



CITY OF YELLOWKNIFE

Council Agenda

Tuesday, October 15, 2024 at 7:00 p.m.

Welcome to the

REGULAR MEETING OF COUNCIL

Council Chamber, City Hall
4807 - 52nd Street
Yellowknife

All presentations pertaining to items on the Agenda for the meeting shall be heard under the “Delegations Pertaining to Items on the Agenda,” portion of the Order of Business. All presentations pertaining to items not on the Agenda shall be heard under the “Delegations Pertaining to Items Not on the Agenda” portion of the Order of Business.

The following procedures apply to all delegations before Council:

- a. all delegations shall address their remarks directly to the Presiding Officer and shall not pose questions to individual Members or Administration;
- b. each presenter shall be afforded five minutes to make their presentation;
- c. the time allowed to each presenter may be extended beyond five minutes by a resolution of Council;
- d. after a person has spoken, any Member may, through the Presiding Officer, ask that person or the City Administrator relevant questions; and
- e. no debate shall be permitted on any delegation to Council either between Members or with an individual making a presentation.

Please refer to By-law No. 4975, the Council Procedures By-law, for the rules respecting the procedures of Council.

COUNCIL:

Mayor Rebecca Alty

Councillor S. Arden-Smith
Councillor Garrett Cochrane
Councillor Ryan Fequet
Councillor Ben Hendriksen

Councillor Cat McGurk
Councillor Tom McLennan
Councillor Steve Payne
Councillor Rob Warburton

All annexes to this agenda may be viewed on the City’s website www.yellowknife.ca or by contacting the City Clerk’s Office at 920-5602.



Item No.

Description

OPENING STATEMENT

1. Councillor Payne will read the 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.

AWARDS, CEREMONIES AND PRESENTATIONS

2. There were no awards, ceremonies or presentations for the agenda.

ADOPTION OF MINUTES FROM PREVIOUS MEETING(S)

Previously
Distributed

3. Minutes of Council for the regular meeting of Monday, September 23, 2024 are presented for adoption.

4. Councillor Payne moves,
Councillor _____ seconds,

That Minutes of Council for the regular meeting of Monday, September 23, 2024 be presented for adoption.

Unanimous	In Favour	Opposed	Carried / Defeated
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DISCLOSURE OF CONFLICT OF INTEREST AND THE GENERAL NATURE THEREOF

5. Does any Member have a conflict of interest in any matter before Council today?

CORRESPONDENCE & PETITIONS

6. There was no correspondence nor were there any petitions for the agenda.

STATUTORY PUBLIC HEARINGS

7. There were no Statutory Public Hearings for the agenda.



Item No. **Description**

DELEGATIONS PERTAINING TO ITEMS ON THE AGENDA

8. There were no delegations pertaining to items on the agenda.

MEMBER STATEMENTS

9. There were no statements for the agenda.
10. Are there any Member statements from the floor?

INTRODUCTION AND CONSIDERATION OF COMMITTEE REPORTS

Councillor Payne will introduce the following reports:

11. Governance and Priorities Committee Report for September 23, 2024.
12. Councillor Payne moves,
Councillor _____ seconds,

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

Unanimous	In Favour	Opposed	Carried / Defeated
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13. Governance and Priorities Committee Report for October 7, 2024.
14. There was no business arising from this meeting.

NEW BUSINESS

15. A memorandum regarding whether to appoint Mohammad Alam as a Development Officer for the City of Yellowknife.
16. Councillor Payne moves,
Councillor _____ seconds,

That:

- 1. Pursuant to s. 3.1 of Zoning By-law No. 5045, as amended, Mohammad Alam be appointed as a Development Officer for the City of Yellowknife; and**



Item No. **Description**

2. The term of appointment shall expire upon termination of employment with the City of Yellowknife.

Unanimous	In Favour	Opposed	Carried / Defeated
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17. Is there any new business from the floor?

ENACTMENT OF BY-LAWS

18. By-law No. 5093 - A by-law authorizing the City of Yellowknife to acquire fee simple Lot 26, Block 569, Plan 4690 (121 Braden Boulevard), is presented for First, Second and Third Reading.

19. Councillor Payne moves,
 Councillor _____ seconds,

First Reading of By-law No. 5093.

Unanimous	In Favour	Opposed	Carried / Defeated
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20. Councillor Payne moves,
 Councillor _____ seconds,

Second Reading of By-law No. 5093.

Unanimous	In Favour	Opposed	Carried / Defeated
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21. Councillor Payne moves,
 Councillor _____ seconds,

That By-law No. 5093 be presented for Third Reading.

Unanimous	In Favour	Opposed	Carried / Defeated
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22. Councillor Payne moves,
 Councillor _____ seconds,

Third Reading of By-law No. 5093.

Unanimous	In Favour	Opposed	Carried / Defeated
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<u>Item No.</u>	<u>Description</u>				
23.	By-law No. 5094 - A by-law to amend Greater Land Application By-law No. 4757 by including a legal description for parcels of lands number E4 and E5, as shown on Schedule "A," forming part of this by-law with the following: "Lot 14, Block 52, Plan 4805, and Lot 15, Block 52, Plan 4805, Yellowknife", is presented for First, Second and Third Reading.				
24.	Councillor Payne moves, Councillor _____ seconds, First Reading of By-law No. 5094. <table border="1"> <tr> <td>Unanimous</td> <td>In Favour</td> <td>Opposed</td> <td>Carried / Defeated</td> </tr> </table>	Unanimous	In Favour	Opposed	Carried / Defeated
Unanimous	In Favour	Opposed	Carried / Defeated		
25.	Councillor Payne moves, Councillor _____ seconds, Second Reading of By-law No. 5094. <table border="1"> <tr> <td>Unanimous</td> <td>In Favour</td> <td>Opposed</td> <td>Carried / Defeated</td> </tr> </table>	Unanimous	In Favour	Opposed	Carried / Defeated
Unanimous	In Favour	Opposed	Carried / Defeated		
26.	Councillor Payne moves, Councillor _____ seconds, That By-law No. 5094 be presented for Third Reading. <table border="1"> <tr> <td>Unanimous</td> <td>In Favour</td> <td>Opposed</td> <td>Carried / Defeated</td> </tr> </table>	Unanimous	In Favour	Opposed	Carried / Defeated
Unanimous	In Favour	Opposed	Carried / Defeated		
27.	Councillor Payne moves, Councillor _____ seconds, Third Reading of By-law No. 5094. <table border="1"> <tr> <td>Unanimous</td> <td>In Favour</td> <td>Opposed</td> <td>Carried / Defeated</td> </tr> </table>	Unanimous	In Favour	Opposed	Carried / Defeated
Unanimous	In Favour	Opposed	Carried / Defeated		
28.	By-law No. 5095 - 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, is presented for First Reading.				



Item No. **Description**

29. Councillor Payne moves,
 Councillor _____ seconds,

First Reading of By-law No. 5095.

Unanimous	In Favour	Opposed	Carried / Defeated
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30. By-law No. 5096 - A by-law to amend Part 18 of Fees and Charges By-law No. 4436, as amended, is presented for First, Second and Third Reading.

31. Councillor Payne moves,
 Councillor _____ seconds,

First Reading of By-law No. 5096.

Unanimous	In Favour	Opposed	Carried / Defeated
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32. Councillor Payne moves,
 Councillor _____ seconds,

Second Reading of By-law No. 5096.

Unanimous	In Favour	Opposed	Carried / Defeated
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33. Councillor Payne moves,
 Councillor _____ seconds,

That By-law No. 5096 be presented for Third Reading.

Unanimous	In Favour	Opposed	Carried / Defeated
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34. Councillor Payne moves,
 Councillor _____ seconds,

Third Reading of By-law No. 5096.

Unanimous	In Favour	Opposed	Carried / Defeated
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<u>Item No.</u>	<u>Description</u>
<u>DEFERRED BUSINESS AND TABLED ITEMS</u>	
35.	There was no deferred business and there were no tabled items for the agenda.
36.	Is there any deferred business or are there any tabled items from the floor?
<u>OLD BUSINESS</u>	
37.	There was no old business for the agenda.
38.	Is there any old business from the floor?
<u>NOTICES OF MOTION</u>	
39.	There were no notices of motion for the agenda.
40.	Are there any notices of motion from the floor?
<u>DELEGATIONS PERTAINING TO ITEMS NOT ON THE AGENDA</u>	
41.	There were no delegations pertaining to items not on the agenda.
<u>ADMINISTRATIVE ENQUIRIES</u>	
42.	There were no administrative enquiries for the agenda.
43.	Are there any administrative enquiries from the floor?
<u>ADJOURNMENT</u>	



CITY OF YELLOWKNIFE

GOVERNANCE AND PRIORITIES COMMITTEE REPORT

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

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

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

The following members of Administration staff were in attendance:

S. Van Dine,
C. Caljouw,
C. Greencorn,
R. Johnson,
C. MacLean,
K. Pandoo,
C. White,
G. White, and
S. Jovic.

<u>Item</u>	<u>Description</u>
1.	(For Information Only) Mayor Alty read the Opening Statement.
2.	(For Information Only) There were no disclosures of conflict of interest.
3.	(For Information Only) Committee read a memorandum regarding whether to amend Zoning By-law No. 5045, as



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

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

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

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

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

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

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

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



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

Legislative

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

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

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

Community Plan By-law No. 5007

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

Zoning By-law No. 5045, as amended

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

- New RI and RI-1 Zone

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

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

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



- Associated Changes

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

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

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

Economic Development

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

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

Asset Management

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

Departmental Consultation

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

Public Consultation

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

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



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

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

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

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

(For Information Only)

4. Councillor Cochrane moved,
Councillor Warburton seconded,

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

MOTION CARRIED UNANIMOUSLY

(For Information Only)

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

(For Information Only)

6. Committee discussed a personnel matter.

(For Information Only)

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

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

MOTION CARRIED UNANIMOUSLY



Business arising from the In Camera Session

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

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

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

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

Strategic Direction #1: People First

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

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

Legislation

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

Special Committees of Council

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

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

Procedural Considerations

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

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

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

MOVE APPROVAL

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



CITY OF YELLOWKNIFE

GOVERNANCE AND PRIORITIES COMMITTEE REPORT

Monday, October 7, 2024 at 12:05 p.m.

Report of a meeting held on Monday, October 7, 2024 at 12:05 p.m. in the City Hall Council Chamber.
The following Committee members were in attendance:

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

The following members of Administration staff were in attendance:

C. White,
C. Caljouw,
D. Gillard,
C. MacLean,
W. Newton,
K. Pandoo,
K. Thistle,
G. White, and
S. Jovic.

<u>Item</u>	<u>Description</u>
1.	(For Information Only) Mayor Alty read the Opening Statement.
2.	(For Information Only) There were no disclosures of conflict of interest.
3.	(For Information Only) Committee read a memorandum regarding whether to acquire a fee simple interest in Lot 26, Block 569, Plan 4690 (121 Braden Boulevard).



Committee noted in Yellowknife, the City is responsible for developing and selling City-owned lands. The City also acquires parcels of land and then implements planning processes for future land sales. Processes include establishing an area development plan, corresponding zoning, and designing lot layout. Examples of developed subdivisions include Grace Lake South Residential.

The subject lot was created during Grace Lake South Residential Phase 2. The City has sold all residential lots in the subdivisions, most of which are developed. However, where the purchasers did not fulfill their purchase agreement obligations, the City exercises its right to repurchase the lot. The City intends to resell this lot and provide opportunities for others to develop. Where property title is not in the City's name, the Land Titles Office requires acquisition by-laws to transfer the land ownership. The above mentioned lot shown in Figure 1 now requires an acquisition by-law.



Figure 1: Lot 26, Block 569, Plan 4690



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

Strategic Direction #1:

Focus Area 1.2

People First

Housing For All

Doing our part to create the context for diverse housing and accommodation options.

Strategic Direction #3:

Focus Area 3.2.

Sustainable Future

Growth Readiness

Ensuring land development supports economic readiness and community priorities.

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

1. *Cities, Towns and Villages Act S.N.W.T. 2003;*
2. 2020 Community Plan By-law No. 5007;
3. Zoning By-law No. 5045, as amended; and
4. Land Administration By-law No. 5078.

Legislative

Section 53 of the *Cities, Towns and Villages Act* states that the acquisition of land must be authorized by a by-law specific to the subject land.

Zoning By-law

Lot 26, Block 569, Plan 4690 is in the Grace Lake South Residential and is zoned RE-Residential Estate.

Land Administration By-law

As outlined in Sections 2 and 3 of the Land Administration By-law, the City may acquire and dispose of a fee simple interest in any real property.

Purchase Agreement

A Purchase Agreement with the City of Yellowknife is a legal contract. The Purchaser is legally bound to develop the Property within the specified period of time. Until the development is fully completed, the Property cannot be sold, transferred or leased. Should the Purchaser fail to fulfill their obligation to develop the property, the City retains the right to hold and revert the land by the terms of the Purchase and Option to Purchase Agreements.

Committee noted that acquiring this lot and reselling it to interested parties who will develop it promotes active development in the neighbourhood. An available residential lot in a residential subdivision for development supports the creation of new housing in the City.

Committee recommends that By-law No. 5093, a by-law authorizing the City of Yellowknife to acquire fee simple Lot 26, Block 569, Plan 4690, be presented for adoption.



(For Information Only)

4. Committee read a memorandum regarding whether to amend the legal description in Greater Land Application By-law No. 4757.

Committee noted that in October 2013, Council gave the First Reading to By-law No. 4757 and directed Administration to submit the Greater Land Application 2013 to the Department of Municipal and Community Affairs, Government of the Northwest Territories (GNWT).

In February 2015, Council gave the Second and Third Reading to By-law No. 4757, authorizing the Municipal Corporation of the City of Yellowknife to acquire fee simple title parcels surveyed and un-surveyed for municipal purposes.

Between 2015 and 2024, City worked to acquire the parcels listed, both surveyed and un-surveyed. In November 2021, the GNTW sent Sale Agreements for City Hall for Lot 14, Block 52, Plan 4805 and Lot 15, Block 52, Plan 4805, wherein the Commissioner agreed to sell the land under City Hall for 1 dollar each. As a condition, the Land was to be surveyed by a Canada Land Surveyor at the expense of the City, and the new survey plan was registered at the Land Titles Office (LTO) for the Northwest Territories Registration District in Yellowknife. It was noted that the City needed to update By-law No. 4757 by adding legal descriptions of each parcel as they now have legal descriptions.

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

Strategic Direction #3:

Sustainable Future

Focus Area 3.2

Growth Readiness

Ensuring land development supports economic readiness and community priorities.

Key Initiative 3.2.1

Advocating for the transfer of vacant commissioner's land for growth.

Key Initiative 3.2.2

Completing land development tools and strategies that support growth readiness.

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

1. *Cities, Towns and Villages Act S.N.W.T. 2003*; and
2. Land Administration By-law No. 5078.

Legislative

Sections 53 and 54 of the *Cities, Towns, and Villages Act*, state that a municipality may acquire and dispose of real property only if the acquisition or disposition is expressly authorized or approved by a by-law.



Section 2 of Land Administration By-law No. 5078 stipulates that the City may acquire fee simple or leasehold interest in any real property which is required for municipal purposes.

Committee noted that the Planning and Development Department proposes to add the updated legal descriptions for Lot 14, Block 52, Plan 4805, and Lot 15, Block 52, Plan 4805, to comply with GNWT Land Title legislation and successfully acquire parcels through the updated By-law No. 4757.

Committee recommends that By-law 5094, a by-law to amend By-law No. 4757 by including a legal description for parcels of lands number E4 and E5, as shown on Schedule “A,” forming part of this by-law with the following: “Lot 14, Block 52, Plan 4805, and Lot 15, Block 52, Plan 4805, Yellowknife”, be presented for adoption.

(For Information Only)

5. Committee read a memorandum regarding additional information regarding the proposed amendment to Zoning By-law No. 5045, as amended, as discussed on September 23, 2024.

Committee noted that on September 23, 2024, Administration presented to GPC the draft Zoning By-law amendment to add two new Residential Intensification zones (RI and RI-1) and associated changes to facilitate residential intensification for more housing options. As requested by GPC, additional information is provided for clarification on Floor Area Ratio (FAR).

Floor Area Ratio (FAR) is the ratio of total floor area of a development over the total site area. A higher ratio means a larger scale development and vice versa. FAR is an effective tool to determine building volume and development scale. Compared to traditional zoning requirements, one advantage of FAR is that it permits flexible building designs that accommodate different lot configurations and topographies to achieve the development goal. The development objective is to facilitate infill housing.

The proposed RI and RI-1 Zone contain a minimum FAR requirement – being 1.0 for RI Zone and 0.6 for RI-1 Zone. The purpose of a minimum FAR requirement is to ensure that a new development of a minimum scale will add to the housing supply. Developments that meet the minimum scale will also use the land and municipal infrastructure in an efficient manner, which is consistent with Community Plan policies. The FAR values are well researched to ensure it is feasible to build while being compatible with the neighborhood and surrounding built areas. Committee was provided with some examples of existing residential developments in Yellowknife and their FAR values for reference.

FAR is supplemented by additional zoning requirements, such as height limit, maximum lot coverage, and setbacks. For example, the height limit for RI-1 Zone is 12 metres, which is the same height limit for all land uses in R1 Zone and most land uses in R2 Zone. The height limit (along with other zoning requirements) ensures that new developments exceeding the minimum FAR remain compatible with the surrounding built areas and will not create an



intrusive development. This is key for a successful new or infill residential intensification development.

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

Strategic Direction #1: People First

Focus Area 1.2

Housing for All

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.

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

- *Cities, Towns and Villages Act S.N.W.T. 2003;*
- *Community Planning and Development Act S.N.W.T. 2011, c.22;*
- Community Plan By-law No. 5007;
- Zoning By-law No. 5045, as amended;
- Northern Housing Report 2023 – Canadian Mortgage and Housing Corporation (CMHC);
- Economic Development Strategy 2020-2024 – City of Yellowknife;
- Background Report Community Plan Update 2019 – Dillon Consulting;
- Census Profile of Yellowknife 2021 – Statistics Canada; and
- Draft Housing Needs Assessment – in progress – Urban Systems 2024.

(For Information Only)

6. Committee read a memorandum regarding whether to amend Zoning By-law No. 5045, as amended, by adding two new Residential Intensification zones (RI and RI-1) and associated changes to facilitate development of more housing options.

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



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

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

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

Strategic Direction #1:

Focus Area 1.2

Key Initiative 1.2.1

People First

Housing for All

Doing our part to create the context for diverse housing and accommodation options.

Setting the context and foundation for a fulsome continuum of housing options, from social to market to workforce accommodation.

Strategic Direction #3:

Focus Area 3.2

Key Initiatives 3.2.2

Sustainable Future

Growth Readiness

Ensuring land development supports economic readiness and community priorities.

Completing land development tools and strategies that support growth readiness.

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

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

Legislative

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



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

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

Community Plan By-law No. 5007

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

Zoning By-law No. 5045, as amended

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

- New RI and RI-1 Zone

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

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

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

- Associated Changes

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

Minimum parking requirements for multi-unit residential development within Parking Standard Area 2 is replaced with a maximum parking requirement of one space per dwelling



unit. Reducing parking is consistent with the goal of residential intensification as well as encouraging the use of active transportation and public transit.

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

Economic Development

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

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

Asset Management

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

Departmental Consultation

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

Public Consultation

Public engagement was conducted through PlaceSpeak, via surveys and discussion forums as well by email and phone conversation directly with the public who contacted the office. Public input has been collected, reviewed, and incorporated in the draft amendment. Comments and Administration's response can be found in the Planning Report.

Committee noted the Planning and Development Department proposes to add two new Residential Intensification zones (RI and RI-1 Zone) and some associated changes to Zoning By-law No. 5045, as amended, to facilitate new or infill residential development to bring more housing options to residents. Housing supports community and economic growth. The new zones are tailored to the Yellowknife context. Residential intensification is a good planning practice for efficient use of infrastructure and services as well as for fiscally-responsible land use management. The City's Community Plan strongly supports such initiative through policies regarding land use designations, climate change, transportation, municipal infrastructure and land development sequencing. This proposed amendment also supports Council's Key Initiative 1.3.1. to set the context and foundation for a fulsome continuum of housing options and Key Initiatives 3.2.2 to complete land development tools and strategies that support growth readiness. Council is the approval authority to adopt the



amendment by-law, as per the *Cities, Towns and Villages Act* and *Community Planning and Development Act*.

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

Committee requested that a reference to “Floor Area Ratio” (FAR) be removed prior to presenting the By-law for First Reading.

Committee recommends that By-law No. 5095, 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.

(For Information Only)

7. Committee read a memorandum regarding whether to amend Fees and Charges By-law No. 4436, as amended, by amending Part 18 of Schedule B.

Committee noted that on September 23, 2024, Council approved By-law No. 5092, a by-law to amend Part 18 of Schedule B of Fees and Charges By-law No. 4436, as amended. The fee for a development appeal was increased from \$25 to \$400.

However, a housekeeping amendment to the Fees and Charges By-law No. 4436, as amended, is required as By-law No. 5092 inadvertently referred to outdated development permit fees which must be corrected for by-law consistency and accuracy.

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

Motion #0170-24	Third Reading of By-law No. 5092, a by-law to amend Part 18 of Schedule B of Fees and Charges By-law No. 4436, as amended.
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Strategic Direction #1: Service Excellence

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

1. *Cities, Towns and Villages Act* section 72 (e); and
2. Fees and Charges By-law No. 4436, as amended.

Committee noted that Administration is recommending the following housekeeping amendments to Fees and Charges By-law No. 4436, as amended:



PART 18 – Development Permit Fees
(Zoning By-law No. 5045)

APPLICATION/SERVICE	FEE
<u>Where the development involves more than one type of development or application, the fee shall be the sum of all applicable fees.</u>	
Where development requiring a permit proceeds without one being obtained, the appropriate application fee(s) shall be doubled. (For this Part, where the development involves more than one type of development, the fee shall be the sum of all applicable fees. Where development proceeds without a permit being first obtained, the appropriate fees shall be doubled. Where a demolition development permit application is separated from an application for construction on the same site, the demolition development permit application fee shall be based on the type of the building/structure to be demolished)	
Single Family Detached Dwelling or Secondary Suite	\$300.00 per application \$175.00 per application
Duplex Dwelling Duplex or Semi-Detached	\$400.00 per application \$300.00 per application
Multi-Family Dwelling or Townhouse Dwelling or Multi-Attached Dwelling	\$500.00 per application + \$150.00 per unit \$250.00 per application + \$30 per unit
Commercial, Industrial Use or other Non-Residential Use (includes non-residential additions, fences and accessory structures)	\$500.00 per application + \$2.00/m² of gross floor area + \$0.10/m² of land area for new site development \$500.00 per application + \$0.55/m ² of gross floor area
Home Occupation/Home Based Business	\$100.00 per application \$50.00 per application
Sign	\$100 per application for temporary + \$50 per sign \$300 per application for permanent + \$100 per sign \$75.00 per application
Residential Addition to detached dwelling	\$250.00 per application \$100.00 per application
Residential decks, fences and accessory structures	\$125.00 per application \$75.00 per application
Request for Discretionary Use Request for Conditionally Permitted Use	\$1,500.00 per application \$250.00 per application
Request for Change of Use	\$1,000.00 per application \$100.00 per application
Request for an amendment to an Effective Development Permit	\$200.00 for a Single Detached or Duplex dwelling \$400.00 for Multi Unit Dwelling, Townhouse Dwelling or Commercial, Industrial Use or other Non-Residential Use
Variance Request	<ul style="list-style-type: none"> —\$400.00 per application (50% of variance request fee refundable if variance denied) \$50.00 for a variance less than or equal to 10% —\$200.00 for variance greater than 10% and less than 25% —\$300.00 for variance greater than 25% (50% of variance request fee refundable if variance denied)
Zoning and/or General Community Plan Amendment	\$3,500.00 for Zoning Amendment \$7,000.00 for Zoning and Community Plan Amendment Greater of \$1,000.00 or \$1.00/m² of area to be amended up to a maximum of \$5,000.00
Request for Certificate of Compliance or File Information Letter Request for Certificate of Compliance, or File Information Request (also includes file	<ul style="list-style-type: none"> —\$100.00 per letter for a Single Detached or Duplex dwelling \$200.00 per letter for a Multi Unit Dwelling, Townhouse Dwelling or Commercial, Industrial Use or other Non-Residential Use \$50.00 per letter for a Single



Information Retrieval)	family, Duplex or semi-detached dwelling - \$100.00 per letter for a Multi-family, commercial or industrial use
Development Permit Appeal	\$400.00 per application (fee reimbursed if decision of Development Officer is reversed)
<u>License Agreement</u>	<u>\$1,000 one time fee</u>
<u>Municipal Land Test Drilling</u>	<u>\$500</u>
<u>Conversion of Paper Submission (maximum paper size of 11" x 17") to Electronic Form</u> Conversion of Paper Submission to Electronic Form	<u>\$50 + \$2 per page</u> \$10.00

Committee recommends that By-law No. 5096, a by-law to amend Part 18 of Fees and Charges By-law No. 4436, as amended, be presented for adoption.

8. The meeting adjourned at 1:01 p.m.



CITY OF YELLOWKNIFE

MEMORANDUM TO COMMITTEE

COMMITTEE: Council

DATE: October 15, 2024

DEPARTMENT: Planning and Development

ISSUE: Whether to appoint Mohammad Alam as a Development Officer for the City of Yellowknife.

RECOMMENDATION:

That:

1. Pursuant to s. 3.1 of Zoning By-law No. 5045, as amended, Mohammad Alam be appointed as a Development Officer for the City of Yellowknife; and
2. The term of appointment shall expire upon termination of employment with the City of Yellowknife.

BACKGROUND:

Pursuant to Section 3.1 of Zoning By-law No. 5045, as amended, the office of the Development Officer is established in accordance with Section 52 of the *Community Planning and Development Act*, S.N.W.T. 2001, c.22. (the Act). Section 52 of the Act states that Council may appoint one or more development officers for the administration and enforcement of the Act, the zoning by-law and if applicable, the subdivision by-law.

Mohammad Alam has been hired as a Manager, Planning and Environment, for the City of Yellowknife, thus necessitating a resolution to appoint him as a Development Officer.

COUNCIL POLICY / RESOLUTION OR GOAL:

Strategic Direction #1: People First

Focus Area 1.2

Housing for All

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. *Community Planning and Development Act*; and
2. Zoning By-law No. 5045, as amended.

CONSIDERATIONS:

Legislation

Pursuant to the Section 52 of the Act Development Officers must be appointed by resolution of Council.

The timely appointment of Development Officers helps ensure that proper levels of staffing and resources are achieved.

ALTERNATIVES TO RECOMMENDATION:

No viable alternative has been identified.

RATIONALE:

The timely appointment of Development Officers helps ensure that proper levels of staffing and resources are achieved.

ATTACHMENTS:

N/A

Prepared: October 1, 2024; CW



CITY OF YELLOWKNIFE

BY-LAW NO. 5093

BA 333

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, authorizing the Municipal Corporation of the City of Yellowknife to acquire fee simple interest in land for the Municipal Corporation of the City of Yellowknife, in the Northwest Territories.

PURSUANT TO section 53 of the *Cities, Towns and Villages Act*, S.N.W.T., 2003, c.22;

WHEREAS the said parcel of land is available for acquisition by the Municipal Corporation of the City of Yellowknife;

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

APPLICATION

1. That the Municipal Corporation of the City of Yellowknife is hereby authorized to acquire fee simple interest in the following land more particularly described as:

Lot 26, Block 569, Plan 4690.

2. The Mayor and City Administrator of the Municipal Corporation of the City of Yellowknife, or lawful deputy of either of them, are hereby authorized in the name and on the behalf of the Municipal Corporation of the City of Yellowknife, to execute all such forms of application, deeds, indentures, and other documents as may be necessary to give effect to this by-law and to affix thereto the corporate seal of the Municipal Corporation of the City of Yellowknife as the act and deed thereof, subscribing their names in attestation of such execution.

EFFECT

3. 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

The unanimous consent of all members voting in attendance having been obtained

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



CITY OF YELLOWKNIFE

BY-LAW NO. 5094

BA 334

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife authorizing the Municipal Corporation of the City of Yellowknife to acquire fee simple interest in land for the Municipal Corporation of the City of Yellowknife, in the Northwest Territories.

PURSUANT TO Sections 53 of the *Cities, Towns and Villages Act*, S.N.W.T., 2003, c. 22;

WHEREAS the Municipal Corporation of the City of Yellowknife has enacted By-law No. 4757;

AND WHEREAS the Municipal Corporation of the City of Yellowknife is desirous of amending By-law No. 4757;

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

APPLICATION

1. That By-law No. 4757, is hereby amended by adding a legal description to parcel of lands number E4 and E5, as shown on Schedule "A", attached hereto and forming part of this by-law" with the following:

"Lot 14, Block 52, Plan 4805, and Lot 15, Block 52, Plan 4805, Yellowknife"

2. That the Mayor and City Administrator of the Municipal Corporation of the City of Yellowknife, or lawful deputy of either of them, are hereby authorized in the name and on the behalf of the Municipal Corporation of the City of Yellowknife, to execute all such forms of application, deeds, indentures, and other documents as may be necessary to give effect to this by-law and to affix thereto the corporate seal of the Municipal Corporation of the City of Yellowknife as the act and deed thereof, subscribing their names in attestation of such execution.

EFFECT

3. 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 Administrator

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

Mayor

City Administrator

The unanimous consent of all members voting in attendance having been obtained

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

Mayor

City Administrator

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



City of Yellowknife, Yellowknife



City of Yellowknife
Planning and Development

PROJECT:
Greater Land Application - City Hall Parcel

TITLE:
**By-law No. 5094 Schedule A
 Lot 14 & 15 Block 52, Plan 4805**

Spatial Reference:
NAD 1983 UTM Zone 11

DATE: *October 1, 2024*

FILE: *City_Hall.aprx*

CREATED BY:
JT



CITY OF YELLOWKNIFE

BY-LAW NO. 5095

BZ 379

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 amending the following definitions:

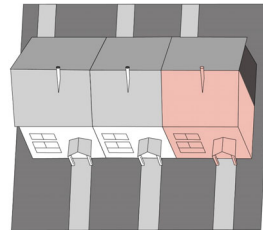
Term	Definition
Dwelling	"Townhouse Dwelling" means a building containing more than two Dwelling Units that share one or more walls with adjacent Dwelling Units. Each Dwelling Unit has its own individual entrance to the exterior. Townhouse Dwelling Units can be arranged in a side-to-side, back-to-back, or stacked configuration:

- i. Conventional townhouses: incorporate side-to-side configurations with three or more units in a row;



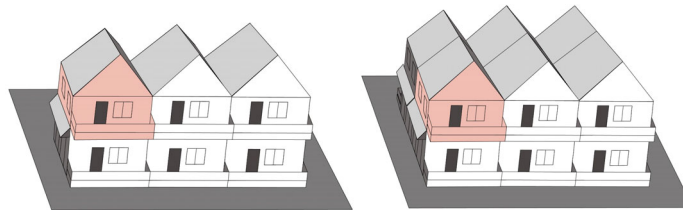
CONVENTIONAL TOWNHOUSE

- 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;




BACK-TO-BACK TOWNHOUSE

- iii. Stacked townhouses: incorporate up-down as well as side-to-side and/or front-to-rear configurations;



STACKED TOWNHOUSE

<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.

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

Zone (Residential)	Landscaped Area (Minimum)
<p>RI/RI-1</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.
--	--

3. 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.

4. 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.

5. 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.

6. 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.

7. 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
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	-	-
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 Building/Structure or between Accessory Buildings/Structures	1 m	1 m	1 m

*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.

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



CITY OF YELLOWKNIFE

BY-LAW NO. 5096

BM 451

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, to amend Fees and Charges By-law No. 4436.

PURSUANT TO Section 70, 72 and 73 of the *Cities, Towns and Villages Act*, SNWT 2003, c.22.

WHEREAS the Council of the Municipal Corporation of the City of Yellowknife wishes to amend By-law No. 4436, as amended, to reflect changes to the fees and charges collected by that the City of Yellowknife as set out in the attached parts of Schedule “A”;

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

APPLICATION

1. That By-law No. 4436, as amended, is hereby amended by deleting Part 18 of Schedule “B” of By-law No. 4436, as amended, and replacing with Part 18 of Schedule “A” attached to this by-law;

EFFECT

2. 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

**CITY OF YELLOWKNIFE
BY-LAW NO. 5096**

Schedule A

**PART 18 – Development Permit Fees
(Zoning By-law No. 5045)**

APPLICATION/SERVICE	FEE
Where the development involves more than one type of development or application, the fee shall be the sum of all applicable fees.	
Where development requiring a permit proceeds without one being obtained, the appropriate application fee(s) shall be doubled.	
Single Detached Dwelling or Secondary Suite	\$300.00 per application
Duplex Dwelling	\$400.00 per application
Multi-Family Dwelling or Townhouse Dwelling	\$500.00 per application + \$150.00 per unit
Commercial, Industrial Use or other Non-Residential Use (includes non-residential additions, fences and accessory structures)	\$500.00 per application + \$2.00/m ² of gross floor area + \$0.10/m ² of land area for new site development
Home Occupation/Home Based Business	\$100.00 per application
Sign	\$100 per application for temporary + \$50 per sign \$300 per application for permanent + \$100 per sign
Residential Addition to detached dwelling	\$250.00 per application
Residential decks, fences and accessory structures	\$125.00 per application
Request for Discretionary Use	\$1,500.00 per application
Request for Change of Use	\$1,000.00 per application
Request for an amendment to an Effective Development Permit	\$200.00 for a Single Detached or Duplex dwelling \$400.00 for Multi Unit Dwelling, Townhouse Dwelling or Commercial, Industrial Use or other Non-Residential Use
Variance Request	\$400.00 per application (50% of variance request fee refundable if variance denied)
Zoning and/or Community Plan Amendment	\$3,500.00 for Zoning Amendment \$7,000.00 for Zoning and Community Plan Amendment
Request for Certificate of Compliance or File Information Letter	<ul style="list-style-type: none"> - \$100.00 per letter for a Single Detached or Duplex dwelling \$200.00 per letter for a Multi Unit Dwelling, Townhouse Dwelling or Commercial, Industrial Use or other Non-Residential Use
Development Permit Appeal	\$400.00 per application (fee reimbursed if decision of Development Officer is reversed)
License Agreement	\$1,000 one time fee
Municipal Land Test Drilling	\$500
Conversion of Paper Submission (maximum paper size of 11" x 17") to Electronic Form	\$50 + \$2 per page