

Property Information/Details

Location Description	Lot 5 Block 511 Plan 1157
City of Yellowknife Community Plan No. 5007, as amended.	Section 4.3 Old Airport Road Commercial
City of Yellowknife Zoning By-law No. 5045, as amended.	Chapter 3 Roles and Responsibilities Chapter 4 Development Permit Process Section 5.1 Development Appeal Process Section 7.1 Site Planning Considerations Section 7.3 Grade Section 7.4 Vehicular Access and On-Site Traffic Section 7.5 General Landscaping Regulations Section 7.8 Parking Section 11.2 CS – Commercial Services Zone
Civic Address:	308 Woolgar Avenue
Access:	Woolgar Avenue
Municipal Services:	Piped water and sewage services; Municipal garbage pickup

Recommendation:

The Development Officer recommends approval of Development Permit Application PLDEV-2025-0168 for a Change of Use from Animal Services (Veterinary Clinic) to Food and Beverage Services (Chocolate Production Kitchen and Retail), with the following conditions:

1. The applicant is required to enter into a Development Agreement with the City with respect to landscaping, parking and other requirements. The agreement must be signed and security deposit must be paid in full within 60 days of the effective date of this Development Permit.
2. The development shall comply with the approved stamped drawings for PLDEV-2025-0168 and with all By-laws and policies in effect for the City of Yellowknife.

Proposal:

The applicant has applied for Development Permit for a Change of Use from Animal Services to Food and Beverage Services at 308 Woolgar Avenue. The proposed Food and Beverage Service is for a Chocolate Production Kitchen and Retail space, which will occupy the first floor of the building only. Food and Beverage Services (commercial) is a permitted use in the CS – Commercial Services Zone according to Zoning By-law No. 5045, as amended.

Background:

GENERAL STATEMENT

On December 17, 2025, an application for a Development Permit was received from Yassine Riahi, the applicant, to change the principal use of the first floor of the building from Animal Services to Food and Beverage Services. The application was received following a pre-application meeting discussing the proposal to locate a Chocolate Production Kitchen and Retail space where a Veterinary Clinic was previously located. The applicant is a tenant of the building that was recently purchased, with future applications anticipated to be applied for on the second floor of the building.

Assessment of the Application:

JUSTIFICATION

A Development Permit for a Change of Use is required if there is a change to the principal uses of a building under Section 4.1.3.b) v) of the Zoning By-law. The Development Officer is the approving authority for Development Permits within the scope defined by Section 3.1.1 of the Zoning By-law.

LEGISLATION

Community Planning and Development Act, S.N.W.T. 2011, c.22

As per section 3(1) of the *Act*, 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.

Section 12 states that the purpose of a Zoning Bylaw is to regulate and control the use and development of land and buildings in a municipality in a manner that conforms to a community plan/ and if applicable/ to prohibit the use or development of land or buildings in particular areas of a municipality.

Section 14 states that a zoning bylaw must specify one or more of the uses of land and buildings for each zone that are permitted.

Community Plan By-law No. 5007, as amended

This 2020 Community Plan ("the 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, as amended.

The general purpose of a zoning by-law 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 processes the application per section 3.1.1 (Development officer's roles and responsibilities) and applicable sections of Chapter 4 (Development Permit Process) of the By-law.

PLANNING ANALYSIS

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

Section 4.3 Old Airport Road Commercial

The Plan identifies the Old Airport Road Commercial land use designation as a major transportation thoroughfare in and out of Yellowknife. It is also a major commercial corridor in the city. It serves as a regional shopping and service center that attracts residents from around the Northwest Territories. Higher density development is intended to be located close to the main corridor (Old Airport Road) with densities scaling down as development moves further away. The Plan encourages continued commercial development and use of land while being compatible with other land uses including residential development.

4.3 Old Airport Road Commercial Objectives and Policies	
Planning and Development Objectives:	Policies:
2. To accommodate commercial uses that require large sites and a high degree of motor vehicle accessibility.	2-a. Commercial uses will continue to be required to accommodate all customer and delivery motor vehicle parking in off-street parking facilities.
3. To improve access to commercial uses via walking, cycling, and public transit.	3-a. Commercial activities should be designed to accommodate a variety of transportation modes including walking, cycling, and public transit.
5. To allow for a variety of motor vehicle parking options.	5-a. Parking options such as shared parking will be considered to reduce off-street parking requirements. 5-b. New buildings will front the street with street fronting landscaping and off-street parking will be accommodated behind buildings.
7. To improve safety, drainage, and attractiveness of off-street parking facilities.	7-a. Surface parking lots shall be landscaped, lit, paved and drained.
9. To encourage mixed uses for existing and new development.	9-a. Mixed use development will be incentivized through consideration of parking variances and flexibility of zoning where deemed appropriate.

The proposed Change of Use to Food and Beverages Services meets the objectives for the Old Airport Road Land Use Designation by accommodating vehicle traffic in off-street parking facilities while contributing to variety to the commercial area with the new commercial use. In compliance with the Plan, the proposal will be subject to drainage and parking regulations in the Zoning By-law. At the time of application, the second floor of the existing building has residential uses from previously approved permits, which is support by the Plan, encouraging mixed use development where appropriate.

Zoning

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

The proposed Food and Beverage Services use has been determined to meet all applicable requirements of the By-law.

Land Use (Section 11.2):

Food and Beverage Services is a permitted use in the CS Zone. The proposed use meets the purpose of the CS Zone by providing a commercial use in close proximity to a major transportation corridor, Old Airport Road. Existing residential uses on the second floor are considered to be compatible with the proposed change of use as there is separate accesses for the commercial and the residential units providing separation from customers.

Additionally, directly adjacent properties include both existing commercial uses and vacant lots that are also zoned as CS for future commercial development.

Below are additional zoning analysis of the site.

Site Planning Considerations (Section 7.1):

The proposed development complies with Section 7.1 specifically in regards to incorporating proper Lot surface drainage (Section 7.1.2) and remaining accessible by emergency services (Section 7.1.6.).

Drainage and Grading (Section 7.3):

No changes have been proposed to the grading of the site as a part of this application and must comply with any previously approved grading and drainage plans.

Vehicular Access and On-Site Traffic (Section 7.4):

The site has Front Street Access from Woolgar Avenue and Rear Street Access from the lane to the rear of the property that can be accessed from Byrne Road. Review of the proposal and existing site layout demonstrates that the driveway access for both the front and rear of the site can accommodate the safe and efficient movement of existing and planned vehicle traffic for the proposed Food and Beverage Services (Section 7.4.1.c). The development complies with all applicable regulations include Section 7.4.1.d requiring positive surface drainage to the roadway and grade of not exceeding 8% for both the driveway and the on-site parking.

Landscaping (Section 7.5):

Landscaped screening is also required for any non-residential development that abuts a road that is 2.00m wide, with the exception of the driveway that is used to access the site by vehicle traffic as required in Section 7.5.2.a. The applicant has demonstrated the intention to meet this require on Page 2 of the approved stamped plans. Additionally, due to the amount of hard surfacing that already exists on the site,

the Development Officer will accept the placement of potted plants, public art, specialty lighting or other items that can be located facing public roadways as contributing to the landscaping requirements. To ensure compliance with landscaping regulations, the applicant will be required to schedule a site inspection with the City to verify regulations have been met to the satisfaction of the Development Officer.

Parking (Section 7.8):

Food and Beverage Services require a minimum of two 'type B' parking spaces per 100 m² of gross floor area provide off-street. The total gross floor area of the portion of the building that will be occupied as a Food and Beverage Service is approximately 259.99m². Therefore the total minimum number of parking spaces required for the proposed development is four (4) 'type B' spaces. The applicant has demonstrated they will be able to meet the parking requirements, but future uses on-site may not count the designated parking spaces for Food and Beverage as Shared Parking unless it is approved under Section 7.8.9.

The applicant has demonstrated they intend to provide an off-street loading space according to the stamped plans and has access for the loading space taken from the lane (Section 7.8.12.c).

In accordance with Section 7.8.13.a) of the Zoning By-law, a Change of Use to an existing Development requires off-street bicycle parking to be provided. As bicycle parking is determined, only the gross floor area of the space being occupied by the Food and Beverage Services is used in the calculation. The required minimum bicycle parking for Food and Beverage Services is one bike space per 140m² of gross floor area. With a total Gross Floor Area 259.99m², two (2) bicycle parking spaces must be provided for the business. The amount was rounded based on the Section 7.8.13.c) direction. Bicycle Parking should be developed on site in line with the requirements described in Section 7.8.13.d) such as maintaining access to the building entrance and accessible to cyclists.

Further development of the site will require determining specific parking requirements according to the proposed development, the Zoning By-law and the compatibility with the existing use(s).

Development Permit Conditions and Development Agreements (Section 4.7)

For the purposes of ensuring compliance with the requirements for Landscaping, Parking and other applicable regulations, the Development Officer will require the applicant to enter into a Development Agreement with the City to require the applicant to construct or pay for the construction of public amenities including but not limited to Landscaping and Bicycle Parking. The applicant will be required to provide an acceptable form of security to guarantee the performance of conditions of a Development Agreement.

Servicing

The proposed development will be serviced by piped municipal water and sewage services, and will rely on municipal garbage pickup.

City Departments / External Agency Consultation

As directed in section 4.5.1 of Zoning By-law No. 5045, a request for comments was circulated to the following city departments and external agency on January 5, 2025. Comments were reviewed and considered, and are summarized in the table below:

No.	City Department	Comments	Consideration
1.	Public Works & Engineering	Public Works has reviewed the documents and has no concerns with the proposed development. No changes to grading or water/sewer connection currently planned.	None Required.
2.	Lands and Building Services	Building Services has no concerns.	None Required.
3.	Fire Services	Fire had questions regarding the proposed change of use, for which the applicant provided answers. As a result Fire has no concerns with this application.	None Required.

Public Comments

Public Comments were collected through the circulate of a Notice of Application letter for the Development Permit to neighboring residents within 30m of the subject site on January 5, 2026, per sections 4.5 of Zoning By-law No. 5045, as amended, Section 6.7 of Community Plan By-law No. 5007, as amended, and section 14 (2) of the *Community Planning and Development Act*. A Notice of Application Sign was placed on site on January 5, 2026, facing Woolgar Avenue, with a QR code to the City of Yellowknife's Active Applications Webpage where additional information and documents could be viewed.

No comments for consideration were received from the public.

Outlined in Section 5 of the Zoning By-law and sections 61 – 62 of the *Community Planning and Development Act*, the approval of an application for a Development Permit is subject to a 14- day appeal period, commencing on the date of the approval. Once the Development Permit decision has been issued, a Notice of Decision Sign will be posted at the site, and Notice of Decision Letters circulated to landowners and lessees within 30m of the subject site in accordance with Section 4.11. of the Zoning By-law. The City's Active Application webpage will be updated with the Notice of Decision, Stamped Plans and Planning Report. If not appealed within this 14-day period, the development will be considered effective starting on the 15th day.

Conditions of Approval:

1. The applicant is required to enter into a Development Agreement with the City with respect to landscaping, parking and other requirements. The agreement must be signed and security deposit must be paid in full within 60 days of the effective date of this Development Permit.
2. The development shall comply with the approved stamped drawings for PLDEV-2025-0168 and with all By-laws and policies in effect for the City of Yellowknife.

Conclusion:

Development Permit application PLDEV-2025-0168 is recommended for approval with the above mentioned conditions as the proposed development conforms to Community Plan By-law No. 5007, as amended and complies with all applicable regulations of Zoning By-law No. 5045, as amended.

Reviewed [and Approved] by:



Eli Smith
Planner I, Planning and Environment



Date

Concurrence by:



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



Date

Attachments:

Approved Drawings PLDEV-2025-0168, DM# 814973.