



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:

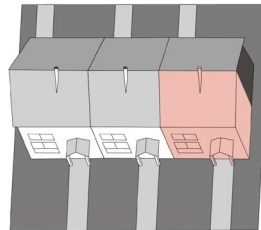
Term	Definition
Dwelling	"Townhouse Dwelling" means a building containing more than two Dwelling Units that share one or more walls with adjacent Dwelling Units. Each Dwelling Unit has its own individual entrance to the exterior. Townhouse Dwelling Units can be arranged in a side-to-side, back-to-back,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

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



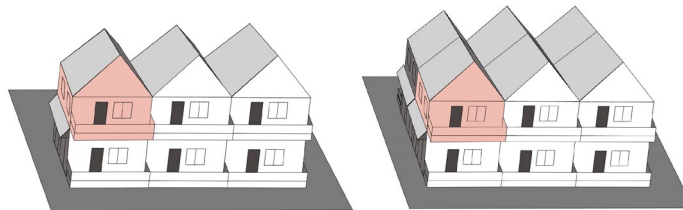
CONVENTIONAL TOWNHOUSE

- 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.
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3. Amending Table 7-3: Minimum Parking Space Requirements as follows:

Use	Parking Standard Area 2 (Residential Central/Residential Intensification)
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