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To: Home Base Yellowknife
Attn.: Tammy Roberts

From: Kamille Manoy

Project: Home Base Mixed-Use Apartments
Location: Yellowknife, NT
Project no: 23-005
Date: August 29, 2025

Memo - Site Traffic and Parking

This memo explains the traffic and parking considerations of the new proposed Home Base Yellowknife Mixed-Use Building located on 4906 53rd Street, Yellowknife. The estimated total number of pedestrians to the building is approximately 243 in daytime and 119 in evening/night. The estimated total number of individual vehicles in and out of the site is approximately 16 per day.

Overview of Site Design

The proposed site design features a two-lane driveway through the middle of the site, accessible from 53rd Street. This provides access to the vehicle parking lot and loading zone at the south side of the site.

There is a main entrance for the market rental units in the east lobby and a main entrance for the Home Base facilities in the west lobby. Both entrances are accessed from 53rd street. A secondary entrance to the Home Base is on the west side of the building, facing the city parking lot in Somba K'e park.

Pedestrian Traffic

The Home Base apartments and dormitories have an expected occupant load of 59 people. The Home Base day-use centre, café, event space on the ground floor, and offices have a maximum combined occupant load of 181 people. These users can enter the building from either of the two entrances in the west lobby. The market rental units and commercial rental space have an expected occupant load of 40 people, they will use the east lobby on the ground floor.

It is expected that youth will be entering and leaving the Home Base day-use centre between 12pm-8pm. The Home Base overnight shelter plans to serve 20 youth between 8pm-12pm. Some of the youth will have been in the day-use centre already while some may be just arriving at Home Base at night. It's anticipated that about 10 people will visit the café every hour between 8:30-5pm. Residents in the Home Base apartments and the market rental units are expected to be in and out of the building throughout the day and evening.

Vehicle Traffic

The driveway will be used daily by Home Base staff to access the parking lot. Home Base has 1 vehicle to transport youth from the shelter to activities. This vehicle will likely travel to and from the site frequently.



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Home Base also operates the street outreach van which will be on the road in the day and only parked at the site at night. It is expected that day staff will park on site in the morning, and overnight staff will park on site in the evening. Loading vans use the driveway to access the loading zone behind the east lobby. The loading zone is expected to be used occasionally. Emergency vehicles can enter the driveway to access the site.

Vehicle Parking

The parking lot is within Parking Standard Area 1, which does not have any minimum vehicle parking requirements (Table 7-3). However, Home Base requires 6 parking stalls for staff and the commercial rental space. A minimum of 1 Type 'A' parking space shall be provided for every 20 spaces (7.8.5(a)). A loading space measuring 3x9m with vertical clearance of 4.2m is required for each loading door (7.8.12).

The proposed parking design consists of 7 type 'B' vehicle parking stalls, 1 type 'A' vehicle parking stall, and 1 loading zone.

Bicycle Parking

There is 1 bicycle rack required for every 2 dwelling units in a multi-unit dwelling, 1 for every 3 rooms for special care residence, and 1 for every 140m² floor area of other uses (7.8.13). The building will need 10 bicycle racks for the office and commercial rental space, 4 for the special care residence, and 15 for all the residential units (both the Home Base residential and the market rentals). In total, approximately 29 bicycle racks are required for the new building.

The bicycle rack is currently located at the back of the site but can be moved close to the Home Base entrance and the market tenant entrance, per 7.8.13(d)(ii).