

Property Information/Detail

Location Description	Lot 1 Block 201 Plan 2396
City of Yellowknife Community Plan No. 5007	Section 4.2 Old Town
City of Yellowknife Zoning By-law No. 5045, as amended	Chapters: Chapter 3. Role and Responsibilities Chapter 4. Development Permit Process Chapter 7. General Regulations Applicable to all Zones Section: Section 13.2. PR- Parks and Recreation
Civic Address:	No Civic address
Access:	Two-way access through School Draw Avenue
Municipal Services	Not applicable

Recommendation:

That the Development Officer refuses the Development Permit Application PLDEV-2025-0088 for Temporary Use as Parking Area for three years until September 30, 2028. This refusal is based on the following reasons:

- This proposal will adversely impact on the existing natural geographic features and environment by impacting the established passive park area;
- This proposal could cause a permanent damage to or alter natural vegetation or features without proper damage mitigation measures;
- This proposal will increase traffic (with vehicles and trailers) on School Draw Avenue, past the ongoing construction at lift station #1; and
- This proposal could potentially adversely affect the fauna habitat through noise and traffic caused by the proposed temporary parking with a small buffer to the shoreline.

Proposal:

The subject lot legally described as Lot 1 Block 201 Plan 2396; and is a part of Rotary Park located on School Draw Avenue, Yellowknife. The applicant, City of Yellowknife Public Works and Engineering Department has applied for a Development Permit for 'Temporary Use (Parking Area)' for three years until September 30, 2028. The subject land is currently zoned PR- Parks and Recreational zone under the current Zoning by-law No. 5045, as amended. A Temporary Use is a Permitted Use in PR- Parks and Recreation zone.

Background:

The proposal is to provide parking spaces in non-snow months only i.e. between May 1 to October 31 for vehicles and trailers as temporary parking for 72 hours maximum, as an alternative to the closed parking lot due to City of Yellowknife Lift Station No. 1 replacement project that is being constructed on the property at 3911 50 Avenue (Block 79, Plan 72).

According to Public Works and Engineering Department, part of the Rotary Park is identified as a potential area for a temporary parking lot due to its proximity to the closed parking lot and the fact that it does not require any grading. Users would be allowed to park vehicles and trailers on a grassy/gravel area as identified on the attached plan with this application. Signage would be installed to indicate access points for the parking area, along with general rules. The proposal states that the Temporary Parking would be in use until September 30, 2028 once permitted. Additionally, there are no new accessory buildings/structures proposed except directional signs.

General Statement:

The development proposal is reviewed and assessed to identify whether the Use is compatible and its potential impacts on neighbouring properties.

SUPPORTING STUDIES, DOCUMENTS AND REPORTS

In support of the application the following documents/studies were referenced:

- SITE PLAN prepared by City of Yellowknife Public Works and Engineering Department July 24/25, 2025.
- Temporary Parking sign attached with the application by City of Yellowknife Public Works and Engineering Department July 24/25, 2025.
- The City of Yellowknife's Natural Area Preservation Strategy (2010).

Justification:

Temporary Use Development Permit Requirements and Processes

Pursuant to section 25(2) of the *Community Planning and Development Act* (the "Act"), a development authority may, subject to any applicable conditions, approve an application for a development permit for a use of land or a building specified in a zoning bylaw as a use that may be permitted at the discretion of a development authority.

Further, pursuant to 3.1.1 f) of the Zoning By-law 5045, as amended, the Development Officer can approve or refuse a Development Permit application and state the terms and conditions as authorized by the Zoning By-law 504, as amended.

Further, pursuant to 4.6.1 of the Bylaw, the Development Officer must consider the impact of development in making a decision on any application under the Bylaw.

Further, pursuant to 7.10.1 c) of the Bylaw, all Temporary Uses require Development Approval and processed according to the applicable sections of the Bylaw.

Further, pursuant to 7.10.1 g) i, ii, the Development Officer may attach any condition deemed necessary to ensure that the Temporary Use is removed and the Lot restored to its pre-activity condition; and require an Development Agreement and a security deposit to cover the cost of restoring the Lot if the Temporary Use is not properly removed.

LEGISLATION

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

The *Community Planning and Development Act* (the "Act") establishes the framework for the City to regulate development within its boundaries.

Section 3 (1) of the Act sets out 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.

- Community Plan By-law (2020) No. 5007, as amended

The City of Yellowknife Community Plan was approved by the Minister of Municipal and Community Affairs on the 5th day of July, 2020. The Community Plan By-law No. 5007 (the "Plan"), received Third and Final Reading by City Council on the 27th day of July, 2020 and came into effect.

The Plan is a comprehensive outline of the goals and objectives for the City with directive policies to accomplish the objectives. Policies of the Community Plan are to be read together and all applicable policies are to be considered and applied at the time of development.

- Zoning By-Law No.5045, as amended

Section 12 of the Act identifies the purpose of a Zoning By-law as follows: 12. (1) 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 with a community plan, and if applicable, to prohibit the use or development of land or buildings in particular areas of a municipality. The By-law received Third and Final Reading by City Council on the 14th day of March, 2022.

Section 4 – Development Permit Process specifies which developments require a development permit, the process of applying for a development permit, the authority of a Development Officer particularly in relation to Decision Process and Conditions for Development. The section 4.6 details when a Development Officer can approve or refuse a Development Permit application.

PLANNING ANALYSIS

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

The vision of the Community Plan is to manage land use in the City in an economically, environmentally and socially sustainable manner that is inclusive and equitable for residents while protecting the natural environment. The following General Development Goals are relevant to this proposal:

- Develop land in a fiscally responsible and sustainable manner.
- Recognize and respect the inherent right of the Indigenous peoples in this region to the land and continue to work with the YKDFN through a mutually respectful and beneficial relationship to honour the interim land withdrawal of Commissioner's land in the City of Yellowknife.

The subject land is designated as Old Town under the City of Yellowknife Community Plan By-law No. 5007, as amended. Planning and Development Objectives and Policies are stated in the Community Plan as follows:

Section 4.2 Old Town

Old Town is an integral part of Yellowknife's history and a major part of the unique character and personality of the community. According to City of Yellowknife Community Plan By-law No. 5007, as amended it is important to recognize, protect, and celebrate the unique features of the area so that residents and visitors can continue enjoying Old Town's charm.

Several open spaces or natural areas in Old Town that have been identified for a high level of protection in the City's Natural Area Preservation (2010). These include, Niven Lake East (Fritz Theil Rock), Bush Pilots Monument, McAvoy Rock, Willow Flats, Peace River Flats, Latham Island E Shoreline, Willow Flats Shoreline and the School Draw Shoreline. All areas are intended to remain as natural areas. The Willow Flats Shoreline is adjacent to the intended proposal area.

The Old Town will continue to serve as a destination for Yellowknife residents and visitors year-round as they access a broad variety of activities and services from Old Town including:

- Old Town guided walk
- View of the house boat community
- Natural features (rock outcrops)
- Access to Yellowknife Bay which supports winter events like the Snow King and Long John Jamboree Festivals

Old Town and Latham Island are also an important link to the YKDFN Community of N'dilo. It provides the only land based access to this community. The YKDFN are an important part of the history of Old Town and lived in the area long before the existence of Old Town. The YKDFN will continue to be an integral part of Old Town and Latham Island, as reconciliation processes and commitment to regional co-existence evolve. This area's objectives and policies will respect and complement the Community of N'dilo and the YKDFN.

The following Planning and Development Objectives and Policies of the Old Town land use designation are applicable:

Planning and Development Objectives 1: To limit development of residential and commercial buildings to forms that are compatible with the wetland, shoreline and exposed rock settings.

Policy 1-a: New development will not adversely impact natural geographic features and environment.

Policy 1-b: Any alteration of significant natural bedrock and shoreline features will be avoided if at all possible.

Planning and Development Objectives 3: To encourage compact urban form.

Policy 3-a: Motor vehicle-oriented uses such as non-accessory surface parking lots and drive-thrus will not be permitted.

Planning and Development Objectives 17: To maintain known natural and culturally significant areas and open spaces.

Policy 17-a: Niven Lake East (Fritz Theil Rock), Bush Pilots Monument, McAvoy Rock, Willow Flats, Peace River Flats, Latham Island E Shoreline, Willow Flats Shoreline and the School Draw Shoreline will be preserved as natural areas.

The proposed temporary parking does not align with the objectives and policies of the Community Plan. This proposal will adversely impact on the existing grass, trees and other natural geographic features and environment of an established passive park. The Willow Flats shoreline is directly adjacent to intended proposal without sufficient buffer and due to motor vehicle-oriented activities, a certain level of negative impacts is anticipated on the flora habitat as well as the existing park features. Thus, it can be concluded that the proposal is not consistent with the Old Town objectives 1,3 and 17 and Policy 1-a, Policy 3-a and Policy 17-a.

Section 5.1 Environment and Climate

The Community Plan outlines that development is to have consideration toward Climate Change mitigation and adaptation. Following details are relevant to the intended proposal.

5.1.2 Environment

A healthy natural and built environment area integral aspects to the liveability and sustainability of the City of Yellowknife.

There are a number of environmental challenges that the City continues to work on within the municipal boundary. These challenges include:

- Loss of natural habitat due to land development

The intended proposal will have a negative impact on the aspects of the liveability and sustainability as many residents enjoy and use this established passive park space.

Zoning

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

The subject area is zoned as PR- Parks and Recreation in the Zoning By-law No. 5045. According to the zoning by-law the purpose of PR- Parks and Recreation is to provide Parks, Recreation Uses, and facilities for the Use for recreational activities such as organized sports, walking, hiking, and cycling. The intended proposal will restrict and impact the purpose of PR- Parks and Recreation zone mentioned in the zoning by-law.

Use

The proposed parking is a 'Temporary Use' by the definition. Temporary Use is listed as a Permitted Use in PR- Parks and Recreation on Table 13-3. However, the intended proposal could potentially damage or alter natural vegetation or features without proper damage mitigation measures.

General Development Regulations Applicable to all Zones:

Vehicular Access and On-Site Traffic and Temporary Use:

According to the section 7.4.1 (c) driveway Access to Streets and lanes must demonstrate, to the satisfaction of the Development officer, the safe and efficient movement of existing or planned traffic. The proposal will have some impact on the safe and efficient movement of existing or planned traffic as the number of vehicles entering and leaving the proposed area increases. Further, this proposal will increase traffic (with vehicles and trailers) on School Draw Ave. Ongoing construction project at lift station #1 using School Draw Avenue as access for heavy vehicles and construction equipment will add on the traffic intensity in the area. Although there may be no negative impact from the increased traffic in the area, there may be increase in right hand turns of vehicles with trailers from Franklin Avenue to School Draw Avenue, passing and maneuvering back and forth in front of the active construction site. This site will have heavy traffic movement during the same timeframe as the temporary use request.

Further, according to the section 7.10.1 (f) temporary use shall not cause a permanent damage or alter natural vegetation or features. This proposal could have a permanent damage to the natural vegetation or features such as trees and existing grass without damage mitigation measures in place.

SUPPORTING INFORMATION

The City of Yellowknife's Natural Area Preservation Strategy (2010):

The City of Yellowknife's Natural Area Preservation Strategy (2010) was developed as part of the City's Smart Growth Plan to guide long-term land use decisions, balancing urban development with the preservation of natural areas. It identified Natural Area Sites within the urban boundary, recommending some sites with high protection allowing some sites—those already disturbed or strategically located—to accommodate some development under controlled conditions.

According to Section 7.1, Willow Flats Shoreline is classified as Sites recommended for a high level of protection. The Willow Flats shoreline is adjacent to the proposed parking area with a very little buffer. This proposal could adversely affect the fauna habitat through noise and intense activities caused by vehicles.

LEGISLATIVE AND POLICY REQUIREMENTS

Public Consultation

Public Notice of Application signage was set up on July 28, 2025, for comments. According to section 4.5.2 of the Zoning By-law 5045, the Development Officer shall notify any adjacent Landowners that they deem may be impacted by any proposed Development. In this case since there are no adjacent property owners, no Notice of Application Letter for Temporary Use (Parking) was circulated. Following comments were received and considered by the City of Yellowknife in its decision:

No.	Comments	Consideration
1	I'm writing in regards to the development permit application to use the grassy area of the Rotary Park for a parking lot.	This comment aligns with the review of the Development Officer.

	I oppose the granting of said permit. It would adversely affect the area, permanently destroying the grass, and increasing traffic. I am not sure about the rationale for this request. If it is simply to expand parking options, then there is an empty lot at School Draw. If it is a prelude to further development, then it should be debated by council. Thanks,	The factors such as impact on grass and increase in traffic were reviewed and resembles with the analysis and impact on land.
2	This letter is to oppose the development of parking next to rotary park. What is the city's goal of trying to destroy this area? And with only 1 weeks notice for response? I literally waited 1 month for clearance of a 1.5 inch overage on an easement. This is not fair notice for people to respond. The city needs to slow this process so people can respond if they choose. However, with such little time please consider this a protest of turning that area into a parking lot. Have you spent time there? The birds and wetlands beside and animals are plentiful and we do not need to destroy this area. Please do not destroy this area. For parking. And please allow more time for citizens to respond. The city has a responsibility to do this in an open and fair manner	This comment aligns with the review of the Development Officer. This comment was considered and in general comments received after the deadline were also added to this report to encourage public consultation.
3	This sign was posted on a holiday weekend giving concerned citizens one day to respond. What are you thinking??? The city's poor planning is not a good excuse for ripping apart a waterfront park!!! No good.	This comment was considered and in general comments received after the deadline were also added to this report to encourage public consultation. Notice of Application sign was posted on July 28, 2025, and last date to comment was August 5, 2025. Comments received after August 5, 2025, were also added to this report to encourage public consultation.
4	I am in completed opposition of this Notice of Application. The lot the city is requesting to turn into a "temporary" parking lot currently is a place where city folk and visitors alike enjoy going to get a small piece of "what the North is made of". Not only do I feel that the "temporary" parking lot is a terrible idea because of the possibility of gas leaking into the ground that is very close to the water, but that area is home to many animals, Foxes and birds. This will likely upset the lives of thousands of animals in the area.	This comment was considered and in general comments received after the deadline were also added to this report to encourage public consultation. Notice of Application sign was posted on July 28, 2025, and last date to comment was August 5, 2025. Comments received after

	I understand you are saying this is a temporary spot, but it's very likely never going to go back to being what it is now. I feel that with the with the recent building of the apartments in the area, that is probably enough interference for the animals and their habitat. Unfortunately, I do not have enough time to properly convey my concerns here as it seems all these "Notice of Applications have been put out with limited time to responde. I along with many other members of the city are interested in finding out more information on your signage timeline. When do these have to be put up and how long do they need to be available for citizens to review? I digress, I am 100% opposed to this Application being passed and in conjunction with the other areas of willow flats. This area is a perfect reflection of what built Yellowknife, the beauty that made people stay. Don't keep destroying the precious and beautiful land that is already there. It's a balance of the "concrete jungle and nature at it's finest". Sincerely,	August 5, 2025, were also added to this report to encourage public consultation.
5	With regard to the subject development proposal to turn a portion of this park into temporary parking; I am a resident of [REDACTED] and utilize this park on a daily basis. I do NOT support the proponent's application to change the property's current usage from park to parking. This response is from myself and from [REDACTED], [REDACTED], who also [REDACTED]. Thank you.	This comment aligns with the review of the Development Officer.
6	On this short notice I would like to express my objection to development in the Willow Flats area. It is a beautiful sanctuary for the Yellowknife community for quiet reflection and physical activity. It is also a bird sanctuary, and important green space for other critters. I hope that the City is genuine when they ask for Community input.	This comment aligns with the review of the Development Officer Notice of Application sign was posted on July 28, 2025, and last date to comment was August 5, 2025. Comments received after August 5, 2025, were also added to this report to encourage public consultation.

7	I do not support this application. I can see no good reason to tear up parkland to make a parking lot. Temporary uses generally turn into permanent uses, in my experience. I am also quite annoyed that this sign went up yesterday and comments are due today. I searched for this notice on city website and could not find it...which is an indication that your electronic notice system is not terribly user friendly. The people most interested in this application will be the people who actually use the space...and they will be apprised by seeing a sign when they are in the space. Pretty shoddy way to do business, city.	This comment was considered and in general comments received after the deadline were also added to this report to encourage public consultation. Notice of Application sign was posted on July 28, 2025, and last date to comment was August 5, 2025. Comments received after August 5, 2025, were also added to this report to encourage public consultation.
8	Thank you for the response. I am part of a group that is organizing to help protect this entire area. What is the next step in the process after the closing date of today? Again thank you for responding	Applicant was provided with following response: The next step is the review process.
9	Thank you for your reply. I would like to meet with you tomorrow, Friday , at 11 am - please let me know if your availability will change. I don't understand why the City needs to place asphalt paving over existing grass. It is not easy to grow good grass in Yellowknife. I want to ask who requested this new parking? I would also like to see the proposed designed layout. I hope to see you tomorrow.	A meeting was scheduled at 11 a.m. on August 8, 2025. Location: City Hall. Following information was provided to the member of public: • No asphalt paving over existing grass. • The request was made by Public Works and Engineering Department. • Proposed designed layout was shown. • Information related to temporary parking, like temporary parking timeline.

A notice of decision will be posted on the City's website once a decision is made. The decision 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 permit will be considered effective starting on the 15th day.

City Departmental Consultation

An application package for temporary/permitted use was circulated to the Community Services Department on August 18, 2025, per section 4.5.1 of Zoning By-law No. 5045. Following comments were received:

No.	Comments	Consideration
1.	Rotary Park pull-out would require jersey barriers to protect the trees if individuals are parking on the grassed area. Thanks, (Community Services, Facilities Division)	This Development Permit application is refused at this stage.

External Departments and Agencies

An application package for temporary/permitted use was circulated to the Rotary Club of Yellowknife on August 27, 2025, as per section 4.5.1 of Zoning By-law No. 5045. No comments were received.

Conclusion:

It is identified that Development Permit application (PLDEV-2025-0088) for a Temporary Use (Parking Area) is permitted in PR Zone. However, based on the planning analysis, the proposal will potentially create adverse impacts on the existing natural geographic features, environment and fauna and will increase the traffic flow on School Draw Avenue. Further, the proposal conflicts with policies outlined in the Community Plan By-law No. 5007 and Zoning By-law 5045.

The Development Officer refuses the Development Permit application (PLDEV-2025-0088), as a Temporary Use (Parking Area) up to 3 years until September 30, 2028.

Prepared by:

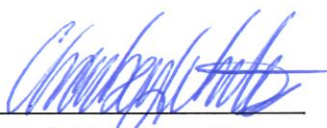


Himanshu Singh Parihar
Planner I, Planning & Environment



Date

Concurrence by:



Charley White, MCIP, RPP
Director, Planning & Development



Date