



CITY OF YELLOWKNIFE

**CONSOLIDATION OF  
BLOCK 501 HOUSING DEVELOPMENT SCHEME  
BY-LAW NO. 4700**

**Adopted September 10, 2012**

**AS AMENDED BY**

**By-law No. 4738 – September 23, 2013**

**By-law No. 4763 – January 13, 2014**

**(This consolidation is prepared for convenience only.  
For accurate reference, please consult the  
City Clerk's Office, City of Yellowknife)**

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, authorizing the Municipal Corporation of the City of Yellowknife to enact the City of Yellowknife Block 501 Housing Development Scheme.

**As amended by By-law No. 4763 January 13, 2013**

PURSUANT TO:

- a) Sections 8 to 11 inclusive of the *Community Planning and Development Act*, S.N.W.T., 2011, c.22; and
- 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 Homes North Ltd., the Developer of the Block 501 Housing Development, who is entitled to become the owner of the area, prepared a Development Scheme for the area development, which is deemed acceptable by Administration.

WHEREAS the Municipal Corporation of the City of Yellowknife wishes to adopt the City of Yellowknife Block 501 Housing Development Scheme, By-law No.4700;

NOW, THEREFORE, THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE CITY OF YELLOWKNIFE, in regular session duly assembled, enacts as follows:

**SHORT TITLE**

- 1. This By-law may be cited as the Block 501 Housing Development Scheme.

**APPLICATION**

- 2. The City of Yellowknife Block 501 Development Scheme comprised of the attached Schedule No. 1 and Schedule No. A-1, is hereby adopted.

**EFFECT**

- 3. 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*.

**As amended by By-law No. 4738 September 23, 1013**

PROPERTY OWNERS WITHIN  
BLOCK 501 HOUSING DEVELOPMENT SCHEME AREA

**CURRENT OWNER:**

GOVERNMENT OF THE NORTHWEST TERRITORIES

PO BOX 1320, YELLOWKNIFE NT X1A 2L9

ATTN: NORTH SLAVE REGION, MUNICIPAL AND COMMUNITY AFFAIRS

and

NORTHLAND UTILITIES (YELLOWKNIFE) LIMITED

481 RANGE LAKE ROAD, YELLOWKNIFE NT X1A 3R9

**ENTITLED TO BECOME THE OWNER UPON TITLE TRANSFER:**

HOMES NORTH LTD.

P.O. BOX 1446, YELLOWKNIFE NT X1A 2P1

As amended by By-law No. 4738 September 23, 1013

**CITY OF YELLOWKNIFE  
BLOCK 501 HOUSING DEVELOPMENT SCHEME  
BY-LAW NO. 4700**

**“SCHEDULE No. 1”**

1. Housing

The Block 501 residential area shall provide for housing types as defined under Zoning By-law No. 4404, as amended, in areas designated LD – Low density (R5 – Residential – Manufactured Dwelling), MD – Medium Density (R3 – Residential – Medium Density), and Parks and Recreation (PR).

- a. Pursuant to Section 8(c)iii of the *Planning Act*, R.S.N.W.T. 1988,c.P-7, as amended from time to time, the Development Scheme includes a subdivision of 158 LD – low density single family lots (zoned as R5 – Residential - Manufactured dwelling) and one multi-family parcel zoned R3 – Residential – Medium Density as per Zoning By-law No. 4404.

2. Trails

- a. Trail Connections will be provided within and along the Block 501 residential area.
  - i) A walking and bike trail/boardwalk is proposed along Kam Lake waterfront and will connect to the proposed parks in the development area.
  - ii) Trail connections are provided throughout the subdivision including in the three internal park areas.
  - iii) An identified pedestrian and snowmobile trail with a minimum right-of-way width of 6.5m will be provided along Coronation Drive and the south edge of the development area.
  - iv) Through the proposed road sidewalks, the above proposed trails within and along the development area will be connected to future Kam Lake Road trails and snowmobile trails, and ultimately to the Fieldhouse and Multiplex area.
- b. Construction of the trail network shall be to City of Yellowknife Community Services’ standard.
- c. Proposed trails shall be linked to larger City-wide trail networks where possible by signage and access points.
- d. Additional amenities (i.e. rest areas) or design features (lighting and landscaping), may where appropriate, be considered for incorporation into the trails design.

3. Nature Area and Parks
  - a. Waterfront nature area/Kam Lake shoreline

A natural area will be maintained adjacent to the Block 501 subdivision along the Kam Lake shoreline. The shoreline shall be maintained in a natural state except where trails and other amenities are located. The nature park will enhance access to the shoreline while preserving natural attributes of the area.
  - b. Waterfront Parking and Trail

A lot adjacent to the Waterfront nature area shall be developed as a parking area and trail connection. The parking area shall have a minimum lot width of 13.5 m to accommodate one row of 90 degree parking.
  - c. Block 501 neighbourhood park

A neighbourhood park is proposed within the low density housing area. Trail connection, playground and necessary seating area shall be provided.
  - d. Lift station park

The future lift station lot shall be developed as a park area with trail connection.
4. Correctional Facility Buffer
  - a. A 10 metre flexible buffer is identified between the north boundary of the residential property and the adjacent correctional facility property. The buffer strip shall be located on the correctional facility property, and shall be separated from the residential property by a fence.
5. Road Network and Public Parking Area
  - a. Roads shall be developed to City of Yellowknife Standards, at the minimum width required to accommodate two way traffic, sidewalk on one side and parking on both sides.
  - b. Where transit service is proposed or likely, road allowances shall allow for pedestrian facilities.
6. Utility Services
  - a. Underground services are to connect to existing City services on Bourque Drive. All services shall meet City of Yellowknife Standards for underground utilities.
  - b. A sanitary sewage lift station is required, which will be constructed at a low spot in a waterfront lot reserved for this purpose. The lot will also be developed as a park area with trail connection.

- c. Power, telephone and cable TV may be provided as above ground services and shall be subject to approval of the Senior Administrative Officer.

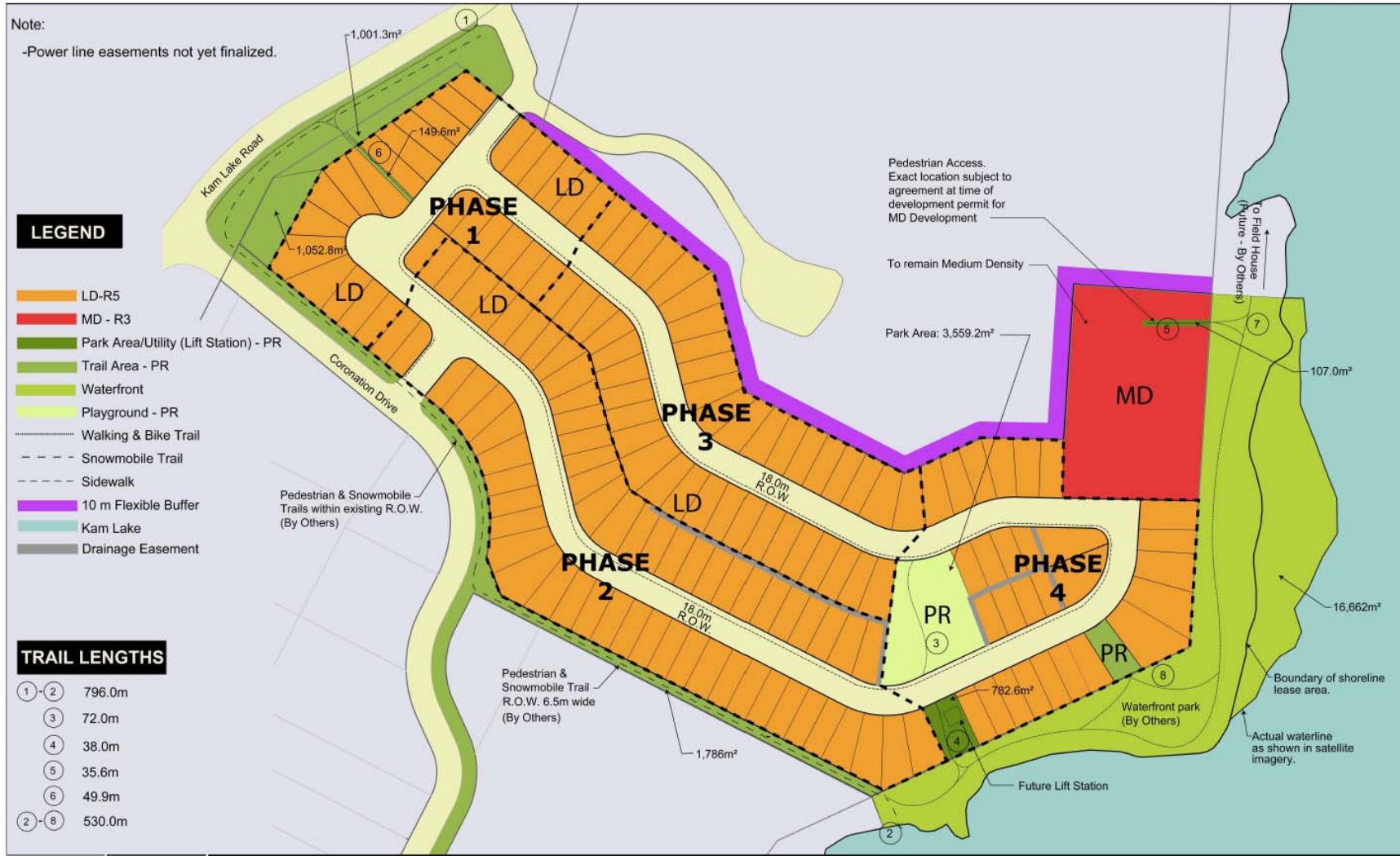
#### 7. Drainage and Grading

- a. A Grading Plan that maintains existing drainage as practical as possible shall be provided to the satisfaction of the Department of Public Works upon new subdivision of land affected by this Development Scheme.
- b. Design of individual lot grading shall consider preservation of the natural vegetation on each lot, especially in the rear yard of the proposed R5 zoned lots adjacent to the waterfront park, original vegetation shall be preserved as much as possible.

#### 8. Development Scheme Boundaries

Parcel and right-of-way boundaries will be established by engineering design and plans of survey. The boundaries indicated by the Development Scheme are subject to change based on their completion. Road rights-of-way will be determined by plan of survey and engineering design.

As amended by By-law No. 4763 January 13, 2013



Block 501 Housing Development  
 Schedule No. A-1 to By-law No. 4738

