

Property Information/Details

Location Description	Lot 51 Block 562 Plan 2246
City of Yellowknife Community Plan No. 5007, as amended.	Section 4.6 West Residential Section 5.1.1 Climate Change Section 5.3 Municipal Infrastructure
City of Yellowknife Zoning By-law No. 5045, as amended.	Chapter 3 Roles and Responsibilities Chapter 4 Development Permit Process Section 5.1 Development Appeal Process Section 7.1 Site Planning Considerations Section 7.3 Grade Section 7.4 Vehicular Access and On-Site Traffic Section 7.5 General Landscaping Regulations Section 7.8 Parking Section 8.2 Specific Use Regulations Applicable to Residential Zones Section 10.1 R1 – Low Density Residential Zone
Civic Address:	121 Jeske Crescent
Access:	Jeske Crescent
Municipal Services:	Piped water and sewage services; Municipal garbage pickup

Recommendation:

The Development Officer recommends approval of Development Permit Application PLDEV-2025-0086 for an In-Home Secondary Dwelling and a Variance to increase the maximum Lot Coverage of the Principal Building, with the following conditions:

1. Increase of the maximum Lot Coverage of the Principal Building, from 40% to 45%, be granted.
2. The width of the driveway shall not exceed a total width of 5.20m.
3. Prior to issuance of the Occupancy Permit, a Real Property Report shall be provided to the Development Officer for review against the regulations of the R1 Zone, including but not limited to the maximum width of the driveway and landscaping requirements.
4. All Factory-Built or manufactured Dwelling Units shall be skirted from the base of the unit to the ground with material similar to that of the siding material. Painted plywood shall not be permitted as skirting.
5. The development shall comply with the Approved Stamped Plans for PLDEV-2025-0086 and with all By-laws and policies in effect for the City of Yellowknife.

Proposal:

The applicant proposes to build a residential addition to an existing Factory-Built Dwelling (Principal Building) for the purpose of developing an In-Home Secondary Dwelling. The applicant is also requesting a Variance to increase the maximum permitted Lot Coverage of 40 percent for the Principal Building in the R1 – Low Density Residential Zone to support this development

Background:

GENERAL STATEMENT

On July 24, 2025, Deepak Chotalia, the property owner, submitted an application for a residential addition for the purpose of constructing an In-Home Secondary Dwelling. Updated drawings were provided in September 8, 2025, showing the proposed floor plan of the addition and existing building. The application remained incomplete due to missing information around lot size, setbacks and lot coverage. During the initial review, it was identified that the addition would result in exceeding the maximum Lot Coverage for the principal building. With the addition of a variance request for increasing the maximum Lot Coverage, the application was deemed complete on March 13, 2026.

The development is proposed for 121 Jeske Crescent which a corner lot, with an easement along the rear property line of the site and is located in an established residential neighbourhood. The property has an existing Factory-Built Dwelling located on the lot.

Assessment of the Application:

JUSTIFICATION

In-Home Secondary Dwelling and Factory-Built Dwelling are permitted uses in the R1 Zone. The proposed development exceeds the maximum Lot Coverage for the Principal Building in the R1 Zone, requiring a Variance. A Development Permit is required for any development that is accompanied by a Variance under Section 4 of the Zoning By-law, as amended, authorized under Section 23. (1) of the *Community Planning and Development Act*.

Section 4.8 of the Zoning By-law defines the variance authority of the Development Officer and Council respectively. Development Officer may allow a Variance for Lot Coverage based on the Criteria of Section 4.9 so long as it does not relate to Site Density. Council may allow a Variance to Lot Coverage related to Site Density. The proposed Variance is within the authority of the Development Officer to make the decision based on the definition of Density in the Zoning By-law No. 5045, as amended. The Zoning By-law No. 5045, as amended, does not specify a maximum number of dwelling units per lot in the R1 – Low Density Residential Zone. As a result the Variance being considered is not related to Site Density as per the definition in the Zoning By-law.

The Development Officer is the approving authority for Development Permits within the scope defined by Section 3.1.1 of the Zoning By-law.

LEGISLATION

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

Section 16. (1) and 25. (1) of the Act, a development authority, being a development officer appointed under section 52, shall, subject to any applicable conditions, approve an application for a development permit for a use specified in a zoning bylaw as a permitted use of land or of a building, if the development authority is satisfied that the applicant meets all the requirements of the bylaw.

Under section 23. (1): "A zoning bylaw may authorize a development authority to approve an application for a development permit in respect of a proposed development that does not fully conform with the bylaw, if the development authority is satisfied that the proposed development would not (a) unduly interfere with the amenities of the neighbourhood; or (b) detract from the use, enjoyment or value of neighbouring parcels of land".

Community Plan By-law No. 5007, as amended

As per section 3(1) of the Act, 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.

This 2020 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, as amended

The general purpose of a zoning by-law 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 processes the application per section 3.1.1 (Development officer's roles and responsibilities) and applicable sections of Chapter 4 (Development Permit Process) of the By-law.

PLANNING ANALYSIS

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

Section 4.6 West Residential

The Plan identifies the West Residential Land Use Designation as primarily residential land, with some institutional and recreational land uses, such as schools, parks and sports fields. Residential development is characterized by low density single unit dwellings with some medium density development such as row-houses, duplexes, and low-rise apartments. Continued development in this area is intended to be primarily residential.

4.6 West Residential Objectives and Policies	
Planning and Development Objectives:	Policies:
5. To maintain residential land use as the dominant land use.	5-a. Lands will be used primarily for housing with a range of dwelling types and densities.
7. To increase housing options.	7-a. Zoning will allow for a variety of housing types.

The proposed Development and Variance align with the objectives and policies of the West Residential Land Use Designation as it will maintain the residential land use as the dominant use as well as increase the number of housing options available in the area.

Section 5.1.1 Climate Change

The Community Plan supports climate change mitigation by focusing most development within the existing built footprint of the City. This ensures that existing infrastructure is better utilized without significantly expanding road, wastewater, and drinking water infrastructure, all of which require significant amounts of energy to build and operate. Focusing development within already built areas also supports higher density development which is more energy efficient than sprawling development.

5.1.1 Climate Change Objectives and Policies	
Planning and Development Objectives:	Policies:
3. To better utilize existing municipal infrastructure.	3-a. The City will prioritize development in the existing built footprint of the City before developing new greenfield areas.

The proposed Development and Variance support the Climate Change objectives and policies of the Plan by adding a new Dwelling Unit within the existing built footprint of the City, utilizing existing municipal infrastructure for servicing the unit.

Section 5.3 Municipal Infrastructure

The City owns and operates a variety of facilities and key infrastructure that is necessary for delivering public services and programs. Facilities and infrastructure include water supply and treatment facilities, water and sewer infrastructure, solid waste disposal and wastewater treatment facilities, and recreational facilities. Piped water and waste water services are a significant capital cost. To keep costs low for users, higher utilization of the existing systems is required. Infill development will support better utilization of existing infrastructure.

5.3 Municipal Infrastructure Objectives and Policies	
Planning and Development Objectives:	Policies:
3. To concentrate commercial and residential development in areas serviced by piped water and sewer services.	3-a. Commercial and residential development will be prioritized in areas with piped water and sewer services.

The proposed development meets the objectives for municipal infrastructure by increasing the intensity of development through new units in an area that already has access to piped water and sewer services. The existing Principal Dwelling already has access to municipal water and sewer services. The development will be able to connect to existing infrastructure rather than requiring expansion to existing piped or trucked services, as directed by the Plan.

Zoning

City of Yellowknife Zoning By-law No. 5045, as amended

The proposed residential addition has been determined to meet all applicable requirements of the By-law, with the exception of the R1 – Low Density Residential Zone requirement for maximum Lot Coverage for the Principal Building as described in Table 10-2 of the Zoning By-law.

R1 – Low Density Residential Zone Requirements (Section 10.1):

Regarding the Use, Factory-Built Dwelling and In-Home Secondary Dwelling are permitted uses in the R1 Zone.

Variance to Principal Building Lot Coverage:

Section 4.9 of the Zoning By-law No. 5045, as amended, describes the criteria that is used to evaluate a Variance to determine if it may be granted. Based on a review of the application, the proposed Variance is not anticipated to unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the Use, enjoyment or value of neighbouring parcels of land. In the R1 Zone, an additional 15% of Lot Coverage is allowed for detached Accessory Buildings in addition to the 40% Lot Coverage for the Principal Building. A Detached Secondary Dwelling could have been proposed without any Variance required to Lot Coverage for a total combined Lot Coverage of 55% between the Principal and Accessory Buildings. The Variance to increase the total Lot Coverage for a Principal Dwelling is seen as reasonable as it is less than what is permitted in the R1 Zone for total Lot Coverage including Accessory Buildings. With the subject site being a corner lot, adjacent sites are not anticipated to be impacted by the increased Lot Coverage.

10.1.2 Development Regulations

During the review of the application, the Development Officer identified that the current driveway exceeded maximum permitted two car widths for the driveway, for a total of 5.2m in as regulated in Section 10.1.2.a.iii.3. This regulation applies to Single Detached Dwellings, but based on the Zoning By-law definition of Single Detached Dwelling, a Factory-Built Dwelling can be considered as a Single Detached dwelling. Therefore, aforementioned requirement on the width of driveway will be applied to this development. As requested by the Development Officer, the applicant has indicated on page 3 of the approved stamped plans that the driveway will be reduced to the maximum two car widths or 5.2m width as required by the Zoning By-law. A condition of the permit will be to provide a Real Property Report with

a specific note showing the location and dimensions of the driveway to ensure compliance with the regulations.

Site Planning Considerations (Section 7.1):

The proposed development complies with Section 7.1 including incorporating proper Lot surface drainage, reviewed by Public Works and Engineering (Section 7.1.2) and remaining accessible by emergency services as review by Fire Services (Section 7.1.6.).

Grading (Section 7.3):

The proposed development complies with all applicable City regulations pertaining to drainage and grading, with no concerns noted by the Public Works and Engineering Department during review. No changes have been proposed to the grading of the site as a part of this application and the development must comply with any previously approved grading and drainage plans as well as the City's Development Standards.

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

The site takes access from Jeske Crescent. No changes to street access are being proposed as a part of this application. Review of the proposal and existing site layout demonstrates that the driveway access can accommodate the safe and efficient movement of existing and planned vehicle traffic for Jeske Crescent. In addition, positive surface drainage to the roadway and the grade of the driveway and on-site parking shall have positive surface drainage and not exceed 8%.

Landscaping (Section 7.5):

The development must meet the landscaping regulations for the R1 Zone as described in Table 7-1 of the Zoning By-law which requires a minimum of 100% of the Front Yard to be landscaped with the retention of existing vegetation and bedrock contributing to the landscaping. Decks also may be considered part of the landscaped area but shall not exceed 25% of the required landscaped area. Additionally, a minimum of one tree and two shrubs for every 25m² of the landscaped area is required. The minimum number of plants is five trees and ten shrubs. Applicant is required to demonstrate satisfactory landscaping on Real Property Report that must be submitted to the Development Officer prior to Occupancy.

Parking (Section 7.8):

A minimum number of parking spaces must be provided off-street for Factory-Built Dwellings as outlined in Section 7.8.4.b of the Zoning By-law. Table 7-3 of the Zoning By-law requires a minimum of one 'type B' parking space to a maximum of two 'type B' parking spaces per dwelling unit for Factory-Built Dwellings. In-Home Secondary Dwellings do not have a defined parking minimum in Table 7-3 and therefore no parking minimum is required for this Use.

The proposed development has no minimum bicycle parking requirement. Factory-Built Dwellings are excluded from a Bicycle parking requirement as described in Section 7.8.13.b.iv of the Zoning By-law.

Section 8.2 Specific Use Regulations Applicable to Residential Zones

Section 8.2.4 describes regulations pertaining to Factory-Built Dwellings. The existing residential use is a Factory-Built Dwelling and complies with all applicable regulations with the exception of the skirting of the Factory-Built Dwelling being Painted Plywood. Section 8.2.4.a of the Zoning By-law states that Painted plywood shall not be permitted as skirting. The skirting must be redone with a material similar to the existing siding of the Factory-Built Dwelling as required by the Zoning By-law, which has been applied as a condition of the permit.

Section 8.2.7 describes regulations applicable to In-Home and Detached Secondary Dwellings. The proposed In-Home Secondary Dwelling complies with the regulations including that it is fully contained within the Factory-Built Dwelling (Section 8.2.7.a.i) and the Gross Floor Area of the In-Home Secondary Dwelling is not more than the lesser of a Gross Floor Area 80% of the Principal Dwelling or a Gross Floor Area of 80m² (Section 8.2.7.a.vi). The lesser of the two is 80% of the Principal Dwelling Gross Floor Area. The Principal Dwelling Gross Floor Area is 51.88m² and the In-Home Secondary has a total Gross Floor Area of 34.22m², meaning the area of the In-Home Secondary Dwelling is only 66% of the Principal Dwelling.

Servicing

The proposed development will be serviced by piped municipal water and sewage services, and will rely on municipal garbage pickup.

City Departments / External Agency Consultation

As directed in section 4.5.1 of Zoning By-law No. 5045, a request for comments was circulated to the following city departments and external agency on March 18, 2025. Comments were reviewed and considered, and are summarized in the table below:

No.	City Department	Comments	Consideration
1.	Public Works & Engineering	Please have the applicant include notes on the site plan indicating no changes to water and sewer servicing and Include a grading plan for the addition. Updated comments: No additional comments from Engineering.	In response to these comments, the applicant was asked to update the site plan with the information and the new version of the site plan was provided to Publics and Engineering for review. No consideration required.
2.	Lands and Building Services	No concerns from Building Inspection Services. Truss details are still outstanding and should be submitted during the Development Permit process to prevent further delays in issuing the Building Permit.	None Required.

3.	Fire Services	Fire has no concerns with this application.	None Required.
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Public Comments

Public Comments were collected through the circulate of a Notice of Application letter for the Development Permit Variance to neighboring residents within 30m of the subject site on March 18, 2026, per sections 4.5 of Zoning By-law No. 5045, as amended, Section 6.7 of Community Plan By-law No. 5007, as amended, and Section 23 (2) of the *Community Planning and Development Act*. A Notice of Application Sign was placed on site on March 18, 2026, facing Jeske Crescent, with a QR code to the City of Yellowknife’s Active Applications Webpage where additional information and documents could be viewed.

No comments for consideration were received from the public.

Outlined in Section 5 of the Zoning By-law and Sections 61 – 62 of the *Community Planning and Development Act*, the approval of an application for a Development Permit and Variance is subject to a 14-day appeal period, commencing after the date of the approval. Once the Development Permit Variance decision has been issued, a Notice of Decision Sign will be posted at the site, and Notice of Decision Letters circulated to landowners and lessees within 30m of the subject site in accordance with Section 4.11. of the Zoning By-law. The City’s Active Application webpage will be updated with the Notice of Decision, Stamped Plans and Planning Report. If not appealed within this 14-day period, the Development Permit will be considered effective starting on the 15th day.

Conditions of Approval:

1. Increase of the maximum Lot Coverage of the Principal Building, from 40% to 45%, be granted.
2. The width of the driveway shall not exceed two car widths, for a total width of 5.20m.
3. Prior to issuance of the Occupancy Permit, a Real Property Report shall be provided to the Development Officer for review against the regulations of the R1 Zone, including but not limited to the maximum width of the driveway and landscaping requirements.
4. All Factory-Built or manufactured Dwelling Units shall be skirted from the base of the unit to the ground with material similar to that of the siding material. Painted plywood shall not be permitted as skirting.
5. The development shall comply with the Approved Stamped Plans for PLDEV-2025-0086 and with all By-laws and policies in effect for the City of Yellowknife.

Conclusion:

The Development Officer recommends approval of Development Permit Application PLDEV-2025-0086 for an In-Home Secondary Dwelling and a Variance to increase the maximum Lot Coverage of the Principal Building with the above mentioned conditions as the proposed development conforms to Community Plan By-law No. 5007, as amended and complies with all applicable regulations of Zoning By-law No. 5045, as amended.

Date: May 19, 2026
DM# 823589.

Approved by:



Eli Smith
Planner I, Planning and Environment



Date

Concurrence by:



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



Date

Attachments:

Approved Drawings PLDEV-2025-0086, DM# 823594.