

Property Information/Details

Location Description	Lot 3 Block 103 Plan 3166
City of Yellowknife Community Plan No. 5007	Section 4.1.2 Downtown Central Residential Section 5.1 Environment and Climate
City of Yellowknife Zoning By-law No. 5045, as amended	Chapter 3 - Roles and Responsibilities Chapter 4 - Development Permit Process Chapter 7 - General Development Regulations Applicable to all Zones Chapter 8 - General Development Regulations Applicable to Residential Zones Section 10.3 - RC – Residential Central
Civic Address:	5605 50 Avenue
Access:	50 Avenue (pedestrian); Laneway (vehicular and pedestrian)
Municipal Services	Piped water and sewage service; external garbage pickup;

**Recommendation:**

Planning and Environment Division recommends approval of Development Permit PL-2025-0053 for a ‘Townhouse Dwelling’ at the above subject property.

CONDITIONS OF APPROVAL

1. The developer shall enter into a Development Agreement with the City of Yellowknife with respect to on-site improvements and site servicing requirements to be executed prior to occupancy; and
2. The development shall comply with the approved stamped drawings for PL-2025-0053 and with all By-laws in effect for the City of Yellowknife, including a Building Services requirement to submit a signed and sealed letter clearly stating any proposed fire safety measures.

**Proposal:**

The applicant proposes a Townhouse Dwelling consisting of twelve (12) units at 5605 50 Avenue. The building siting and configuration is identical to the one existed before. Vehicle access to the development will be through a private driveway connected to 50 Avenue. Pedestrian access to the development will be through the driveway and along an external staircase connected directly to the sidewalk on 50 Avenue. The development will connect to the City’s municipal piped water and sewage service and will rely on external provisions for other site services.

**Background:**

In October 2023, a 12-unit townhouse located on this site was destroyed by fire. The proposed development at present is intended to replace the former structure with a new 12-unit townhouse dwelling of the same design and layout. Lot 3 Block 103 Plan 3166, the “subject property”, is located within the Downtown land use designation and Residential Central (RC) Zone as per the City of Yellowknife

Community Plan By-law No. 5007 “Community Plan” and Zoning By-law No. 5045 “Zoning By-law”, respectively. The surrounding neighbourhood is predominantly residential with a mix of multi-unit and single detached dwellings. Commercial and institutional uses are also present and are scattered throughout Franklin Avenue. There will be twelve (12) units and each unit will consist of three bedrooms and have a separate entrance to the exterior.

**Assessment of the Application:**

A development permit is required under Section 4 of Zoning By-law No. 5045, authorized under section 23 of the *Community Planning and Development Act*.

*Community Planning and Development Act*

The *Community Planning and Development Act* establishes the framework for the City to regulate development within its boundaries. As stated in section 16. (1) and 25. (2) of the *Act*, a development authority, being either council or a development officer appointed under section 52, or both, shall, subject to any applicable conditions, approve an application for a development permit for a use specified in a zoning bylaw as a use that may be permitted at the discretion of the development authority, if the development authority is satisfied that the applicant meets all the requirements of the bylaw.

Under section 20. (1), “A zoning bylaw may authorize a development authority to require, as a condition of the approval of an application for a development permit that a person enter into a development agreement with the municipal corporation.”

*Community Plan By-law No. 5007*

“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”. (*Community Planning and Development Act*, Section 3 (1)).

This 2019 Community Plan is a comprehensive outline of the goals and objectives for the City with directive policies to accomplish the objectives. All applicable policies of the Community Plan are to be considered and applied at the time of development.

*Zoning By-law No. 5045*

The general purpose of a zoning bylaw is to guide the physical development of a municipality by offering regulations to the use and development of land and buildings within the municipal boundary of the City.

The Development Officer is directed to receive and process development permit applications as referred to in sections 3.1.1 (a), (d), (f), and (g) of the By-law, and shall approve, with or without conditions, the application for a development permit for a permitted use, as per section 4.6.2 (a).

PLANNING ANALYSIS

**Community Plan No. 5007**

Section 4.1.2 of the Community Plan identifies the Downtown Central Residential Land Use Designation as compact low-rise residential development surrounding the city core. The area also features some high-

density apartments and infill development. The land use of this area will continue to be predominantly residential that allows for higher densities and supports easy access to the City Core.

The City’s development goals support active transportation like walking, cycling, and the use of public transit; as well as land use flexibility and intensification of existing developed areas. These goals can be achieved by prioritizing compact urban growth and infill opportunities. The concept of compact urban growth creates many benefits that attract a diverse range of users, such as shorter commute times, more accessible amenities, and reduced environmental impacts of the community. The location of 5605 50 Avenue, being walkable to a transit stop and on the edge of downtown, is an advantage to future residents who are attracted to these compact and short-distance ways of living. By achieving the objectives and policies listed in sections 4.1.2 and 5.1.1 of the Community Plan, the proposed development aligns with the general goals set by the City of Yellowknife to maximize the potential of infill development.

4.1.2 Downtown Central Residential Objectives and Policies	
Planning and Development Objectives:	Policies:
3. To intensify land use through higher density development, starting in the areas that are adjacent to the city core and moving outwards. High density development adjacent to the City core stepping down to medium density	3-a. Zoning will be revised to allow for higher density re-development close to the City Core stepping down to medium density zoning further from the City Core.
4. To encourage higher density residential development.	4-b. Walking and cycling connections will be improved to support active modes of transportation.

5.1.1 Climate Change Mitigation Objectives and Policies	
Planning and Development Objectives:	Policies:
3. To better utilize existing municipal infrastructure.	<p>3-a: The City will prioritize development in the existing built footprint of the City before developing new greenfield areas.</p> <p>3-b: The City will encourage compatible mixed land uses where appropriate to support compact urban development and to reduce travel distances for residents.</p> <p>3-c: Higher density development will be encourage near employment centres and major activity nodes.</p>

**Zoning By-law No. 5045**

The proposed development meets the applicable regulations for the permitted Use ‘Townhouse Dwelling’ set out in the By-law. No variances are required. A summary follows:

Drainage and Grading (Section 7.3):

The proposed development will maintain the natural contour of the land. The proposal does not change the existing grade of the property, with positive drainage proposed to be directed towards the appropriate sources. The driveway grade will be adjusted as required to comply with the Zoning By-law and applicable design standards for driveway slope and on-site parking. These works will be secured through the Development Permit and detailed in the Development Agreement.

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

Vehicular access including emergency vehicles to and from the development will only be through the private driveway laneway.. Pedestrians can use the stairs from Franklin Avenue sidewalk.

General Landscaping Regulations (Section 7.5):

According to the RC Zone regulations, a minimum of 100% of the Residual Area is required to be landscaped. The existing landscaping as well as residual areas outside the building and parking area will be landscaped. The development proposes sod, shrubs and trees. The applicant is made aware that the landscaping requirements remain valid conditions as part of this development. Implementing these soft and hard landscaping requirements will be done through two phases, as illustrated in Schedule A of the Development Agreement: Phase 1 will cover the area immediately surrounding the proposed townhouse dwelling, and Phase 2 will cover the remainder of the site, including the laneway driveway.

Parking and Driveways (Section 7.8):

As per Table 7-3 of the Zoning By-law, the on-site parking requirement for a multi-unit dwelling within the RC Zone is a minimum of 1 parking space per dwelling unit, meaning a minimum of 12 spaces. The development exceeds this minimum requirement by proposing 22 Type 'B' parking spaces. The Zoning By-law does not require minimum bicycle parking spaces for townhouse dwellings, nor does it require an accessible parking space or an off-street loading space. Nevertheless, one Type 'A' accessible parking space is recommended and will be required through a Development Agreement. As noted above, the hard-surfacing requirement for the parking and driveway area will be implemented through two phases as outlined in the Development Agreement.

RC – Residential Central (Section 10.3):

The general purpose of the RC – Residential Central Zone is “to provide an area that supports the transition to a mix of Uses that include residential, commercial, Institutional and other compatible Uses through infill Development and densification of existing developed Lots in the area closest to the City core.”

Regulations relating to lot width, lot coverage, building height, and yard setbacks have been met. These regulations were reviewed against the drawings submitted by the applicant on June 16, 2025. To satisfy

Section 10.3.4 (b), pedestrians can access the building from the sidewalk on Franklin Avenue through an external staircase. A transit stop is just a few metres away.

**Servicing/ Safety/ Park&Rec/ Community/ Reconciliation**

The proposed development lies within the City’s water and sewer piped serviceable area, and is connected to the City’s water main, storm main, and sewer main. The applicant is also responsible for any arrangements for electric power, gas, telephone and cable services required to complete the development. Garbage and compost bins are located in the parking area, with their pickup from the laneway to be arranged by the applicant accordingly. Emergency vehicle access to the lot is possible through Franklin Avenue and the laneway. Fire safety and code requirements were preliminarily discussed and will be fully reviewed at the Building Permit stage, where the applicant committed to providing alternative fire safety solutions pending review and approval.

**City Departmental Consultation**

Pursuant to section 4.5.1 of the Zoning By-law, the following City Departments were contacted and advised to provide comments. The request for comments was sent on February 21, 2025, as part of the application process. Comments received were considered to determine appropriateness of the development proposal. Comments received are summarized in the table below:

No.	City Department	Comments	Consideration
1.	Lands and Building Services	No comments were received. On July 23, 2025, the applicant requested a variance to the sprinkler requirement for the townhouse, since this is a City of Yellowknife Building By-law requirement and not a National Building Code requirement. Instead, the applicant proposed enhanced passive fire protection measures such as a rated cathedral roof, added fire stops, and higher-than-code assembly ratings between each unit.	On July 25, 2025, Land and Building Services replied that the City of Yellowknife is willing to accept the alternative solution in principle. To obtain formal acceptance, they are required to submit a complete building permit application. This application must include the stamped “Issued for Construction” drawings and a signed, sealed letter clearly stating the alternative solution.
2.	Fire Division	No comments were received	No consideration is required.
3.	Public Works and Engineering	Public Works and Engineering met with the applicant regarding the proposed fire hydrant and the waterlines, which will be dealt with at a later stage.	No consideration is required.

**Public Consultation**

A Notice of Application for the development permit and variance was circulated to neighboring residents within 30m of the subject property, on June 11, 2025, per sections 4.5.1, 4.5.2, 4.5.3, 4.5.4, and 4.5.5 of Zoning By-law No. 5045, Section 6.7 of Community Plan By-law No. 5007, and section 14 (2) of the *Community Planning and Development Act*.

One comment for consideration was received from the public and is included in the below table.

No.	Public Comments	Consideration
1.	I received the notice about the variance request for 5605 50 Ave. It was hard to tell from the drawing in the letter, but is the intention to put the multi unit building on the back of the lot (where the parking currently is) or where the building that burnt down was?	The building will be constructed exactly where it was before it burnt down.

A Notice of Decision will be posted at the site, as required by law. The application will be subject to a 14-day appeal period, commencing on the date of the approval. If not appealed within this 14-day period, the development will be considered effective starting on the 15<sup>th</sup> day.


**Conditions of Approval:**

1. The developer shall enter into a Development Agreement with the City of Yellowknife with respect to on-site improvements and site servicing requirements to be executed prior to occupancy; and
2. The development shall comply with the approved stamped drawings for PL-2025-0053 and with all By-laws in effect for the City of Yellowknife, including a Building Services requirement to submit a signed and sealed letter clearly stating any proposed fire safety measures.

**Conclusion:**

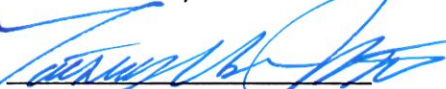
Based on the planning technical review and analysis, it is identified that Development Permit Application PL-2025-0053 conforms to the respective policies and regulations in Community Plan By-law No. 5007 and meets all other requirements and regulations of Zoning By-law No. 5045. Planning and Environment Division recommends approval of Development Permit PL-2025-0053 for a 'Townhouse Dwelling' at 5605 50 Avenue.

Prepared [and approved] by:

  
Bassel Sleem  
Planner II, Planning and Environment

OCT 1, 2025  
Date

Concurrence by:

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

Oct. 1, 2025  
Date

**Attachments:** Approved Drawings PL-2025-0053