

# New Zoning By-law Fast Facts



## PARKING

Open Option Parking supports densification and downtown revitalization

The City of Yellowknife is introducing a new Zoning By-law, which is a set of rules for development that implements the City's vision, principles and priorities for the community moving forward.

### What the Zoning By-law says about Parking

The new Zoning By-law supports downtown revitalization and increased densification. In the Downtown zone, the City is moving to an Open Option Parking model, which gives developers more flexibility to determine the number of parking spaces they require.

These changes relate to parking requirements for buildings and do not affect street parking.

This approach follows best practices in Canadian cities that are successfully incorporating densification, alternative forms of transportation, and downtown revitalization.



Existing Zoning By-law requirements, have resulted in 40% of Yellowknife's downtown core being used for surface parking.

Open Option Parking will allow parking to be dictated by demand, rather than regulations.

### Key features of the Zoning By-law

- Street parking will not be eliminated or reduced.
- Open Option Parking will be available in the Downtown.
- Reduced parking requirements have been introduced for Old Town and Central Residential.
- Reduced parking in these areas will increase opportunities for infill and densification.
- Reduced parking requirements in the Old Town zone will support increased available land for development and promote Old Town as a destination with shops and services that isn't filled with parking spots.
- Public parking spaces, which will become shared parking for businesses in the area, will still be available at the entrance of Old Town.

### WHAT DOES IT MEAN



Open Option Parking removes minimum parking requirements in the Zoning By-law and allows businesses and developers to determine how much on-site parking to provide on their properties based on their operations and activities.

## What is behind the changes?

The City engaged the public in autumn 2020.

Here is what the public said about parking:

- Parking is an issue in many neighbourhoods.
- If you remove the parking requirements and allow more flexibility, the market can decide what parking is needed.
- You cannot sell a condo in the Downtown Core without a parking spot.
- The City should reduce parking minimums and allow for shared parking.
- Parking requirements have been a roadblock for mixed use development, however, mixed use in the wrong areas can exacerbate parking issues.
- Where parking is an issue, the types of uses allowed must be considered carefully to find effective solutions.



A reduced requirement to provide parking reflects the fact that more and more residents want to live in areas that are walkable and are often choosing to reduce the number of vehicles they have.

## The City also considered:

- Existing issues and the amount of land in the downtown core used for surface parking;
- The 2020 Community Plan identifies the need to reduce the surface parking lots Downtown;
- Other strategies and reports, including the **Commercial Retail Strategy** for the Downtown and the **Theia Report** for the 50/50 Lot;
- Trends in parking regulations in North America in relation to the impacts of carbon emissions and climate change; and,
- Costs associated with developing cities that accommodate vehicles as a priority.

## Can you give me an example?

Under the previous Zoning By-law, if someone wanted to build a multi-dwelling residential development downtown, the Zoning By-law would require a minimum number of parking spaces. Sometimes, it was difficult to meet those requirements and the spaces were not fully used. The new Zoning By-law will let the developer determine how many spaces they think they would need to be able to sell or rent the dwelling units.



## Find out more

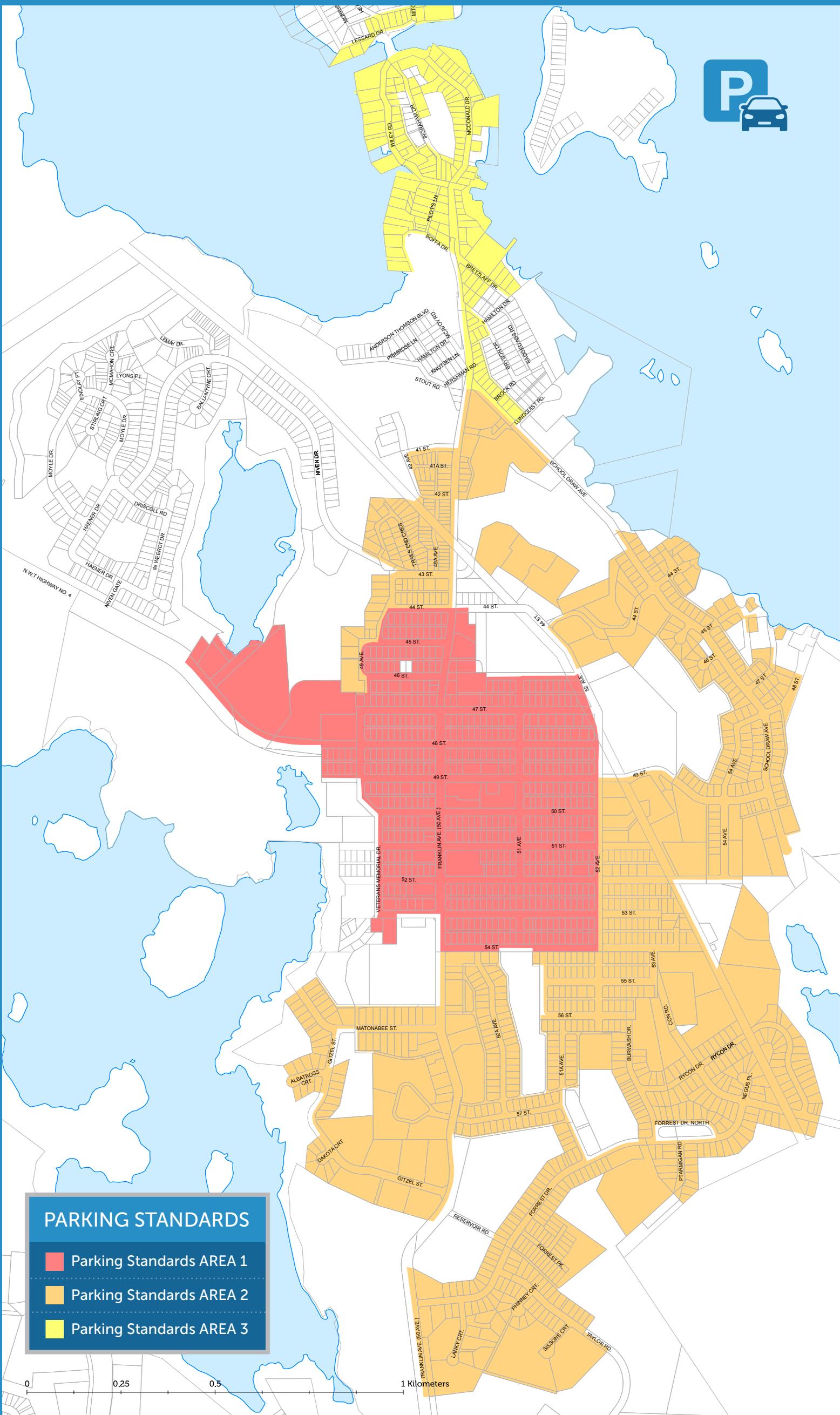
Review the new Zoning By-law and learn about the specific changes related to parking at [www.yellowknife.ca/ZoningReview](http://www.yellowknife.ca/ZoningReview)

**Key sections for parking include:**

- **Section 7.9: Parking** | **Section 7.9.4: Parking Standard Regulations**

Have questions or feedback? Email [zoningreview@yellowknife.ca](mailto:zoningreview@yellowknife.ca)





**PARKING STANDARDS**

- Parking Standards AREA 1
- Parking Standards AREA 2
- Parking Standards AREA 3

0 0.25 0.5 1 Kilometers