

Property Information/Details

Location Description	Lot 38 Block 27 Plan 4703
City of Yellowknife Community Plan No. 5007, as amended	Section 2.3.2 Housing Section 3.1.2 General Development Goals Section 3.2.4 Economic, Environmental, and Social Factors Section 4.1 Downtown Section 4.1.2 Central Residential
City of Yellowknife Zoning By-law No. 5045, as amended	Section 3 Roles and Responsibilities Section 4 Development Permit Process Section 7 General Development Regulations Applicable to all Zones Section 8 General Development Regulations Applicable to Residential Zones Section 9 General Development Regulations Applicable to Non-Residential Zones Section 11.1 DT – Downtown
Civic Address:	4906 53 Street
Access:	53 Street (vehicular and pedestrian)
Municipal Services	Municipal sewer and water; external garbage pickup

Recommendation:

The Development Officer recommends approval of Development Permit PLDEV-2025-0112 for a Mixed-Use Building at 4906 53 Street consisting of Special Care Residence, Multi-Unit Dwelling, Office, and Commercial Retail Sales and Service, with the following conditions:

1. The developer shall enter into a Development Agreement with the City of Yellowknife with respect to on-site improvements and site servicing requirements to be executed prior to issuance of a Building Permit;
2. The developer shall submit a Real Property Report to the City of Yellowknife prior to occupancy; and
3. The development shall comply with the approved stamped drawings for PLDEV-2025-0112 and with all By-laws and policies in effect for the City of Yellowknife.

Proposal:

Home Base Yellowknife is proposing a Mixed-Use building consisting of Special Care Residence (12 single bed dormitories), Multi-Unit Dwelling (23 one-bedroom units and 8 two-bedroom units; 10 of which will be universally accessible, and 10 of which will be market rentals), Commercial Retail Sales and Service (market space, youth centre event space, café), and Office spaces (Home Base Yellowknife administration) at 4906 53 Street in the DT – Downtown Zone.

Background:

The subject site at 4906 53 Street is located within Yellowknife’s downtown central residential land use designation area and zoned DT- Downtown. It is the current location for “Park Place”, a small-scale facility

that provides support focused on youth services run by Home Base Yellowknife. The property sits along a primary downtown corridor, surrounded by a mix of commercial, institutional, and emerging residential uses, reflecting a transition toward higher-intensity, mixed-use development.

Its central location, existing municipal servicing, and proximity to amenities make it a suitable location for redevelopment that increases density and diversifies land use. The surrounding context is slowly evolving, with recent projects introducing more residential and mixed-use forms that support intensification objectives.

SUPPORTING STUDIES AND REPORTS

In support of the application the following documents/studies were submitted:

- Schematic Design Report, prepared by Taylor Architecture Group, DM# 810735
- Site Traffic and Parking Memo, prepared by Taylor Architecture Group, DM# 810736
- Sun Shadow Impact Drawings, prepared by Taylor Architecture Group, DM# 822968
- Preliminary Pedestrian Level Wind Assessment, prepared by Theakston Environmental Consulting Engineers, DM# 822967

Assessment of the Application:

JUSTIFICATION

A development permit is required under Section 4 of Zoning By-law No. 5045, authorized under section 23 of the *Community Planning and Development Act*.

LEGISLATION

Community Planning and Development Act

The *Community Planning and Development Act* establishes the framework for the City to regulate development within its boundaries. As stated in section 16. (1) and 25. (2) of the *Act*, a development authority, being either council or a development officer appointed under section 52, or both, shall, subject to any applicable conditions, approve an application for a development permit for a use specified in a zoning bylaw as a use that may be permitted at the discretion of the development authority, if the development authority is satisfied that the applicant meets all the requirements of the bylaw.

Under section 20. (1), "A zoning bylaw may authorize a development authority to require, as a condition of the approval of an application for a development permit that a person enter into a development agreement with the municipal corporation."

Community Plan By-law No. 5007

"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". (*Community Planning and Development Act*, Section 3 (1)).

This 2019 Community Plan is a comprehensive outline of the goals and objectives for the City with directive policies to accomplish the objectives. All applicable policies of the Community Plan are to be considered and applied at the time of development.

Zoning By-law No. 5045

The general purpose of a zoning bylaw is to guide the physical development of a municipality by offering regulations to the use and development of land and buildings within the municipal boundary of the City.

The Development Officer is directed to receive and process development permit applications as referred to in sections 3.1.1 (a), (d), (f), and (g) of the By-law, and shall approve, with or without conditions, the application for a development permit for a permitted use, as per section 4.6.2 (a).

PLANNING ANALYSIS

City of Yellowknife Community Plan By-law No. 5007, as amended

“Downtown is the hub of the City”. The Plan identifies the Downtown Central Residential as an area surrounding the City Core and primarily consisting of compact low-rise residential development. The area is intermixed with some high-density apartments and buildings that have seen adaptive re-use for small-scale offices and/or retail spaces. It will be a transition area between the high-density city core and other area designations. The area is a geographically convenient place to live, as services are easy to access, which makes it suitable for transition to higher density residential and multi-use development through infill.

The below objectives and policies of the Downtown Central Residential land use designation support the proposed development’s intent to enhance the pedestrian street-level experience at the corner of 53 ST and 49 AVE, to play a part in the City’s vision for growth and economic development, as well as to support the broader goal of revitalizing Yellowknife’s downtown. By conforming to these objectives of the Community Plan, the development will add to the vibrancy and livability of the downtown area and its surroundings. Finally, this infill opportunity aligns with the City’s climate change objectives by utilizing existing municipal infrastructure, committing to follow national building and fire codes, and reducing construction waste and visual blight of the structure.

4.1.1 Downtown Central Residential Objectives and Policies			
Planning and Development Objectives:		Policies:	
2.	To enhance open spaces to support community events, traditional activities, and passive recreation.	2-c.	Investment in open spaces will be made as the area continues to densify.
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 the City core stepping down to medium density.	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.
4.	To encourage higher density residential development.	4-a.	Off-street parking minimums will be reduced.
		4-b.	Walking and cycling connections will be improved to support active modes of transportation.
5.	To encourage a variety of housing options.	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.
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Zoning

City of Yellowknife Zoning By-law No. 5045, as amended

The proposed development meets the general regulations of the zoning by-law, including sections 7, 8, and 9. It also meets the specific regulations for the DT – Downtown Zone. The proposed development meets all the above without any variance requirements. A summary follows.

Site Planning Considerations (Section 7.1):

By creating public spaces for future amenities and activities, the development is adding vibrancy to the street corner of 49 Avenue and 53 Street. The Protective Services Department, including the Yellowknife Fire Division and Municipal Enforcement Division, expressed no concerns with their vehicles and personnel reaching the proposed development. The building demonstrates adequate response to wind and weather conditions in a manner that improves pedestrians' experience, as demonstrated in the submitted Preliminary Pedestrian Level Wind Assessment. By meeting the general site planning considerations listed in section 7.1 of the By-law, the proposed development demonstrates good land use planning practices.

Landscaping (Section 7.5):

A minimum of 10% of the residual area shall be landscaped for developments in the DT zone. The development proposes to landscape the 2.5m area in front of the lobby spaces, along 53 Street, with native trees and shrubs. The space will also incorporate outdoor seating. Since the required landscaped area is less than 500m², it was incorporated as part of the site plan drawing.

Parking (Section 7.8):

As per Table 7-3 of the By-law, there are no minimum parking requirements in Downtown (Parking Standard Area 1). The development proposes 7 Type B parking spaces and 1 Type A parking space in the rear yard to be accessed directly through 53 Street. The development meets the on-site bicycle parking requirement by providing an enclosed bike storage, with a requirement of accommodating a minimum of 22 bicycles. An off-street loading space is also provided in the rear yard, as illustrated in the approved drawings.

Multi-Unit Dwelling (Section 8.2.6):

To satisfy general regulations applicable to all multi-unit dwellings within the city, the proposed development provides direct pedestrian access to both sidewalks on 53 Street and 49 Avenue. Access to the enclosed garbage and compost storage will be through 53 Street, passing between the building's west and east lobbies along the covered street-level drive-through. Access through the adjacent municipal land is not recommended and will not be granted at present time. Regarding emergency vehicle access, the Protective Services Department, including the Yellowknife Fire Division, expressed no concerns with their vehicles and personnel reaching the proposed development.

DT – Downtown (Section 11.1):

The general purpose of the DT – Downtown zone is *“to define the downtown area and recognize this as a unique area within the City as the Principal office, commercial and entertainment district, while providing for supportive medium and higher density residential uses”*.

Regulations relating to lot width, lot coverage, building height, and yard setbacks have been met without any variance requirements. These regulations were reviewed against the submitted drawings. To satisfy 11.1.3 (a), the covered street-level drive-through can be closed off for cars and used as an outdoor amenity space for recreation and various community events. Furthermore, the curbside outdoor space in front of the west lobby entrance will be landscaped with trees, shrubs, and hardscaping to transform it into an outdoor amenity space. The building’s exterior facades consist of a bottom, middle, and top parts. To satisfy 11.1.3 (d), the building will be incorporating multiple materials and colours on these façades, as illustrated in the approved drawings. The building is designed in a way that adds vibrancy from street-level, including pronounced entrances, strategically placed windows, and vibrant walls at street-level.

Since the building exceeds four storeys in height and 1,500m² of gross floor area, sun shadow impact drawings and a preliminary pedestrian level wind assessment were provided as part of the application package and revealed no concerns.

Servicing/Safety/Park&Rec/Community/Reconciliation

The proposed development lies within the City’s water and sewer piped serviceable area, and will be tied to the City’s water main, storm main, and sewer main at the applicant’s expense. The applicant is also responsible for any arrangements for electric power, gas, telephone, garbage pickup and cable services required to complete the development. As stated above, service access from the adjacent municipal land is not recommended and will not be granted. Garbage pickup will be through the covered drive-through. The applicant indicated their interest in relocating or potentially removing an existing power pole, to which the Engineering Division expressed no concerns.

City Departmental Consultation

Pursuant to section 4.5.1 of the Zoning By-law, the following City Departments were contacted and advised to provide comments as part of the application process. Comments received were considered to determine appropriateness of the development proposal. Comments received are summarized in the table below:

No.	City Department	Comments	Consideration
1.	Lands and Building Services	They are required to meet the standards outlined in the Building by-law 5058 which specifically mentions the 2020 NECB & 2020 NBC.	No consideration is required.
2.	Fire Division	No comments were received.	No consideration is required.
3.	Public Works and Engineering	1. Garbage containers must be accessible through their own site, not City Land so as not to affect future development potential of the Somba K'e Plaza.	Access to the garbage containers will be through the covered street-level drive-through. Access from the adjacent City land will not be granted.

		2. Removal of the power pole, if it is solely serving the existing Home Base development, is not a concern.	
4.	Municipal Enforcement	No comments were received.	No consideration is required.

Public Consultation

A Notice of Application for the development permit and variance was circulated to neighboring properties within 100m of the subject property during the notice of application period, per sections 4.5.1, 4.5.2, 4.5.3, 4.5.4, and 4.5.5 of Zoning By-law No. 5045, Section 6.7 of Community Plan By-law No. 5007, and section 14 (2) of the *Community Planning and Development Act*.

As a result of the Notice, no comments were received from the public.

A Notice of Decision will be posted at the site, as required by law. The application will be subject to a 14-day appeal period, commencing on the date of the approval. If not appealed within this 14-day period, the development will be considered effective starting on the 15th day.

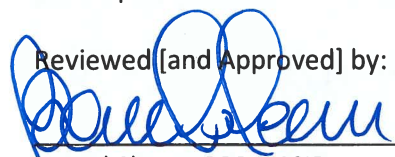
Conditions of Approval:

1. The developer shall enter into a Development Agreement with the City of Yellowknife with respect to on-site improvements and site servicing requirements to be executed prior to issuance of a Building Permit;
2. The developer shall submit a Real Property Report to the City of Yellowknife prior to occupancy; and
3. The development shall comply with the approved stamped drawings for PLDEV-2025-0112 and with all By-laws and policies in effect for the City of Yellowknife.

Conclusion:

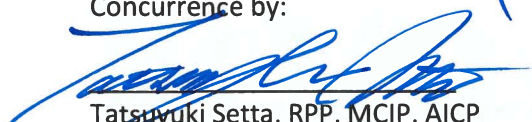
Based on the planning technical review and analysis, it is identified that the proposal conforms to policies and regulations in Community Plan By-law No. 5007, meets Zoning By-law No. 5045 requirements, and represents good land use planning practices. The Development Officer's recommendation is to approve Development Permit PLDEV-2025-0112.


Reviewed [and Approved] by:


 Bassel Sleem, RPP, MCIP
 Planner II


 Date

Concurrence by:


 Tatsuaki Setta, RPP, MCIP, AICP
 Manager, Planning and Environment


 Date

Attachments: Approved Drawings PLDEV-2025-0112, DM# 822977