

Zoning By-law Amendment

School Draw Ave. Subdivision for Multi-unit Lots

Governance and Priorities Committee Meeting
September 08, 2025



www.yellowknife.ca



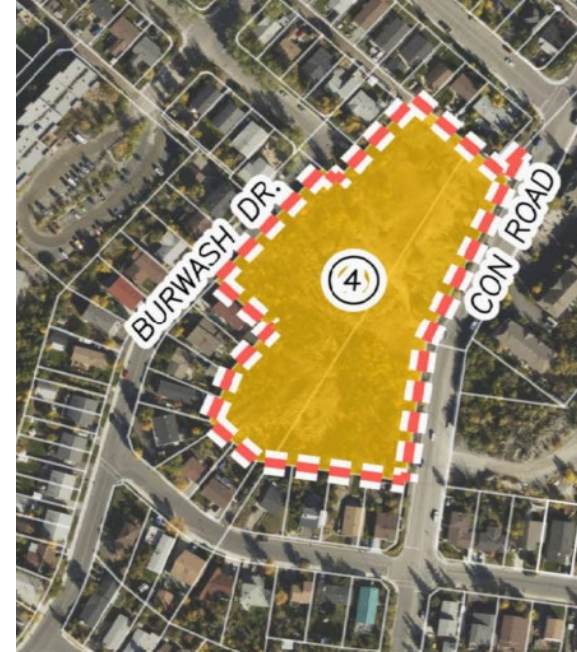
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Agenda

- Purpose of the Zoning Amendment
- Proposed Subdivision & Zoning Change
- Development Control
- Technical Comments & Reports
- Public Comments
- Benefits of Intensification
- Development Incentives
- Streamlined Process
- Next Steps

Purpose of the Zoning Amendment

Intensification



1 Gitzel St.
Zoning Change & Subdivision

2 School Draw Ave.
Zoning Change & Subdivision

3 Burwash Dr.
Zoning Change & Subdivision

4 Niven
Zoning Change & Subdivision

5 Taylor Rd.
Community Plan Amendment
Area Development Plan
Zoning Change & Subdivision

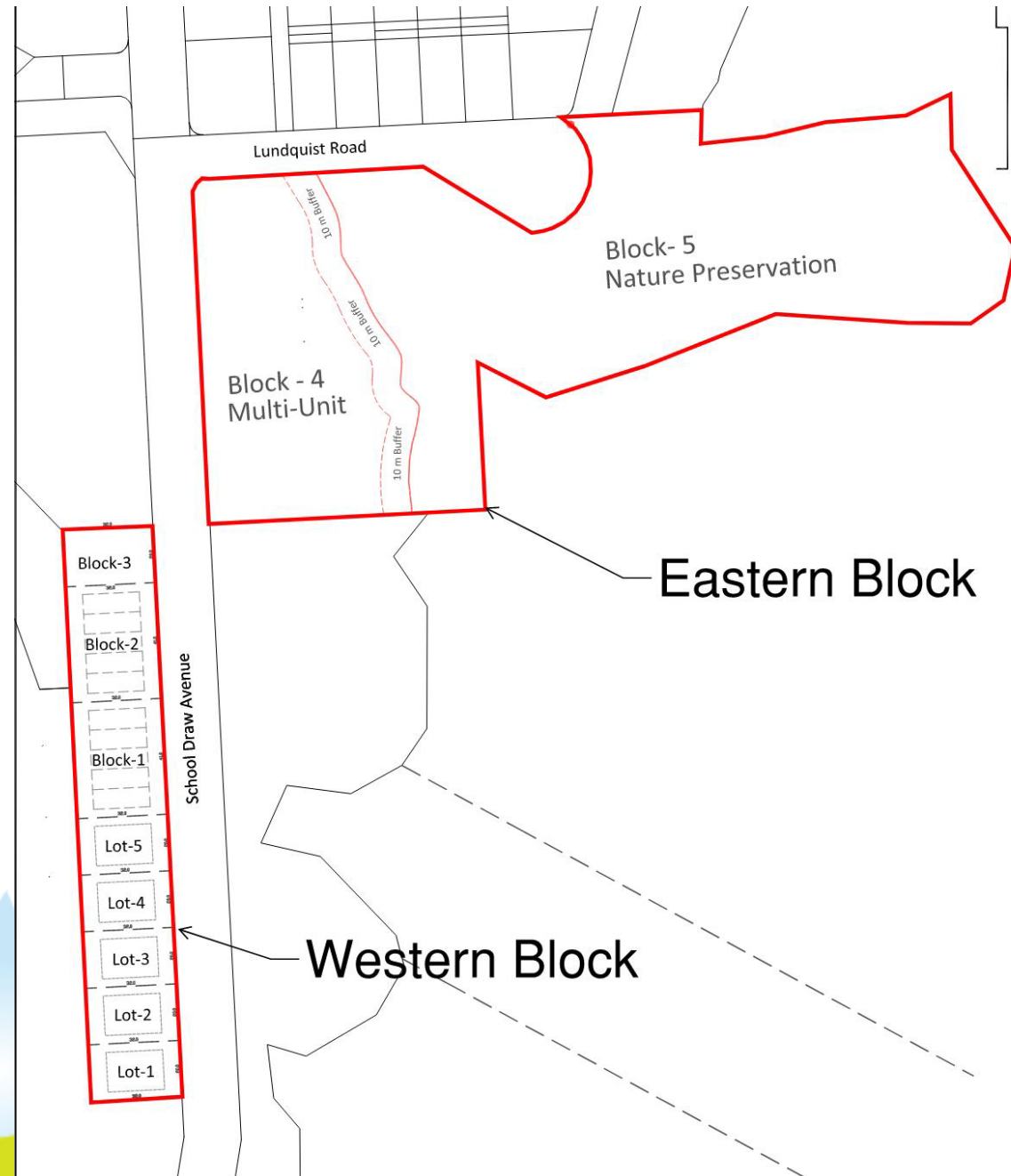
Proposed Subdivision

Western Block:

- 5 Multi unit Lots: 10-30 Units
- 2 Townhouse Blocks: 10-20 units
- 1 Future Connection Block

Eastern Block:

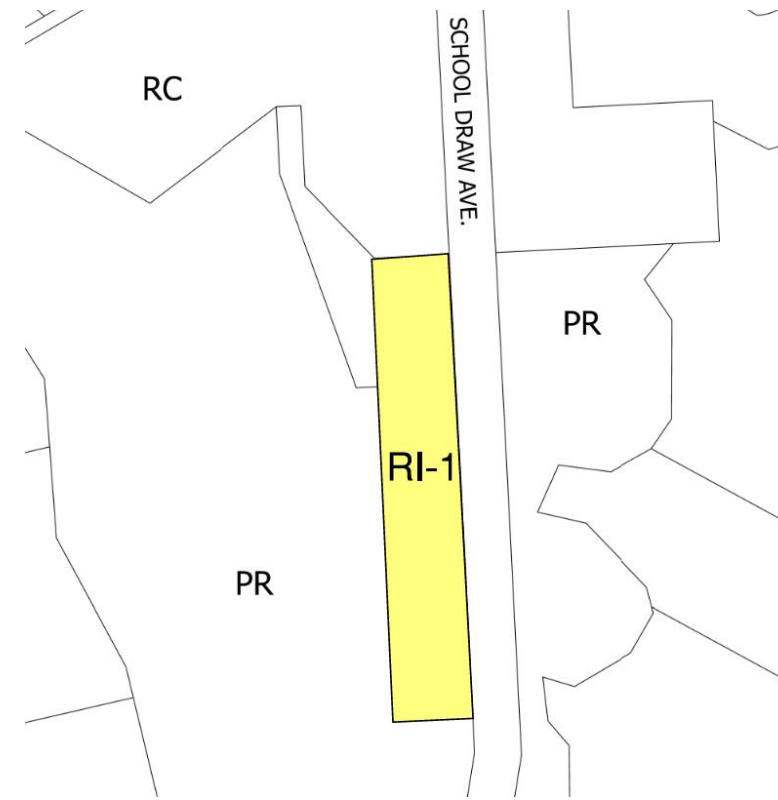
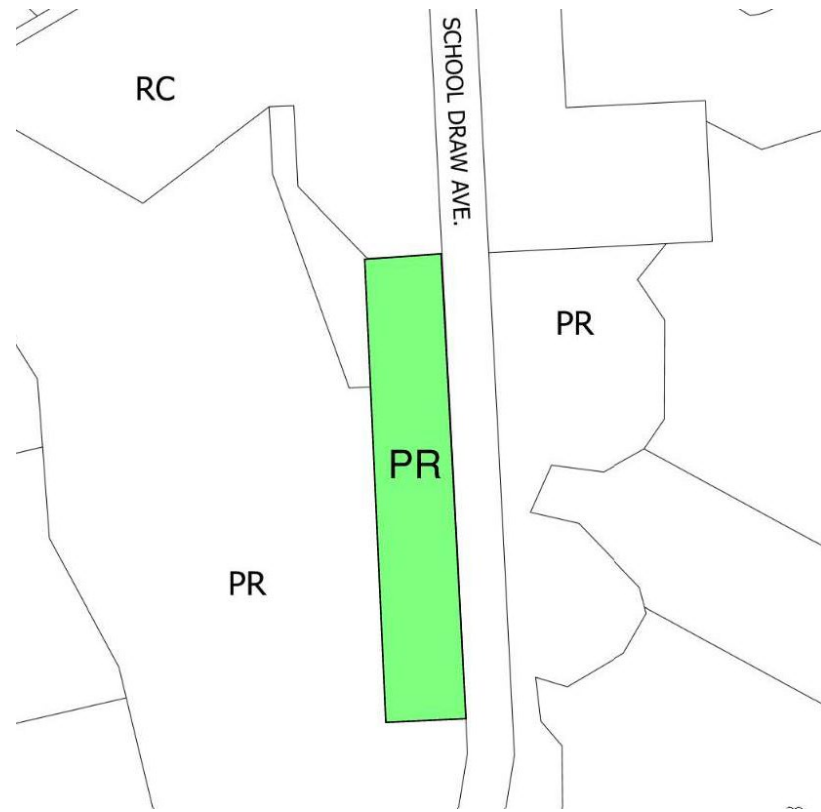
- 1 Multi- unit Block: 10-15 Units
- 1 Nature Preservation Block



Zoning Change - Western Block

Current Zoning: PR – Park & Recreation

Proposed Zoning: RI-1 – Residential Intensification

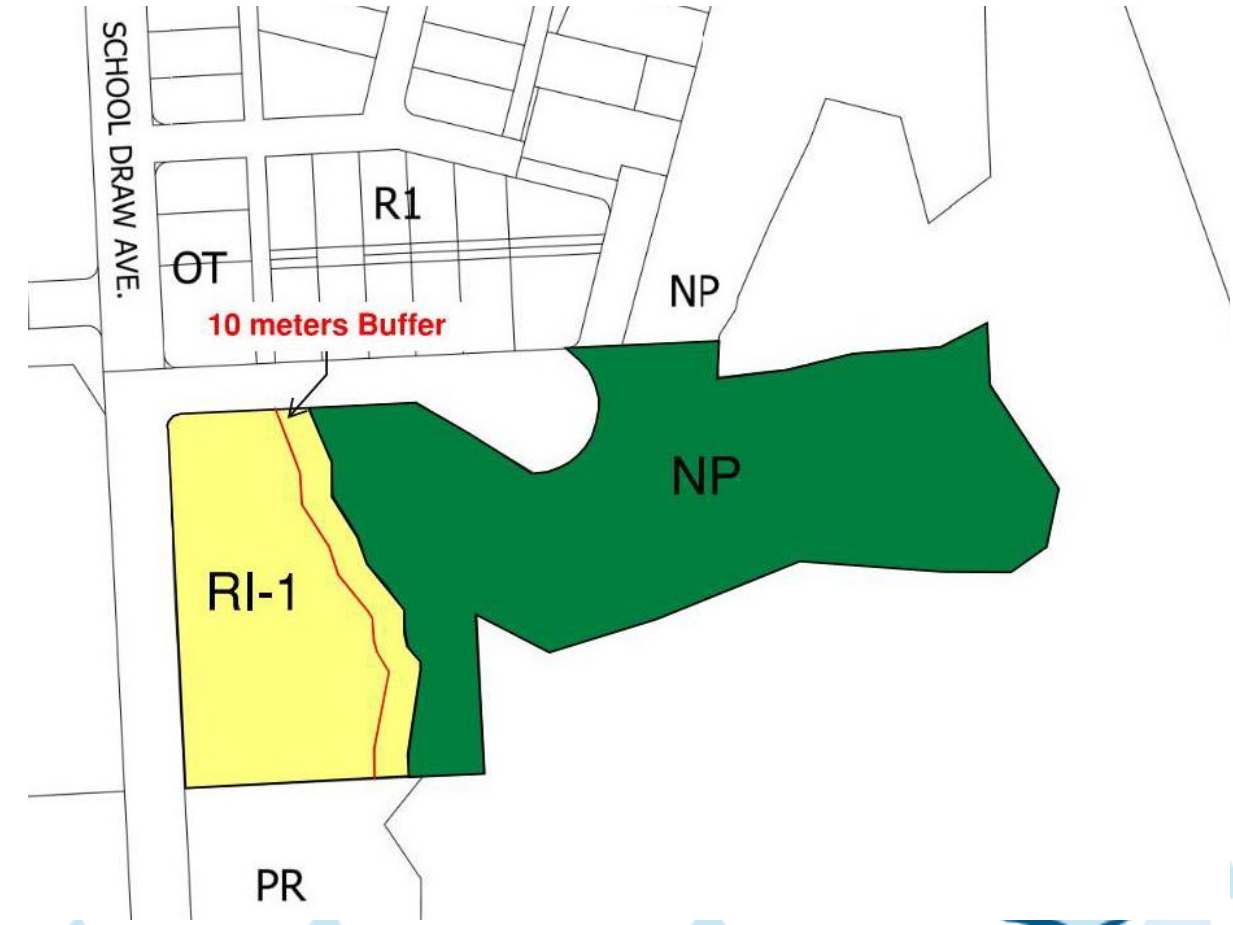


Zoning Change - Eastern Block

Current Zoning – PR and NP

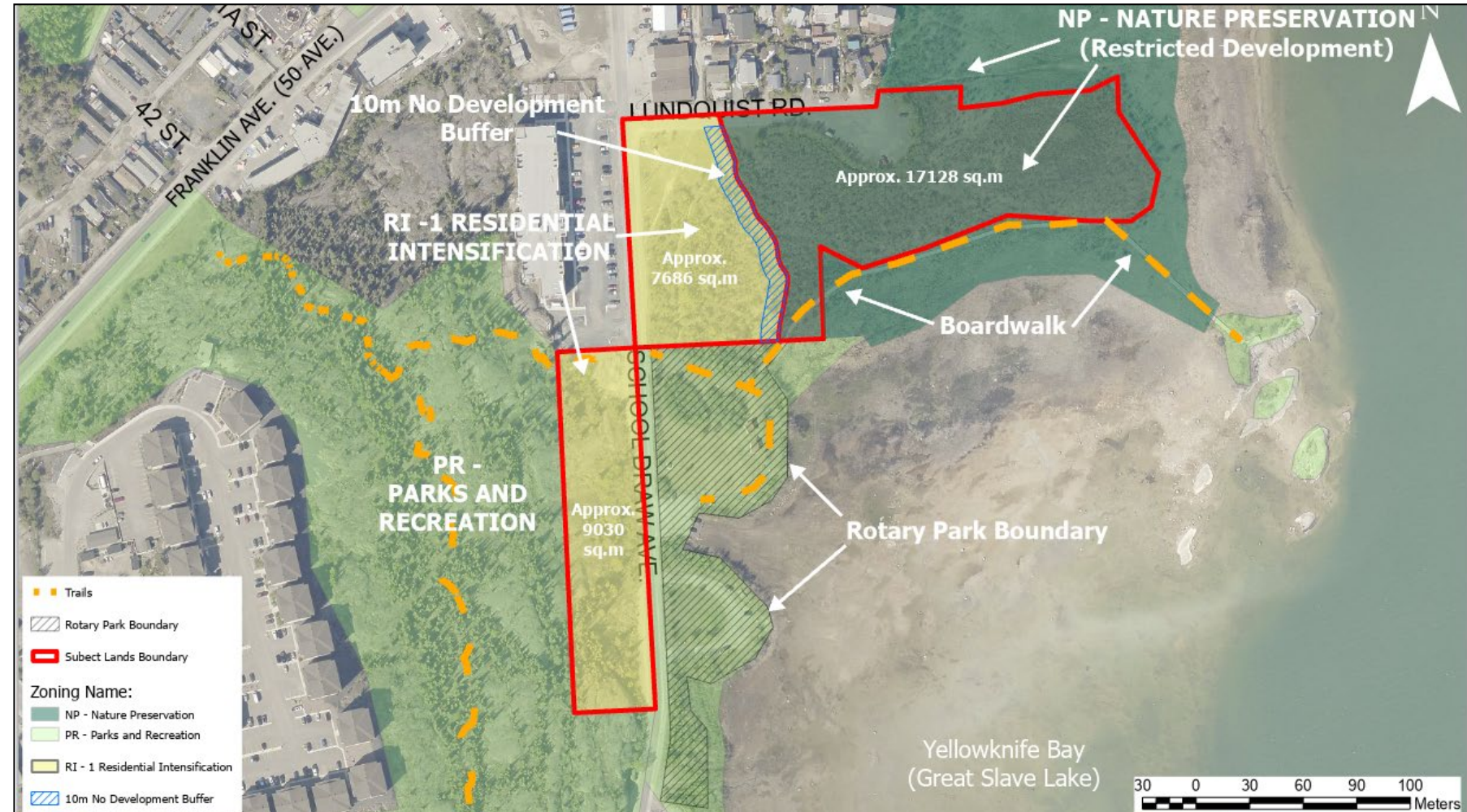


Proposed Zoning – RI-1 and NP



Development Control

- Increased Nature Preservation area by 3,000 sq.m.
- 10 m no-development buffer between RI-1 and NP
- Stormwater drainage as natural buffer
- Sidewalk and pedestrian crossing
- Preservation of boardwalk and Rotary Park
- Retention of Willow Flats Nature Preservation area



Technical Comments

- Drainage ditch to be retained
- Municipal servicing to be connected
- Location of fire hydrant needs to be considered
- NAKA has underground infrastructure and pole on Eastern Block – may need an easement

Traffic Report

- No major traffic increase has been identified
- No intersection or roadway upgrades are warranted
- Sidewalk and pedestrian crossings are recommended

Geo-tech Report

- Suitable for development, with appropriate engineering controls
- Engineered fill may be required
- Pile foundation or on-slab foundation may be appropriate
- No permafrost expected on this site

Public Comments

- Loss of protected green space
- Ecological & biodiversity Impact
- Flood risk and unsuitability
- Impact on community wellbeing
- Public access to waterfront
- Inconsistent with Natural Area Preservation Strategy
- Alternate development site

Benefits of Intensification

1.9%

Rental Vacancy Rate

+10%

Yellowknife homes in
"core housing need"

24%

tenant households
that are subsidized



14.6%

Senior (60+) population,
doubled since 2011



- More Housing options
- Revitalized Neighborhoods
- Optimized Use of Lands
- Shorter Commutes
- Job Creation
- Lower Carbon Footprint

Available Incentives

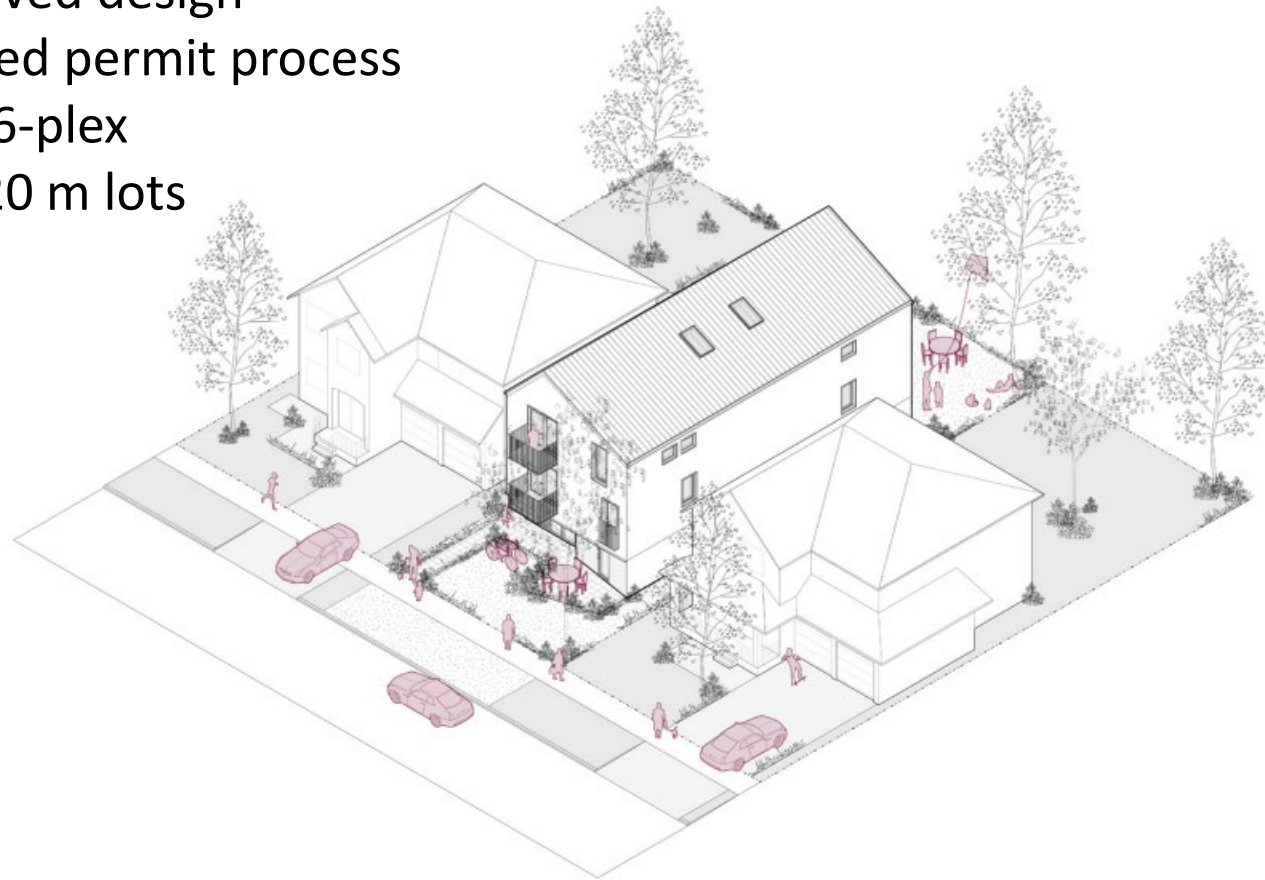
Abatements	Maximum Amount
Residential Development Abatement	Based on value of the development
General Grants	Maximum Amount
Bike Racks & Storage	Up to \$5,000
Universal Dwelling Grant	Up to \$15,000
Housing Grants	Maximum Amount
Missing-middle Price Grant	25% of the land value (not less than 5 units)
Ventilation System Grant	Up to \$2,000
Development Permit Grant	From \$400 up to \$2,700
Building permit	Up to \$10,000



Streamlined Process (Optional)

CMHC Design Catalogue

- Pre-approved design
- Streamlined permit process
- 4-plex or 6-plex
- Ideal for 20 m lots



Note: Images are illustration purpose only

source: <https://www.housingcatalogue.cmhc-schl.gc.ca/>



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Next Steps

- Public hearing & council's decision
- Application of subdivision to GNWT
- Subdivision registration
- Lots disposal to open market

THANK YOU

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