



CITY OF YELLOWKNIFE

BY-LAW NO. 4862

BZ 340

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 amend City of Yellowknife Zoning By-law No. 4404, as amended.

PURSUANT TO:

- a) Section 12 to 32 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 the Municipal Corporation of the City of Yellowknife has enacted Zoning By-law No. 4404, as amended;

AND WHEREAS the Municipal Corporation of the City of Yellowknife wishes to amend Zoning By-law No. 4404, as amended;

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

APPLICATION

That Zoning By-law No. 4404, as amended, be amended by:

1. Adding a new Special Overlay Zone, Section 11.7 – Old Airport Road Mixed Use Zone, as follows:

- (1) General Purpose

To facilitate a mix of commercial and residential uses along a portion of Old Airport Road.

(2) (b) Conditionally Permitted Uses:

Mixed-Use,
 Multi-family dwelling - subject to Section 7.3, and
 Multi-attached dwelling - subject to Section 7.3.

(3) Regulations

In addition to the regulations of the underlying CS zone, the following regulations shall apply to Multi-family dwellings, Multi-attached dwellings and Mixed-Use Buildings in the Old Airport Road Mixed-Use Zone:

(a) Height:

- (i) Mixed-use and Multi-family dwellings: a maximum of 15m;
- (ii) Other uses: Subject to Section 10.17;

(b) Minimum Yard Setback:

Use	Front	Side	Rear
Multi-attached dwelling and Multi-family dwelling	6m	3m	3m
Mixed-Use Building	7.5m	3m	3m

(c) Site Area: a minimum of 105 m² per dwelling unit.

(4) Site Development

(a) Landscaping: 100% of the residual area subject to Section 7.1 (2);

(b) Parking Lot and Parking Structure Design Standards:

- (i) Parking and loading spaces: subject to Part Nine;
- (ii) Parking lot landscaping subject to Section 7.1 (2);

(c) Loading and trash collection are not permitted in front of, or on the flanking street side of the principle building;

(d) All trash collection receptacles shall be screened from view on three sides by a solid fence or wall of a minimum height of 2.0 metres, provided the walls provided sufficient access for collection. Materials used shall be at the discretion of the Development Officer. Trash

collection receptacles may be painted as an alternative to fencing requirements, subject to approval by the Development Officer;

- (e) Parking spaces for all residential development shall be encouraged to be located in the side or rear yard. If located in the side yard, parking areas shall be screened from adjacent properties by a landscape buffer. Landscape buffers shall consist of, at a minimum, a single row of trees following the lot line planted 4.5 metres on centre with a row of shrubbery planted 1.5 metres on centre.
- (f) Parking lots shall employ landscaping and site planning techniques to break large paved surface areas into a series of smaller surface areas, at the discretion of the Development Officer;
- (g) Pedestrian linkages: All development shall recognize the importance of maintaining pedestrian linkages by connecting to all sidewalks and trails where applicable.

2. Amending Schedule 1 of Zoning By-law No. 4404, as amended, in accordance with Schedule A attached hereto and forming part of this by-law.

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*.

Read a First time this 27 day of July, A.D. 2015.



Mayor



City Administrator

Read a Second Time this 24 day of AUGUST, A.D. 2015.

Mark Heyck
Mayor

Renata Kefalas
City Administrator

Read a Third Time and Finally Passed this 24 day of AUGUST, A.D., 2015.

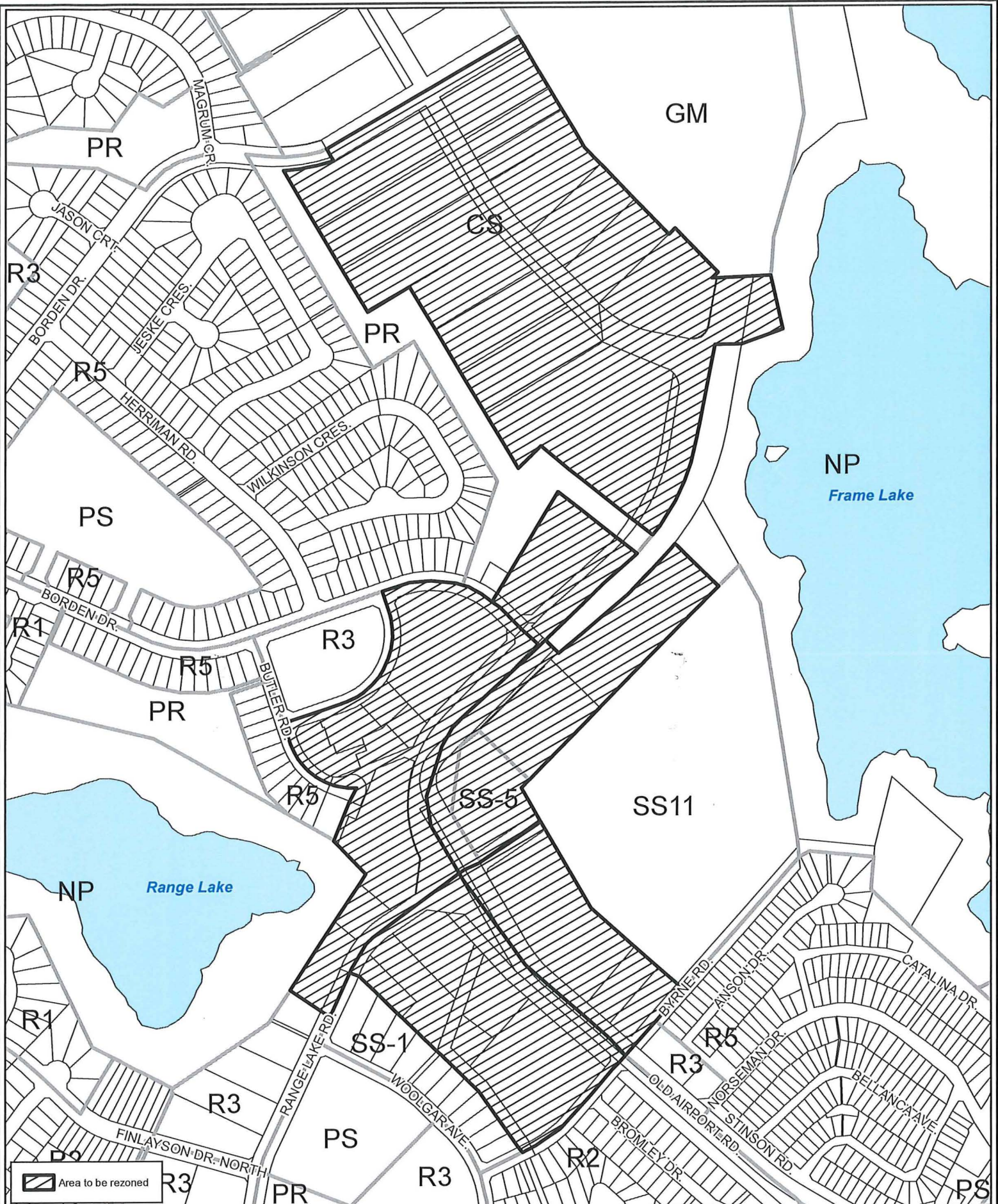
Mark Heyck
Mayor

Renata Kefalas
City Administrator

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.

Renata Kefalas
City Administrator





CITY OF YELLOWKNIFE
 Planning and Development
 Planning and Lands Division

PROJECT: Old Airport Road Mixed Use Overlay Zone
 TITLE: Schedule 'A' to By-law No. 4862

SCALE: 1:6,000	CREATED BY: M.Nguyen
FILE: 13_OAR_Mixed_Use_Overlay_Zone_Schedule_A_By-law_4862.mxd	
DATE: May 25, 2015	