

- Objective 1: “To reduce the number of vacant parcels in the core by encouraging development that such as multi-residential, multiple story commercial, or office spaces.”
- Objective 6: “To allow for greater residential density.”

The new RI and RI-1 Zone are consistent with the objectives of the City Core land use designation. Policy permits residential intensification development in the City Core land use designation.

Section 4.1.2 Central Residential

The Central Residential area is the outer part of downtown that primarily consists of low-rise residential uses with a mix of other land uses and densities. This is a transition area between the downtown core and the rest of the City, which has easy access to amenities and services.

The following Planning and Development Objectives and Policies of the Central Residential land use designation are applicable to this amendment:

- Objective 3: “To intensify land use through higher density development, starting in the areas that are adjacent to the city core and moving outwards. High density development adjacent to City core stepping down to medium density.”
 - Policy 3-a: “Zoning will be revised to allow for higher density re-development close to the City core stepping down to medium density zoning further from the City core.”
- Objective 4: “To encourage higher density residential development.”
 - Policy 4-a: “Off-street parking minimums will be reduced.”
- Objective 5: “To encourage a variety of housing options.”
 - Policy 5-a: “Alternative dwelling types that support higher density may occur in the area, but development must have enough space to accommodate living area, parking setbacks and outdoor amenity space.”
- Objective 6: “To encourage mixed land uses that are compact and compliment land uses in the City Core.”
 - Policy 6-a: “Accessory uses will be permitted such as home-based businesses. Other permitted uses will include day cares and convenience stores that promote complete communities and reduce the need to use private motor vehicles to access services.”
- Objective 7: “To promote urban agriculture activities that do not conflict with residential uses such as raised garden beds, small chicken coops, and domestic beehives.”
 - Policy 7-a: “Small-scale urban agricultural activates will be permitted but must be accessory to residential uses and will not negatively impact the residential character of the neighborhood.”

The objectives and policies of the Central Residential land use designation support residential intensification and a variety of housing options, which is consistent with the purpose of RI and RI-1 Zone. There should be no major concern to rezone a property to RI or RI-1 Zone for infill and residential densification development in the future.

Section 4.5 Niven Residential

The Niven Residential area consists of a mix of low, medium, and high-density residential uses. The area will continue to be primarily for residential purposes.

The following Planning and Development Objective and Policy of the Niven Residential land use designation are applicable to this amendment:

- Objective 4: “To support a mix of residential types and densities.”
 - Policy 4-a: “A variety of residential single unit and multiple unit dwelling types will be permitted.”

Niven Residential land use designation supports residential intensification and a mix of residential types, which is consistent with the purpose of the two new zones (RI and RI-1). It is important to note that there are two Development Scheme By-laws for the Niven Lake area, which may apply when rezoning properties within the Niven Residential area.

Section 4.6 West Residential

The West Residential designation is a mainly residential area adjacent to the Old Airport Road Commercial area. Residential development consists of lower density and some medium density built forms, such as row-houses, duplexes, and apartment buildings.

The following Planning and Development Objective and Policy of the West Residential land use designation are applicable to this amendment:

- Objective 5: “To maintain residential land use as the dominant land use.”
 - Policy 3-a: “Land will be used primarily for housing with a range of dwelling types and densities.”
- Objective 6: “To direct residential intensification in mid-rise multi-use forms along the main transportation corridors (and away from interior of the neighbourhood.”
 - Policy 6-a: “Zoning bylaws and other planning tools will be used to allow for residential intensification along main corridors.”
- Objective 7: “To increase housing options.”
 - Policy 7-a: “Zoning will allow for a variety of housing types.”
- Objective 8: “To ensure development intensification is located and designed to be compatible with existing uses and respect the residential amenities of nearby properties.”
 - Policy 8-a: “All non-residential or higher density residential development shall be compatible with and sensitive to the existing residential land uses of the neighbourhood.”

West Residential land use designation supports residential intensification and the increase of housing options, which is consistent with the purpose of the two new zones (RI and RI-1). Policies and regulations are in place to ensure infill developments are compatible with the existing neighbourhood. There should be no negative impacts to rezone properties in the West Residential land use designation in the future.

Section 4.11 Con Redevelopment Area

The Con Redevelopment Area is the former Con Mine industrial site with some low-density mobile homes and natural areas. Municipal services are available only in limited adjacent areas like parts of Con Road and Forrest Drive. The City is working with the territorial government and the mining company to acquire land adjacent to the existing mine lease for future development. It is the intent that any future residential development will include a mix of housing types and densities that provide residents a variety of housing choices.

The following Planning and Development Objective and Policy of the Con Redevelopment Area land use designation are applicable to this amendment:

- Objective 3: “To support the orderly development of a mix of density residential uses after at least 65% of the existing residential land supply in all other areas of the City is developed and after municipal services including pipes and fire protection services are installed.”
 - Policy 3-a: “No new greenfield residential development will occur until 65% of the existing land supply for primary residential uses is developed in all other areas of the City.”
 - Policy 3-b: “Development will have frontage on and access to a year round maintained public road.”

The Con Redevelopment Area land use designation supports a mix density of residential development once land becomes available. The new RI and RI-1 Zone conforms to the above objectives and policies and should be appropriate to rezone for future residential development following proper development sequence.

Section 5.1 Environment and Climate Change

The Community Plan supports climate change mitigation and sustainable development of land. Key considerations, such as reducing greenhouse gas emissions and adapting to the changing climate, should be incorporated into planning decisions.

The following Climate Change Mitigation Objectives and Policies are applicable to this amendment proposal:

- Objective 3: “To better utilize existing municipal infrastructure.”
 - Policy 3-a: “The City will prioritize development in the existing built footprint of the City before developing new greenfield areas.
 - Policy 3-c: “Higher density development will be encouraged near employment centres and major activity nodes.”

Residential intensification provides a more efficient utilization of existing infrastructure and services that reduces capital cost per capita. Infill development usually has a smaller carbon footprint and lower cost than greenfield development. The New zones supports a compact living style, improves energy efficiency, and reduces urban sprawl. Hence, this amendment is consistent with the environment and climate change polices under the Community Plan. When rezoning properties to RI or RI-1 Zone in the future, case-by-case analysis will ensure conformity with Community Plan’s environment and climate change policies.

Section 5.2 Transportation

The municipal road network links the City together in a safe and efficient manner. As a significant service and asset of the City, transportation plays an important role in the City's development plans.

Echoing the climate change mitigation policies as mentioned above, it is important to ensure that planning decisions support the efficient usage of existing road infrastructure and reduce urban sprawl. The new zones encourage residential intensification within established areas that should not require road network expansion. Infill development improves usage of existing road infrastructure, public transit, and active transportation. The new zones and associated changes to the Zoning By-law are consistent with the intent of the Community Plan.

Section 5.3 Municipal Infrastructure

The City provides and maintains piped water and wastewater services that contribute to the health and safety of residents. Other than road infrastructure, piped water and wastewater is another essential service and asset of the City. It is important to ensure efficient usage of the existing system before proposing network expansion, which is consistent with the policies under Section 5.1 Environment and Climate Change and the General Development Plan Goals.

The current infrastructure has sufficient capacity to support residential intensification, as confirmed by the Department of Public Works and Engineering. Proposed new development will undergo project specific evaluation.

The following Planning and Development Objectives and Policies are applicable to this amendment proposal:

- Objective 3: "To concentrate commercial and residential development in areas serviced by piped water and sewer services."
 - Policy 3-a: "Commercial and residential development will be prioritized in areas with piped water and sewer services."
- Objective 4: "To limit residential development in areas serviced by trucked water and sewer services."
 - Policy 4-a: "Residential development in areas with trucked water and sewer services will be discouraged."

Connection to municipal infrastructure is a critical factor for residential intensification. Residential intensification that takes place in established areas ensures connection and efficient use of existing infrastructure. Overall, the new zones and associated changes to the Zoning By-law are consistent with the intent of the Community Plan.

Section 5.4 Subdivision and Land Development Sequencing

Pursuant to the *Community Planning and Development Act*, the Community Plan provides a framework for the sequence in which specified areas of land may be developed or redeveloped to accommodate future land use needs in the short-term, medium-term, and long-term.

The following Planning and Development Objectives and Policies are applicable to this amendment proposal:

- Objective 1: “To utilize existing infrastructure for land development.”
 - Policy 1-a: “Vacant lots, both City owned and private, within the built area of the City will be prioritized before greenfield development.”

The new zones are designed for new or infill residential intensification development, which is prioritized for development under multiple policies in the Community Plan. Future development will occur in sequence according to the above policy. Overall, the new zones and associated changes are consistent with the intent of development sequence under the Community Plan.

- City of Yellowknife Zoning By-law No. 5405, as amended

New RI and RI-1 Zone (amendment #3)

A zoning by-law regulates land uses as permitted in the different zones. Each zone serves a different purpose hence has a different mix of permitted and discretionary uses and requirements. This amendment introduces two new residential zones – RI (Residential Intensification) and RI-1 Zone. RI Zone will provide an area for new or infill residential intensification development that supplies a mix of housing options. RI-1 Zone is a “lite” version of RI Zone, which will provide an area that supports infill of residential intensification that is suitable in established neighbourhoods or on land with constraints.

The goal is to increase housing supply and encourage efficient use of existing infrastructure, amenities, and services to suitable properties within established neighbourhoods of the City. The objective is to facilitate new residential development at appropriate locations. It is not the intent to rezone entire established neighbourhoods for residential intensification, nor overlay on existing zones. No property will be zoned RI or RI-1 Zone within the scope of this amendment. Rezoning of available property will occur through a separate site-specific public planning process.

Zone Concept

RI Zone - The two new zones will facilitate new or infill residential intensification development. The RI Zone permits townhouse and multi-unit dwellings as principal uses. As RI Zone is for larger-scale development, a few other compatible accessory uses are permitted (such as daycare facility) to support complete community development, as directed by Community Plan policies. However, it is not the intent of either RI or RI-1 Zone to permit principal uses other than residential uses. If the proposed development contains principal uses from other designations (such as commercial and institutional) and residential use is subordinate, then RC Zone, Downtown Zone or another Zone will be more appropriate.

RI-1 Zone - RI and RI-1 Zone are similar in terms of intended uses, but RI-1 Zone aims for a reduced development intensity. RI-1 Zone is a “lite” version of RI Zone. RI-1 Zone accounts for residential infill within established neighbourhoods or on land with constraints, such as topographic challenges. RI-1 Zone permits duplexes, townhouses, and multi-unit dwellings as principal uses. In these neighbourhoods

there are existing amenities (such as daycare and convenience store), thus there is no need for RI-1 Zone to provide such uses to support complete community. RI-1 Zone has a few tailored permitted uses and discretionary uses to ensure compatibility with the surrounding neighbourhoods.

No single detached dwellings are permitted in either RI or RI-1 Zone, as there are multiple zones available that permit single detached dwellings. RI and RI-1 Zones are the best fit to deliver residential intensification development.

Floor Area Ratio (FAR)

Floor Area Ratio (FAR) is a common and flexible planning tool that regulates built forms. FAR means the ratio of the gross floor area of a development over the site area of the land where it is located. The massing, layout, and other factors can affect the gross floor area of a building, which ultimately affects the resulting FAR value of the development. FAR acknowledges that lots are different in configurations and allows for flexible design that achieves the best result.

The new RI and RI-1 Zone contain a minimum FAR requirement – RI Zone requires a minimum FAR of 1.0 while RI-1 Zone requires 0.6. Scenario analysis shows that both FAR requirements are feasible under different subdivision and development scenarios. A minimum FAR requirement ensures that new development of a minimum scale will add to the housing supply and use municipal infrastructure in a more efficient manner.

FAR requirement varies in different places, depending on development objectives and policies. “An appropriate built form” in one city or community may not be the same in another³. Upon analysis of the demographic data and existing residential developments in Yellowknife, FAR requirements for RI and RI-1 Zone are calculated and determined based on Yellowknife context.

It is important to ensure that FAR requirements are not set overly high and are reasonable to build for Yellowknife’s context. For reference, the Ciara Manor (4402 School Draw Avenue) has a FAR of 1.1. Many other existing developments have a FAR above 1.0, so it is reasonable and feasible to achieve a minimum FAR of 1.0 in Yellowknife.

On the other hand, FAR requirements should help infill development blend with the surrounding area to maintain the character of the existing neighbourhoods. Using the neighbourhood around Gitzel and Matonabee Street as an example - an average lot with a single-detached dwelling is around 890 m² and has a FAR of 0.37. The minimum FAR requirement of RI-1 Zone (0.6) is equivalent to a duplex or a low-rise apartment that is 1.5 times the size of that single-detached dwelling on the same lot, which blends the resulting structure into the established neighbourhood. A lower FAR requirement enables small-scale, financially viable developments that is ideal within established neighbourhoods.

The same FAR could result in different built forms - an apartment building and a cluster of townhouses may have the same FAR value. Zoning requirements, such as lot coverage, setbacks and height, are in

³ In Coquitlam, a maximum FAR of 1.4 to 5.0 is required for townhouse and apartments. In Edmonton, a medium scale residential zone requires a maximum FAR of 2.3 to 3.8.

place to further ensure that the proposed built form is compatible with the surrounding. Minimum lot standards are set to encourage and accommodate larger-scale developments in RI Zone. RI-1 Zone standards accommodate smaller-scale developments that are suitable in established neighbourhoods.

Associated changes

Definitions

Definitions in plain language are provided. A detailed side-by-side comparison of the new and proposed definitions is in Appendix C.

General regulations

Since floor area ratio is a new requirement, the by-law amendment reflects Council's authority to vary such requirement in accordance with the *Community Planning and Development Act* (Section 23). The amendment removes the term "density" as there are no density requirements remaining, as defined in the by-law.

Current parking requirement for multi-unit residential development within Parking Standard Area 2 (Appendix A) is replaced with a maximum parking requirement, which is to eliminate parking as a barrier for development and to encourage residential intensification in that area. Parking Standard Area 2 is mostly located along transit routes and in close proximity to downtown. Residents may not fully rely on personal vehicles for daily functions, so reducing parking requirements in this area is reasonable. This will also encourage the use of active transportation and public transit that contributes to the GHG reduction goals of the City and the country. When rezoning lands to RI or RI-1 Zone, the proper parking standard area will also be considered and applied.

Regulations regarding planned development include plain language and ensure the requirements meet the intent of the by-law.

Landscaping is a standard requirement for development and are included in the regulations for the new RI and RI-1 Zone. Requirements of recreation space are updated with measurable standards (such as minimum size requirements) to ensure proper application of the by-law. More clarity is provided for the decision making process for equivalent recreation spaces. Recreation space ensures that residential developments of a certain size provide reasonable and pleasing living environment to the residents. It is not the City's intent to encourage development in exchange of living quality.

A detailed side-by-side comparison of the new and proposed regulations is in Appendix C.

Consultation:

- Consultation with City Departments

The Department of Public Works and Engineering provided review on the layout, systems and capacity of municipal infrastructure. There is no identification of major concern related to residential intensification development. Development proposals should be assessed on a case-by-case basis during rezoning.

The Division of Lands and Building Services provided comment on the feasibility of the new zones and requirements. The proposed amendment as presented includes incorporation of internal comments.

- Public Consultation

Public consultation represents good planning practice when drafting a zoning by-law amendment, although it is not a mandatory process required by legislation. Administration used the online engagement platform, PlaceSpeak, to provide surveys, discussion forums, and other resources to gather input from the public from June 14 to July 5, 2024. Incorporation of public input, comments and suggestions form the amendment where appropriate. Detailed comments and administration’s response are in Appendix B.

- Statutory Public Hearing

In contrast to public consultation, a public hearing is a mandatory procedure for adopting a by-law amendment. As the amendment process progresses, the City will notify the public of the statutory public hearing.

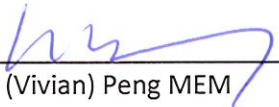
Timeline

June 14 - July 5	Administration conducted with public consultation.
July – September	Administration collected and reviewed feedbacks from public consultation. Administration drafted the amendment and incorporated feedback.
September 23	Administration will present the draft to GPC for consideration.

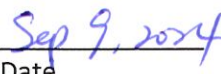
Conclusion:

By-law No. XXXX, to amend the Zoning Bylaw No.5045 to add two new zones (RI and RI-1 Zone) and associated changes is brought forward for Council’s consideration. The proposed amendment conforms to the Community Plan By-law No. 5007 and Zoning By-law No. 5045.

Reviewed [and Approved] by:



Qi (Vivian) Peng MEM
Planner



Date

Concurrence by:



Charlsey White, RPP, MCIP, AICP
Director, Planning and Development



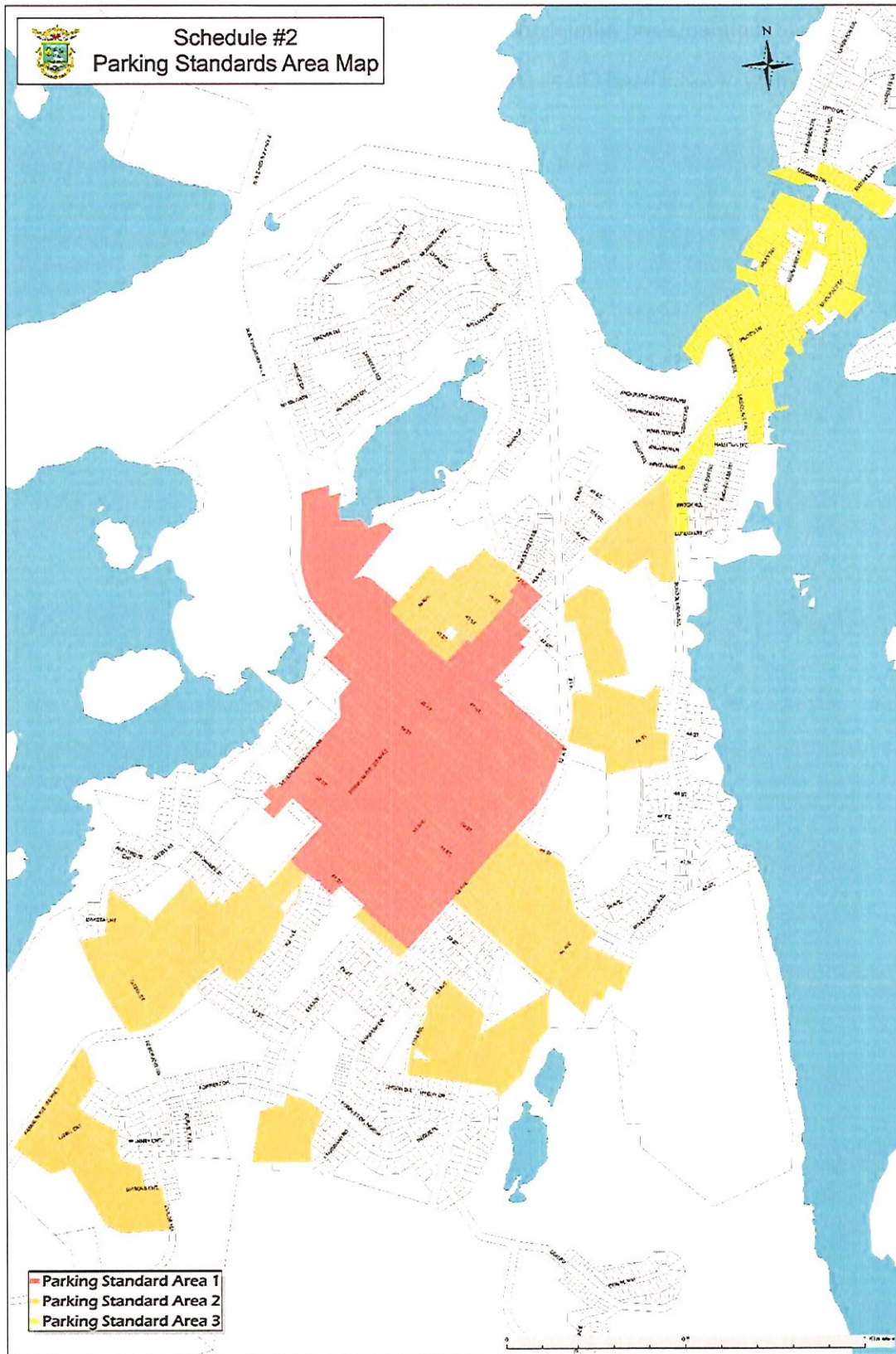
Date

Appendix A – Parking Standard Area Map

Appendix B – Public comments and Administration’s response

Appendix C – Summary of Associated Changes to the Zoning By-law

Appendix A – Parking Standards Area Map



Appendix B – Public comments and Administration’s response

No.	Public Input	Administration’s Response
	Surveys	
1	<p>No. Rezoning offers no guarantee of more affordable housing supply. The City has jurisdiction and a variety of tools at its disposal to increase housing supply, particularly affordable housing. The City should use policy, taxation, and infrastructure to encourage more affordable housing.</p>	<p>The purpose of the Zoning By-law is to regulate and control the use and development of land and buildings in a balanced and responsible manner. The proposed new zones are designed for residential intensification to bring more housing and for a more efficient use of infrastructure. Planning collaborates with other departments and agencies to create solutions for more housing. For example, the City’s Development Incentive By-law update will provide financial incentives for residential intensification and affordable housing.</p>
2	<p>I support efforts to increase housing supply - but I'm not convinced that any new zones are required. The community plan provides guidance for increasing housing supply in areas with existing infrastructure, where older properties are ready for re-investment. It would be good to know what kind of research the Planning Department has done to understand why developers are not pursuing redevelopment in areas already zoned for 'intensification'. The proposed definition of density is also confusing, as FAR is not a way to measure any increase in the number of units, or the types of units. The term 'intensification' also needs a definition - and an example of how it will be applied.</p>	<p>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. The proposed new zones are seen as the next step to facilitate residential intensification, where no single detached dwelling or uses from other categories (such as commercial or institutional) will be permitted.</p> <p>A housing needs assessment is under way to inform the current housing situation in Yellowknife. The Planning Department also sent out an interest group survey to understand the major obstacles for developing more housing in Yellowknife, which informs the drafting of this amendment.</p>
3	<p>Not at all. There is nothing wrong with a city having low-density neighbourhoods. If you want more housing, bring new neighbourhoods to market and make them as high density as you like - and then let the buyer beware. Furthermore, if a person's single-family house burns down, they should be allowed to rebuild a single-family house rather than being forced to build a duplex.</p>	<p>"Density" is a defined term under the Zoning By-law No. 5045. The proposed new zones will have no association with "density" anymore and will focus on intensification with requirements such as FAR, height, and lot coverage to ensure compatibility. Density has more recently fallen out of use in land use planning, as a measure, due to human rights considerations.</p> <p>"Intensification" is not associated with any specific requirement in the By-law. The concept of intensification is expressed through the permitted uses and requirements of the new zones; hence, it does not need to be defined separately.</p> <p>The new zones are designed for new and infill residential intensification development. The new zones will be applied to properties that are ideal for such development. It is not the intent to rezone entire neighbourhoods or occupied properties for redevelopment. No property will be zoned RI or RI-1 yet and no existing property will be impacted by this amendment. Zones will remain where single detached dwellings may be permitted.</p> <p>For more information, please visit our website: www.yellowknife.ca/newresidentialzones</p>
4	<p>Yes. Should be architecturally controlled and enforced.</p>	<p>The new zones contain a requirement of minimum Floor Area Ratio (FAR). FAR is a common tool to regulate built forms. FAR will work with other requirements, such as height and lot coverage to ensure compatibility with the surroundings. Design requirements are also added to further ensure compatibility.</p> <p>For more information, please visit our website: www.yellowknife.ca/newresidentialzones</p>

5

Agree that more design direction would help people to accept higher density housing - without being overly prescriptive.

The new zones contain a requirement of minimum Floor Area Ratio (FAR). FAR is a common and flexible tool to regulate built forms. FAR acknowledges that lots are different in configurations and allows for flexible design that achieves the best result without being overly prescriptive. FAR will work with other requirements, such as height and lot coverage to ensure compatibility with the surroundings. Design requirements are also added to further ensure compatibility.

For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

6

Yes. Should be architectural designed with strict enforcement

The new zones contain a requirement of minimum Floor Area Ratio (FAR). FAR is a common tool to regulate built forms. FAR will work with other requirements, such as height and lot coverage to ensure compatibility with the surroundings. Design requirements are also added to further ensure compatibility.

For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

7

Some of the changes to definitions are good as they remove previously embedded regulatory conditions, but the definitions being used for density are problematic (i.e. site density vs unit density). Any regulations that allow development 'to the satisfaction of the Development Officer' do not provide clarity (8.1 is an example). It seems like the intentions are good, but would be clearer if minimum acceptable conditions were set out. The proposed amendment to add two new zones should be removed until it is known where they might be used, and what existing zoning will need to change. It is also difficult to understand what types of development will be allowed by the proposed new zones and regulations without a lot of study. To get any meaningful input from residents it would be useful to develop some illustrations to show a range of types of development the proposed amendments would support - for example a 3D massing diagram on a couple of typical lot sizes, and another showing setbacks and outdoor recreation space determinations.

"Density" is a defined term under the Zoning By-law No. 5045. The proposed new zones will have no association with "density" and will focus on intensification with requirements such as FAR, height, and lot coverage to ensure compatibility. In the future, there will be an opportunity to update the zoning by-law in a comprehensive manner and discuss the applicability of 'density'.

The proposed updates to section 8.1. provide minimum standards for recreation space for better implementation. Development Officer's authority to make the final decision is retains to account for the different types of recreation spaces and the different situations of each development, without the requirements being too prescriptive. The Development Officers will use their knowledge and expertise to ensure the proposal meets the intent of the by-laws.

No property will be zoned RI or RI-1 within the scope of this amendment. Rezoning will take place when properties become available.

Infographics illustrate the new zones. Examples of development and other useful information about this proposed amendment have been provided on the City's website: For more information, please visit our website: www.yellowknife.ca/newresidentialzones

8

Two new residential zones: Residential Intensification (RI) and RI-1 are added and some associated changes are included in this amendment. Why not include RE in this as well. The RE lots are usually bigger in size. It will create more options for the owners to build multi units if they choose to do so. Thanks,

Currently, RE-Zoned properties are located outside the municipal water and sewer network, which is not ideal for residential intensification.

9

Yellowknife already has the ability to make zoning exceptions. Has the city of Yellowknife been denying residential zoning exceptions? No! Therefore, the problem is not zoning, it's taxes, specifically federal taxes! The current tax regime of the current federal government destroys all incentive to invest in properties. And to make it worse, they now want to increase capital gains taxes on large sales like real estate!
If you want people to invest in real estate, you must make the federal government understand that they

This is beyond the scope of this amendment and the City's jurisdiction.

cannot continue disincentivizing investment in the very area they want to grow!

10 The city has prioritized medium density housing in the last 10 years and it is time to admit that option isn't suitable for a majority of residents. The lack of detached housing in Yellowknife is driving prices up. It is important to have a small surplus of all types of housing stock to help mitigate market effects and to account for the transient nature of the population. Condos are sitting vacant in major urban centres because they went all in on the infill strategy.

A housing needs assessment is under way to inform the current housing situation in Yellowknife. The challenge of housing, especially affordable housing and housing to meet the needs of resident, remains an issue for the community and its economy. The new zones are designed for new and infill residential intensification development. The existing residential zones (R1, R2, RC, RC-1, and RE) remain in place to provide areas for a variety of housing development, such as single detached housing.

For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

11 I'm not sure

Thank you for your comment.

12 YK needs more Housing now & for future

Thank you for your comment.

13

I cannot find where these areas are proposed to be, but what I was able to read does look like it will increase housing supply and provides options.

The new zones are designed for new and infill residential intensification development. The new zones are for properties that are ideal for such development. It is not the intent to rezone entire neighbourhoods nor occupied properties for redevelopment. No property will be zoned RI or RI-1 yet and no existing property will be impacted by this amendment.

For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

14 People do not want to live in 2 bedroom apartments. NWT population is not actually growing and there are +++ houses on the market currently. I do not truly believe there is a housing shortage as bad as people make it out to be

A housing needs assessment is under way to inform the current housing situation in Yellowknife. The challenge of housing, especially affordable housing and housing to meet the needs of residents, remains an issue for the community and its economy.

On a municipal level, the Zoning By-law does not regulate the types of unit being built (i.e., bachelor, 1-bedroom, 2 bedroom). Consideration of incentives for certain types of units is underway.

15

Obviously that is the intention of the proposed changes. Clearly there is land all over the city that isn't being developed. That does not inspire confidence that the proposed changes will have a significant impact. However, that said, individuals may step up and take initiative. So I don't have a clear yes of no answer.

Currently there is little to no available land for new residential development. Many vacant lands in the City are owned by other entities, such as the territorial or federal government. Until the lands are transferred to the City, the City has no control over the development of those lands. The city is working to bring land it currently owns to market in the near future.

16

The changes are very hard for regular citizens to fully comprehend. How will areas for RI and RI-1 be selected? What are the basic differences in RI and RI-1 and present zone areas? Will administration continue to grant variances which often go against the intent of the zones and neighbourhoods?

17

The type of zoning can be a positive and negative force in a city. Increasing density is often a negative in a small city like Yellowknife.

I'll start off by saying the background documentation provided offers little information on how the proposed changes are intended to facilitate increased housing supply and diversity of options, and how the current ZB prevents this - the Planning department can do better, particularly as the City is already aware of how cautious residents are around issues of intensification. Meaningful engagement on this topic requires more plain-language material.

18

A big gap is the lack of indication of where the RI and RI-1 zones may be; to be honest, I find it hard to believe this engagement doesn't include at least some indication of where the new zones will be found. Reading between the lines, I imagine that RI is intended for the Taylor Road area and obviously RI-1 in some (but which?) of the previously-identified infill areas.

It seems the intent of RI is to allow significant apartment or townhouse developments at a slightly larger scale than the current ZB allows, with no maximum site area restrictions. In this sense, and expecting that a particular developer is pushing these changes, I imagine the addition of RI will increase housing supply, though not necessarily diversify them. In terms of diversification, I do think that the lowering of the minimum number of units in multi-unit dwellings could help to a small degree. However, I still struggle to understand why an increased and more diverse housing supply is not possible under the current bylaw, and I don't believe these changes will lead to any improvement in affordability.

The new zones are for new and infill residential intensification development, which is different from the existing zones. No property will be zoned RI or RI-1 within the scope of this amendment. Rezoning will take place when properties become available. Rezoning is a separate Zoning By-law amendment process that is regulated by legislation. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing).

The City reviews variance applications on a site by site basis. Applications are assessed individually and rigorously based on the applicable by-laws and regulations. The Zoning By-law authorizes a development authority to approve variances based on the determination that the proposal does not unduly interfere with the amenities of the neighbourhood; or detract from the use, enjoyment or value of the neighbouring parcels of land.

Thank you for your comment.

The new zones are designed for new and infill residential intensification development, which is facilitated through the permitted uses and requirements of the new zones.

No property will be zoned RI or RI-1 within the scope of this amendment. Rezoning will take place when properties become available. Rezoning is a separate Zoning By-law amendment process. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing).

This proposed amendment of the Zoning By-law includes an update to the definition of "multi-unit dwelling" to clarify the language on minimum number of dwelling units to three.

For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

- 19 Not sure where this is being driven from. Until an actual needs assessment is complete on what types of housing are the most needed is complete should you be changing zoning. To arbitrarily change zoning without this information impacts existing residents as changing an area from medium density to a higher density can have an impact on the value of their home. Traffic doesn't seem to take enough priority as evidenced by the mess that going on in Niven/Hagel.
- 20 Agree that the proposed changes may increase supply, however, without an actual geography upon which to overlay the two new proposed zones, the concept remains too theoretical for a holistic discussion.
- 21 That is not an appropriate yes or no question. There are places in Frame Lake South where it would be appropriate and places where it absolutely would not be! If it's appropriate, yes I would support it. That said, Frame Lake South already has a number of townhouses
- 22 Medium density housing is the best use for infill as long as it doesn't impede access to green space pockets within the neighbourhood
- A housing needs assessment is under way to inform the current housing situation in Yellowknife. The lack of housing, especially affordable housing, remains an issue for the community and its economy.
- The new zones are designed for new and infill residential intensification development, where compatibility is a priority. Requirements, such as Floor Area Ratio (FAR), height, and lot coverage, are in place to make sure that developments are compatible with the surroundings. Traffic is a consideration when reviewing development proposals. The Zoning By-law states that a Traffic Impact Study may be required when there is concern on the impact on adjacent public roadways, pedestrian circulation on and off-site, vehicular movements circulation on and off-site, turning radius diagram for large truck movements on and off-site, and any other similar information required by the Development Officer.
- No property will be zoned RI or RI-1 within the scope of this amendment. Rezoning will take place when properties become available. Rezoning is a separate Zoning By-law amendment process that is regulated. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing).
- For more information, please visit our website:
www.yellowknife.ca/newresidentialzones
- The new zones are designed for new and infill residential intensification development. The new zones will be applied to properties that are ideal for such development. Rezoning will take place when properties become available. Rezoning is a separate Zoning By-law amendment process that is regulated. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing).
- For more information, please visit our website:
www.yellowknife.ca/newresidentialzones
- The new zones are designed for new and infill residential intensification development, where compatibility is a priority. The new zones are applied to properties that are ideal for such development. Rezoning will take place when properties become available. Rezoning is a separate Zoning By-law amendment process that is regulated by the regulations, and the public will be invited to provide comments in a public hearing.
- For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

- 23 I feel that Niven is already at it's maximum density that maintains the wellbeing of the neighbourhood, any further densification would greatly reduce the quality of life in the neighbourhood, as well as be a detriment to the property values of some of these very expensive homes that families have invested in. Rather than adding more to this already established and very full neighbourhood, I would love to see the city encourage further housing development on already vacant lots in the downtown core such as where the two apartment buildings burned down within the past few years, the area where GM once used to be, the lot across the street from there by Independent Grocer. If more apartments/condos are in the downtown core, then more people will be living/eating/shopping in the area contributing to its vibrancy, as well these people would not require vehicles if they work in the downtown core.
- The new zones are designed for new and infill residential intensification development, where compatibility is a priority. Both new and infill properties will be considered for rezoning. Rezoning will take place when properties become available. Rezoning is a separate Zoning By-law amendment process that is regulated. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing).
- For more information, please visit our website:
www.yellowknife.ca/newresidentialzones
- 24 YK needs more Housing now & for future
- Thank you for your comment.
- The City reviews applications on a site by site basis. Applications are assessed individually and rigorously based on the applicable by-laws and regulations. As part of the standard procedure, the public is able to provide comments during the review process to express ideas, identify concerns and engage in the planning process.
- 25
- This proposed amendment includes an update to the requirements on recreation space, which will provide measurable standards for implementation.
- For more information, please visit our website:
www.yellowknife.ca/newresidentialzones
- not carteblanche approval. approval subject to comment about green recreational space below.
- Infill development takes place on unused or underused properties within or adjacent to developed areas of the city, with access to municipal infrastructure and amenities. This is an economical and sustainable form of development. When properties become available, the City implements a standard procedure to dispose such properties in accordance to the Land Administration By-law.
- 26
- I don't know what you mean by "infill development". Would the city take over the vacant lot and build something? Could they come along and put a multi-unit building right next door to my house? I would not be ok with that.
- No property will be zoned RI or RI-1 within the scope of this amendment. Rezoning will take place when properties become available. Rezoning is a separate Zoning By-law amendment process that is regulated. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing).
- For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

If my house burns down, I don't want to lose the ability to rebuild a single-family home. I also wouldn't want taller buildings blocking my sunlight - especially in winter. And lastly, McMahan Court is an example of density run amok.

27 Why don't you just bring new medium density neighbourhoods to market rather than trying to re-engineer existing neighbourhoods? There is nothing wrong with a City having low-density neighbourhoods.

And people should be able to count on the character of the neighbourhood they invested in not changing significantly.

28 Parking remains a huge issue in this town that has not been addressed. Buildings are built with little consideration for parking. People refused to acknowledge that in a town with this climate a vehicle is needed for most people. Oftentimes people who live in apartments have 2+ vehicles (roommate situations) Bylaw does not enforce parking bylaws as it is and neighborhoods are already over crowded with street parking.

29 answering yes gives a statistical boost to the proposal. Answering no, in zoning matters, makes you a pariah to the planners. I'm not opposed to appropriate development that conformed to the rules established at the outset of the bylaw change, rules not to be ignored through variance request, especially if the administration had the authority to grant the variance without first getting council approval. The idea that variances can be granted holus bolus is simply offensive if one has chosen to invest in a neighbourhood with specific amenities, say, particularly attractive to raising children. Investment in a home deserves a solid degree of certainty.

30 "Established areas" deserve to be maintained and not radically changed by placing large multi-unit buildings that bump up neighbourhood populations unreasonably. Is it too much to expect the feel and look of a neighbourhood be maintained by adding units that will fit in? Will the proposed bylaw mean that spot zoning will take place to change existing zoning or can RI and RI-1 be applied everywhere? Will there be public consultation once specific areas for infill become available or is the public being asked here to give blanket approval or disapproval? Will the infill respect the characteristics of the existing neighbourhood? Will the proper geotechnical and environmental impact evaluations be performed before rezoning and development go ahead? Will wetlands, shoreline areas and parks/rec areas continue to be encroached upon? Where are the "proposed zones" going to be?

The new zones are designed for new and infill residential intensification development, where compatibility is a priority. Both new and infill properties will be considered for rezoning. No property will be zoned RI or RI-1 within the scope of this amendment. Rezoning will take place when properties become available. Rezoning is a separate Zoning By-law amendment process that is regulated. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing).

For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

The City reviews applications on a site by site basis. Applications are assessed individually and rigorously based on the applicable by-laws and regulations.

Variance authority and process can be found in the Zoning By-law. Zoning By-law No. 5045 grants variance authority to Development Officers regarding front, side and rear yard setback, landscaping, parking, lot width, building height, lot coverage, and lot area, while Council may consider variances regarding lot coverage, lot area, and building height. As part of the standard procedure, the public may provide comments during the review process.

The new zones are designed for new and infill residential intensification development, where compatibility is a priority. Requirements, such as Floor Area Ratio (FAR), height, and lot coverage, are in place to make sure that developments are compatible with the surroundings.

The new zones will be applied to properties that are ideal for such development. It is not the intent to rezone entire neighbourhoods or occupied properties for redevelopment. No property will be zoned RI or RI-1 yet and no existing property will be impacted by this amendment. Rezoning will take place when properties become available. Rezoning is a separate Zoning By-law amendment process that is regulated. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing).

The City reviews applications on a site by site basis. Applications are assessed individually and rigorously based on the applicable by-laws and regulations. The Development Officer may require additional studies to understand the impact of the proposal, such as traffic impact study and sun shadow study. The public may provide comment

during the review process.

For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

31

My neighbourhood is low density and functions well with that zoning.

The new zones are designed for new and infill residential intensification development, where compatibility is a priority. Requirements, such as Floor Area Ratio (FAR), height, and lot coverage, are in place to make sure that developments are compatible with the surroundings. It is not the intent to rezone entire neighbourhoods or occupied properties for redevelopment. No property will be zoned RI or RI-1 yet and no existing property will be impacted by this amendment. Rezoning is a separate Zoning By-law amendment process that is regulated. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing).

For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

32

Infill development needs to be prioritized given the costs of extending infrastructure to greenfield areas. The current bylaw allows for such infill development, and if the City is seeing issues with such proposed developments, better communication is needed on why these proposed changes will make the difference.

New zones are required to facilitate new and infill residential intensification development, which is supported by Community Plan policies. Intensification policy is implemented through the permitted uses and requirements of the new zones. The existing residential zones (R1, R2, RC, RC-1, and RE) remain in place to provide areas for a variety of housing development, such as single detached housing.

For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

33

Not an easy decision without knowing where are what is proposed. I think its pretty obvious that high rents are not a deterrent for bad tenants. Very few high density dwellings don't have tenant problems that affect nearby residents. As much as council and administration doesn't want to admit it, this is not a town where people walk or take public transit so parking for these types of units in residential areas can impact residents.

The new zones are designed for new and infill residential intensification development, where compatibility is a priority. Both new and infill properties will be considered for rezoning. No property will be zoned RI or RI-1 within the scope of this amendment. Rezoning will take place when properties become available. Rezoning is a separate Zoning By-law amendment process that is regulated. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing). For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

Parking is a requirement in the Zoning By-law.

The rules for renting property in the Northwest Territories are

governed by the Residential Tenancies Act and the Residential Tenancies Regulation, which is under the jurisdiction of the Government of the Northwest Territories.

34 Yes.

Thank you for your comment.

35

No property will be zoned RI or RI-1 within the scope of this amendment. Rezoning will take place when properties become available. Rezoning is a separate Zoning By-law amendment process that is regulated. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing).

Dependant on the lot

For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

36 Tiny/small homes

Thank you for your comment.

37 Single unit.

Thank you for your comment.

38 triplex

Thank you for your comment.

39

The new zones are designed for new and infill residential intensification development, where compatibility is a priority. Requirements, such as Floor Area Ratio (FAR), height, and lot coverage, are in place to make sure that developments are compatible with the surroundings. Rezoning is a separate Zoning By-law amendment process that is regulated. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing).

I would prefer a development that had the least impact on the established neighbourhood and the existing expectations of current homeowners.

For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

40

No property will be zoned RI or RI-1 within the scope of this amendment. Rezoning will take place when properties become available. Rezoning is a separate Zoning By-law amendment process that is regulated. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing).

The type of infill would be dependant on the lot.

For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

41

the requirement to preserve a minimum level of outdoor recreation space will be crucial to the success of increased infill density....and a high proportion of it needs to be greened space.

The new zones are designed for new and infill residential intensification development, where compatibility is a priority. This proposed amendment includes an update to the requirements on recreation space, which will provide measurable standards for implementation. The City reviews variance applications on a site by site basis. Applications are assessed individually and rigorously based on the applicable by-laws and regulations.

For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

42

Other than duplexes, multiuse buildings should be limited to existing areas where other apartment buildings, townhouse, etc are. Putting an apartment complex in a residential area with detached homes would be an eye sore, and cause issues with traffic, etc.

The new zones are designed for new and infill residential intensification development, where compatibility is a priority. Requirements, such as Floor Area Ratio (FAR), height, and lot coverage, are in place to make sure that developments are compatible with the surroundings. It is not the intent to rezone entire neighbourhoods or occupied properties for redevelopment. No property will be zoned RI or RI-1 yet and no existing property will be impacted by this amendment. Rezoning is a separate Zoning By-law amendment process that is regulated. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing).

For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

43

Need some retail options for this area. Kam lake / grace area is growing.
Also need some roundabouts rather than traffic lights.

The new zones are designed for new and infill residential intensification development. Retail use is not the focus of this amendment. There are existing commercial zones that permit retail uses as of right. No property will be zoned RI or RI-1 yet and no existing property will be impacted by this amendment. Rezoning is a separate Zoning By-law amendment process that is regulated. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing).

As part of Budget 2025 Council will discuss the development of a Master Transportation Plan.

For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

44

I'm generally supportive of anything the City can do to increase residential density. I thought the last updates to the zoning by-law were on the timid side, so this proposed change is good to see. Be bold!

Thank you for your comment.

45 We have just completed an exhausting and difficult period establishing bylaw 5045. Members of the public were belittled by council and administration for speaking up when invited to do so. It's distressing that the planning department was so short sighted in that endeavor that within a year they were talking about rezoning sections of the city and now we have a new proposal on the table. Spot zoning is poor zoning. Flipping the rules so frequently is not planning. Variances should be strictly limited and be subject to very thorough public discussion before changes are accepted.

46 Will present zones such as PR and NP be switched to RI and RI-1?
Will the changes to the "selected lots" be made by recommendation of administration?
How will areas be selected?
What oversight will be given to selected sites to make sure they are suitable for RI and RI-1? Who makes those judgements? On what will these judgements be based?
Why are these changes being requested when City Council just passed a new Community Plan in 2019? Wasn't this supposed to avoid constant changes and amendments to by-laws?

47 As others have mentioned in the comments, the definition of density in the bylaw needs work.

48 Stop approving more high density in residential areas where existing multi dwelling exists. Get a needs assessment completed before making any addition knee-jerk reactions to the zoning by law. And stop calling residents NIMBY when you change a multi dwelling zoning to high density without understanding how it affects them.

The new zones are designed for new and infill residential intensification development. The new zones will be applied to properties that are ideal for such development. Rezoning will take place when properties become available. Rezoning is a separate Zoning By-law amendment process that is regulate. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing). For more information, please visit our website: www.yellowknife.ca/newresidentialzones

The Zoning By-law is a living document. The territorial legislation provides Council with the authority to amend by-laws in order to adapt to the evolving needs and changing situations in the community. An amendment may fix an existing issue or provide additional tools to help the by-law function better. Generally speaking, a by-law should be reviewed and updated on a regular basis and as needed.

The new zones are designed for new and infill residential intensification development. The new zones will be applied to properties that are ideal for such development. Rezoning will take place when properties become available. Rezoning is a separate Zoning By-law amendment process that is. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing). General information on the by-law amendment process has been provided on the City's website (www.yellowknife.ca/newresidentialzones).

The Zoning By-law is a living document. The territorial legislation provides Council with the authority to amend by-laws in order to adapt to the evolving needs and changing situations in the community. An amendment may fix an existing issue or provide additional tools to help the by-law function better. Generally speaking, a by-law should be reviewed and updated on a regular basis and as needed.

"Density" is a defined term under the Zoning By-law No. 5045. The proposed new zones will have no association with "density" and will focus on intensification with requirements such as FAR, height, and lot coverage to ensure compatibility. In the future, there will be an opportunity to update the zoning by-law in a comprehensive manner and discuss the applicability of 'density'.

For more information, please visit our website: www.yellowknife.ca/newresidentialzones

A housing needs assessment is under way to inform the current housing situation in Yellowknife. The challenge of housing, especially affordable housing and housing to meet the needs of resident, remains an issue for the community and its economy. The new zones are designed for new and infill residential intensification development. The existing residential zones (R1, R2, RC, RC-1, and RE) remain in place to provide areas for a variety of housing development, such as single detached housing.

For more information, please visit our website: www.yellowknife.ca/newresidentialzones

49

these changes should be brought forward with mapping of proposed zones to facilitate an informed discussion.

No property will be zoned RI or RI-1 within the scope of this amendment. Rezoning will take place when properties become available. Rezoning is a separate Zoning By-law amendment process that is regulated by the regulations, and the public will be invited to provide comments in a public hearing.

For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

50

I understand that the proposed changes to the bylaw have yet to be written, so at this juncture you can't expect residents to pledge their support without first seeing what it will look like

Thank you for your comment.

51

I find the City vague.

Thank you for your comment.

52

I would like to know more about outdoor recreational requirements

Requirements for recreational space are in section 8.1.3 of Zoning By-law No. 5045. Proposed amendments to the requirements on recreation space were provided in PlaceSpeak and are located on the City's website (www.yellowknife.ca/newresidentialzones).

53

I would like to see where the additional areas are proposed for development. Also the bit about infill development needs to be explained/explored further.

No property will be zoned RI or RI-1 within the scope of this amendment. Rezoning will take place when properties become available. Rezoning is a separate Zoning By-law amendment process that is regulated. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing).

For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

54

Most residents are not familiar with zoning bylaws and cannot understand the implications or the intent of the changes and often only realize it after the fact when an actual development starts going up.

Thank you for your comment.

55

Where are these new zones going? That's kind of an important consideration. This process lacks transparency. Especially given that you updated the zoning bylaw only two years ago.

No property will be zoned RI or RI-1 within the scope of this amendment. Rezoning will take place when properties become available. Rezoning is a separate Zoning By-law amendment process that is regulated. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing). For more information, please visit our website: www.yellowknife.ca/newresidentialzones

The Zoning By-law is a living document. The territorial legislation provides Council with the authority to amend by-laws in order to adapt to the evolving needs and changing situations in the community. An amendment may fix an existing issue or provide additional tools to help the by-law function better. Generally speaking, a by-law should be reviewed and updated on a regular basis and as needed.

56

What sites exactly are you planning to develop?

No property will be zoned RI or RI-1 within the scope of this amendment. Rezoning will take place when properties become available. Rezoning is a separate Zoning By-law amendment process that is regulated. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing).

For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

57 Having very little trust in the planning department, I would suggest the discussion would benefit from a decision flow chart that would inform the public of how decisions would be made, who had authority to permit development, and what timelines and public review would be required. Very clear information should be provided, for public discussion, on the term variance, what it means, what latitude it envisions and why, and who makes the decisions.

A new planning website is under work that will provide clear information on the various planning process. The current City's website provides general information on the by-law amendment process, including who has the authority to make decisions on amendments (www.yellowknife.ca/newresidentialzones).

58 This topic is almost impossible for regular citizens to comprehend as there are so many lengthy documents. Maybe I missed it but I never did find anything to tell me the difference between RI and RI-1. I get the strong feeling that this bylaw change will go ahead regardless of what the public thinks, and I fully understand that infill is cheaper than developing new neighbourhoods. I don't trust administration to take any regard of public feedback. Bylaws will be changed, variances made, zones modified, and whatever structure a developer and administration wants will go ahead. Meanwhile, sadly, experience indicates that anyone giving feedback will be labelled "nimby".

RI-1 Zone is a "lite" version of RI Zone, which is designed for infill development within established areas. More information on both zones was provided on PlaceSpeak and on the City's website (<https://www.yellowknife.ca/en/doing-business/proposed-zoning-by-law-amendment-ri-and-ri-1-zone.aspx>). The City's website also provides general information on the amendment process. The public will have an opportunity to provide feedback directly to administration and Council during the decision making process.

59 This proposal should be more actively discussed in Yellowknife.

Thank you for your comment.

60 My comments were mostly noted under the first box, but no, I think information is clearly lacking in two areas: a plain-language explanation of *how* the proposed changes will have a positive impact, along with what the issues are in the current bylaw; and some sort of indication of where each zone is proposed to be implemented. Not having this will just lead to another s***storm when the proposed areas do come out - in my opinion it would be better to tackle both these amendments and the zoning map at the same time.

The new zones are designed for new and infill residential intensification development. No property will be zoned RI or RI-1 within the scope of this amendment. Rezoning will take place when properties become available. Rezoning is a separate Zoning By-law amendment process that is regulated. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing).

For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

61 Quite frankly understanding zoning is a bit difficult for most residents to wrap their heads around. Residents feel that the appeal process is such a joke that most can't be bothered and feel bulldozed by council and developers. Perhaps more direct consultation with residents in areas that would affect them might be a better approach.

Appeal is a separate process that is beyond the scope of this proposed amendment.

62

This should be brought forward for consideration when geographic boundaries for proposed zoning are developed.

No property will be zoned R1 or R1-1 within the scope of this amendment. Rezoning will take place when properties become available. Rezoning is a separate Zoning By-law amendment process that is regulated. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing).

For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

63

I have no context to compare this to. An example of what this might look like would be helpful.

The City's website provides details on how FAR is calculated and examples of existing developments in Yellowknife with different FAR values to provide context. For more information, please visit our website: www.yellowknife.ca/newresidentialzones

Email

I spoke with Tats Friday – he filled me in on a few questions I had – a couple things on this proposed Zoning By-law amendment to add two new residential zones: one of the principles relating to the creation of the Zoning By-law 5045 was to reduce the number of residential zones in the City for various reasons – significant concern was raised at that time about lumping residential zones into categories that allowed a lot of higher density residential development in single family residential areas all over the City (except Grace Lake!) – now two or so years down the road we need 2 new residential zones! Hmm...

64

Also hard to wrap my head around the rationale to create these 2 new zones, but not apply them on the ground anywhere in the City. Will the City allow these 2 zones to be applied "spot zoning" style? Would be curious if you could provide me with any numbers 2 years down the road on how many infill developments (not Majenovich greenfield developments or the Bellanca building repurpose) have taken place as a result of this new Zoning By-law (ie. backyard residences – single family home teardown resulting in multi unit development etc.)

I would suggest that the City's long term residential housing goal as outlined in the Community Plan is flawed, in so far as that it creates no opportunity for new greenfield single family residential development. So I'm not sure why the City's mindset is that this type of development is now obsolete and unwanted.

The Zoning By-law is a living document. The territorial legislation provides Council with the authority to amend by-laws in order to adapt to the evolving needs and changing situations in the community. An amendment may fix an existing issue or provide additional tools to help the by-law function better. Generally speaking, a by-law should be reviewed and updated on a regular basis and as needed.

The new zones are designed for new and infill residential intensification development. The new zones will be applied to properties that are ideal for such development. It is not the intent to rezone entire neighbourhoods or occupied properties for redevelopment. Current R1, R2, RC and RC-1 Zones will remain in place and will not be impacted by this proposed amendment.

Rezoning will take place when properties become available. Rezoning is a separate Zoning By-law amendment process that is regulated. The public is notified and invited to provide comments as part of those application processes (including posting notice on the site, mailing notices to adjacent property, and participating at the public hearing).

For more information, please visit our website:
www.yellowknife.ca/newresidentialzones

Appendix C – Summary of Associated Changes to the Zoning By-law

Note: This document provides a summary of the proposed associated changes only. For the full scope of the amendment, please refer to the Memorandum to GPC on September 23, 2024.

Associated changes (side-by-side comparison):

	Section/Page in By-law No. 5045	Current Regulation	Proposed Changes	Rationale
1	Definition Page 13	<p>“Townhouse Dwelling” a building containing more than two dwelling units side by side or stacked and may include triplexes, fourplexes, rowhouses and townhouses.</p> <p>There is no set limit to the number of units, size will be limited by the regulations of the zone corresponding zone. Each unit having its own individual access to the exterior;</p>	<p>“Townhouse Dwelling” means a building containing more than two Dwelling Units that share one or more walls with adjacent Dwelling Units. Each Dwelling Unit has its own individual entrance to the exterior. Townhouse Dwelling Units can be arranged in a side-to-side, back-to-back, or stacked configuration:</p> <ul style="list-style-type: none"> i. Conventional townhouses: incorporate side-to-side configurations with three or more units in a row; ii. Back-to-back townhouses: incorporate both side-to-side and front-to-rear configurations and are distinguished from conventional townhouses by having two frontages; iii. Stacked townhouses: incorporates up-down as well as side-to-side and/or front-to-rear configurations. <p><i>[new illustrations are added]</i></p>	<p><i>New definition is in plain language and adds configuration details for better implementation of the By-law.</i></p>
2	Definition Page 14	<p>“Multi-Unit Dwelling” a building that is divided horizontally and/or vertically into three or more separate dwelling units with shared entrance facilities. This is commonly the mid-rise and high-rise residential buildings with more than 6 units;</p>	<p>“Multi-Unit Dwelling” is a building that is divided horizontally and/or vertically into three or more separate Dwelling Units with shared entrance facilities.</p> <p><i>[illustrations stay the same]</i></p>	<p><i>New definition is in plain language.</i></p>
3	Definition Page 15	-	<p>“Floor Area Ratio” (FAR) means the ratio of the total Gross Floor Area of a Development over the Site area of the land where it is located.</p> <p><i>[new illustrations are added]</i></p>	<p><i>Floor Area Ratio is a new requirement in the new zones. A definition is supplementary to the new requirement.</i></p>
4	Definition Page 21	<p>“Planned Development” means the grouping on a lot of two or more permitted or discretionary uses subject to the regulations in Section 8.1.1 of this By-law;</p>	<p>“Planned Development” means the grouping on a lot of two or more:</p> <ul style="list-style-type: none"> i. Permitted or discretionary uses; and/or ii. Principal buildings; 	<p><i>New definition adds detail and clarifies the form of planned development permitted in this by-law.</i></p>

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5	Definition Page 23	<p>“Recreation Space” means indoor and outdoor recreation space provided with a multi-unit development without individual street access;</p> <p>“Indoor Recreation Space” includes but is not limited to: balconies, communal indoor lounges, private gyms, rooftop access;</p> <p>“Outdoor Recreation Space” includes but is not limited to: hard and soft-landscaped areas, roof lounges, and community gardens.</p>	<p>“Recreation Space” means indoor and outdoor recreation space provided as required in the By-law:</p> <ul style="list-style-type: none"> i. “Indoor Recreation Space” includes but is not limited to: balconies, communal indoor lounges, or, private gyms; ii. “Outdoor Recreation Space” includes but is not limited to: roof lounges, community gardens, outdoor gathering space, or children’s play area. 	<p><i>Current definition is updated to remove association with “multi-unit development”, which makes the definition more inclusive and can be applied more broadly in the By-law.</i></p>
6	Variance Authority Section 4.8.2. Page 43	<p>Upon application, Council may consider allowing a Variance for Site Density as it relates to: Lot coverage, Lot area, and Building Height pursuant to Section 4.9 of this By-law.</p>	<p>Upon application, Council may consider allowing a Variance as it relates to: Floor Area Ratio, Lot coverage, Lot area, and Building Height pursuant to Section 4.9 of this By-law.</p>	<p><i>Reference to “site density” is removed, as there is no requirement on density related to the definition in the By-law. Floor Area Ratio is added to the variance authority to reflect the new requirement in the new zones in accordance with the Community Planning and Development Act.</i></p>
7	Landscaping Table 7-1 Page 58	-	<p>RI/RI-1 Zone</p> <ul style="list-style-type: none"> i. 100% of the minimum Front Yard shall be landscaped. ii. A minimum 2 m-wide landscape buffer is required when Multi-Unit or Townhouse Dwellings are adjacent to Single Detached Dwellings. iii. Required Landscape areas must be covered with either natural rock outcrop, natural vegetation, seed/sod, mulch beds, paving stones, walkways, Amenity Spaces, raised planters or another Landscaping materials. iv. Any portion of a Lot not occupied by Buildings or parking and vehicular circulation areas that is maintained in its natural state will be considered contributing to the Landscaping requirements. 	<p><i>Landscaping is a standard requirement for development. Landscaping requirements for the new RI and RI-1 Zones are added to the by-law.</i></p>

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By-law No. 5045, Amendment #3

8	Parking Table 7-3 Page 69	<p>Multi-Unit Dwelling (9 units or less) – 1 per Dwelling Unit and no more than 2 per Dwelling Unit.</p> <p>Multi-Unit Dwelling (10 units or more) – 0.8 per Dwelling Unit and no more than 2 per Dwelling Unit.</p>	Multi-Unit Dwelling - no more than 1 per Dwelling Unit.	<p><i>Current parking requirement is replaced with a maximum parking requirement to eliminate restrictions on multi-unit residential development in Parking Standard Area 2 (see map at the end of the table. PSA 2 is mostly located within walkable distance to the downtown core and/or on transit routes.</i></p>
9	Planned Development Section 8.1.1 Page 86	<p>a) Notwithstanding any other regulations of this By-law, where a Planned Development involves the grouping of two or more residential Dwelling types on a shared Site, it shall be subject to the following regulations:</p> <ul style="list-style-type: none"> i. the Lot coverage of the planned group of residential Dwellings shall not exceed the maximum Lot coverage of the applicable residential Zone; and ii. building setbacks shall be provided in accordance with the Development Regulation Table in each Zone. 	<p>a) Notwithstanding any other regulations of this By-law, where a Planned Development involves the grouping of two or more Principal Buildings on a shared Site, it shall be subject to the following regulations:</p> <ul style="list-style-type: none"> i. the total Lot coverage of the Planned Development shall not exceed the maximum Lot coverage of the applicable Zone; and ii. building setbacks shall be provided in accordance with the Development Regulation Table in each Zone, pursuant to the greater requirement. 	<p><i>Planned development requirements are updated to simplify the language and ensure the requirements meet the intent of the by-law.</i></p>
10	Recreation Space Section 8.1.3. a) Page 86	<p>For Multi-Unit Dwelling Developments with more than 15 units must have balconies or an equivalent. Equivalent spaces may include but are not limited to:</p> <ul style="list-style-type: none"> i. communal indoor lounges; ii. private gyms; or iii. roof top access. 	Multi-Unit Dwelling with more than 15 Dwelling Units shall provide a private balcony of at least 5 m ² for each Dwelling Unit, or communal indoor Recreation Space in lieu of balconies to the satisfaction of the Development Officer.	<p><i>Current requirement is updated with a minimum size standard. Also, more clarity is provided for the decision making process for equivalent recreation spaces.</i></p>
10	Recreation Space Section 8.1.3. c) Page 86	In addition, for Multi-Use Dwelling Development without individual Street Access, an outdoor space, suitable for intended occupants, shall be provided to the satisfaction of the Development Officer. Developments with more than 15 units shall have outdoor common areas.	For Multi-Unit and Townhouse Dwellings without individual Street Access, a minimum of 5% of Site Area shall be provided as an Outdoor Recreation Space for intended occupants to the satisfaction of the Development Officer."	<p><i>Current requirement is updated to simplify the language, and to provide a minimum size standard for outdoor recreation space for better implementation.</i></p>



CITY OF YELLOWKNIFE

BY-LAW NO. XXXX

BZ XXX

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, to amend Zoning By-law No. 5045, as amended.

PURSUANT TO

- a) Sections 12, 14, 15, 18 of the *Community Planning and Development Act S.N.W.T. 2011,c.22*;
- b) Due notice to the public, provision for inspection of this by-law and due opportunity for objections thereto to be heard, considered and determined.

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife has enacted Zoning By-law No. 5045, as amended; and

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife wishes to amend Zoning By-law No. 5045, as amended.

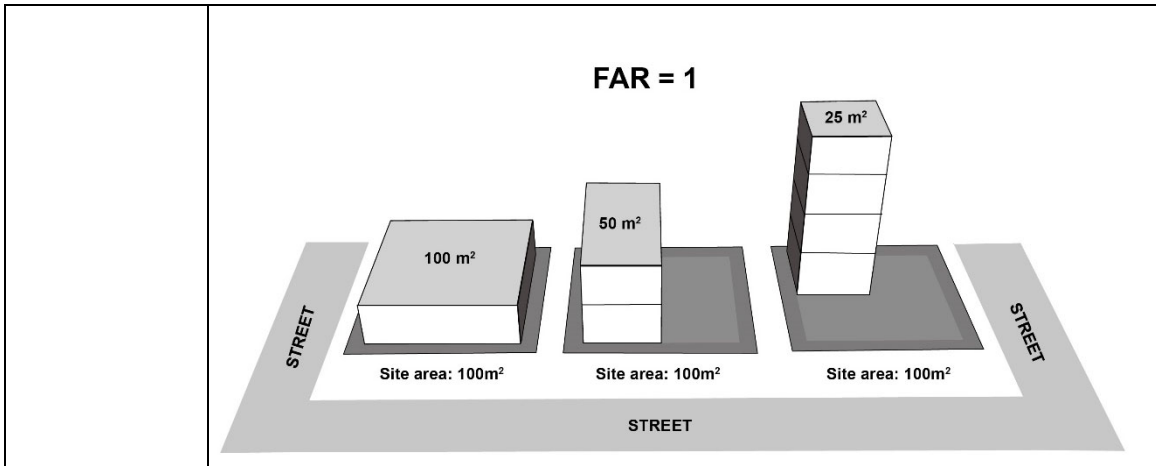
NOW, THEREFORE, THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE CITY OF YELLOWKNIFE, in regular sessions duly assembled, enacts as follows:

APPLICATION


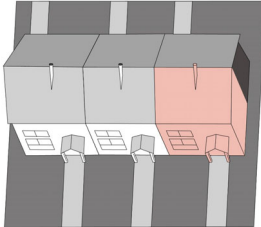
That Zoning By-law No. 5045, as amended, be amended as follows:

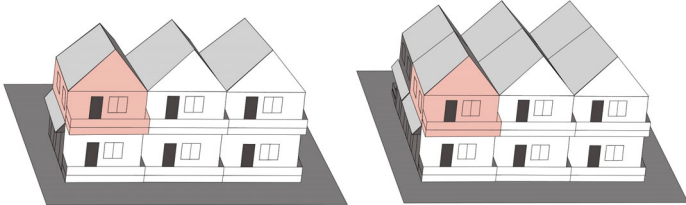

1. Amending Table 2-1: Definitions by adding the following definition:

Term	Definition
Floor Area Ratio (FAR)	"Floor Area Ratio" (FAR) means the ratio of the total Gross Floor Area of a Development over the Site area of the land where it is located.



2. Amending Table 2-1: Definitions by amending the following definitions:

Term	Definition
<p>Dwelling</p>	<p>“Townhouse Dwelling” means a building containing more than two Dwelling Units that share one or more walls with adjacent Dwelling Units. Each Dwelling Unit has its own individual entrance to the exterior. Townhouse Dwelling Units can be arranged in a side-to-side, back-to-back, or stacked configuration:</p> <ul style="list-style-type: none"> i. Conventional townhouses: incorporate side-to-side configurations with three or more units in a row; <div style="text-align: center;">  <p>CONVENTIONAL TOWNHOUSE</p> </div> <ul style="list-style-type: none"> ii. Back-to-back townhouses: incorporate both side-to-side and front-to-rear configurations and are distinguished from conventional townhouses by having two frontages; <div style="text-align: center;">  <p>BACK-TO-BACK TOWNHOUSE</p> </div>

	<p>iii. Stacked townhouses: incorporate up-down as well as side-to-side and/or front-to-rear configurations;</p>  <p style="text-align: center;">STACKED TOWNHOUSE</p>
<p>Dwelling</p>	<p>“Multi-Unit Dwelling” is a building that is divided horizontally and/or vertically into three or more separate Dwelling Units with shared entrance facilities.</p>  <p style="text-align: center;">TWO DIFFERENT MULTI-UNIT STYLES</p>
<p>Planned Development</p>	<p>“Planned Development” means the grouping on a lot of two or more:</p> <ul style="list-style-type: none"> i. Permitted or discretionary uses; and/or ii. Principal buildings;
<p>Recreation Space</p>	<p>“Recreation Space” means indoor and outdoor recreation space provided as required in the By-law:</p> <ul style="list-style-type: none"> i. “Indoor Recreation Space” includes but is not limited to: balconies, communal indoor lounges, or private gyms; ii. “Outdoor Recreation Space” includes but is not limited to: roof lounges, community gardens, outdoor gathering space, or children’s play area.

3. Amending Section 4.8.2. as follows:

Upon application, Council may consider allowing a Variance as it relates to: Floor Area Ratio, Lot coverage, Lot area, and Building Height pursuant to Section 4.9 of this By-law.

4. Adding the following to Table 7-1: Landscaping Regulations for Residential:

Zone (Residential)	Landscaped Area (Minimum)
RI/RI-1	<ul style="list-style-type: none"> i. 100% of the minimum Front Yard shall be landscaped. ii. A minimum 2 m-wide landscape buffer is required when Multi-Unit or Townhouse Dwellings are adjacent to Single Detached Dwellings. iii. Required Landscape areas must be covered with either natural rock outcrop, natural vegetation, seed/sod, mulch beds, paving stones, walkways, Amenity Spaces, raised planters or another Landscaping materials. iv. Any portion of a Lot not occupied by Buildings or parking and vehicular circulation areas that is maintained in its natural state will be considered contributing to the Landscaping requirements.

5. Amending Table 7-3: Minimum Parking Space Requirements as follows:

Use	Parking Standard Area 2 (Residential Central)
Residential	Multi-Unit Dwelling - no more than 1 per Dwelling Unit.

6. Amending Section 8.1.1. a) as follows:

- a) Notwithstanding any other regulations of this By-law, where a Planned Development involves the grouping of two or more Principal Buildings on a shared Site, it shall be subject to the following regulations:
 - i. the total Lot coverage of the Planned Development shall not exceed the maximum Lot coverage of the applicable Zone; and
 - ii. building setbacks shall be provided in accordance with the Development Regulation Table in each Zone, pursuant to the greater requirements.

7. Amending Section 8.1.3. a) as follows:

- a) Multi-Unit Dwelling with more than 15 Dwelling Units shall provide a private balcony of at least 5 m² for each Dwelling Unit, or communal indoor Recreation Space in lieu of balconies to the satisfaction of the Development Officer.”

8. Amending Section 8.1.3. c) as follows:

- c) For Multi-Unit and Townhouse Dwellings without individual Street Access, a minimum of 5% of Site Area shall be provided as an Outdoor Recreation Space for intended occupants to the satisfaction of the Development Officer.”

9. Adding Section 10.5. RI – Residential Intensification as follows:

10.5 RI – Residential Intensification

10.5.1. Purpose

To provide areas for new or infill residential intensification Developments that supply a mix of housing options.

Table 10-13: RI Permitted and Discretionary Uses

Permitted	Discretionary
Accessory Building	Convenience Store
Accessory Use	Similar Use
Daycare Facility (accessory)	
Dwelling <ul style="list-style-type: none"> • In-Home Secondary • Multi-Unit • Townhouse • Special Care Residence 	
Home-Based Business	
Mixed Use	
Planned Development	
Public Utility Uses and Structures	

Table 10-14: RI Residential Intensification Regulations

RI - Regulations	Multi-Unit Dwelling/Other	Townhouse Dwelling
Minimum Lot Width	50 m	37.5 m (7.5 m subdivided)
Minimum Site Area	5,000 m ²	2,000 m ²
Maximum Lot Coverage	65% combined	65% combined
Maximum Height		
Principal Building	18 m	15 m
Accessory Building	Less than the Height of the Principal Building	Less than the Height of the Principal Building
Floor Area Ratio	1.0	1.0
Minimum Front Yard Setback		
Principal Building	1 m	1 m
Accessory Building	Not within the minimum Front Yard Setback	Not within the minimum Front Yard Setback
Minimum Side Yard Setback		
Principal Building – Interior*	3 m	3 m
Principal Building – Corner	3 m	3 m
Accessory Building - Interior	1 m	1 m
Accessory Building - Corner	3.5 m	3.5 m
Minimum Rear Yard Setback		
Principal Building	6 m	6 m
Accessory Building	1 m	1 m
Projection into Yard Setbacks		
Architectural Features	1 m (except front yard)	1 m (except front yard)
Unenclosed Deck and unenclosed steps	40% reduced setback	40% reduced setback
Unenclosed Deck less than 0.6 m in Height Rear Yard	1 m from the Lot boundary	1 m from the Lot boundary
Accessory Structures overhanging eaves	0.6 m (except front yard)	0.6 m (except front yard)
Minimum Distance		
Any Building to an Outdoor Wood Pellet Boiler	3 m	3 m
Between Principal Building and Accessory Building/Structure or between Accessory Buildings/Structures	1 m	1 m

*Note: minimum Side Yard Setback along party wall in Townhouses shall be 0 m.

10.5.2. Development Regulations

- a) Site Development
 - i. A Site shall not be developed where significant portions of the site cannot accommodate future residential Development and Access.
 - ii. Access:
 - 1) All Developments shall maintain pedestrian linkages by connecting to all sidewalks and trails where possible; and,
 - 2) All Developments shall be designed to minimize conflict between pedestrian and vehicle traffic on site.
- b) All mechanical equipment, including roof mechanical units and/or pellet boilers and pellet silo, shall be concealed by Screening in a manner compatible with the architectural character of the Buildings, or concealed by incorporating it within the Building roof or an accessory structure.

10.5.3. Other Regulations

- a) See Section 7 – Development Regulations Applicable to All Zones.
- b) See Section 8 – Development Regulations Applicable to Residential Zones.

10.5.4. RI-1 Regulations

To provide an area that supports infill of residential intensification that is suitable in established neighbourhoods or on land with constraints.

All regulations in the RI Zone applies, except Table 10-13 and Table 10-14.

Table 10-15: RI-1 Permitted and Discretionary Uses

Permitted	Discretionary
Accessory Building	Similar Use
Accessory Use	
Dwelling <ul style="list-style-type: none"> • Detached Secondary • Duplex • In-Home Secondary • Multi-Unit • Townhouse • Special Care Residence 	
Home-Based Business	
Planned Development	
Public Utility Uses and Structures	

Table 10-16: RI-1 Specific Regulations

RI-1 - Regulations	Duplex	Townhouse Dwelling	Multi-Unit/Other
Minimum Lot Width	15 m	19.5 m (6.5m subdivided)	20 m
Maximum Lot Coverage	65% combined	65% combined	65% combined

Maximum Height			
Principal Building	12 m	12 m	12 m
Accessory Building	Less than the Height of the Principal Building	Less than the Height of the Principal Building	Less than the Height of the Principal Building
Detached Secondary Dwelling Unit above a Garage	No more than 3 m higher than the Principal Building to a maximum of 12 m	-	-
Detached Secondary Dwelling Unit	No more than 3 m higher than the Principal Building to a maximum of 12 m	-	-
Floor Area Ratio	0.6	0.6	0.6
Minimum Front Yard Setback			
Principal Building	3 m	3 m	3 m
Accessory Building	Not within the minimum Front Yard Setback	Not within the minimum Front Yard Setback	Not within the minimum Front Yard Setback
Minimum Side Yard Setback			
Principal Building – Interior *	3 m	3 m	3 m
Principal Building – Corner	3.5 m	3 m	3 m
Accessory Building – Interior	1 m	1 m	1 m
Accessory Building – Corner	3.5 m	3.5 m	3.5 m
Minimum Rear Yard Setback			
Principal Building	6 m	6 m	6 m
Accessory Building	1 m	1 m	1 m
Projection into Yard Setbacks			
Architectural Features	1.2 m	1.2 m	1.2 m
Unenclosed Deck and unenclosed steps	40% reduced setback	40% reduced setback	40% reduced setback
Unenclosed Deck less than 0.6 m in Height Rear Yard	1 m from the Lot boundary	1 m from the Lot boundary	1 m from the Lot boundary
Accessory Structures overhanging eaves	0.6 m	0.6 m	0.6 m
Minimum Distance			
Any Building to an Outdoor Wood Pellet Boiler	3 m	3 m	3 m
Between Principal Building and Accessory	1 m	1 m	1 m

Building/Structure or between Accessory Buildings/Structures			
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*Note: minimum side yard setback along party wall in townhouses shall be 0 m.

10.5.5. Infill Design Regulation

- a) No blank wall that is visible from the street shall be permitted.
- b) Infill development shall orient towards the public street in the same direction as one adjacent building, where possible.
- c) Infill development shall be designed to respect the privacy of the adjacent buildings through proper placement of windows, balconies, and other features.

EFFECT

That this By-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 75 of the *Cities, Towns and Villages Act*.

Read a First time this _____ day of _____, A.D. 2024.

Mayor

City Manager

Read a Second Time this _____ day of _____, A.D. 2024.

Mayor

City Manager

Read a Third Time and Finally Passed this _____ day of _____, A.D., 2024.

Mayor

City Manager

I hereby certify that this By-law has been made in accordance with the requirements of the *Cities, Towns and Villages Act* and the By-laws of the Municipal Corporation of the City of Yellowknife.

City Manager

DRAFT



CITY OF YELLOWKNIFE

MEMORANDUM TO COMMITTEE

COMMITTEE: Governance and Priorities

DATE: September 23, 2024

DEPARTMENT: Administration

ISSUE: Whether to appoint a member to serve on the Heritage Committee.

RECOMMENDATION:

That Council appoint one (1) member at large to serve on the Yellowknife Heritage Committee for a two (2) year term commencing September 24, 2024 and ending September 23, 2026.

BACKGROUND:

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.

COUNCIL STRATEGIC DIRECTION/RESOLUTION/POLICY:

Strategic Direction #1: People First

APPLICABLE LEGISLATION, BY-LAWS, STUDIES, PLANS:

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

CONSIDERATIONS:

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.

ALTERNATIVES TO RECOMMENDATION:

No viable alternative has been identified.

RATIONALE:

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

ATTACHMENTS:

None.

Prepared: September 16, 2024; SJ/