



CITY OF YELLOWKNIFE

## Summary of the Proposed Changes to Zoning By-law 5045

This document provides a summary of the proposed changes to [Zoning By-law No. 5045](#). The proposed amendment is to add two new residential zones: Residential Intensification (RI) and RI-1, and some associated changes.

### Associated changes:

### Section 2. Definitions:

**Table 2-1: Definitions**

**1. Adding a new definition for “Floor Area Ratio”:**

Term	Definition
Floor Area Ratio (FAR)	“Floor Area Ratio” (FAR) means the ratio of the Gross Floor Area of a Development over the Site area of the land where it is located.

*\*Note: New definition provides clarity and details on the new floor area ratio requirement.*


**2. Replacing the current definition of “Townhouse Dwelling” with:**

Term	Definition
Dwelling	“Townhouse Dwelling” means a building containing more than two dwelling units, which shares one or two walls (foundation to roof) with adjacent dwelling units. Townhouse units can be arranged in a side-to-side, back-to-back, or stacked configuration. Each unit has its own individual access to the exterior: <ul style="list-style-type: none"><li>i. Conventional townhouses: incorporate side-to-side configurations with more than three units in a row;</li><li>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;</li></ul>




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	<p>iii. Stacked townhouses: incorporates up-down as well as side-to-side and/or front-to-rear configurations;</p>  <p><b>CONVENTIONAL TOWNHOUSE</b></p>
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*\*Note: New definition provides clarity and details on townhouses.*

**3. Replacing the current definition of “Multi-Unit Dwelling ” with:**

Term	Definition
Dwelling	<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><b>TWO DIFFERENT MULTI-UNIT STYLES</b></p>

*\*Note: New definition provides clarity on multi-unit dwelling.*

**4. Replacing the current definition of “Recreation Space ” with:**

Term	Definition
Recreation Space	“Recreation Space” means indoor and outdoor recreation space provided as required in the By-law:



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	<ul style="list-style-type: none"><li>i. “Indoor Recreation Space” includes but is not limited to: balconies, communal indoor lounges, private gyms, or rooftop access;</li><li>ii. “Outdoor Recreation Space” includes but is not limited to: roof lounges, community gardens, outdoor gathering space, or children’s play area;</li></ul>
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**\*Note:** *New definition is updated to be more inclusive.*



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### Section 4.8. Variance Authority:

1. Adding “Floor Area Ratio” to Section 4.8.2.:

“Section 4.8.2. Upon application, Council may consider allowing a Variance for Site Density as it relates to: **Floor Area Ratio**, Lot coverage, Lot area, and Building Height pursuant to Section 4.9 of this By-law.”

*\*Note: Variance authority is updated to reflect on the new FAR requirements and Council’s authority to vary zoning requirements in accordance with the Community Planning and Development Act.*



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### Section 7.5. General Landscaping Regulations:

**Table 7-1: Landscaping Regulations for Residential**

**1. Adding landscaping requirements for RI and RI-1 Zone:**

Zone (Residential)	Landscaped Area (Minimum)
RI/RI-1	<ul style="list-style-type: none"><li data-bbox="597 646 1421 680">i. 100% of the minimum Front Yard shall be landscaped.</li><li data-bbox="597 688 1421 785">ii. A minimum 2 m-wide landscape buffer is required when multi-unit or townhouse dwellings are adjacent to single detached dwellings.</li><li data-bbox="597 793 1421 940">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.</li><li data-bbox="597 949 1421 1085">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.</li></ul>

**\*Note:** Landscaping is a standard requirement for residential development.



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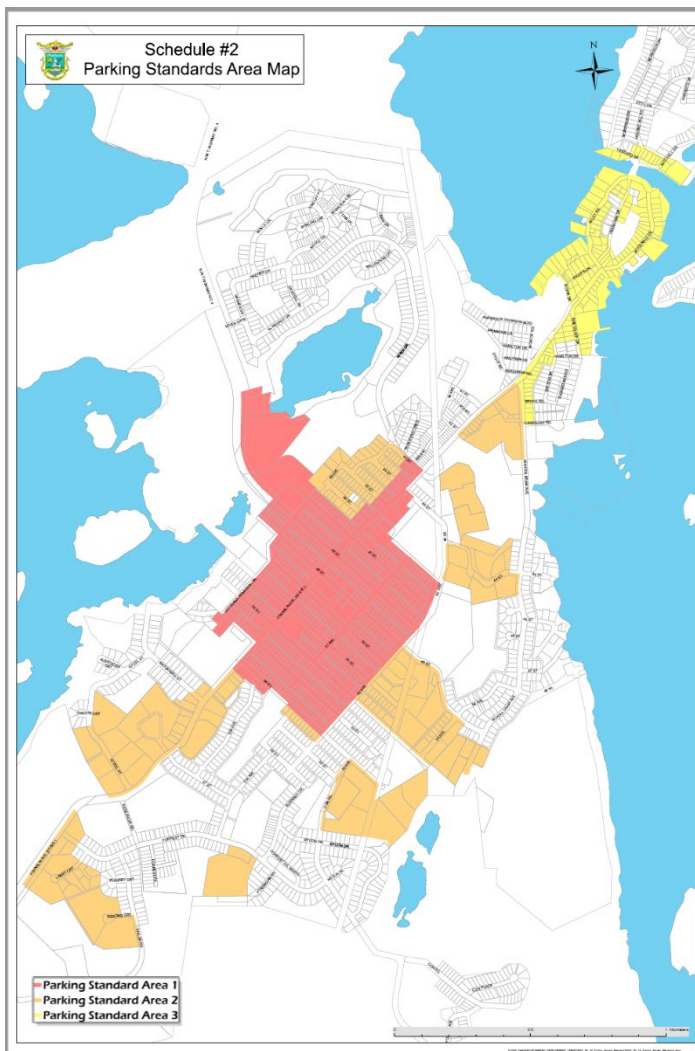
### Section 7.8. Parking:

**Table 7-3: Minimum Parking Space Requirements**

1. Deleting and replacing parking requirements for Multi-Unit Dwelling under Parking Standard Area 2 (Residential Central) with:

Use	Parking Standard Area 2 (Residential Central)
Residential	Multi-Unit Dwelling - no more than 1 per Dwelling Unit.

*\*Note: Minimum parking requirement is replaced with a maximum parking requirement to eliminate restrictions on multi-unit residential development.*





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### Section 8.1. General Development:

1. Adding size requirement for balcony to Section 8.1.3. a):

“8.1.3. Provisions of Recreation Space

- a) Multi-Unit dwelling with more than 15 units shall provide a private balcony of **at least 5 m<sup>2</sup>** for each Dwelling Unit, or communal indoor Recreation Space in lieu of balconies to the satisfaction of the Development Officer.”

*\*Note: New standard provides clarity and enforceable requirements on balcony.*

2. Adding size requirement for outdoor recreation space to Section 8.1.3. c):

“8.1.3. Provisions of Recreation Space

- 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.”

*\*Note: New standard provides clarity and enforceable requirements on outdoor recreation space.*

(See next page for new Zones)



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### New Zones:

#### Section 10.5 RI – Residential Intensification

1. Adding two new zones as Section 10.5. RI – Residential Intensification:

*\*Note: New RI and RI-1 Zones for medium density residential new or infill development.*

#### “10.5 RI – Residential Intensification

##### 10.5.1. Purpose

To provide areas for medium Density residential new or infill Development(s) 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"> <li>In-Home Secondary</li> <li>Multi-Unit</li> <li>Townhouse</li> <li>Special Care Residence</li> </ul>	
Home-Based Business	
Mixed Use	
Planned Development	
Public Utility Uses and Structures	

**Table 10-14: RI Targeted Medium Density 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 <sup>2</sup>	2,000 m <sup>2</sup>
Maximum Lot Coverage	65% combined	65% combined
Maximum Height	18 m	15 m
Floor Area Ratio	1.0	1.0





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Accessory 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 higher than the Principal Building to a maximum of 12 m
<b>Minimum Front Yard Setback</b>		
Principal Building	1 m	1 m
Accessory Building	Not within the minimum Front Yard Setback	Not within the minimum Front Yard Setback
<b>Minimum Side Yard Setback</b>		
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
<b>Minimum Rear Yard Setback</b>		
Principal Building - Interior	6 m	6 m
Principal Building – lane way	6 m	6 m
<b>Projection into Yard Setbacks</b>		
Architectural Features	1 m	1 m
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	0.6 m
<b>Minimum Distance</b>		
Any Building to an Outdoor Wood Pellet Boiler	3 m	3 m



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Between Principal Building and Accessory Building/Structure or between Accessory Buildings/Structures	1 m	1 m
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\*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.”



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### 10.5.4. RI-1 Regulations

To provide an area that supports residential infill that is suitable in established neighbourhoods while encouraging a mix of housing options.

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"> <li>• Detached Secondary</li> <li>• Duplex</li> <li>• In-Home Secondary</li> <li>• Multi-Unit</li> <li>• Townhouse</li> <li>• Special Care Residence</li> </ul>	
Home-Based Business	
Planned Development	
Public Utility Uses and Structures	

**Table 10-16: RI-1 Targeted Medium Density Regulations**

RI-1 - Regulations	Duplex	Townhouse Dwelling	Multi-Unit/Other
<b>Minimum Lot Width</b>	20 m	37.5 m (7.5m subdivided)	37.5 m
<b>Maximum Lot Coverage</b>	65% combined	65% combined	65% combined
<b>Maximum Height</b>	12 m	12 m	12 m
<b>Floor Area Ratio</b>	0.6	0.6	0.6
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	No more than 3 m higher than the Principal Building to a maximum of 12 m	-



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Detached Secondary Dwelling Unit	No more than 3 m higher than the Principal Building to a maximum of 12 m	No higher than the Principal Building to a maximum of 12 m	-
<b>Minimum Front Yard Setback</b>			
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
<b>Minimum Side Yard Setback</b>			
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
<b>Minimum Rear Yard Setback</b>			
Principal Building – Interior	6 m	6 m	6 m
Principal Building – laneway	6 m	6 m	6 m
<b>Projection into Yard Setbacks</b>			
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
<b>Minimum Distance</b>			
Any Building to an Outdoor Wood Pellet Boiler	3 m	3 m	3 m



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Between Principal Building and Accessory Building/Structure or between Accessory Buildings/Structures	1 m	1 m	1 m
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