

# Draft Zoning By-law Amendment

October 2024



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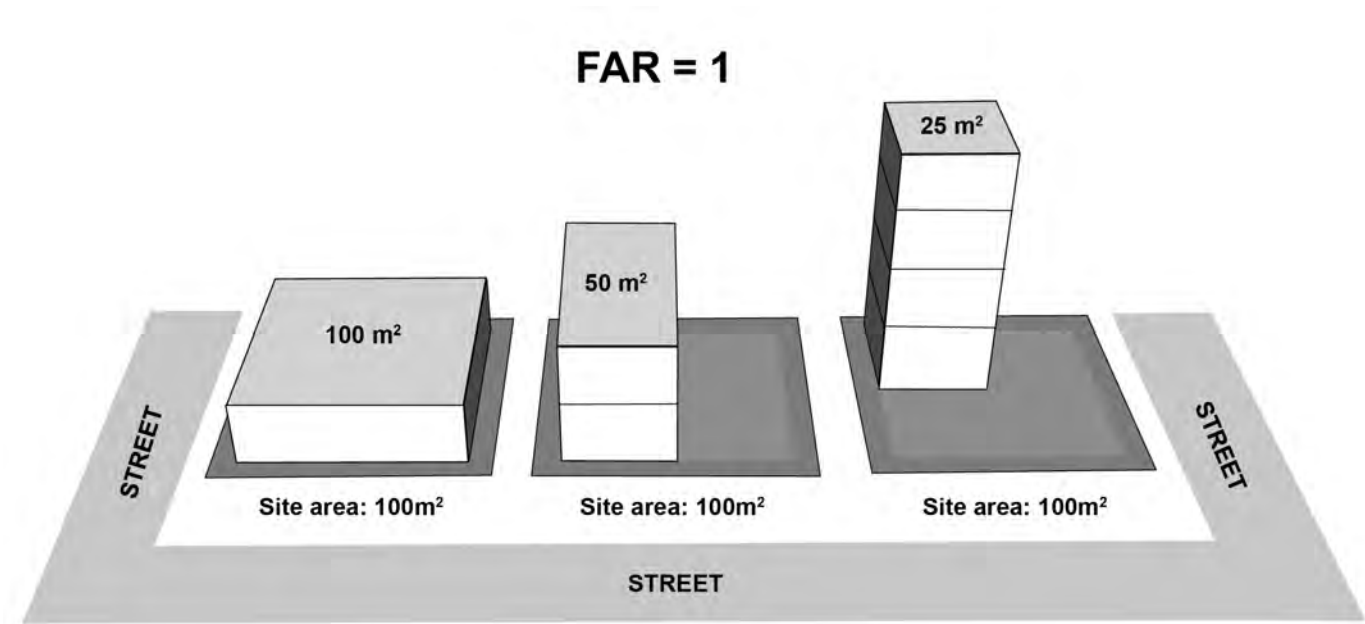
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# Background

- Residential Intensification
- New zones and associated changes for more housing options
  - Draft amendment – September 2024 GPC
  - Additional clarification – October 2024 GPC

# Floor Area Ratio (FAR)

- $\frac{\text{total floor area}}{\text{total site area}}$
- Controls building volume and development scale
- Flexible



# FAR in New Zones

- **Minimum FAR: 1.0 for RI Zone and 0.6 for RI-1 Zone**
- **Ensure development of a min. scale**
  - *add to housing supply*
  - *good use of land*
  - *efficient use of infrastructure and amenity*
- **Feasible and compatible in Yellowknife**

| Average FAR |      |
|-------------|------|
| Duplex      | 0.7  |
| Townhouse   | 0.64 |
| Multi-unit  | 1.18 |

# Compatibility

- **FAR works along with zoning requirements**
  - *Height limit*
  - *Lot coverage limit*
  - *Setbacks*
  - *etc.*
  
- **Ensure future developments are compatible with surrounding areas**

**Thank you**

**Questions?**



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