

**CITY OF YELLOWKNIFE
BY-LAW NO. 4700**

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.

PURSUANT TO:

- a) Section 25 to 29 inclusive of the *Planning Act*, R.S.N.W.T., 1988, c. P-7;
- 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; and
- c) The approval of the Minister of Municipal and Community Affairs, certified hereunder.

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, hereby enacts as follows:

SHORT TITLE

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

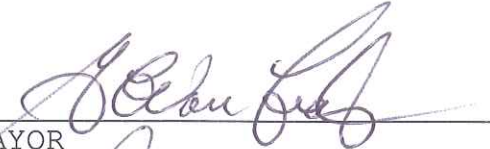
APPLICATION

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

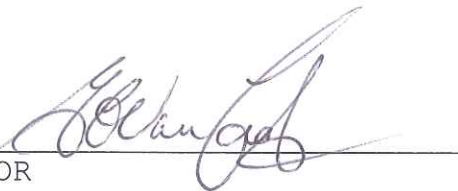
4. That this by-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 75 of the *Cities, Towns and Villages Act*.

READ a First Time this 25 day of JUNE, A.D. 2012.


MAYOR


CITY ADMINISTRATOR

READ a Second Time this 16 day of JULY, A.D. 2012.


MAYOR


CITY ADMINISTRATOR

APPROVED by the Minister of Municipal and Community Affairs of the Northwest Territories this 23 day of August, A.D. 2012.

Ruby McLeod
MINISTER
MUNICIPAL AND COMMUNITY
AFFAIRS

READ a Third Time and Finally Passed this 10 day of SEPTEMBER, A.D. 2012.

John Lee
MAYOR

Oliver
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.

Oliver
CITY ADMINISTRATOR



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 156, YELLOWKNIFE NT X1A 2P1

**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 manufactured, duplex, multi-attached and multi-family dwellings, as defined under Zoning By-law No. 4404, as amended, in areas designated LD - Low density and MD - Medium Density.

- a. Approximately 115 single family lots are proposed. They will be zoned as R5 - Residential - Manufactured dwelling in the Zoning By-law.
- b. Proper lot dimensions shall be considered for the R5 zoned lots to accommodate single family manufactured dwellings. No more than 2% of the R5 zoned lots in the subdivision shall be allowed for variance consideration.
- c. Four multi-family parcels are proposed. They will be zoned as R3 - Residential - Medium Density in the Zoning By-law with the following density cap requirements:
 - i) The maximum density on the three multi-family parcels in the entrance area shall not exceed 128 units (67.5 units/ha).
 - ii) The maximum density on the waterfront multi-family parcel shall not exceed 60 units (55 units/ha).

2. Trails

- a. Trail Connections will be provided within and along the Block 501 residential area.
 - i) A walking and bike trail/boardwalk in the marshy area is proposed along Kam Lake waterfront and will connect to the proposed parks in the development area.
 - ii) Trail connections are provided in the two internal park areas: Block 501 neighbourhood park and lift station park.
 - 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. The width of proposed trails shall be subject to approval of Senior Administrative Officer.
- 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. Parks

a. Waterfront nature park/Kam Lake shoreline

A nature park will be developed 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. 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.

c. Lift station park

The future lift station lot shall be developed as a park area with trail connection.

d. Entrance park

According to the 2011 General Plan, all residents within a residential community should be within 250 m of a neighbourhood park. To meet this standard, an additional park shall be provided at the subdivision entrance area.

4. Correctional Facility Buffer

- a. A 10 metre flexible buffer shall be established 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.

- b. Permanent structures are not permitted within the buffer area, however, accessory structures which do not have permanent foundations may be permitted subject to the City of Yellowknife Zoning By-law requirements.

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.
- c. A parking area is reserved between the waterfront R5 zoned lots as an access point to the waterfront park. The parking area shall have a minimum lot width of 13.5 m to accommodate one row of 90 degree parking.

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 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.

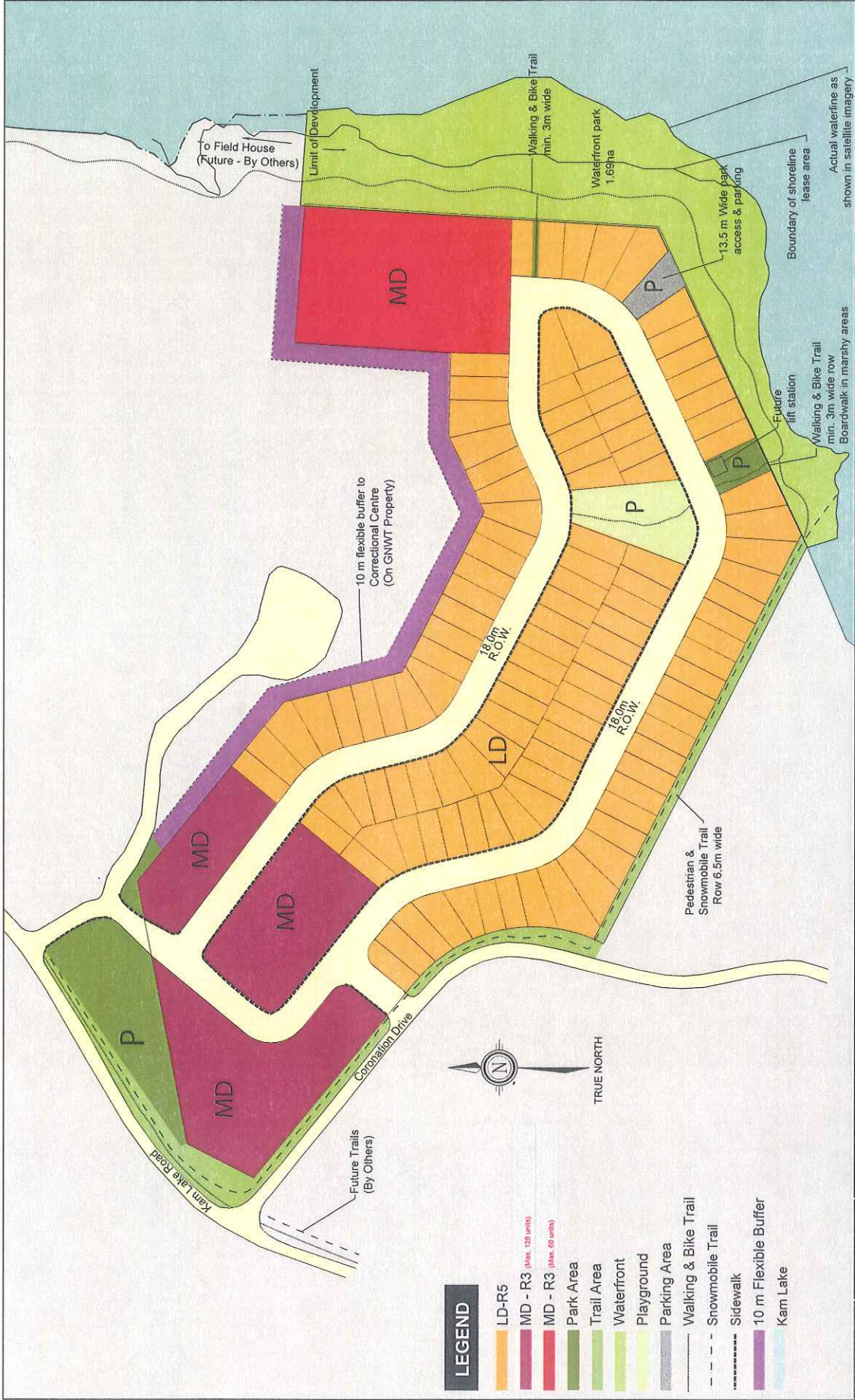
b. Design of individual lot grading shall consider preservation of the natural vegetation on each lot, especially in the rear yard of the proposed R5 zoned lots adjacent to the waterfront park, original vegetation shall be preserved as much as possible.

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.

Docs#302453-v.2

Schedule No. A-1 Docs#312689



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 www.stantec.com

Block 501 Housing Development
 Development Scheme 2012
 Project Number: 144901108
 June 12, 2012

Schedule No. A-1

HOMES NORTH

Homes North
 3815 Bretzloff Rd,
 Yellowknife NT,
 X1A 2P1
 Tel. 867.873.1258