

Property Information/Details

Location Description	Lot 26 Block 72, Plan 4726
City of Yellowknife Community Plan No. 5007, as amended	Section 4.1.2 – Central Residential
City of Yellowknife Zoning By-law No. 5045, as amended	Section 3 - Roles and Responsibilities Section 4 - Development Permit Process Section 5 – Development Appeal Process Section 7 - General Development Regulations Applicable to all Zones Section 8 – General Development Regulations Applicable to Residential Zones Section 10.3.2 – RC-1 Residential Central-1
Civic Address:	4100 50 th Ave (subject land)
Access:	49 th Ave
Municipal Services:	Piped water and sewage service; external garbage pickup

Recommendation:

The Development Officer recommends that the Development Permit - Variance Application PLVAR-2026-0159 for the reduction of one required parking spot at 4100 50 Ave be approved with the following conditions:

1. That the required number of parking spaces be reduced from nine (9) spaces to eight (8) spaces; and
2. The development shall comply with the approved stamped drawings for PLVAR-2026-0159 and with all By-laws in effect for the City of Yellowknife and obtain all the required permits for its operation

Proposal:

The proposal seeks approval to reduce the required parking provisions by one space at 4100 50th Ave, as the existing electrical service infrastructure conflicts with the location of the required parking space. The applicant is requesting a reduction in the required number of parking spaces from nine spaces to eight spaces.

Background:

On June 10th, 2026, the City received Development Permit – Variance application PLVAR-2026-0159 from Leon Tan, the applicant, requesting approval to reduce the required parking supply by one space at 4100 50th Ave. The reduction is required to address a conflict with an existing power pole that cannot be relocated.

The Islamic Centre of Yellowknife is located on the subject property, legally described as Lot 26, Block 72, Plan 4726. The subject lot is in the Residential Central zone and is nearby multiple popular recreational

sites including the Yellowknife Racquet Club and Fritz Theil Memorial Park. A Development Permit (PL-2019-0150) was issued for the development of the site in October of 2019.

Assessment of the Proposal:

JUSTIFICATION

The Development Officer shall approve or refuse, pursuant to the *Community Planning and Development Act* and the *Zoning By-law*, all development permit applications and state the terms and conditions as authorized by the *Zoning By-law*. Section 3.1.1. of the *Zoning By-law* authorizes the Development Officer to receive, process, and make decisions on all development permit applications. A development permit is required for any development that is accompanied by a variance, as stated in Section 4.8 of *Zoning By-law No. 5045*, as amended, authorized under section 23 of the *Community Planning and Development Act*. Section 4.8.1 of *Zoning By-law No. 5045* authorizes that variances related to parking may be approved by the development officer.

LEGISLATION

Community Planning and Development Act, S.N.W.T. 2011, c.22

Section 3 of the Act states that the purpose of a community plan is to provide a policy framework to guide the physical development of a municipality, having regard to sustainability, the environment, and the economic, social and cultural development of the community.

Section 12 states that the purpose of a zoning by-law is to regulate and control the use and development of land and buildings in a municipality in a manner that conforms to a community plan, and if applicable, to prohibit the use or development of land or buildings in particular areas of a municipality.

A zoning by-law must specify one or more of the permitted uses of land and buildings (Section 14). Either council or a Development Officer, or both, should be identified as the development authority responsible for making decisions on applications for each type of development permit (Section 16).

Community Plan By-law No. 5007, as amended

The 2019 Community Plan establishes a policy framework to guide the future growth and development of the City. It sets out high-level goals, objectives, and policies that inform land use decisions and guide the preparation, interpretation, and amendment of the *Zoning By-law*. All applicable Community Plan policies are to be considered and applied at the time of development.

Zoning By-law No. 5045, as amended

The purpose of the *Zoning By-law* is to regulate the use and development of land and buildings within the City of Yellowknife in a balanced and responsible manner pursuant to the *Community Planning and Development Act* and the *Community Plan*.

Section 3 defines the roles and responsibilities of the Development Officer and Council.

Section 4 outlines the development permit process.

Section 5.1 outlines the appeal process for a development permit.

Section 7 outlines the general development regulations applicable in all zones.

Section 8 outlines the general development regulations applicable to Residential Zones.

Section 10.3.2 outlines specific requirements for the Residential Central-1 Zone.

PLANNING ANALYSIS

City of Yellowknife Community Plan By-law No. 5007, as amended

Section 4.1.2 Central Residential

The subject lands are designated Downtown - Central Residential in the Community Plan. The Plan supports a range of uses within the designation, including opportunities for adaptive re-use to accommodate certain non-residential uses.

Zoning By-law No. 5045, as amended

The subject property is zoned Residential Central One (RC-1). While the predominant use within the zone is low-rise residential development, a variety of additional uses are permitted, including religious and educational institutions. Overall, the proposal is not anticipated to conflict with the use and enjoyment of nearby neighborhoods.

Drainage and Grading (Section 7.3):

As no new building or permanent structure is proposed as part of the development, the existing topography and natural grade of the site will be maintained, and no impacts to established drainage patterns are anticipated.

Vehicular Access, On-site Traffic and Parking (Section 7.4 and Section 7.8):

The proposed variance is considered reasonable, as it is not expected to unduly interfere with the character or amenities of the surrounding neighborhood, nor detract from the use or access to adjacent amenities. Furthermore, the reduction of nine parking spaces to eight parking spaces will not negatively impact vehicular access to the site as reviewed by Public Works and Engineering. Comments from Municipal Enforcement regarding potential traffic impacts are provided in the table within the City Departments Consultation section.

Parking (Section 7.8)

The proposed reduction of one parking space is considered to have minimal impact on the functionality of the site or public access to surrounding amenities. The variance is supported due to the practical constraints posed by existing public infrastructure, which obstructs access to the affected parking space. The proposal has been reviewed by the relevant City departments, and no concerns have been identified regarding safety or site access. One resident expressed support for the application, while another raised

concerns regarding traffic. Municipal enforcement ran a database search for the street and was not aware of any persistent or significant traffic safety concerns that require ongoing enforcement initiatives specific to 41 Street”.

Land Use (Section 10.1):

Notwithstanding the conflict between the required parking layout and the existing utility pole, the existing development remains in compliance with the original Development Permit (PL-2019-0150). No other changes are proposed to the property.

City Departments Consultation

As directed in Section 4.5.1, 4.5.4. and 4.5.5. of Zoning By-law No. 5045, a request for comments was circulated to the following City departments on June 16th, 2026. Comments were reviewed and considered, and are summarized in the table below:

No.	City Department	Comments	Consideration
1.	Public Works & Engineering	PW&E has no concerns about the removal of the single parking stall for this development.	None required.
2.	Municipal Enforcement	Municipal enforcement is not aware of any persistent or significant traffic safety concerns that have resulted in ongoing enforcement initiatives specific to 41 Street	None required.
3.	Lands and Building Services	No comments were received.	None required.
4.	Fire Services	No comments were received.	None required.

Public Consultation

Notice of Application for the development permit was circulated to neighboring residents within 30 meters of the subject land on June 12, 2026, per Sections 4.5.2 of Zoning By-law No. 5045 and section 6.7 of Community Plan By-law No. 5007.

No.	Public Comments	Consideration:
1.	As a neighbor to ICYK, I would like to express support for the application to reduce the number of parking stalls. There isn't a feasible way for them to accommodate all necessary parking on the property, and they make an excellent effort to ease the traffic with volunteers directing traffic after a gathering. I see no reason to not grant the variance.	Comment has been received for consideration.

2.	I am contacting regarding parking and file number stated above - apologies for lack of response, I am only reading letter now. Can you please let us residences know what the city will be doing regarding parking for both RC members and Mosque community members? This application states a reduction of a parking spot, in an area where parking is needed. Parking has been a huge issue on this street already and has been of concern for safety. Can you please provide further information on this? I acknowledge the temporary parking lot in place on the field, however, it is not being utilized as much, and the street continues to be crowded and unsafe, especially during peak times.	Comment has been received for consideration, and a response has been provided.
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A Notice of Decision will be posted to the site, as required by law. The application will be subject to a 14-day appeal period, commencing on the date of approval. If not appealed within this 14-day period, the development will be considered effective starting on the 15th day.

Conditions of Approval:

1. That the required number of parking spaces be reduced from nine spaces to eight spaces;
2. The development shall comply with the approved stamped drawings for PLVAR-2026-0159 and with all By-laws in effect for the City of Yellowknife and obtain all the required permits for its operation.

Conclusion:

In summary, Development Permit Application PLVAR-2026-0159 is recommended for approval, subject to the above-noted conditions, as the proposed development remains consistent with Community Plan By-law No. 5007, as amended, and complies with all applicable provisions of Zoning By-law No. 5045, as amended.



Moriah Harris
Planner I, Planning and Environment

July 28, 2026
Date

Concurrence by:



Tatsuyuki Setta, RPP, MCIP, ACIP
Manager, Planning and Environment

Jul. 28, 2026
Date

Attachments

Appendix A: Stamped Site Plans

