

Property Information

Location Description	Lot 14, Block 516, Plan 1237
City of Yellowknife Community Plan No. 5007, as amended	Section 3.1.2 General Development Goals Section 4.6 West Residential
City of Yellowknife Zoning By-law No. 5045, as amended	Section 2 Definitions Section 3 Roles and Responsibilities Section 4.6 Decision Process and Conditions for Development Section 7 General Development Regulations Applicable to all Zones Section 8. General Development Regulations Applicable to Residential Zones Section 10.2. R2 – Medium Density Residential
Civic Address:	36 Calder Crescent (subject land)
Access:	Calder Crescent
Municipal Services	Piped water and sewer

**Recommendation:**

The Development Officer recommends that the Development Permit Application PLDEV-2025-0104 for a Change of Use from a Single Detached Dwelling to a Special Care Residence (4-unit) be approved with the following conditions:

1. The development shall comply with all by-laws and regulations in effect in the City of Yellowknife.
2. The developer shall enter into a Development Agreement with the City to ensure compliance with requirements. The agreement must be signed and security deposits must be paid in full prior to the issuance of the Building Permit.
3. Any new or additional uses (including amendments to this Permit) shall be subject to a new development permit application.

**Proposal:**

The applicant applied for a change of use development permit application from a Single Detached Dwelling to a Special Care Residence at 36 Calder Crescent, legally described as Lot 14, Block 516, Plan 1237. The proposed Special Care Residence will house a maximum of four clients and employ one to two staff. The subject land is zoned R2 – Medium Density Residential, where Special Care Residence is a permitted use under Zoning By-law No. 5045, as amended.

**Background:**

The City received this Development Permit Application (PLDEV2025-0104) that is deemed complete on September 22, 2025. The applicant proposes to change the principal use from a Single Detached Dwelling to a Special Care Residence (4-unit). The existing building was approved under Permit #593 in 1982 under Zoning By-law No. 1976, as a single detached home.

The subject land is located on Calder Crescent, which both starts and ends on Finlayson Drive and is approximately 420 metres from the intersection of Finlayson Drive and Kam Lake Road. The subject land

is surrounded by predominantly residential properties that are zoned R1 and R2 Zone. To the west, the subject land is approximately 50 metres to the property boundary of the N.J Macpherson School. To the north, the subject land is approximately 200 metres to the property boundary of the École St. Joseph School and playing field.

According to the application documents submitted by the applicant, the proposed development will offer “supportive recovery residence for clients who are engaging in counselling, group workshops, and cultural healing programs delivered off-site or through land-based activities”. More details about the proposed development are available in Appendix A.

This proposed development provides private bedrooms to a maximum of four clients with shared cooking and sanitary facilities. The four bedrooms are not considered separate dwelling units, as per the definition in the Zoning By-law. Instead, the term “unit” is used to describe the four bedrooms to distinguish from the defined term “Dwelling Unit”. This is consistent terminology used by the City when describing such units in other developments, such as workers accommodation.

The proposed development is considered “Special Care Residence” by definition. The Zoning By-law has two mutually exclusive definitions for land uses that offer supports to its tenants, namely “Special Care Residence” and “Special Care Facility”. Special Care Residence is classified as a type of dwelling in the Zoning By-law, while Special Care Facility is not. As stated above, the main function of the proposed development is to provide accommodation to its tenants, which is consistent with the intent of a Special Care Residence. Another fundamental difference between the two definitions is the length of support provided by the facility. A Special Care Residence may provide support for 24 hours, while a Special Care Facility provides temporary support for less than 24 hours. Based on the submitted application documents, the proposed tenants will attend programs at other locations and sleep at the 36 Calder Crescent in order to restabilize in a residential setting, follow daily routines, and prepare for reintegration into the community with 24/7 staff oversight. In conclusion, the proposed development meets the definition of a “Special Care Residence”.

#### SUPPORTING STUDIES AND REPORTS

- PL-2025-0030 Application Package (Appendix A)
- Everyone is Home: Yellowknife’s 10 Year Plan to End Homelessness
- City of Yellowknife Council Strategic Direction 2023-2026

#### **Assessment of the Proposal:**

##### JUSTIFICATION

Special Care Residence is a permitted use in the R2 Zone. A change to the principal use of the building is subject to a development permit application in accordance with Section 4.1.3 b) v) of 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. 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. As a condition of

development permit approval, the Development Officer may require that the applicant enter into a development agreement with the City as specified in Section 4.7. of the Zoning By-law.

## 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 bylaw 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 bylaw 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 purpose of the Community Plan is to create a policy framework that sets out a vision for the future growth and development of the City, by guiding the zoning by-law in respect of the use and development of land and buildings in the municipality. This Community Plan provides high-level policies that guide all zoning by-law provisions and amendments.

- 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 and section 5.1 outlines the appeal process of a development permit.

General development regulations that are applicable in all zones and residential zones are outlined in S Section 7 and 8, respectively.

The Zoning By-law outlines specific requirements for the R2 – Medium Density Residential in Section 10.2.

- Everyone is Home: Yellowknife's 10 Year Plan to End Homelessness

In June 2017, the City Council endorsed 'Everyone is Home: Yellowknife's 10 Year Plan to End Homelessness'. One of the plan goals is "Healing – enhance access to mental health and addiction supports". In light of the significant mental health, addiction, and domestic violence challenges in Yellowknife and across Northwest Territories communities, there is a need to advocate for enhanced access to addiction treatment and mental health supports. This was a key priority for those with lived experience. Sending people south for treatment may continue to be an interim measure, but ultimately, local capacity is needed to take care of people closer to home. This proposed development provides mental health

support and accommodation for community members facing challenges, which aligns with the above plan goal.

- City of Yellowknife Council Strategic Directions 2023-2026

Council adopted Council Strategic Directions 2023-2026 in June 2023 to ensure all are welcome and have the opportunity to prosper in the City. Although the Strategic Direction document does not provide specific actions, it guides City's work on a strategic level. Strategic Direction #1 is People First – facilitating a safe, accessible and inclusive community that supports the well-being of all. Housing for all is a focus area under this strategic direction, which is to create context for diverse housing and accommodation options. Key initiatives include setting the context and foundation for a fulsome continuum of housing options, from social to market to workforce accommodation and working with all partners towards a safe, supportive and compassionate community for all. The proposed development provides accommodation for community members facing challenges, which aligns with the above strategic direction.

PLANNING ANALYSIS

- Community Plan By-law No. 5007

The vision of the Community Plan is to manage land use in an economically, environmentally, and socially sustainable manner. The proposed development represents good land use practice that conforms to the following General Development Plan Goals of the Community Plan:

- Develop land in a fiscally responsible and sustainable manner; and
- Prioritize utilization of existing capacity of municipal infrastructure for land use development before adding new capacity.
- Reduce land use conflicts by providing clear policies that limit and mitigate incompatible uses

Section 4.6 West Residential

West Residential is primarily a residential designation. Most of the residential development is characterized by low density single unit dwellings with some medium density residential development such as row-houses, duplexes, and low-rise apartment buildings. There are some institutional and recreational land uses in the area. There will be opportunities for other types of activities that are compatible with the existing land uses. This proposed development is considered a type of dwelling under the Zoning By-law and is consistent with the following objectives and policies of the West Residential Land Use Designation:

4.3 West Residential			
Planning and Development Objectives:		Policies:	
5.	To maintain residential intensification 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.



**Zoning:**

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

A zoning by-law regulates land uses through different zones. The subject land is zoned R2 – Medium Density Residential, which is to provide an area for medium to higher density residential development that encourages a mix of dwelling types and compatible uses. Permitted Uses in the R2 Zone include different types of dwellings, day care facility, and religious & educational institution. A Special Care Residence is considered a type of dwelling by definition and is a permitted use in the R2 Zone, which means it meets the intent and expected character of the R2 Zone.

As established earlier, the proposed development aligns with the definition of Special Care Residence in the Zoning By-law, which is “a development where persons reside for the primary purpose of receiving support, supervision and/or treatment. Shared cooking, dining, laundry, cleaning and other facilities are provided on site and specialist care may be provided for 24 hours”. To address some public comments and ensure that the proposed use meets the intent of the by-law, the Development Officer will require 24/7 staff on site in the development agreement.

The Zoning By-law’s definition does not regulate the type of support, supervision and/or treatment provided by a Special Care Residence. In response to some public comments, any change to the definition will require a zoning by-law amendment, which is out of the scope of this development permit application.

In making a decision on any application, the Development Officer considers the potential impacts of the development (Section 4.6.1. of the Zoning By-law). The Zoning By-law defines Impact as “the determination of any combines or potential effects, positive or negative in a specific area as a result of development activities which may occur simultaneously, sequentially or in an interactive manner”. Although the definition of impact seems broad, there are established interpretations that guide the planning analysis of impacts, which is explained below in response to some public comments received by the Development Officer.

**The Use vs. Users:**

Some public comments raised concerns about the future tenants of the Special Care Residence and other concerns that stem from it. Modern zoning by-laws regulate land uses, not the type of tenants (or users) of a land use, which has been profoundly tested through legal cases in Canada with considerations of the Canadian Charters of Rights and Freedom. The founding case is the Supreme Court’s decision in *Bell v. The Queen*, (1978) 98 D.L.R. (3d) 255, where the Court agreed that the by-law should be regulating the use of the building not the people who use it; and personal qualification or other personal characteristics or qualities should not be a proper basis for control of density or any issues relevant to land use or land zoning. Zoning By-law No. 5045 is consistent with this established principle and regulates the use of land only.

Some public comments raised concerns about certain behaviours of the applicant. Similar to the discussion above, planning does not assess the applicant’s behavior or character in the development permit process. The City reviews applications based on the documents submitted by the applicant and

regulated land use planning practices. Any concerns regarding potential by-law enforcement should be directed to the Municipal Enforcement Division.

Some public comments expressed concerns regarding the successful operation of the proposed Special Care Residence. As stated in Section 4.1.7. of the Zoning By-law, “in addition to meeting the requirements of this By-law, it is the responsibility of an applicant to obtain all other approvals or licenses that may be required by the City, Territorial and/or Federal department and agencies”. The Zoning By-law does not have specific requirements for a Special Care Residence, but it authorizes the Development Officer to pose a condition on the number of clients and number of employees for a home based business to maintain the residential character of the neighbourhood. In keeping with the intent of the by-law, the Development Officer includes a condition to limit the maximum number of tenants to four based on the capacity of the building and the proposal; and requires 24/7 staff supervision on site as part of the development agreement, which addresses the compatibility and accountability concerns raised in some public comments.

#### Decision Process and Conditions for Development:

The Development Officer considers the potential impact of the proposed development and exercises authorities granted within the scope of the Zoning By-law, Community Plan, *Community Planning and Development Act*, and other relevant regulations. Generally speaking, since Special Care Residence is classified under dwelling and is a permitted use in the R2 Zone, this land use is considered compatible with other uses (such as single detached dwelling) in the R2 Zone. The scale of this proposed development is a maximum of four tenants and two staff, which does not exceed the expected occupancy load of most permitted uses, such as a single-detached dwelling with an in-home secondary suite or a detached secondary suite, duplex, and townhouse dwelling. Potential impact (such as noise and traffic) should be similar to or lower than other permitted uses including multi-unit dwelling and day care facility. Therefore, the potential impact is expected to be within the land use norm of the R2 Zone. The Zoning By-law has regulations to help control and mitigate potential impact, such as minimum parking requirements, which is discussed below to ensure compliance.

Some public comments raised concerns about the existing traffic condition on Calder Crescent, such as many vehicles parked on the street and the missing sidewalk. Those concerns already exist prior to this development permit application, so they should be addressed separately and not as a subsequent impact of this proposed development. Residents are encouraged to submit through the City’s formal public complaint procedure to report any traffic concerns.

Section 4.6.2. of the Zoning By-law states that “in making a decision on an application for a development permit for a permitted use, the development officer:

a) shall approve, with or without conditions, the application if the proposed development conforms with this by-law.”

Historical permit documents show that the existing building was approved under a previous zoning by-law as a lawful development (Appendix B). The proposed development only proposes to change the use of the building and does not change the site. As mentioned, the Development Officer considers potential impacts of the development and reviews the proposed development against zoning regulations (such as

section 7., section 8. and section 10.2.). The proposed development complies with the regulations with the following notes:

- **Parking (section 7.8.)**  
A Special Care Residence requires a minimum of 1 parking space per 5 dwelling units under Section 7.8.4. of the Zoning By-law. As established earlier in the report, the proposed development provides four bedrooms for its tenants but not four separate dwelling units. Based on the definition of dwelling unit under the Zoning By-law, the proposed development is considered a “single housekeeping unit” as a whole, so the building contains one dwelling unit and one parking space is required. The Development Officer reflected on public comments and considered it necessary to increase the minimum parking space to three to ensure that sufficient off-street parking spaces are available for both staff and tenants. The Zoning By-law also requires a minimum of 1 bicycle parking space per 3 rooms in a Special Care Residence, so a minimum of two bicycle parking spaces will be required for this proposed development. The above parking requirements will be captured in the development agreement.
- **Signs (section 7.9.)**  
Several public comments raised concerns about some signs that the applicant installed on the property, including a sign for no trespassing and warning of security cameras. Signs of this nature are not regulated by the Zoning By-law. It is not the intent of the Zoning By-law to regulate every aspect of the use of land upon which infringes its reasonable enjoyment. The Zoning By-law does not regulate the installation of security cameras either. Signs of this nature are not uncommon in a residential neighbourhood, but it is acknowledged that different neighbourhoods may have different preferences for those signs. The neighbourhood can discuss this civil matter among themselves to resolve the potential difference in opinions on the signs.

**Servicing:**

The subject property is serviced by piped water and sewer. It is the applicant’s responsibility to ensure that servicing is properly set up to the City’s standards, which will be included in the Development Agreement.

**Consultation:**

- Consultation with City Departments

The Public Works and Engineering Department has no concerns about this proposed development. Detailed comments and considerations are attached in Appendix C.

The Public Safety Department has no concerns so long as the development complies with the Building Code. Detailed comments and considerations are attached in Appendix C.

The Lands and Building Services requires a Building Permit Application for this development. Additional comments have been provided to the applicant to clarify the occupancy classification and subsequent Building Code requirements. Detailed comments and considerations are attached in Appendix C.

- Public Comments

Pursuant to planning best practices and section 4.5.2. of the Zoning By-law, the City acquires public comments on development permit applications. A Notice of Application sign was posted at the subject location from September 23 to October 8, 2025. Notice of Application letters were also circulated to landowners and lessees within 30 m of the boundary of the land. Documents for a Development Permit Application are public records, so the City has published those documents on its website for public inspection and comments.

On September 25, 2025, the applicant reported to the Development Officer that someone attached additional printout materials to the City's Notice of Application sign. The applicant reported that the printout materials are the applicant's LinkedIn profile and other information, which causes privacy concerns for the applicant. The Development Officer acknowledged the complaint and reassured the applicant that the City did not authorize any tampering of the Notice sign. The Development Officer and other City staff then conducted a site inspection on September 29, 2025. The Notice sign appeared intact at first glance. Upon closer inspection, the Development Officer identified two locations on the Notice sign where they appeared to be tear-off marks. Those marks may indicate that additional materials were attached to the Notice sign without the City's knowledge. The alleged additional materials were not present during the inspection and could not be found in the immediate surrounding area. The applicant has been encouraged to report any future tampering incidents to the City. There was no reporting of additional tampering to the publish date of this report.

On November 2, 2025, the applicant reported watermark error in one of the application documents and requested the City to replace the subject document on the website with an updated version. The Development Officer verified that there is no change to the content of the document except the watermark, so the updated version with the correct watermark was published on the City's website on November 5, 2025 without inducing a new public comment period.

During the public comment period, the Development Officer received numerous public comments in the forms of emails, phone calls, and in-person meetings. Appendix C includes all 47 unique entries of public input and the corresponding considerations for each input. The Development Officer provided additional information about the application and development permit process to inquiries and acknowledged the comments received. Public comments identified concerns regarding parking, safety, compatibility of use, and other matters, which has been addressed in the report and considered in the decision. Several comments mentioned the lack of clear communication and consultation from the applicant. The Development Officer has recommended that the applicant host a neighbourhood information session to inform the community of the proposal, but no session has taken place to the knowledge of the Development Officer. The Zoning By-law and other planning regulations do not provide the City with tools to mandate such information session or consultation from the applicant.

#### - Appeal

A Development Permit is subject to a 14-calendar-day appeal period pursuant to Section 5 of the Zoning By-law and Sections 61 - 62 of the *Community Planning and Development Act*. A Notice of Decision with information regarding appeal will be posted on site and circulated to landowners and lessees within 30 metres of the subject land in accordance to Section 4.11. of the Zoning By-law. All application documents including the permit and planning report will be available to the public on the City's website. If no appeal is received within the 14-day period, this decision will be considered effective starting on the 15<sup>th</sup> day.

**Conditions of Approval:**

Planning analysis on the proposed change of use recommends the following conditions of approval:

1. The development shall comply with all by-laws and regulations in effect in the City of Yellowknife.
2. The developer shall enter into a Development Agreement with the City to ensure compliance with requirements. The agreement must be signed and security deposits must be paid in full prior to the issuance of the Building Permit.
3. Any new or additional uses (including amendments to this Permit) shall be subject to a new development permit application.

As discussed in the planning report, the applicant will be required to enter into a development agreement with the City with respect to some standard development requirements, off-street parking, the number of clients and staff on site, and other applicable requirements.

**Conclusion:**

The proposed Special Care Residence is a permitted use in the R2 Zone. Considering the purpose and intent of the Zoning By-law and Community Plan, it is determined that the proposed change of use from a Single Detached Dwelling to a Special Care Residence complies with all zoning regulations. In accordance with Section 4.6.2. of the Zoning By-law, the Development Officer will approve this development permit application with conditions. The conditions of approval will ensure the development is compatible with the surrounding properties.

Reviewed [and Approved] by:

  
Qi (Vivian) Peng MEM  
Planner II

Dec 29, 2025  
Date

Concurrence by:

  
Charley White, MCIP, RPP  
Director, Planning & Development

Dec 29/25  
Date

**Appendix A** – Proposed Development Details

**Appendix B** – Historical Permit

**Appendix C** – Consultations and Considerations



## Appendix A – Proposed Development Details



PL-

Fee Paid:

Email: [permits@yellowknife.ca](mailto:permits@yellowknife.ca) (in a PDF format)  
Deliver or mail to: City Hall, 4807-52 St, P.O. Box 580, Yellowknife,  
NT, X1A 2N4  
Phone: 867-920-5600

### Development Permit Application

Proposed Development	
What are you proposing? (select all that apply)	
<input checked="" type="checkbox"/> Change of Use: from: <u>Single Detached Dwelling</u> to: <u>Supportive Recovery Residence</u>	
<input type="checkbox"/> Single Detached Dwelling	<input type="checkbox"/> Secondary Suite <input type="checkbox"/> Duplex Dwelling <input type="checkbox"/> Sign
<input type="checkbox"/> Multi Unit Dwelling or Townhouse Dwelling	<input type="checkbox"/> Commercial, Industrial Use or other Non-Residential Use (includes non-residential additions and accessory structures)
<input type="checkbox"/> Residential Addition	<input type="checkbox"/> Request for an amendment to an effective Development Permit
<input type="checkbox"/> Grading	<input type="checkbox"/> Other (please specify):
<u>Describe your proposed development in detail, including current conditions of the site:</u>	
Use: Quiet, small-scale supportive residence (max 4 overnight clients at any time; [PLACEHOLDER if different]) providing a safe, structured environment for short-term stays connected to HCRS programming. Operations: Most counselling and therapeutic programming occurs off-site (HCRS office and on-the-land). The dwelling is for sleeping, meals, daily living, and light case management only. No retail activity. Staff: On-site support 1–2 staff during the day/evening; on-call overnight. Neighbourhood fit: Residential character maintained; no exterior alterations; standard residential garbage service; no amplified outdoor activities; visiting hours controlled; quiet hours 10pm–7am. Parking/Access: On-site driveway accommodates 2–3 vehicles (staff/visitors) without street congestion; emergency access unobstructed. Accessibility: Site conditions. Existing single detached dwelling in established residential area; no grade changes or new structures. Opening target: October 2, 2025 (possession date).	
In the respective zone, the proposed Use is:	<input type="radio"/> Permitted <input type="radio"/> Discretionary
Does this application require a variance?	<input checked="" type="radio"/> No <input type="radio"/> Yes (attach Form P1)
Does this property have an existing utility account?	<input type="radio"/> No <input type="radio"/> Yes, account number: _____
How will this property be serviced?	<input type="radio"/> Piped Service <input type="radio"/> Trucked Service
Additional Comments:	
Requesting confirmation that Change of Use is the correct stream and an expedited intake given comparable facilities cited by the City and the imminent opening date. Detailed Description provided to enable appropriate stream selection.	

### Confirmation of Compliance with Easements, Caveats, or Contracts

For those developments involving new structure(s), increased land use intensity or change of land use, an applicant for a Development Permit shall ensure that the proposed development complies with any easements, caveats or contracts which affect the development of the site. It is the responsibility of the applicant to ensure that services can be provided to all new development.

I hereby confirm that the proposed development, as outlined in the application for Development Permit, complies with any easements, caveats or contracts which affect development of the site.

Bala Tirupathi

Applicant Name (if different from Owner)

Bala Tirupathi

Applicant Signature

2025 08,22

Date

### Your Development Permit application shall include all of the following:

- ☐ Application Form A - General Information Form
- ☐ Application Form A1 (if applicable) and any required Application Form, to be completed, signed, and dated
- ☐ Application Fee (as listed in the Fees and Charges By-law No. 4436, as amended)
- ☐ Landscaping Plan showing existing and proposed landscaping and plant selection (can be part of the Site Plan if the required landscaped area is less than 500m<sup>2</sup>)
- ☐ Grading Plan showing drainage gradient, existing and proposed final grades (can be part of the Site Plan)
- ☐ Servicing Plan showing location and size of water and sewage tanks, water and sewer lines, water fill point, and sewage pump-out point (can be part of the Site Plan)
- ☐ Elevation Drawings of all proposed structures showing exterior finishing material and dimensions
- ☐ Floor Plans, if required, including total floor area of each floor in the proposed development
- ☐ An approved Easement Encroachment Agreement (if applicable)
- ☐ Detailed Site Plan, which shall include the following:
  - ☐ Setbacks for all existing and proposed buildings to property lines, property lines and street names
  - ☐ Location and dimensions of existing and proposed structures or uses, and any easements on-site
  - ☐ Location and dimensions of existing and proposed driveways, entrances and exits and any access route, on-site loading areas, parking areas, and emergency vehicle access
  - ☐ Location of outdoor fuel storage facilities

**Please Note:** Development Officers may require additional information to verify compliance with the requirements of Zoning By-law No. 5045

### Important Note:

In accordance with the provisions of the *Community Planning and Development Act*, the City Planning and Development Department provides public access to all development applications and supporting documentation as required or allowed by the legislation. By submitting this application and supporting documentation, you acknowledge and consent that the information on this application and any supporting documentation provided by you, your agents, solicitors, and consultants will be part of the public record and may also be used for preparing documents made available to the general public. If you have any questions or concerns about the collection, use, disclosure or destruction of the information collected on this form, please contact the Director of Planning & Development, City of Yellowknife, 4807 52 St, Yellowknife, NT X1A 2N4, 867-920-5600.

### Declaration of Applicant:

I, Bala Tirupathi, the applicant for this application, certify that the information submitted in this application is true and conforms with City By-laws, to the best of my knowledge.

Bala Tirupathi

Signature

2025 08,22

Date



## HOLISTIC COUNSELLING & REHAB SERVICES

Hope \* Serenity \* Wellness

### Project Descriptive Name

Supportive Recovery Residence – Holistic Counselling and Rehab Services (HCRS), 36 Calder Crescent. A small-scale, non-medical residence for up to four clients engaged in counselling, workshops, and cultural healing programs delivered at the HCRS office and on the land. The residence provides safe, structured overnight accommodation with 24/7 staff oversight.

Describe your proposed development in detail

Holistic Counselling and Rehab Services (HCRS) proposes to establish a small-scale supportive recovery residence at 36 Calder Crescent, Yellowknife. The purpose of this development is to provide a safe, structured, and culturally grounded residential setting for clients who are actively engaged in counselling, group workshops, and cultural healing programs delivered primarily off-site at the HCRS office or through land-based activities.

The residence itself is not a clinical or program delivery site. Instead, it functions as a home-like environment where clients return to sleep, share meals, and live safely while under staff supervision. Trained support workers and counsellors are present day and evening, with staff on call overnight, ensuring continuous safety, wellness monitoring, and support. This structure allows clients to restabilize in a residential setting, follow daily routines, and prepare for successful reintegration into the community while continuing their recovery journey.

Key program elements include:

- Clients participate in counselling, group programs, and cultural workshops at the HCRS office or on the land.
- The home provides overnight accommodation for up to four clients in private bedrooms, supported by one to two staff members on-site.
- Staff ensure a secure and respectful environment, with quiet hours from 10:00 p.m. to 7:00 a.m. and clear behavioural expectations.
- Services emphasize hope, serenity, and wellness, guided by trauma-informed, culturally safe practices.



- Indigenous Elders, cultural advisors, and women's organizations are integrated into the service model, ensuring cultural safety, gender safety, and inclusivity for Indigenous clients, women, 2SLGBTQI+ individuals, and others facing trauma.

Residential compatibility and community safeguards:

- No exterior alterations are proposed; the property retains its residential character.
- Traffic and parking remain within normal residential levels, with on-site driveway parking for staff and visitors.
- No public drop-in, no retail activity, and no group programming will occur at the residence.
- A Good Neighbour Plan will be in place, including a dedicated contact number, respectful conduct rules, and a complaint-response process.
- Waste, noise, and lighting will be managed in line with residential norms.

Public good and alignment with City priorities:

- This residence directly responds to documented gaps identified by the Office of the Auditor General of Canada (2022), which highlighted inequitable access to addictions services and aftercare in the NWT.
- It aligns with the City's and Territory's strategies for social well-being, health equity, and inclusion, while preserving neighbourhood integrity.
- It supports the Calls for Justice from the National Inquiry into Missing and Murdered Indigenous Women and Girls (MMIWG) by providing trauma-informed, culturally safe, women-inclusive housing and recovery supports.

In summary:

HCRS's supportive recovery residence at 36 Calder Crescent will be a low-impact, residentially compatible development that offers short-term, structured housing for up to four clients engaged in off-site programming. With continuous staff oversight, a strong cultural foundation, and a focus on safety and reintegration, this initiative addresses urgent community needs while preserving neighbourhood character.

Good Neighbour Plan – Holistic Counselling and Rehab Services (HCRS) Supportive Recovery Residence

36 Calder Crescent, Yellowknife, NT

Prepared by:

Mr. Bala Tirupathi, M.A.S., M.A. Psych., C.C.C., R.C.C.  
Founder & CEO, Holistic Counselling and Rehab Services (HCRS)  
Doctor of Science (DSc RHL) – Candidate, Queen's University

1. Purpose of the Good Neighbour Plan

The purpose of this Good Neighbour Plan is to demonstrate how the HCRS Supportive Recovery Residence at 36 Calder Crescent will integrate respectfully and responsibly into the neighbourhood while contributing to the City of Yellowknife's strategic priorities on homelessness reduction, addictions recovery, public safety, and inclusion.

This residence is not a drop-in centre or treatment clinic. Instead, it provides short-term, structured accommodation for up to four clients who are actively engaged in counselling, workshops, and cultural healing programs at the HCRS office and through land-based activities. The residence offers a safe place to sleep, eat, and live with 24/7 staff oversight, ensuring stability and readiness for successful reintegration into the community.

2. Alignment with City of Yellowknife Priorities

- **Homelessness Reduction:** Many clients supported at HCRS would otherwise be at risk of homelessness after returning from southern treatment centres. This residence ensures that clients have a safe, supportive, and supervised environment in Yellowknife, reducing the likelihood of returning to homelessness or unstable housing.
- **Addictions Recovery and Public Health:** The facility directly addresses gaps identified by the Office of the Auditor General of Canada (2022), which reported limited local access to addictions aftercare in the NWT. By stabilizing clients locally, the residence reduces relapse risk, eases pressure on shelters, hospitals, and emergency services, and contributes to overall community well-being.
- **Safety and Inclusion:** Programming integrates trauma-informed, culturally safe practices, including Elder guidance and Indigenous healing, in line with the Calls for Justice from the National Inquiry into Missing and Murdered Indigenous Women and Girls

(MMIWG). Services are inclusive of women, 2SLGBTQI+ individuals, and other marginalized groups, reflecting Yellowknife's commitment to equity and inclusion.

- Neighbourhood Compatibility: The residence preserves the character of 36 Calder Crescent and the surrounding neighbourhood by maintaining a residential feel, limiting occupancy, and implementing strict operational safeguards (quiet hours, no exterior changes, no public drop-in).

### 3. Key Commitments to Neighbours

#### a. Occupancy and Scale

- Maximum of four (4) clients at any time.
- Each client has a private bedroom; shared living and dining spaces promote a home-like environment.

#### b. Staff Presence and Safety

- 24/7 supervision: 1–2 staff members on site during the day/evening, and staff on call overnight.
- Staff are trained in trauma-informed care, conflict resolution, and crisis response.
- Intake processes ensure only clients who are stable and appropriate for this environment are admitted.

#### c. Behaviour and Quiet Hours

- Strict Code of Conduct requiring respectful behaviour, no disruptive activities, and no substance use on-site.
- Quiet hours from 10:00 p.m. to 7:00 a.m.

#### d. Parking and Traffic

- On-site driveway parking is provided for staff and visitors, preventing congestion on the street.
- No increase in through traffic; vehicle activity remains consistent with normal residential use.

#### e. Property Maintenance

- Regular upkeep of the property (lawn care, snow removal, garbage management) to meet or exceed neighbourhood standards.
- Lighting, noise, and waste disposal managed in accordance with residential norms.



f. No Exterior or Commercial Changes

- No signage, retail activity, or exterior modifications.
- The property remains visually indistinguishable from neighbouring homes.

4. Community Communication and Accountability

- Good Neighbour Liaison Contact: A dedicated phone number and email will be provided to neighbours for direct contact with the program manager regarding any concerns.
- Complaint-Response Protocol: Concerns will be acknowledged within 24 hours and addressed promptly.
- Neighbour Updates: Optional annual or semi-annual meetings will be offered to provide updates, gather feedback, and ensure transparency.

5. Broader Community Benefits

- Provides safe housing and stabilization for residents at risk of relapse or homelessness.
- Reduces strain on emergency shelters, RCMP, and health services.
- Creates local employment opportunities for counsellors, support workers, and cultural facilitators.
- Supports Yellowknife's reputation as a leader in northern-based wellness and recovery solutions, reducing reliance on costly southern facilities.

6. Conclusion

The HCRS Supportive Recovery Residence is designed to be a low-impact, high-benefit addition to Yellowknife. It balances the need for urgently required recovery supports with respect for neighbourhood integrity and community expectations. Through strict operational safeguards, cultural safety practices, and transparent communication, HCRS commits to being a responsible neighbour while advancing the City's priorities of reducing homelessness, strengthening addictions recovery, and fostering community wellness.

Hope \* Serenity \* Wellness will guide every aspect of the residence, ensuring that clients, neighbours, and the broader Yellowknife community all benefit from this initiative.



# WELCOME TO

## 36 CALDER CRESCENT

### \$799,900



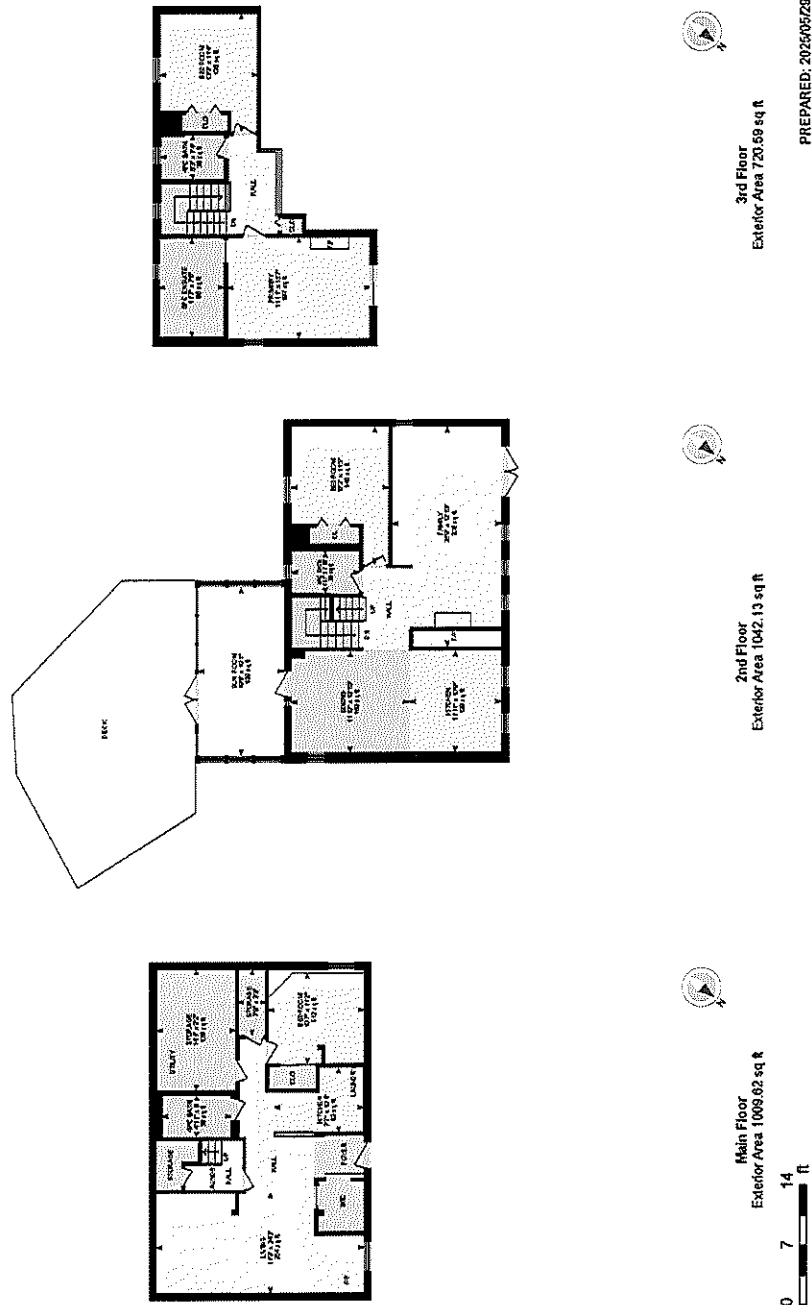
**SHANE BENNETT**  
WORK 867.669.2105  
CELL 867.446.1622



ROOM SIZES											
Living Room 11.9 X 24.3		Dining Room 13.10 X 11.10		Kitchen 10.9 X 11.11		Family Room 12.10 X 25.9		BATHS 3-4pc, 1-5pc Ensuite			
Primary Bedroom 11.11 X 16.7		Bedroom 13.9 X 11.4		Bedroom 11.5 X 16.2		Bedroom 10.7 X 11.2		Storage Basement			
Sun Room 10.1 X 19.8								Make: Model: Serial #: Foyer / Entry Deck Yes X3			
HEAT		INSULATION				BUILDING		LOT			
Type	OIL	Ceiling: R 40				Sq. Ft.		2772		Lot Size 7911	
Annual Cost \$9,000.00		Walls: R 28				Age		1983		Garage	
Litres Over		Floor: R								Parking Triple Paved++	
Last 12 Mo. Approximate		Skirting: R				Lot		Block		Plan	
						14		516		1237	
SPECIAL FEATURES /FURNISHINGS:											
<p>Looking for a real estate investment that delivers serious income potential? Look no further! This versatile property generated approximately \$96,000 in 2024 from short-term rentals (Airbnb and Vrbo) on the upper two floors alone. Add in the tenant suite on the main floor, which can bring in an estimated \$30,000 annually, and you're looking at a high-performing income property or a spacious family home that has great supplemental rental assistance! From the curb, you're welcomed by a large paved driveway, mature trees, and a grassed front yard. As you walk around the property's exterior, you'll discover a fully fenced backyard with a spacious rear deck and a cozy firepit area, with a swimming pool, and plenty of room to host gatherings with friends, family, or even larger events!</p> <p>Head up the front steps to the upper level and step onto the long deck, which is a perfect space for barbecuing or simply relaxing in the afternoon sun. Inside, the second level's living room stuns with vaulted ceilings, chandelier lighting, a beautiful fireplace surround, and oversized closets for all your outerwear. The kitchen is a true highlight, featuring stainless steel appliances (including a double convection oven), subway tile backsplash, ample counter and cupboard space, pot lighting, and a butcher block countertop peninsula - the perfect space for serving your guests. There's also room for a full dining table, which leads seamlessly into the sunroom retreat, complete with built-in seating, a hot tub, and skylights that flood the space with natural light. Back inside, this level also includes a spacious bedroom and a full bathroom for added convenience.</p> <p>Upstairs, you'll find a four-piece bathroom, another spare bedroom, and the primary bedroom, which features its own fireplace and an ensuite bathroom with double vanity, soaker tub, stand-up shower, and in-floor heating. The primary bedroom also has a covered and private balcony, which is the perfect place for your morning coffee or evening read.</p> <p>On the ground floor, the self-contained 1-bedroom tenant suite is thoughtfully designed with its own entrance, full kitchen, washer and dryer, pellet stove, and dedicated storage room.</p> <p>Whether you're seeking a family home with income-generating potential or a high-performing investment property, this home truly checks all the boxes. Call or text Shane at (867) 446-1622 today for more details or to schedule a private showing!</p> <p><b>Upgrades:</b> New Hot Water Tank (2025) and Oil Tank (soon to be installed in 2025), and Roof (2010).</p> <p><b>Price Includes:</b> Fridge (X2), Stove (X2), Dishwasher, Microwave (X2), Washer (X2), Dryer (X2), all Window Coverings, Swimming Pool, and Hot Tub.</p> <p><b>*Current Pre-Sale Inspection Report on File and Furniture is Negotiable*</b></p> <p><small>With a view to accelerating your sale, we have taken the following steps to ensure the property is in the best possible condition. The following REALTORS, REALTOR Web pages are owned by The Canadian Real Estate Association (CREA) and are not affiliated with the company. The company is not responsible for the accuracy of the information provided. The company is not responsible for the accuracy of the information provided. The company is not responsible for the accuracy of the information provided. 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## 36 Calder Crescent, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 2772.33 sq ft



While regions are excluded from total floor area in IGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.





Appendix B – Historical Permit

F O R M "C"

Permit # 593

CITY OF YELLOWKNIFE  
ZONING BY-LAW NO. 1976  
  
DEVELOPMENT PERMIT

The Development involving: Lot 14, Block 516, Plan # 1237  
as further described in Application # 593 is hereby:

(a) APPROVED, or  
(b) APPROVED, subject to the following conditions: \_\_\_\_\_  
Surveyor's Certificate required upon completion  
of foundation - prior to framing -

You are hereby authorized to proceed with the development specified provided that the conditions stated above are complied with; that development is in accordance with any approved plans and the Application for a Development Permit; and, that a Building Permit is obtained if construction is involved.

DATE of Issue of Notice of Decision: July 27 / 82  
EFFECTIVE DATE: August 10 / 82  
Signature of Development Officer: [Signature]

IMPORTANT NOTICE:

1. THIS IS NOT A BUILDING PERMIT. Such permit must be obtained separately.
2. The issuance of a Development Permit in accordance with the Notice of Decision is expressly subject to the condition that it does not become effective until 14 days after the date the order, decision or Development Permit is issued (Section 12(9) of the Zoning By-law).
3. The Zoning By-law provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Development Appeal Board by serving written notice of appeal, addressed to the Secretary, Development Appeal Board, c/o City of Yellowknife, Box 580, Yellowknife, N.W.T., within 14 days after Notice of the Decision is issued.
4. Should you proceed on this development before the EFFECTIVE DATE of this permit, YOU DO SO ENTIRELY AT YOUR OWN RISK, as any appeal may cause this permit to become NULL AND VOID.



**Appendix C – Consultations and Considerations**

Correspondent	Comments	Considerations
<b>Internal Consultations</b>		
Public Safety	There is no major concerns from the fire dept., as always as long as they follow the building codes we have no issues.	<b>Noted.</b>
Public Works and Engineering	<p>I've reviewed the proposed development for 36 Calder Cres. and have no concerns. They're not doing anything to the water and sewer service or the access or drainage to the property.</p> <p>-----</p> <p>As to the "known water issue", I'm unaware of any issue. All the water and sewer infrastructure was upgraded on Calder in 2017. Repairs were done to two water services since then (34 and 25), so residents may think 36 Calder has an issue due to the repairs next door.</p>	<p>In addition to the first consultation to Public Works and Engineering (PWE), the Planner consulted about a concern raised by a resident who mentioned a well-documented water and sewer issue on Calder Crescent. PWE responded that there is no known issue and provided additional information. The original comment from the resident has been forward to PWE. No further comment has been received to the publish date of this report.</p>
Building Services	<p>We have reviewed the information provided under PLDEV-2025-0104 for a proposed supportive recovery residence at 36 Calder Crescent. Based on the information provided, we have conducted a preliminary review of the project's scope and its requirements under the NBC.</p> <p>The residence is described as a small-scale, non-medical facility accommodating up to four clients, with 24/7 staff oversight and onsite delivery of counselling, workshops, and cultural healing programs. Given this description, the proposed use appears to involve a combination of residential accommodation and personal services.</p> <p>The following items were considered in determining the appropriate occupancy classification and applicable code requirements:</p>	<p>Based on the application documents, the Planner provided answers to the last three questions from Building Services – there is no counselling/program at 36 Calder Crescent; and there will be a maximum of 4 clients and 1-2 staff on site.</p> <p>The Planner has relayed Building Services' comments to the applicant. The applicant has confirmed receipt and understanding of the requirements. A Building Permit will be required once this application has concluded the Development Permit process.</p>



	<p>1. Occupancy Classification</p> <ul style="list-style-type: none"> <li>○ The accommodation component likely falls under Group C Residential Occupancy, as long as residents are capable of self-preservation and no personal care services are offered.</li> <li>○ Even a very minimal level of care such as delivering medication would change the C Occupancy to a B3.</li> <li>○ The onsite counselling and workshop functions are a Group D – Business and Personal Services Occupancy, particularly if these services are delivered in a dedicated space within the building.</li> </ul> <p>2. Mixed Occupancy Considerations</p> <ul style="list-style-type: none"> <li>○ If both Group C and Group D occupancies are present, the building may be considered a mixed-use occupancy under Article 3.1.3.1. of the BCBC. This would require appropriate occupancy separation and compliance with the most restrictive applicable provisions.</li> </ul> <p>3. Part 9 Applicability</p> <ul style="list-style-type: none"> <li>○ As the building is no more than three storeys in building height and has a building area not exceeding 600 m<sup>2</sup>, and if the Group D component is accessory in nature, the project may remain eligible for review under Part 9.</li> <li>○ If the Group D use is substantial or open to the public, Part 3 may be required.</li> </ul>	
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	<p>4. Accessibility Requirements</p> <ul style="list-style-type: none"> <li>○ Section 3.8 accessibility provisions would apply to any publicly accessible Group D space.</li> <li>○ The Group C residential component would not trigger accessibility requirements under Part 9.</li> </ul> <p>5. Fire Separation and Safety Requirements</p> <ul style="list-style-type: none"> <li>○ The building would need to be reviewed for fire resistance ratings required under 9.10.8.</li> <li>○ The building would need to be reviewed for life safety requirements such as egress, smoke/CO alarms, handrails guardrails etc.</li> </ul> <p>To provide a definitive answer additional information is required.</p> <ul style="list-style-type: none"> <li>• Is the counselling/program space physically separated from the sleeping quarters?</li> <li>• Are the services offered exclusively to residents, or are they open to external clients?</li> <li>• What would the maximum occupancy be at any time?</li> </ul>	
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No.	Comments	Considerations
<b>Public Comments</b>		
1	<p>Thank you for providing us with the opportunity to share our concerns with you about the proposed change of use at 36 Calder Crescent. We do not feel that this proposal should be approved as it will impact the safety of a quiet residential neighbourhood. The inconsistency of the information provided by the developer raises concerns that this facility will not be operated as outlined in the development permit or adhere to the required conditions of the development.</p> <p>Here are some of our concerns</p> <p>Developer states that their business will provide a safe, structured environment for short term stays for people requiring counselling and therapy for addictions recovery. The application also states that staff will ensure a secure and respectful environment, with quiet hours from 10:00 p.m. to 7:00 a.m. and clear behavioural expectations. It states that there will be a strict Code of Conduct requiring respectful behaviour, no disruptive activities, and no substance use on-site. However the application also states that there will be no staff in the facility during the hours of 10:00 p.m. to 7:00 a.m. This absence of supervision shows a lack of understanding of the addictions recovery process, which reflects poorly on the credibility of the operator. It also potentially exposes the residential neighbourhood to unwanted behaviour every single night.</p> <p>Although the application states that clients will participate in counselling, group programs, and cultural workshops at the HCRS office, the office address listed for this business is 36 Calder Crescent. Running a counselling business out of this home would require a commercial licence and is not an allowed activity in a residential zoned neighbourhood.</p> <p>Developer states that traffic and parking remain within normal residential levels, with on-site driveway parking for staff and visitors. It is unlikely that the current driveway will be able to accommodate vehicles for 4 residents and 2 staff, resulting in street parking in a congested area.</p> <p>The developer states that there will be no signage in order to maintain the residential feel of the surrounding neighbourhood. The developer erected</p>	<p>The Planner has sent an acknowledgement email for this comment.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone. The Zoning By-law defines Special Care Residence, and regulates the use of land only. Based on the application documents, there is no counselling/program at 36 Calder Crescent.</p> <p>The Development Officer has considered potential impacts of the development and posed conditions to mitigate the impacts in accordance with the Zoning By-law. The Development Agreement will require on-site staff for 24/7 to address concerns. Additional off-site parking will be required in addition to the minimum Zoning By-law requirements.</p> <p>The City has recommended that the developer host an information session to inform the neighbourhood of this development. No information session has</p>



	<p>No Trespassing and Warning Security Cameras signs on September 25, which was a week before possession date. These types of warnings are not found on any of the homes in this neighbourhood and reflect poorly on the developer's willingness to follow any Good Neighbour Plan.</p> <p>There is very limited information available regarding the company such as testimonials, previous work and credentials. The company is not listed in the GNWT list of treatment options or addictions supports.</p> <p>Overall the lack of detail in the proposal and the many inconsistencies reflect the inability of the developer to provide the service which he states, and would very likely result in a poorly run, unsupervised addictions half way house in the middle of a quiet residential neighbourhood close to two elementary schools.</p> <p>Thank you for your attention to this matter and we look forward to hearing back from you.</p>	<p>taken place to the knowledge of the Development Officer. The City reviewed this application based on the documents and information provided by the applicant.</p>
2	<p>I am writing as a resident of Yellowknife and a mental health professional to express my concern regarding the proposed development of a Special Care Facility at 36 Calder Crescent (File: PLDEV-2025-01-04). This property borders NJ Macpherson Elementary School and is situated close to École St. Joseph as well as several licensed day homes serving very young children.</p> <p>While I fully support the need for addiction recovery and treatment services, I am concerned about the suitability of this particular location. As someone who has worked for years in mental health, I understand both the importance of safe, supportive recovery environments and the potential challenges associated with situating such facilities in close proximity to schools and child-focused spaces. Children deserve to learn and play in environments that are predictable and free from potential exposure to distressing or unpredictable behaviour that can sometimes occur during acute phases of recovery. Even with strong program oversight, the risk—however small—can lead to significant anxiety among parents, educators, and students.</p> <p>Additionally, introducing a facility of this nature could alter the family-oriented character of the neighborhood and potentially affect property values. Many residents have chosen this area because of its</p>	<p>The Planner has sent an acknowledgement email for this comment.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone. The Zoning By-law defines Special Care Residence, The Zoning By-law defines Special Care residence, and regulates the use of land only.</p> <p>The Development Officer has considered potential impacts of the development and posed</p>



	<p>safety, walkability, and focus on child and family well-being.</p> <p>I respectfully urge the City to explore more appropriate locations—sites that are better aligned with clinical and support infrastructure, such as proximity to mental health services, and community wellness programs. Such placements would better serve clients while minimizing potential conflicts with nearby schools and daycares.</p> <p>My comments are not meant to stigmatize individuals in recovery or diminish the essential nature of addiction services. Rather, this is a call to ensure thoughtful planning—balancing community safety and well-being with the effective delivery of recovery programs.</p> <p>Thank you for your time and consideration. I trust that both the community's input and the needs of those seeking care will be given careful attention in this decision</p>	<p>conditions to mitigate the impacts in accordance with the Zoning By-law. The Development Agreement will require on-site staff for 24/7 to address concerns.</p> <p>The City does not mandate the location or relocation of developments. It is at the developer's discretion to choose the development site.</p>
3	<p>As discussed, i wanted to summarize our stance on this.</p> <p>We still have seen no efforts by the applicant to consult with us or the Crescent. Thus, as information stands, we stand with other members of Calder Crescent in opposition of this development permit. The applicant has made no efforts to consult with the Crescent. This is a significant project that the surrounding community should be engaged on by the applicant, who is able to answer operational questions and use feedback from the community. This could have been a valuable time to build partnerships, as I'm sure the neighbours would be support in advocating the GNWT to provide more funding to hire 1-2 night staff.</p> <p>We are particularly worried about the facility not having onsite staff from 10 pm to 7 am.</p> <p>We worry about the parking requirements, and if this would increase the number of vehicles using street parking (1-2 vehicles for staff, 3-4 vehicles for patients) which would increase the number of "blind spots" on the inner turn, which could endanger pedestrians</p> <p>We worry about the fact that 36 Calder Crescent has already been advertised as the location of this program on the applicant's website and Google maps. Not only does this show disregard for the permitting process by presuming approval, it may</p>	<p>The Planner has sent an acknowledgement email for this comment.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>In addition to the consultation efforts from the City, the City has recommended that the developer host an information session to inform the neighbourhood of this development. No information session has taken place to the knowledge of the Development Officer.</p> <p>The Development Officer has considered potential impacts of the development and posed conditions to mitigate the</p>



	<p>also advertise to individuals with bad intentions that there are vulnerable people staying at that house. Calder Crescent has many young children and is near two schools and three playgrounds. This program may not be suitable in this area.</p> <p>We greatly empathize with the intent behind this project to provide a safe, healing space to individuals recovering from addiction. However, with how this program has been proposed (or in some cases, not proposed) - I do not believe it would be implemented with the safety of existing neighbours in mind.</p> <p>Thank you very much for meeting with me and for your consideration. I wish you and Council all the best in making this decision.</p>	<p>impacts in accordance with the Zoning By-law. The Development Agreement will require on-site staff for 24/7 to address concerns. Additional off-site parking will be required in addition to the minimum Zoning By-law requirements.</p> <p>The developer has been informed that no operation is permitted until all applicable approvals have been obtained. The City reviews this application based on the documents and information provided by the applicant.</p>
4	<p>I am writing as a concerned resident of Yellowknife to express my strong opposition to the proposed establishment of a "Special Care Facility" at 36 Calder Crescent. File PLDEV-2025-01-04, which shares a property line with NJ Macpherson Elementary and is in close proximity to Ecole St Joseph and a multitude of day homes for very young children</p> <p>While I understand the importance of addiction recovery services and the need for such facilities within our community, I believe placing one so close to these schools possess serious concerns that must be addressed.</p> <p>Children should be able to attend school and their associated playgrounds in a safe and predictable environment without potential exposure to individuals undergoing acute phases of substance withdrawal or recovery, which can involve erratic or unpredictable and disturbing behavior.</p> <p>Though many detox facilities operate under strict rules and protocols, there are inherent safety concerns associated with high-risk individuals being treated in such close proximity. Even rare incidents can have lasting effects on the perception of safety in the neighborhood and may cause distress for parents, staff, and students.</p> <p>The introduction of a facility of this nature near a school may significantly affect the character of our</p>	<p>The Planner has sent an acknowledgement email for this comment.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone. The Zoning By-law defines Special Care Residence, and regulates the use of land only.</p> <p>The Development Officer has considered potential impacts of the development and posed conditions to mitigate the impacts in accordance with the Zoning By-law. The</p>



	<p>neighborhood and could have a negative impact on property values. Residents choose to live in this area largely because of its family-friendly atmosphere, and this decision risks undermining that.</p> <p>I urge you to consider more appropriate, less residential areas for this kind of facility—ones that could offer better access to hospitals, mental health services, traditional healing and support mechanisms, without posing potential conflicts with schools or child-centric zones. I want to be clear that this letter is not meant to stigmatize individuals seeking help or to deny the importance of recovery services. Rather, it is a call to ensure that such facilities are placed thoughtfully and responsibly, in locations where they can operate successfully without compromising the safety and well-being of children and families.</p> <p>Thank you for your time and attention to this matter. I trust that the concerns of the community will be taken into account in your final decision.</p>	<p>Development Agreement will require on-site staff for 24/7 to address concerns.</p> <p>The City does not mandate the location or relocation of developments. It is at the developer's discretion to choose the development site.</p>
<p>5 (co-signed by 37 residents of the neighbourhood)</p>	<p>The undersigned residents of Calder Crescent would like to voice our opposition to the development permit to change the single-family home of 36 Calder Crescent into a special care residence. We have numerous concerns related to this proposed development based on the following:</p> <p>1) Does not meet the spirit of the R2 zoning under the Zoning By-law No. 4404.</p> <p>While special care residences are allowed under the zoning R2, they are conditionally permitted uses, not permitted uses. We interpret this description to mean the City can decide to approve or deny the development of a special care facility in the R2. We do not support the City approving this development. We have serious concerns this development will not adhere to the required conditions of an R2 zoning. R2 zoning requires "there shall be one principal building and one principal use on a site, unless the development is approved as City of Yellowknife Zoning By-law No. 4404 BZ 249 7-18 a planned development, or is approved by Council in accordance with Section 11.2(3)(e) (Heritage Overlay zone) and the Heritage By-law."</p> <p>We interpret this description to mean a principal building cannot operate as multiple entities - a private residence, a special care facility, a short term rental, and a commercial business. The developer</p>	<p>The Planner has sent an acknowledgement email for this comment and forwarded this email to the Director as requested by the resident. The Planner has also informed the resident that Zoning By-law No. 5045 is in effect and a latest consolidated copy of the by-law is available on the City's website.</p> <p>Comments regarding water and sewer issue on Calder Crescent have been forwarded to Public Works and Engineering. Detailed response is available in the table above.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p>



	<p>has stated to residents his intention to live at 36 Calder with his family, operate his counselling business from the property, open a special care facility and rent rooms as short term rentals (see further explanation below). The development permit does not explicitly state the owner will use the property to operate his business. However, the Holistic Counselling and Rehab Services (HCRS) website explicitly lists 36 Calder Crescent as its business address, despite the development permit not yet being approved.</p> <p>2) The development permit does not reflect the intended use of the property and building. The development permit describes the intended use of the property as changing the use of the property from a single detached dwelling to a special care residence. The developer states the residence will be a "quiet, small-scale supportive residence (max 4 overnight clients at any time) providing a safe, structured environment for short-term stays connected to HCRS programming." The permit does not state any intention to use the property as anything other than a special care residence or that any other activities would be occurring there. However, the message residents have been receiving from the developer in person has been very different.</p> <p>The developer stated his intentions to move into the property with his family to multiple residents (41 Calder and 34 Calder) as well as operating the special care facility. The developer told a resident at 41 Calder that he intends to operate his counselling business from the property on the lower level of the home (36 Calder is two separate units, one above and one below) then create 4 units above where he and his family will live in one and use the other three as short term rentals. The use of the property to operate a commercial business was not stated on the development permit. The permit actually explicitly states it will not be used in this manner: "the residence itself is not a clinical or program delivery site. Instead it functions as a home-like environment where clients return to sleep, share meals, and live safely while under staff supervision." The permit also states the HCRS programming will be delivered off-site at the HCRS office or through land-based activities. A resident of 32 Calder emailed the company and asked where their main office is</p>	<p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone. The Zoning By-law defines Special Care Residence, and regulates the use of land only.</p> <p>In addition to the consultation efforts from the City, the City has recommended that the developer host an information session to inform the neighbourhood of this development. No information session has taken place to the knowledge of the Development Officer.</p> <p>The Development Officer has considered potential impacts of the development and posed conditions to mitigate the impacts in accordance with the Zoning By-law. The Development Agreement will require on-site staff for 24/7 to address concerns. Additional off-site parking will be required in addition to the minimum Zoning By-law requirements.</p> <p>It is recommended that residents report any current traffic concerns through the City's formal complaint procedure.</p> <p>The developer has been informed that no operation is permitted until all</p>
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	<p>located as the development permit does not provide this information. The response did not provide a main office location, but stated that most services would be delivered virtually, which is in opposition to the developer's statement in the permit that services would be provided at the main office. The HCRS website, however, lists 36 Calder as its business address. Clearly, the developer has the intention to operate HCRS from this property despite not including that intended use in the development permit.</p> <p>3) Lack of respect for the development permit process</p> <p>When the notice for the development permit was first posted, the property's recycling and garbage cans were placed in front of the notice, essentially blocking it. Multiple residents (38 Calder and 34 Calder) took action to move the garbage cans to ensure the notice was visible only to have the garbage cans return to their position blocking the notice. It was several days before the garbage cans were no longer being placed in front of the notice. The developer has shown disregard for the development permit process by attempting to block the development permit notice, trying to push for the permit to be expedited, and for already listing the property as the HCRS business address before the City has reached a decision on the development permit. The developer has not been transparent about the intended use for the property - see above - and is actively advertising his business as operating out of this location. See the contact information on the HCRS website: <a href="https://holisticrehabservices.ca/">https://holisticrehabservices.ca/</a>.</p> <p>4) Increased traffic and inadequate parking</p> <p>While the driveway at 36 Calder would likely support 4 vehicles which meets the requirement of 2 parking spaces per dwelling unit for R2 zoning (36 Calder is two separate units in one building), if the developer moves his family into 36 Calder in addition to the 4 residents and 1-2 staff on site plus the potential short-term rentals, it is unlikely the driveway can support the parking for all these individuals and any overflow would be street parking. The development permit states the driveway accommodates 2-3 vehicles without street congestion. It is unrealistic to expect or to insinuate that a family, 4 care residents, 1-2 staff, plus short term renters and visitors would equal 2-3 vehicles.</p>	<p>applicable approvals have been obtained. The City reviews this application based on the documents and information provided by the applicant.</p> <p>Any crime-related concerns should be reported to the RCMP.</p>
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	<p>Calder Crescent is a street without sidewalks, that allows parking on both sides of the street and has blind corners. One of these corners is right before 36 Calder Crescent. Any increased traffic flow and parked vehicles on the street in this area beyond a single-family dwelling, increases the safety risks for pedestrians in the area, many of whom are children. Calder Crescent is a family friendly neighbourhood that has recently seen an increase in the number of families with small children moving into the neighbourhood. It is also a well-used shortcut taken by students of both NJ Macpherson School and St. Joseph's School from the surrounding neighbourhoods. Next to 32 Calder is a city easement which is regularly used by children as a pathway and a shortcut to school. School children use this path every day. In 2018, residents requested the City put in a sidewalk on the street to ensure the safety of pedestrians. Unfortunately, the City did not prioritize pedestrian safety and the street has no sidewalk. Vehicles are regularly parked on both sides of the street and children are forced to walk in the street to get to and from school. Any additional traffic will put these children, and other pedestrians, at risk and I ask the City to reflect on the decision it made in 2018 not to put in a sidewalk and how that has impacted the safety of the street. Residents of 32 Calder have witnessed several near-miss accidents of children walking and on bicycles nearly being struck by vehicles near this pathway. 36 Calder is directly in the path these children take to school and any increased traffic to this property will negatively affect children's safety. We ask the City to now take this opportunity to demonstrate it will prioritize the health and safety of pedestrians, especially children, by not approving this development.</p> <p>5) Water and sewer issues</p> <p>Calder Crescent has well-documented water and sewer issues, in the past and ongoing. Residents have lately reported flooding from water and sewer in their properties, and many residents have reported sewage smells inside their homes. As the developer has under-reported the number of individuals who will be living or staying short-term at 36 Calder, the likely impact of approving this development will impact the water and sewer issues already being experienced by the neighbourhood.</p>	
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	<p>We request the City factor the impact on the water and sewer system of Calder Crescent into the decision whether to approve this development.</p> <p>6) Community Communication and Accountability</p> <p>The developer highlighted communication, transparency and accountability as some of their key commitments to neighbours. He commits to integrating the proposed development with the neighbourhood respectfully and responsibly, making several commitments to the neighbours. While this sounds ideal on paper, the reality of what the residents of Calder Crescent have experienced so far is in stark contrast to these promises. Zero consultation or introduction was made to the neighbourhood prior to submitting the development permit. So far, the neighbourhood has been blindsided by this development proposal. A very short time after 36 Calder sold, this development permit was discreetly posted and no further information about it was provided to the community. The developer did not give information to neighbours, did not offer to consult, did not provide a contact name, number or email where residents could have questions answered and has provided conflicting information about the primary use of the property - family residence, special care facility, short-term rentals or commercial business, possibly even all four at once.</p> <p>So, while the commitments listed in the development permit seem reasonable, in practice, the developer has shown no actions to demonstrate these commitments would actually be upheld if the development is approved. Actions speak louder than words and the actions of this developer to date do not align with their promise for open communication, transparency and accountability.</p> <p>7) Risks to the Neighbourhood and School Communities</p> <p>While we understand that special care facilities are important, ensuring they are in appropriate locations is equally important. The developer states this facility will have broader community benefits and will be a low-impact and high-benefit addition to Yellowknife but does not address the potential drawbacks to the immediate community - the residents of Calder Crescent and the students and families of NJ Macpherson and St. Joseph's School. The development permit does not have a realistic</p>	
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	<p>risk assessment of the impact to these communities. It does not address potential risks at all. No development is without risk and it concerns us that the developer has not highlighted, or possibly considered, the risks to these communities. Risks must be acknowledged so they can be properly addressed and mitigated. There are no proposed mitigations to the risks we identify below in the development permit.</p> <p>The development permit states staff will be trained in conflict resolution and crisis response and that individuals residing at this facility will be residents at risk of relapse. This reflects the developer anticipates potential conflicts and crises at this location. The development permit states the facility will have strict quiet hours from 10pm to 7am but does not state how this will be enforced. Residents will be unsupervised from 10pm to 7am as staff will only be on-call during this period, not on-site. The permit also states that no substances will be allowed on site but again does not state how this will be enforced during unsupervised hours.</p> <p>Relapse is a common risk in substance abuse treatment programs and creates a potential risk that individuals residing at 36 Calder may engage in substance abuse either on site or nearby the special care facility during unsupervised hours. Directly behind 36 Calder is an easement that is frequently used by pedestrians, many of whom are children. This easement ends at the school playground of NJ Macpherson. Having a special care facility which will house residents at risk of relapse who are unsupervised from 10pm to 7am could increase the risk that substances or paraphernalia could be discarded in the easement or in the school playground.</p> <p>Activities related to substance abuse are already a concern for the neighbourhood due to known drug activity on Bigelow Crescent. The residents of 32 Calder which has both easements bordering its property have previously discovered drugs on their property due to this activity – this was reported to the RCMP which stated that Bigelow Crescent is a known area for drug activity. Exposing individuals at risk of relapse to this environment also places their health and safety at risk as well as the residents of the neighbourhood and NJ Macpherson School community.</p>	
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	<p><b>Final Statement</b></p> <p>We empathize with the individuals who require these services and support and want to emphasize that this opposition is not about stigmatizing individuals in need of treatment or support. However, the location and operation of such a facility is critically important to ensure the health and safety of both the community and the individuals seeking services. Due to the actions, and inactions, so far by this developer, and the conflicting information provided in the development permit and to residents directly, we have serious concerns that this facility will not be operated as outlined in the development permit and will create unnecessary risks for the Calder Crescent community and surrounding neighbourhoods as well as any future residents of the special care facility.</p> <p>-----</p> <p>This letter was received in an email with the following statement:</p> <p>Please see the attached letter regarding the development permit for 36 Calder Crescent by Bala Tirupathi. I am opposed to this development and have outlined the reason in the letter. I will also be bringing a physical copy of this letter to City Hall today which has been signed by 37 residents of Calder Crescent who agree with the contents of the letter and also request the development permit for 36 Calder Crescent be denied. Many of these residents have also sent in their own separate letters voicing their concerns. I hope you take all these concerns into account when making this decision.</p> <p>Please forward this email to the Director of your department. I was unable to find their email address on the City website but the letter is also addressed to them.</p>	
6	<p>We are writing to express our concerns regarding the proposed Supportive Recovery Residence at 36 Calder Crescent.</p> <p>First, we want to clearly state that we recognize the importance of addiction treatment services and strongly support access to recovery resources in our city. We commend the effort to address this critical public health issue. However, residents have not</p>	<p>The Planner has sent an acknowledgement email for this comment. The Planner has also informed the resident that Zoning By-law No. 5045 is in effect and a latest consolidated copy of</p>



	<p>been consulted on this proposal and therefore do not have all the details (outside of the Permit application) on how or what services will be delivered at the residence. We believe that placing such a facility in this specific residential neighborhood raises several challenges as described below:</p> <p>1) Does not meet the spirit of R2 Zoning under the Zoning by-law No. 4404</p> <p>While special care residences are allowed under the zoning R2, they are conditionally permitted uses, not permitted uses. We interpret this description to mean the City can decide to approve or deny the development of a special care facility in the R2. We do not support the City approving this development. We have serious concerns this development will not adhere to the required conditions of an R2 zoning. R2 zoning requires “there shall be one principal building and one principal use on a site, unless the development is approved as City of Yellowknife Zoning By-law No. 4404 BZ 249 7-18 a planned development, or is approved by Council in accordance with Section 11.2(3)(e) (Heritage Overlay zone) and the Heritage By-law.” We interpret this description to mean a principal building cannot operate as multiple entities - a private residence, a special care facility, a short term rental, and a commercial business. The developer has stated to residents his intention to live at 36 Calder with his family, operate his counselling business from the property, open a special care facility and rent rooms as short term rentals (see further explanation below). The development permit does not explicitly state the owner will use the property to operate his business. However, the Holistic Counselling and Rehab Services (HCRS) website explicitly lists 36 Calder Crescent as its business address, despite the development permit not yet being approved.</p> <p>2) The development permit does not reflect the intended use of the property and building.</p> <p>The development permit describes the intended use of the property as changing the use of the property from a single detached dwelling to a special care residence. The developer states the residence will be a “quiet, small-scale supportive residence (max 4 overnight clients at any time) providing a safe, structured environment for short-term stays connected to HCRS programming.” The permit does</p>	<p>the by-law is available on the City’s website.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone. The Zoning By-law defines Special Care Residence, and regulates the use of land only.</p> <p>In addition to the consultation efforts from the City, the City has recommended that the developer host an information session to inform the neighbourhood of this development. No information session has taken place to the knowledge of the Development Officer.</p> <p>The Development Officer has considered potential impacts of the development and posed conditions to mitigate the impacts in accordance with the Zoning By-law. The Development Agreement will require on-site staff for 24/7 to address concerns. Additional off-site parking will be required in addition to the minimum Zoning By-law requirements.</p>
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	<p>not state any intention to use the property as anything other than a special care residence or that any other activities would be occurring there. However, the message some residents have been receiving from the developer in person has been very different. The developer stated to multiple residents (41 Calder and 34 Calder) that his intentions are to move into the property with his family as well as operating the special care facility. The developer told a resident at 41 Calder that he intends to operate his counselling business from the property on the lower level of the home (36 Calder is two separate units, one above and one below) then create 4 units above where he and his family will live in one and use the other three as short term rentals. The use of the property to operate a commercial business was not stated on the development permit. The permit explicitly states it will not be used in this manner: "the residence itself is not a clinical or program delivery site. Instead it functions as a home-like environment where clients return to sleep, share meals, and live safely while under staff supervision." The permit also states the HCRS programming will be delivered off-site at the HCRS office or through land-based activities. A resident of 32 Calder emailed the company and asked where their main office is located as the development permit does not provide this information. The response did not provide a main office location, but stated that most services would be delivered virtually, which is in opposition to the developer's statement in the permit that services would be provided at the main office. The HCRS website, however, lists 36 Calder as its business address. Clearly, the developer has the intention to operate HCRS from this property despite not including that intended use in the development permit.</p> <p>3) Increased traffic on the street is a safety concern While the driveway at 36 Calder would likely support 4 vehicles which meets the requirement of 2 parking spaces per dwelling unit for R2 zoning (36 Calder is two separate units in one building), if the developer moves his family into 36 Calder in addition to the 4 residents and 1-2 staff on site plus the potential short-term rentals, it is unlikely the driveway can support the parking for all these individuals and any overflow would be street parking. Our streets are narrow and already experience congestion,</p>	<p>The developer has been informed that no operation is permitted until all applicable approvals have been obtained. The City reviews this application based on the documents and information provided by the applicant.</p>
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	<p>particularly during school hours. Additional traffic from staff, clients, and services could exacerbate these issues. There are no sidewalks on our street and vehicles are allowed to part on both sides of the street; this makes the street a particular risk to walkers, especially school-aged children.</p> <p>Calder Crescent is a family friendly neighbourhood and a well-used shortcut taken by students of both NJ Macpherson School and St. Joseph's School from the surrounding neighbourhoods. Next to 32 Calder is a city easement which is regularly used by children as a pathway and a shortcut to school. School children use this path every day. Vehicles are regularly parked on both sides of the street and children are forced to walk in the street to get to and from school. Any additional traffic will put these children, and other pedestrians, at risk. 36 Calder is directly in the path these children take to school and any increased traffic to this property will negatively affect children's safety.</p> <p>4) Proximity to Schools and Parks</p> <p>The proposed site is within close walking distance of NJ MacPherson, raising concerns for parents and educators about increased foot traffic and its impact on children. While the Development Permit did indicate that staff will be trained in trauma-informed care, conflict resolution, and crisis response, it is unclear from the Application whether this implies that the clients are high-risk individuals who pose a safety concern. The Application indicates that a Good Neighbor Plan will be in place, but to my knowledge, residents have not been engaged on the Plan prior to Application submission. Given limited information has been shared by the Applicant, the expectations around safety for residents remains unclear.</p> <p>Based on the challenges highlighted above, we respectfully ask the city to reject the Development Permit.</p> <p>Thank you for your time and consideration.</p>	
7	<p>My Name is [REDACTED] and I am the System Negotiator at the Downtown Community Court in Vancouver. I have extensive experience navigating the whole withdrawal management field and completely understand the need-for and importance of recovery homes. However, I don't think that the proposed site on Calder Crescent would be beneficial for its clients and neighbours.</p>	<p>The Planner has sent an acknowledgement email for this comment.</p> <p>Comments have been addressed in the Planning Report. A summary of</p>



	<p>I recently spent time in Yellowknife this summer and stayed at 38 Calder Crescent. I am familiar with the street and surrounding area. During my time up north, I was able to clearly see the type of neighbourhood Calder Crescent is. A tight knit community with mainly young families, where a surprising amount of the children are visible, they obviously feel safe to play with minimal supervision On Calder Crescent. The recent application for change of use came as a surprise and as someone who works in this field, I thought I would offer my experience in this letter of opposition.</p> <p>A residential street with so many children and so close to an elementary school raises concerns about safety, both for the children and the recovering individuals. Rehab patients in early recovery may still struggle with impulse control or emotional regulation, and the presence of children could create unintended stress or risk. Conversely, the community's concern about safety could lead to stigma, potentially making rehab patients feel unwelcome, which could undermine their recovery. A tightly knit family neighbourhood may inadvertently isolate rehab patients if the community is resistant to their presence. Social integration is important for recovery, and a lack of community acceptance could hinder progress. The close-proximity of homes/close lots could amplify tensions between residents and rehab patients, especially if noise, traffic or behavioural issues arise. The neighbourhood is also near the low-income housing units on Bigelow Street that may have some environmental triggers for patients in recovery. The 2023 shooting that injured a woman, March 2024 double homicide and most recently, in May 2025, a major police operation involving a search warrant that led to the seizure of a shotgun and drug paraphernalia suggest a problem. These incidents have highlighted ongoing issues with crime in the area. Adding vulnerable people into housing within a 2-minute walk from possible drug dealers or drug use could cause these illegal activities to spill over on to Calder more frequently.</p> <p>These types of facilities require community outreach, securing the support of the neighbourhood first and communicating exactly what is planned with each neighbour. The business should offer fulltransparency about their operations,</p>	<p>considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone. The Zoning By-law defines Special Care Residence, and regulates the use of land only.</p> <p>The Development Officer has considered potential impacts of the development and posed conditions to mitigate the impacts in accordance with the Zoning By-law. The Development Agreement will require on-site staff for 24/7 to address concerns.</p> <p>In addition to the consultation efforts from the City, the City has recommended that the developer host an information session to inform the neighbourhood of this development. No information session has taken place to the knowledge of the Development Officer.</p> <p>Any crime-related concerns should be reported to the RCMP.</p> <p>The City does not mandate the location or relocation of developments. It is at the developer's discretion to choose the development site.</p>
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	<p>communicating clear safety protocols, especially near schools, while also offering robust support services with overnight supervision to ensure both the patients' success and the neighbourhood's harmony. Without these, friction may arise, causing the location to fail for both the rehab patients and the surrounding community.</p> <p>If there is significant community resistance that could affect both the rehab patients and the neighbourhood, I would suggest not moving forward with this location.</p> <p>Avoid single-family residential zones, especially tightly knit ones like crescents, where residents may feel protective of their neighbourhood's character. Instead choose areas zoned for multi-family housing, mixed-use, or institutional uses where transitional housing is less likely to stand out. Areas that are somewhat discreet to reduce scrutiny from neighbours while still allowing the residents to feel part of a community. Areas with existing social services in close-proximity. Locations closer to other outreach programs and services is also recommended. These areas support rehab patients' needs while minimizing community resistance. I would recommend locations with low residential density or where homes are not in close-proximity to avoid overcrowding or intrusion. Avoid locations immediately adjacent to sensitive community assets like schools, playgrounds or daycares, as these heighten safety concerns and amplify opposition. Ideally transitional housing for patients in recovery work much better in service-rich areas that are less residential. These locations have proven to be far less likely to provoke conflict and ultimately aid recovery in these vulnerable populations. Therefore, due to the reasons mentioned in this letter, I oppose the change of use for 36 Calder Crescent.</p> <p>Please feel free to follow up with any questions or comments. I look forward to hearing back from you,</p>	
8	<p>I write to you as the auntie of a current young man living on Calder ; And until 2021 a ten year plus resident of Calder Crescent. It worries me that the city is supporting a possible treatment housing on Calder Crescent . I say this as a disabled retired social worker. While I did ask myself if I was having a case of NIMBY. I have experienced Nimby working at the</p>	<p>The Planner has sent an acknowledgement email for this comment. The Planner also clarified that this application is currently under review, and no</p>



	<p>sobering centre in Yellowknife, and I know the struggles staff , clients, and residents of downtown faced But I supported the location, it's where the people are.</p> <p>Using that logic, I thought about Calder Crescent. On this I thought about my dear friend who struggled with addiction And her second phase housing. Sober for 6 months, next step from treatment. This is also important. I also thought about the things I saw working with "treatment " centres and the amount of addiction coming back to the street. Post addiction helps an important step. With that in mind , do I have faith that some of those issues will not move into my nephew's new neighborhood? No</p> <p>Having lived on the Crescent for many year's I saw many families come in. First couples and now families. My sister and nephew added to the family neighborhood.</p> <p>There are two school within walking distance. A treatment house I feel is Not what is good for Calder Crescent.</p> <p>Be transparent with the neighborhood. I also acknowledge the need for treatment housing. To support this housing transparency with the Crescent is need. Because honestly calling 911 only does so much, because the law limits it. But in that gap a lot of not great things happen.</p> <p>I say No to allowing a house to be designated into a treatment housing on Calder Crescent as a concerned Aunt and former 23-year resident</p>	<p>decision has been made yet.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone. The Zoning By-law defines Special Care Residence, and regulates the use of land only.</p> <p>The Development Officer has considered potential impacts of the development and posed conditions to mitigate the impacts in accordance with the Zoning By-law. The Development Agreement will require on-site staff for 24/7 to address concerns.</p>
9	<p>Thank you for meeting with me on Monday, September 29, 2025, to discuss the Development Permit Application submitted by the owner of 36 Calder Crescent.</p> <p>As mentioned during our meeting, several concerns have been raised by residents of Calder Crescent, including but not limited to:</p> <p>The type of business being proposed and whether it meets the unclear definition of a "Special Care Residence" as outlined in the City's by-laws.</p> <p>The lack of information and consultation from the developer, despite the recommendation for community engagement in the letter issued to them. I have not received any response from the developer after my inquiry regarding potential consultation with them.</p>	<p>The Planner has sent an acknowledgement email for this comment. The Planner also referred this comment to the Lands and Building Services Division for consideration, and the excerpt below is a response from the Building Services Division:</p> <p>"Thank you for providing the new information. The resident has expressed the same concerns we have noted, so our position</p>



	<p>Discrepancies between the nature of the business as described to some residents and the information provided in the application.</p> <p>The property's proximity to N.J. Macpherson and École St. Joseph schools.</p> <p>The proximity to the Bigelow Crescent area, which has been associated with drug-related issues and has been featured in several articles about criminal activity, including a drugrelated double homicide. This letter is not intended to reiterate the above concerns, as they have been thoroughly addressed by other residents. Instead, I would like to focus on a specific issue: whether the existing residence at 36 Calder Crescent is safe and suitable for the proposed use as a "Special Care Residence."</p> <p>As a professional engineer registered with the Northwest Territories and Nunavut Association of Professional Engineers and Geoscientists (NAPEG) with almost 20 years of building engineering experience, I believe the application submitted by the developer does not adequately address the technical feasibility of the building or the safety-related considerations that must be evaluated whenever a change in building occupancy is proposed. The absence of these studies poses a risk not only to the developer and their future clients but also to the local community, and the City of Yellowknife.</p> <p>During the formal review process, each department involved should ensure that all relevant information and concerns are thoroughly considered. It is essential not to set a precedent that allows developers to bypass proper procedures.</p> <p>It is my understanding that, upon review by the Authority Having Jurisdiction, the proposed partially supervised (7 a.m. – 10 p.m.) care residence would require a change in building classification from Residential Occupancy (Group C) to Home-Type Care Occupancy (Group B, Division 4 – B4).</p> <p>The Group B4 classification was introduced in the 2020 National Building Code of Canada (NBC) to distinguish smaller care homes (1–10 occupants) from larger facilities. This classification aims to ensure safe, affordable care, and to establish specific building code standards for such facilities, which go beyond those for traditional residential buildings.</p>	<p>remains unchanged. no change in our position. They will require a building permit and substantial modifications."</p> <p>The rest of the comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone. The Zoning By-law defines Special Care Residence, and regulates the use of land only.</p> <p>Any crime-related concerns should be reported to the RCMP.</p> <p>In addition to the consultation efforts from the City, the City has recommended that the developer host an information session to inform the neighbourhood of this development. No information session has taken place to the knowledge of the Development Officer.</p>
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	<p>This occupancy type should be reviewed under the requirements of Part 9 of the NBC. The following clauses are particularly relevant to this application:</p> <p>Clause 9.10.2.2. (1): "Children's custodial homes and convalescent homes for ambulatory occupants living as a single housekeeping unit in a dwelling unit with sleeping accommodation for not more than 10 persons are permitted to be classified as residential occupancies (Group C)."</p> <p>Based on the information provided in the application, I believe the proposed facility does not meet this requirement. The space appears to be intended for individuals returning to Yellowknife from southern treatment centers. There is no indication that the facility will provide custodial services for children or convalescent care. Therefore, it should not be classified as a residential occupancy.</p> <p>Clause 9.10.2.2. (2): "Home-type care occupancies with sleeping accommodation for not more than 10 persons shall:</p> <ul style="list-style-type: none"> <li>a) comply with the applicable requirements of Part 9 relating to detached houses, and</li> <li>b) except as provided in Sentences (3) and (4), be: <ul style="list-style-type: none"> <li>i) sprinklered in conformance with NFPA 13D "Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes", and</li> <li>ii) provided with a minimum 30-minute water supply for the sprinkler system."</li> </ul> </li> </ul> <p>Sentences (3) and (4) provide exceptions to the sprinkler requirement for homes that are either "one storey without a basement or mezzanine" (Clause 9.10.2.2. (3)(a)) or "not more than two storeys in building height" (Clause 9.10.2.2. (4) (a)). Based on the property information submitted with the application, the building appears to be three storeys high. Therefore, these exceptions do not apply, and a sprinkler system should be required to ensure occupant safety.</p> <p>In addition to the sprinkler system, the building should be equipped with an up-to-date smoke alarm system that complies with NBC Clause 9.10.19. This includes smoke alarms in any storey of the building, in each sleeping room and in location between sleeping rooms and the remainder of the storey. Based on photos from the original home listing, such a system does not appear to be installed. It is also</p>	
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	<p>unclear whether any existing smoke alarms are interconnected, as required by Clause 9.10.19. (5). Other considerations that should be reviewed by the City's Building Inspection Department include fire separation between floors, fire-rated walls and doors where applicable, and emergency and exit lighting. These are especially important given that, based on the information provided in the development application, the proposed facility appears to operate more like a commercial business than a family-oriented care home for individuals with cognitive or physical limitations.</p> <p>In summary, I believe the Development Permit Application for 36 Calder Crescent should not be approved at this time, as the building requires significant upgrades to meet the safety standards necessary for a Supported Recovery Residence.</p>	
10	<p>My name is [REDACTED], and I am a resident of Yellowknife. I recently learned about the possibility of 36 Calder being developed into a treatment center, and I would like to express my opposition to this proposal.</p> <p>I do not believe this location is an appropriate fit for such a facility. It is situated too close to schools and family-oriented homes. While I support the need for a treatment center in Yellowknife, I strongly feel that this particular location should be reconsidered.</p> <p>Thank you for taking the time to read my concerns.</p>	<p>The Planner has sent an acknowledgement email for this comment.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone. The Zoning By-law defines Special Care Residence, and regulates the use of land only.</p> <p>The City does not mandate the location or relocation of developments. It is at the developer's discretion to choose the development site.</p>

11	<p>I am writing to you today regarding 36 calder crescent being turned into a treatment facility. I do not agree with this proposal. It is too close to 2 elementary schools and I live in the crescent over. I would not feel comfortable raising my family around a building with such a purpose. This is a residential area. There are also many daycares that are established on Calder already. Please put the treatment centre somewhere else. Thank you.</p>	<p>The Planner has sent an acknowledgement email for this comment.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone. The Zoning By-law defines Special Care Residence, and regulates the use of land only.</p> <p>The City does not mandate the location or relocation of developments. It is at the developer's discretion to choose the development site.</p>
12	<p>I am writing to voice my concerns and opposition to the development application for 36 Calder Crescent.. I strongly believe that this location is not appropriate for many reasons. First of all, I don't believe that any community in Yellowknife that is made up of mostly young families with small children is well thought out. I believe that a business of this type would be better located in more of an adult community, or maybe on the outskirts of a neighbourhood. Over many years, maybe even decades, we (my family, the other families on our street, as well as the families that were there before us) have worked on making a very strong community for our children, where they can play freely and safely on our crescent. This development plan has promised to fit in with our community, and to protect the integrity of the community. With absolutely no communication, transparency and no community engagement I don't see how this is possible. Mr. Tirupathi speaks</p>	<p>The Planner has sent an acknowledgement email for this comment. The Planner has informed the resident that this application is being reviewed by the Development Officer at the moment. If this application goes to Council, it will be published in Council's agenda that is available to the public prior to the meeting.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p>



	<p>multiple times in his application about maintaining the integrity of our community, as well as making no impact.</p> <p>However, his actions, even prior to his possession date, say otherwise. We have witnessed him try and hide his development sign, and also place No Trespassing and Video Surveillance signs right above it, which do not speak to his Good Neighbor Plan. I know that he is within his rights to use these signs, but they certainly do make an impact in our community, and also speak to the lack of discussion that he would like to have with us.</p> <p>I also am concerned about the residents of this business and their own safety. I understand that this facility is open to Men, Women and the LBTQ2 community. I am concerned that his staffing model is not going to be safe, with there being no onsite staff overnight. This staffing issue also concerns me considering the ongoing and serious drug related crimes that are already happening on Bigelow, which is only a short pathway away from 36 Calder Cres. I am aware that Yellowknife is desperately in need of treatment facilities. However, I believe that a considerable more amount of time needs to be put into this before it can be passed by the City of Yellowknife. What safeguards are going to be put into place that can guarantee that Mr. Tirupathi will follow through with his neighborhood plan? Is this actually a good location for this type of business, or is it just being bought by Mr Tirupathi because the house was already set up for multiple people to reside in it, meaning he didn't need to invest much but with little thought or regard for the community on Calder Cres? Has thought been given to the children who commute to school on our street, or for NJ McPerson School, which not far from the backyard of 36 Calder Cres? Will the city consider building a sidewalk for our children to play on when the traffic and parking become an issue?</p> <p>I work with street affected individuals everyday, who I know could use this type of support, however, it is my firm belief that there is no way that this can be successful in any family neighborhood without communication, consultation, transparency, as well as a firm and well communicated plan that can be communicated to all of us prior to approval, which we haven't been given.</p>	<p>The City does not mandate the location or relocation of developments. It is at the developer's discretion to choose the development site.</p> <p>In addition to the consultation efforts from the City, the City has recommended that the developer host an information session to inform the neighbourhood of this development. No information session has taken place to the knowledge of the Development Officer. The City reviews this application based on the documents and information provided by the applicant.</p> <p>The Development Officer has considered potential impacts of the development and posed conditions to mitigate the impacts in accordance with the Zoning By-law. The Development Agreement will require on-site staff for 24/7 to address concerns.</p> <p>The City does not mandate the location or relocation of developments. It is at the developer's discretion to choose the development site.</p> <p>It is recommended that residents report any current traffic concerns through the City's formal complaint procedure.</p>
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	<p>I am sure that there are other residents on our street that have written, and their letters are probably more professionally laid out than mine. There are lawyers and other professionals that likely write documents everyday, and have laid their thoughts out very neatly. I am a manager at Adam Dental Clinic, and my job has always been full of in person meetings, customer service and community engagement, so I hope that even though I haven't laid my thoughts out in a precise, or well phrased way, that I have communicated my great concern for what happens on our street, the safety of my child and husband, and all of my neighbours.</p> <p>If this application will be discussed at a public City Council meeting how can we find out where and when the meeting will be held? Any information is appreciated.</p>	
13	<p>I am writing to formally express my strong opposition to the proposal to convert the residential property at 36 Calder Crescent into a treatment or rehabilitation center. As a resident of this neighborhood, I am deeply concerned about the potential impact such a facility may have on the safety, well-being, and character of our community. This area is primarily a quiet, family-oriented neighborhood and home to two elementary schools serving children from Pre-K to Grade 6/7. Additionally, there are several playgrounds and public spaces that are frequented daily by young children and families. The presence of a treatment center in such close proximity to these schools and recreational areas raises legitimate concerns regarding:</p> <p>Child Safety – The safety of our children must remain the top priority. A treatment facility, depending on its nature and clientele, could introduce unpredictable behaviors or individuals into the area, increasing risks for vulnerable young children.</p> <p>Traffic and Congestion – Increased vehicle and foot traffic from visitors, staff, and residents of the center could create congestion near school zones, which are already high-traffic areas during peak hours.</p> <p>Change to Residential Character – The establishment of an institutional or commercial operation in the middle of a quiet residential neighborhood could fundamentally alter the nature of our community and negatively impact property values.</p>	<p>The Planner has sent an acknowledgement email for this comment. The Planner also stated that this application was under public consultation at the time for the City to collect public input before making a decision.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone. The Zoning By-law defines Special Care Residence, and regulates the use of land only.</p> <p>The Development Officer has considered potential impacts of the</p>



	<p>Lack of Transparency and Community Consultation – Decisions like these should involve open and thorough consultation with the local community. Many residents feel blindsided by this proposal and deserve a voice in the process.</p> <p>I want to emphasize that this opposition is not about stigmatizing individuals in need of treatment or support. However, the location of such a facility is critically important. It should be situated in a more appropriate area, away from schools and playgrounds, where adequate infrastructure and support systems are in place to meet both the needs of its clients and the surrounding community.</p> <p>I respectfully urge you to reconsider this proposal and prioritize the safety and integrity of our neighborhood.</p> <p>Thank you for your time and attention.</p> <p>-----</p> <p>I am writing as a resident of the neighborhood surrounding 36 Calder Crescent to formally oppose the development application proposing to convert this property into a treatment facility under the designation of a “special care residence.” After reviewing the relevant zoning bylaws and the nature of this proposed use, it is clear that this designation is not appropriate or applicable to the proposed development.</p> <p>1. Misclassification of Use</p> <p>The term special care residence typically refers to facilities that provide housing and supportive services in a controlled, supervised environment, often including long-term care, assisted living, or similar arrangements. The proposed development at 36 Calder Crescent appears to function more as a short-term treatment or rehabilitation center, with a higher turnover of residents and less consistent supervision, which does not meet the zoning criteria for a special care residence.</p> <p>This distinction is important, as the bylaw definitions help ensure that certain types of facilities are located only in areas where they are compatible with the existing community fabric and safety needs.</p> <p>2. Proximity to Sensitive Community Areas</p> <p>The location is highly inappropriate for any facility involving transient or vulnerable populations due to its immediate proximity to:</p>	<p>development and posed conditions to mitigate the impacts in accordance with the Zoning By-law. The Development Agreement will require on-site staff for 24/7 to address concerns. Additional off-site parking will be required in addition to the minimum Zoning By-law requirements.</p> <p>Pursuant to planning best practices, the City has conducted a 2-week public comments period to gather public input on this application. In addition to the consultation efforts from the City, the City has recommended that the developer host an information session to inform the neighbourhood of this development. No information session has taken place to the knowledge of the Development Officer.</p>
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	<ul style="list-style-type: none"> <li>• Two elementary schools, serving children from Pre-K to Grade 6/7</li> <li>• Multiple public playgrounds and recreational areas frequented daily by children and families</li> <li>• A quiet, residential community primarily composed of young families and seniors</li> </ul> <p>Introducing a facility of this nature in such a sensitive area raises serious child safety, traffic, and neighborhood disruption concerns that have not been adequately addressed by the applicant.</p> <p>3. Contrary to Intended Residential Zoning Purpose The current zoning for this area is low-density residential, intended to support family-oriented housing and stable neighborhoods. The proposed use introduces an institutional or quasi-commercial function incompatible with this purpose. It risks setting a precedent for future developments that could further erode the residential character of the area.</p> <p>4. Lack of Proper Community Consultation There has been no meaningful consultation with nearby residents, school communities, or other stakeholders regarding this application. Given the potential impact on families, children, and property values, community input should be a prerequisite for any zoning consideration of this magnitude.</p> <p>Request to Deny or Reclassify the Application On the basis of the above points, I respectfully urge the Zoning Board to:</p> <ol style="list-style-type: none"> <li>1. Reject the current application for 36 Calder Crescent under the “special care residence” designation, as it does not meet the required zoning definition or standards.</li> <li>2. Require a full and transparent review of the proposed use, including a clear definition of services provided, resident population served, level of supervision, and alignment with zoning regulations.</li> <li>3. Initiate a community consultation process before any further consideration of this or similar applications.</li> </ol> <p>This is not a matter of opposing the existence of treatment or care facilities, but of ensuring appropriate placement in locations that are safe, suitable, and supported by infrastructure — not</p>	
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	<p>adjacent to elementary schools and playgrounds in a quiet residential area.</p> <p>Thank you for your attention to this important matter.</p>	
14	<p>I am writing to strongly oppose the application for a supportive recovery residence at 36 Calder Crescent. Substantial concerns about child safety, community security, and neighborhood integrity make this location unsuitable for the proposed use.</p> <p>Key Reasons for Opposition:</p> <ul style="list-style-type: none"> <li>• Direct Proximity to N.J. Macpherson School: The proposed facility is just four houses down and across the lane from N.J. Macpherson School (525 Range Lake Road), an elementary school attended daily by many young children. Students pass the location each day on foot and by bike making this a critically sensitive zone.</li> <li>• High Concentration of Children Living Adjacent and Nearby: The immediate vicinity of 36 Calder Crescent is overwhelmingly home to families with young children. Of the eight homes directly adjacent and across the street, all but one have children living in them—totalling about a dozen children in the most immediate area. The number increases further down the crescent in both directions, raising the stakes for any decision affecting neighborhood safety.</li> <li>• Recent Spike in Local Drug and Violent Criminal Activity: The surrounding area, including Bigalow Crescent, has seen serious incidents such as a double homicide (March 2024) linked to drug trafficking and a major police raid (May 2025) resulting in arrests for drugs, weapons, and assault. The presence of organized criminal activity adds further risk for clients, children, and all local families.</li> <li>• Community Safety and Character: The application claims there will be no exterior changes, but transforming a singlefamily dwelling into a 24/7 institutional facility disrupts the fundamental residential character of the crescent. Even with limits on overnight clients, the constant presence of staff means potentially up to six unrelated adults on site at any one time—a significant and disruptive change for our quiet street. This could lead to increased noise, constant</li> </ul>	<p>The Planner has sent an acknowledgement email for this comment.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone. The Zoning By-law defines Special Care Residence, and regulates the use of land only.</p> <p>The Development Officer has considered potential impacts of the development and posed conditions to mitigate the impacts in accordance with the Zoning By-law. The Development Agreement will require on-site staff for 24/7 to address concerns. Additional off-site parking will be required in addition to the minimum Zoning By-law requirements.</p> <p>Pursuant to planning best practices, the City has conducted a 2-week public comments period to gather public input on this application. In addition to</p>



	<p>activity, and ongoing traffic from shift staff, visitors, and service providers, impacting the peace and privacy enjoyed by existing residents.</p> <ul style="list-style-type: none"> <li>· Parking and Traffic Issues: The application suggests the driveway can accommodate 2-3 vehicles, which is likely insufficient given the need for 24/7 staff, regular visitors, and possible emergency or delivery vehicles. Overflow parking could lead to street congestion and reduced safety for children playing or walking nearby—especially critical given the high density of children on this crescent and the school zone.</li> <li>· Lack of Public Consultation: There is no evidence that immediate neighbors or local schools were proactively informed or consulted about this application. Such a significant change—especially involving vulnerable adults and impacting many children—requires robust community engagement and clear evidence of broad support, neither of which has occurred.</li> <li>· Discrepancies and Intensification: While the application claims the proposal is “small-scale,” the reality is a 24/7 operation with ongoing staff and a history of the property being used for Airbnb/shortterm rentals, which is clearly commercial and more intensive than a typical residential or even home-based business use. Previous real estate listings highlight use as a highperforming “income property,” directly contradicting any notion of preserving the single-family character of the street.</li> <li>· No Clear Safeguards for Schools/Children: While the Good Neighbour Plan is mentioned, it lacks practical, enforceable protocols during school hours or strategies for protecting children and school routes. There is also no mention of visitor screening or explicit security measures, which may place children and neighbors at greater risk.</li> </ul> <p>Request: For these reasons, I respectfully request denial of Development Permit PLDEV-2025-0104-1. The combination of:</p> <ul style="list-style-type: none"> <li>· Immediate adjacency to a busy elementary school,</li> <li>· The dense presence of children living directly next door and throughout the crescent,</li> <li>· Recent, high-profile drug and violent crimes,</li> <li>· Disruption of residential character and increased traffic,</li> </ul>	<p>the consultation efforts from the City, the City has recommended that the developer host an information session to inform the neighbourhood of this development. No information session has taken place to the knowledge of the Development Officer.</p> <p>Any crime-related concerns should be reported to the RCMP.</p> <p>Pursuant to planning best practices, the City has conducted a 2-week public comments period to gather public input on this application. In addition to the consultation efforts from the City, the City has recommended that the developer host an information session to inform the neighbourhood of this development. No information session has taken place to the knowledge of the Development Officer.</p>
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	<ul style="list-style-type: none"> <li>· Inadequate community consultation and inconsistent property use history,</li> <li>· And a lack of concrete safeguards for children and families,</li> </ul> <p>make this location plainly unsuitable for a supportive recovery operation. More appropriate sites—well away from schools, heavy residential child populations, and recent criminal hotspots—must be considered for the safety and well-being of both clients and the broader neighborhood. Thank you for your consideration. I am prepared to answer questions or provide additional information as required.</p>	
15	<p>I am writing in regards to the Development Permit Application for 36 Calder Cres.</p> <p>To start I am quite disappointed in the fact that someone can advertise something like this with an address when it has not even been approved. To me this says he is already up and running without prior approval. Why else would there be a website listing the address already.</p> <p>Calder is a small family orientated court right beside a school. To me this is not a place to have a special care residence that is away from any core services that are down town.</p> <p>I am opposed to having this type of service in the small court.</p> <p>What are the rules about advertising a business prior to it being approved?</p> <p>To finish off. I am opposed to having this business on Calder Cres.</p>	<p>The Planner has sent an acknowledgement email for this comment. The City has informed the applicant that the operation cannot start until all approvals and permits have been acquired. The planner has informed the resident to contact MED should there be any concerns of by-law violations.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone.</p>
16 (in-person meeting)	<p>Summary of meeting notes:</p> <p>The resident is undecided on the application due to insufficient information about the application. The resident prefers better engagement from the applicant. The applicant is concerned about the safety of the future tenants and neighbourhood, as</p>	<p>The Planner has acknowledged the comments and provided additional information, such as the review and appeal process, to the applicant.</p>



	<p>the address of the property has already been advertised online as associated with this operations. The resident would feel safer with overnight staff on site.</p>	<p>The Planner has recommended the resident to submit a written response with all comments from the meeting. A written response has been received and included in this planning report, so no duplicated consideration is given to this meeting.</p>
17 (in-person meeting)	<p>Summary of meeting notes:</p> <p>The resident asks about the development permit process. The resident shares concerns about this application, including location, safety, and other issues.</p>	<p>The Planner provided information about the review and appeal process. The Planner provided a copy of the application documents that are public records for the resident to review.</p> <p>The Planner has recommended the resident to submit a written response with all comments from the meeting. A written response has been received and included in this planning report, so no duplicated consideration is given to this meeting.</p>
18	<p>Recently the applicant approached my husband to say that he wants to turn his house into an office space downstairs to provide treatment / counselling during the day and then turn upstairs into an air B n B with him living in one of the units...</p> <p>When my husband challenged him stating that</p> <p>A) the application notice doesn't mention that and</p> <p>B) his proposal description also doesn't mention that he stated that someone was falsifying records on his behalf.</p> <p>Please let the planning review committee know he is approaching neighbours and with false information in regards to his intentions on what he is planning to do with 36 Calder crescent.</p>	<p>The Planner has sent an acknowledgement email for this comment. The Planner has shared the application documents that are public records.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p>

	<p>I've spoken to another neighbour who stated the applicant approached them saying he was moving into the home with his family.</p> <p>He currently has that address listed as his business address online also.</p>	<p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone. The City reviews this application based on the documents and information provided by the applicant.</p>
19 (in-person meeting)	<p>Summary of meeting notes:</p> <p>The resident asks about the development permit process. The resident asks specific questions about the building code. The resident asks about submitting comments as a public member.</p>	<p>The Planner provided information about the review and appeal process. The Planner provided a copy of the application documents that are public records for the resident to review. The Planner directed the resident to the Building Services Division for specific questions about the building code.</p> <p>The Planner has recommended the resident to submit a written response with all comments from the meeting. A written response has been received and included in this planner report, so no duplicated consideration is given to this meeting.</p>
20	<p>I am writing to register my strong opposition to Development Permit Application PLDEV-2025-0104 for a change of use from a single detached dwelling to a Special Care Residence (4-unit) at 36 Calder Crescent.</p> <p>I am a neighbour, husband and father of a one year old child. My wife and I deliberately chose this neighbourhood because it is a quiet, family-centric crescent with light traffic - a place where children ride bikes, play outside, and walk safely to N.J. Macpherson School, located a mere 150 metres away from this proposed development.</p>	<p>The Planner has sent an acknowledgement email for this comment.</p> <p>The Planner responded to the follow up email with status of the application and information about the decision and appeal process.</p>



	<p>By-law #5405, section 4.6 "Decision Process and Conditions for Development" subsection 4.6.1 states: "In making a decision on any application under this By-law there must be consideration of the Impacts of development." According to the by-law definitions, "Impact means the determination of any combined or potential effects, positive or negative in a specific area as a result of development activities which may occur simultaneously, sequentially or in an interactive manner" I will highlight how this proposed development would have direct and significant negative impacts on the neighbourhood and as such, should be denied.</p> <p><b>TRAFFIC</b> Calder Crescent has no sidewalk. This means that pedestrians, a large proportion of whom are young children, must walk and play directly on the road. There is also a high number of vehicles, trailers, campers, etc. parked along the roadside, further narrowing the street and creating multiple blind spots from which young children can emerge suddenly. This makes the street especially sensitive to traffic increases. There are already close calls with the current level of traffic. The introduction of a 4-unit care facility would bring increased vehicle trips from staff, clients, visitors, and deliveries. On a narrow crescent with no sidewalk, this poses an unacceptable safety hazard Impact to children who use the street daily for play and to walk to school.</p> <p><b>CHILD SAFETY</b> The applicant's website indicates that this proposed facility will support (among other things) substance abuse detox. When considering this use case in a quiet family neighbourhood, an important consideration is the high rate of relapse among individuals residing in treatment facilities. Published research shows that relapse is a common and expected outcome of substance abuse treatment: A 2022 study found relapse rates of 45% among inpatients (Nagy et al., Neuropsychiatric Disease and Treatment). With researched and published relapse rates of 45%, it is not a question of if, but a question of when such an occurrence would happen in this scenario. Furthermore, studies show that when individuals</p>	<p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone. The Zoning By-law defines Special Care Residence, and regulates the use of land only.</p> <p>The Development Officer has considered potential impacts of the development and posed conditions to mitigate the impacts in accordance with the Zoning By-law. The Development Agreement will require on-site staff for 24/7 to address concerns. Additional off-site parking will be required in addition to the minimum Zoning By-law requirements.</p> <p>It is recommended that residents report any current traffic concerns through the City's formal complaint procedure.</p>
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	<p>relapse and use substances, the risk of violent incidents rises sharply:</p> <p>A 2009 study found that in partner-violent men after alcohol treatment, those who relapsed to alcohol were &gt;3.7 times more likely to “relapse” to male-to-female physical aggression than those who did not relapse. (Mignone, T., Klostermann, K., &amp; Chen, R. (2009). Relationship Between Relapse to Alcohol and Relapse to Violence. Journal of Family Violence)</p> <p>While not every relapse leads to violence, to even allow this possibility into the neighbourhood of the children and mothers who live here, would be highly irresponsible.</p> <p>Other research underscores these concerns:</p> <p>A 2016 Johns Hopkins study found that crime levels around residential treatment facilities were comparable to those around convenience stores (Furr-Holden et al., 2016, Journal of Studies on Alcohol and Drugs).</p> <p>This demonstrates that in the context of crime, treatment centers are similar to small commercial uses, not quiet residential crescents with children playing in the street. It is not possible to invite these drastic changes without expecting them to have a negative Impact on child safety and neighbourhood character.</p> <p>CLOSING</p> <p>As a wildfire firefighter, I am often away for long periods of time during which I cannot personally provide safety and security for my wife and child. My wife rests easier knowing they live on a calm, low-traffic residential street surrounded by other young families. This development would fundamentally change that. This proposal introduces an overall negative Impact that is incompatible with the established residential character of Calder Crescent. More importantly, it would introduce both inherent (increased traffic) and emergent (substance abuse relapse, potentially leading to violence and/or crime) safety concerns that would be irresponsible to introduce into an area with so many young children and families and in such close proximity to an elementary school.</p> <p>For the reasons above, I respectfully request that the City deny Development Permit PLDEV-2025-0104 outright. Thank you for considering this objection. Please confirm that my comments are entered into the public record for PLDEV-2025-0104.</p>	
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21	<p>I am writing to express concerns regarding the proposed establishment of a rehabilitation facility in my neighborhood of Calder Crescent. Calder Crescent is a well-established, family-oriented area situated adjacent to two schools and near low-income housing that is already grappling with issues related to drug use and crime. In fact, just 150 meters behind Calder Crescent is the location of not one, but two firearm incidents—a shooting on June 17, 2023, where a woman was injured, and a double homicide on March 16, 2024, involving gunshot wounds and linked to the drug trade. Residents of Calder Crescent are increasingly dealing with foot traffic from this area, which has led to car thefts, petty property crime, and trespassing. The introduction of a facility of this nature—without any prior consultation from the proponent or the City—has understandably caused alarm among residents. Due to the absence of communication from both the proponent and the City, the nature of the proposal remains unclear. The property owner has claimed to be proposing something different than what the City has stated when he has briefly spoken with residents of the neighborhood. This has created confusion around the true intent of the proposed operation. While the property owner states his intention to reside in the home and use the basement for counselling offices, a website associated with his name outlines plans for a residential rehabilitation facility for individuals struggling with addiction. There also appears to be a potential gap in supervision, with up to four tenants possibly left unsupervised during evening hours. These uncertainties raise legitimate concerns, and the proponent's decision to post signage on the property warning of surveillance and trespassing has contributed to a sense of unease and exclusion. Given the proximity to schools and the presence of young families who have invested in this</p>	<p>The Planner has sent an acknowledgement email for this comment. The Planner has shared the application documents that are public records.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone. The Zoning By-law defines Special Care Residence, and regulates the use of land only.</p> <p>The Development Officer has considered potential impacts of the development and posed conditions to mitigate the impacts in accordance with the Zoning By-law. The Development Agreement will require on-site staff for 24/7 to address concerns. Additional off-site parking will be required in addition to the minimum Zoning By-law requirements.</p>



	<p>neighborhood for years, Calder Crescent is not an appropriate location for a facility that will host overnight treatment and house individuals requiring supervision without adequate oversight. While I fully support efforts to assist individuals facing addiction, the placement of this type of operation must be carefully considered and properly communicated. Additionally, the commercial nature of the proposal raises concerns about increased parking and traffic. Calder Crescent has long struggled with traffic and parking, dating back to a painfully slow process years ago to determine whether the street should have a sidewalk, one-way traffic, or other modifications. The addition of patient, staff, and counsellor vehicles would further strain an area that currently lacks the capacity to accommodate such use.</p> <p>I respectfully request that the City not approve the development permit for 36 Calder Crescent. If the proponent wishes to pursue this proposal, they should undertake meaningful consultation and engagement with neighborhood residents to provide clear information regarding the intended use of the property before any approvals are granted or operations begin. The current lack of transparency is deeply disappointing and undermines trust in the process.</p> <p>Thank you for your attention to this matter. I welcome the opportunity for open and constructive dialogue moving forward.</p>	<p>It is recommended that residents report any current traffic concerns through the City's formal complaint procedure.</p> <p>Any crime-related concerns should be reported to the RCMP.</p> <p>Pursuant to planning best practices, the City has conducted a 2-week public comments period to gather public input on this application. In addition to the consultation efforts from the City, the City has recommended that the developer host an information session to inform the neighbourhood of this development. No information session has taken place to the knowledge of the Development Officer. The City is not able to speak to the behavior(s) of the developer, including their outgoing communications.</p>
22	<p>I am writing to formally express my strong opposition to the proposal to convert the residential property at 36 Calder Crescent into a treatment or rehabilitation center. As a grandfather of a young child that lives in this neighborhood, I am deeply concerned about the potential impact such a facility may have on the safety, well-being, and character of our community.</p> <p>This area is primarily a quiet, family-oriented neighborhood and home to two elementary schools serving children from Pre-K to Grade 6/7. Additionally, there are several playgrounds and public spaces that are frequented daily by young children and families. The presence of a treatment center in such proximity to these schools and recreational areas raises legitimate concerns</p>	<p>The Planner has sent an acknowledgement email for this comment.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2</p>



	<p>regarding:</p> <ul style="list-style-type: none"> <li>• <b>Child Safety</b> – The safety of our children must remain the top priority. A treatment facility, depending on its nature and clientele, could introduce unpredictable behaviors or individuals into the area, increasing risks for vulnerable young children.</li> <li>• <b>Traffic and Congestion</b> – Increased vehicle and foot traffic from visitors, staff, and residents of the center could create congestion near school zones, which are already high-traffic areas during peak hours.</li> <li>• <b>Change to Residential Character</b> – The establishment of an institutional or commercial operation in the middle of a quiet residential neighborhood could fundamentally alter the nature of our community and negatively impact property values.</li> <li>• <b>Lack of Transparency and Community Consultation</b> – Decisions like these should involve open and thorough consultation with the local community. Many residents feel blindsided by this proposal and deserve a voice in the process.</li> </ul> <p>I want to emphasize that this opposition is not about stigmatizing individuals in need of treatment or support. However, the location of such a facility is critically important. It should be situated in a more appropriate area, away from schools and playgrounds, where adequate infrastructure and support systems are in place to meet both the needs of its clients and the surrounding community. I respectfully urge you to reconsider this proposal and prioritize the safety and integrity of the neighborhood.</p> <p>Thank you for your time and attention.</p>	<p>Zone. The Zoning By-law defines Special Care Residence, and regulates the use of land only.</p> <p>The Development Officer has considered potential impacts of the development and posed conditions to mitigate the impacts in accordance with the Zoning By-law. The Development Agreement will require on-site staff for 24/7 to address concerns. Additional off-site parking will be required in addition to the minimum Zoning By-law requirements.</p> <p>It is recommended that residents report any current traffic concerns through the City's formal complaint procedure.</p> <p>Pursuant to planning best practices, the City has conducted a 2-week public comments period to gather public input on this application. In addition to the consultation efforts from the City, the City has recommended that the developer host an information session to inform the neighbourhood of this development. No information session has taken place to the knowledge of the Development Officer.</p> <p>The City does not mandate the location or relocation of developments. It is at the developer's discretion to</p>
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		choose the development site.
23	<p>Please find attached a letter opposing the development permit application for 36 Calder Crescent.</p> <p>My daughter and her partner recently purchased their first home on Calder Crescent, excited to raise their young family in what they believed to be a quiet, family-oriented residential neighborhood. Shortly after taking possession of their new home, they were approached by the applicant for 36 Calder Crescent.</p> <p>During that interaction, the applicant stated that he does not intend to operate a treatment center at the property.</p> <p>Instead, he mentioned plans to renovate the home to include an Airbnb upstairs, with his personal living space and a counselling office on the premises.</p> <p>When asked why the Notice of Application describes the use differently, the applicant responded by alleging that the city was being racist—raising concerns about the transparency and accuracy of the information being presented in the application process.</p> <p>Given these conflicting statements and the potential impact on the neighborhood, we have serious concerns about the nature of the proposed development and its alignment with the residential character of Calder Crescent.</p> <p>Thank you for your time and attention to this matter.</p>	<p>The Planner has sent an acknowledgement email for this comment. The Planner has shared the application documents that are public records.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone.</p> <p>The Development Officer has considered potential impacts of the development and posed conditions to mitigate the impacts in accordance with the Zoning By-law.</p> <p>Pursuant to planning best practices, the City has conducted a 2-week public comments period to gather public input on this application. In addition to the consultation efforts from the City, the City has recommended that the developer host an information session to inform the neighbourhood of this development. No information session has taken place to the knowledge of the</p>



		Development Officer. The City reviews this application based on the documents and information provided by the applicant.
24	<p>Just emailing you with our concerns about the development application for 36 Calder Crescent. First off, the developer states that most of their activities occur offsite, yet their website, which is up and running although the permit has not been approved, already lists 36 Calder Crescent as their business address. How can he have this website up and running if the permit hasn't been approved? Is this place already in operation?</p> <p>I am all for helping people in need but doing so in a small neighborhood, with many young families and an elementary school nearby, is not the place to do it. And being away from Core services, that could be needed, is also a concern.</p> <p>The street is busy enough with local traffic, without adding more. There are many young kids on the street and many from other areas cut through the street to get to school. And, because there are no sidewalks, kids walk on the streets and added traffic is a safety concern.</p> <p>I know others from our street have contacted the developer and what he told them, is much different than what's on the permit application, this is quite concerning. He's telling people it's a 9-5 business, yet the application says "for sleeping and that there will be support staff day/evening and on call at night", which means there is no support staff during the night. Also quiet hours are from 10pm-7am, this is NOT a 9-5 business!!</p> <p>We would like to know what the process is now? Who approves this application? The date that he hopes to open is Oct 2nd, yet the deadline for concerns is Oct 8th!! Something is not adding up!!</p>	<p>The Planner has sent an acknowledgement email for this comment. The Planner has shared the application documents that are public records. The Planner provided information about the development permit review and appeal process. The applicant has been informed that the operation cannot start until all applicable permits and approvals have been obtained. The applicant needs to adjust the proposed start date, as the review process will not be concluded by then.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone.</p> <p>The Development Officer has considered potential impacts of the development and posed conditions to mitigate the impacts in accordance with the Zoning By-law. The Development Agreement</p>



		<p>will require on-site staff for 24/7 to address concerns. Additional off-site parking will be required in addition to the minimum Zoning By-law requirements.</p> <p>It is recommended that residents report any current traffic concerns through the City's formal complaint procedure.</p> <p>The City reviews this application based on the documents and information provided by the applicant.</p>
25	<p>I am writing to express serious concerns regarding the proposed opening of a holistic rehabilitation facility on Calder Crescent. This neighborhood is a deeply rooted, family-oriented community, located directly beside two schools and below low-income housing that is already facing challenges related to drug use and crime.</p> <p>What is most troubling is that no consultation or communication has been initiated with residents. A tight-knit community such as ours deserves to be informed and included in discussions about developments that directly affect our safety, well-being, and sense of security.</p> <p>The situation has also caused confusion. The property owner has publicly stated that he intends to move in with his family and use the downstairs space as offices for counselling.</p> <p>However, a website and proposal linked to his name describe a facility that would provide housing and rehabilitation services for individuals struggling with addiction. Whether this website was created legitimately or not, it has raised alarm among residents. Further adding to unease, signs have been placed on the property warning of surveillance and trespassing, which creates an unwelcoming environment.</p> <p>With children walking to and from nearby schools, and families who have long invested in this neighborhood, Calder Crescent is an inappropriate location for such a business. While the community</p>	<p>The Planner has sent an acknowledgement email for this comment. The Planner has shared the application documents that are public records.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone.</p> <p>The Development Officer has considered potential impacts of the development and posed conditions to mitigate the impacts in accordance with the Zoning By-law.</p>



	<p>supports efforts to provide help to those struggling with addiction, the placement of a facility of this nature here is not suitable.</p> <p>I respectfully request that the City/municipality provide clarification on the business owner's actual plans, and that meaningful consultation with residents take place before any approval or operations proceed. At present, the lack of transparency is both disappointing and concerning. Thank you for your attention to this matter. I look forward to your response.</p>	<p>Pursuant to planning best practices, the City has conducted a 2-week public comments period to gather public input on this application. In addition to the consultation efforts from the City, the City has recommended that the developer host an information session to inform the neighbourhood of this development. No information session has taken place to the knowledge of the Development Officer. The City reviews this application based on the documents and information provided by the applicant.</p>
26	<p>I am a resident of [REDACTED]</p> <p>I have been preparing to write you an email regarding the proposal for 36 Calder Cres. Before I do, I am writing to confirm the details of the application, as Mr. Tirupathi has been telling his potential new neighbors that his plan is to house his family in the upper floor of the house, and have an office on the lower floor.</p> <p>We have developed a tight knit community on Calder and if this is the case, I'd like to welcome his family instead of writing letters to the City of Yellowknife.</p> <p>The in person communication we are currently getting is making this a confusing situation, and making formulating an opinion very difficult. I appreciate your input.</p>	<p>The Planner shared the application documents that are public records. In addition to the consultation efforts from the City, the City has recommended that the developer host an information session to inform the neighbourhood of this development. No information session has taken place to the knowledge of the Development Officer.</p> <p>Since this is an inquiry of more information, no further consideration is given.</p>
27	<p>I am emailing for information on how to submit comments regarding the development permit application that is currently undergoing "public consultation". Can you please send me a copy of the development permit application and information regarding the permit application approval process?</p>	<p>The Planner shared the application documents that are public records. The Planner provided information about the review and appeal process</p>



	<p>What is the criteria by which a permit application is evaluated?</p>	<p>in accordance with the Zoning By-law.</p> <p>Since this is an inquiry of more information, no further consideration is given.</p>
28	<p>As a longtime resident (26 years) of Calder Crescent, my family and I do NOT support the granting of a Development Permit for a special care residence on Calder Crescent.</p> <p>An initiative to provide care and support for individuals with mental health and addiction issues is admirable. However, having a facility of this type is unacceptable and inappropriate in a residential area, especially one that is comprised of many families with young children, as well as many elders.</p> <p>This type of care belongs in a hospital setting not in a residential area.</p>	<p>The Planner has sent an acknowledgement email for this comment.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone. The Zoning By-law defines Special Care Residence, and regulates the use of land only.</p> <p>The City does not mandate the location or relocation of developments. It is at the developer's discretion to choose the development site.</p>
29	<p>Can you tell me about the process for how this gets approved? I saw on the info you sent that he said he wanted to start Oct 2, but comments close October 8. He won't be able to start without approval from the city correct?</p> <p>Also will this matter be taken to city council for a decision? Or is it based on your decision alone? How will residents concerns be factored into this decision? Are you only concerned with bylaws that are potentially being broken?</p> <p>About the company: Can you provide anymore details on what services will be provided?</p>	<p>The Planner has sent an acknowledgement email for this comment. The Planner provided information about the review and appeal process in accordance with the Zoning By-law. The Planner shared the application documents that are public records.</p>

		Since this is an inquiry of more information, no further consideration is given.
30	<p>My name is [REDACTED]. I live at [REDACTED]. We moved here about two years ago and hope to be in this house for many years to come. We chose this house for a few reasons. We loved that there are three playgrounds within 3 minutes walking distance. We also loved that this neighbourhood is quiet, friendly, and very family friendly. We're very close to two elementary schools and a few day homes, which is a plus!</p> <p>I was surprised to see the that there is a development permit proposed for 36 Calder to be a special care home. It's not that I'm opposed off the bat - I just don't know what this is. From what I gather, this is transitional housing to support individuals recovering from addictions? I honestly do not know.</p> <p>I have many, many questions about this project as I am concerned about how it could change the nature of this Crescent. I feel there is a significant difference between someone going through an initial detox from a hard substance compared to someone who has been undergoing recovery for a few months and getting ready for career counseling or living independently. I also wonder how quiet hour policies will be enforced and what will happen to repeat offenders, and how they will make sure there are not house parties every night.</p> <p>I think services like these are vital for the North, and I do not want to see a project like this fail. But, I would like to gain a better understanding of the program objectives (respecting patient confidentiality of course) to ensure that our neighbourhood will remain a safe place for kids and homeowners.</p> <p>Is there a plan to have an in-person consultation between the applicant, City and neighbours to have a better understanding of what's happening?</p> <p>Thank you for your time and attention to my request!</p>	<p>The Planner shared the application documents that are public records. In addition to the consultation efforts from the City, the City has recommended that the developer host an information session to inform the neighbourhood of this development. No information session has taken place to the knowledge of the Development Officer.</p> <p>Since this is an inquiry of more information, no further consideration is given.</p>



31	<p>I live at [REDACTED] and would like to express my concern regarding the development permit for 36 Calder Crescent (File # PLDEV-2025-0104) submitted by Bala Thirupathi.</p> <p>I am opposed to the development of a "Special Care Residence" on Calder Crescent. This is a residential, family-orientated street of predominately young families (I have 3 young children myself). It is near two elementary schools, one of which ia barely 2 minutes away, there are two daycares on the street, and it is a generally quiet area. I don't feel like this area is conducive for a special care residence where adults navigating susbstance abuse and serious mental health challenges will be staying. I have concerns about the safety of my children and the many young children on Calder Crescent who roam the street freely and often late at night during the summer months. The last few years has already seen an increase in crime in the area. I am not in agreement with this development and hope the permit is denied. It doesn't make sense to build such a facility at this location.</p> <p>I would like to note that even though this permit has not been approved the developer is already making changes to the property including adding No Tresspassing signs. The address is also already listed on the Holistic Rehab website for which this permit is pending.</p> <p>I have contacted the Development Officer, Vivian Peng, but wanted to also forward my concerns to City Council.</p> <p>Thank you for your attention to this,</p>	<p>The Planner has sent an acknowledgement email for this comment.</p> <p>This is a second copy of the comment that was sent to Council. Since this comment has already been received and considered by the Planner in a separate email, no further consideration is given.</p>
32	<p>I live at [REDACTED] and would like to express my concern regarding the development permit for 36 Calder Crescent (File # PLDEV-2025-0104) submitted by Bala Thirupathi.</p> <p>I am opposed to the development of a "Special Care Residence" on Calder Crescent. This is a residential street of predominately young families (I have 3 young children myself). It is near two primary schools and is a generally quiet area. I don't feel like this area is conducive for a special care residence where adults navigating susbstance abuse and serious mental health challenges will be staying. I have concerns about the safety of my children and the many young children on Calder Crescent who roam the street freely and often late at night during</p>	<p>The Planner has sent an acknowledgement email for this comment.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that</p>



	<p>the summer months. The last few years has already seen an increase in crime in the area. I am not in agreement with this development and hope the permit is denied.</p>	<p>is a permitted use in the R2 Zone. The Zoning By-law defines Special Care Residence, and regulates the use of land only.</p> <p>Any crime-related concerns should be reported to the RCMP.</p>
33	<p>Based on the information posted outside the residence at 36 Calder Crescent, I would like to schedule an appointment to review and obtain further details regarding the proposed development permit application.</p> <p>Could you please let me know a suitable time for this review?</p> <p>I noticed that the City of Yellowknife Explorer website is currently not working.</p> <p>Could you please confirm the current zoning designation for the residence located at 36 Calder Crescent?</p>	<p>The Planner has scheduled a meeting with the resident and provided more information.</p> <p>Since this is an inquiry of more information, no further consideration is given.</p>
34	<p>I'm hoping you can provide additional information on the development permit that was posted today at 36 Calder crescent today. It's my understanding that a Special Care Residence can be for the purpose of the residences receiving treatment. Can you clarify the purpose of the Special Care Residence? The posting says four units, but do you know how many people will be in each of those units? Do you know how many workers will also be there?</p> <p>I'm also curious what our area is primarily zoned for? Are there any other businesses registered on the street? Or is the street zoned for mainly residential? If easier, I can come into chat this week. Please let me know a time.</p>	<p>The Planner has sent an acknowledgement email for this inquiry. The Planner shared the application details that are public records. The Planner has also provided zoning information and the definition of "Special Care Residence" from Zoning By-law No. 5045.</p> <p>Since this is an inquiry of more information, no further consideration is given.</p>
35 (phone call)	<p>Summary of phone call:</p> <p>The resident called to obtain more information about the application and the development permit process.</p>	<p>The Planner has sent an acknowledgement email for this phone call. The Planner shared application details that are public records. The Planner has also provided</p>



		<p>various definitions of within Zoning By-law No. 5045.</p> <p>Since this is an inquiry of more information, no further consideration is given.</p>
36 (emails and phone call)	<p>I saw the sign of notice at 36 Calder. I recently bought the house across the street at [REDACTED]</p> <p>Can you please explain what is a “special care residence -4 units” and what is the target audience to have living there ?</p> <p>This will help me form my comments and potentially appeal the application.</p> <p>That you</p> <p>-----</p> <p>The resident also called to provide comments, as summarized below:</p> <p>The resident is against the proposal.</p> <p>The resident is concerned about the location, due to its proximity to two schools and being on a quiet street. The residents does not feel safe about the proposal and is concerned about children’s safety. The applicant highlights the pathway beside the proposed location that is frequently used by children, and the applicant reiterates the concern about children’s safety.</p> <p>-----</p> <p>The resident followed up with an email that states:</p> <p>I forgot to mention that there is a daycare as well Can you please add that to my list of concerns.</p> <p>-----</p> <p>The resident followed up with a second email that states:</p> <p>I wanted to add that I am a [REDACTED] [REDACTED] and likely would have some kind of working relationship with the purposed tenants of 36 Calder crest should the city approve.</p> <p>The city would be putting my safety my peace and my property at risk of harm and danger.</p>	<p>The Planner has sent an acknowledgement email for the inquiry and phone call. The Planner shared the application details that are public records. The Planner has also provided various definitions of within Zoning By-law No. 5045, as requested by the resident.</p> <p>Since the comments have been received and considered by the Planner in a separate email, no further consideration is given here.</p>

	<p>It wouldn't take long for a client to recognize that I live in [REDACTED].</p> <p>I have two written letters that I will also be submitting later today.</p> <p>Please note the neighbourhood has spoken to one another as well as others in the surrounding areas, IPAC at both of the schools will be made aware of this application to give parents the opportunity to also contact you with their feelings about this application.</p> <p>Also note</p> <p>The applicant has not connected with the neighbourhood to plan a meeting or info session.</p>	
37	<p>I am emailing in regards to the proposal to convert a residential home into a four-unit care facility for individuals with mental health issues, including services for recovering addicts and those addressing addiction on Calder Crescent. PLDEV-2025-0104</p> <p>This rezoning raises significant concerns for a neighborhood predominantly composed of families and children.</p> <p>Such a facility may disrupt the community's existing social fabric, as the integration of care home residents could lead to increased traffic, noise, and activities that may not align with the family-oriented environment that residents cherish.</p> <p>Families often seek neighborhoods that emphasize safety and stability; and because of its close proximity to NJ Macpherson elementary school the street hosts many children that use the crescent for daycare or after school care as well as a pathway to travel back and forth to school. There is also a pathway the children use directly behind the property.</p> <p>Introducing a facility that serves recovering addicts could create additional apprehensions about the well-being of children in the area, potentially impacting property values and the overall sense of security.</p> <p>The presence of this care home may attract challenges related to supervision and support services, which could strain local resources and alter community dynamics in ways that residents reasonably oppose.</p>	<p>The Planner has sent an acknowledgement email for this comment. The Planner clarified that PLDEV-2025-0104 is a development permit application not a rezoning application.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone. Any crime-related concerns should be reported to the RCMP.</p> <p>The Development Officer has considered potential impacts of the development and posed conditions to mitigate the impacts in accordance with the Zoning By-law. The Development Agreement will require on-site staff for</p>



	<p>Ultimately, the proximity of such a facility raises legitimate concerns about the long-term impacts on the neighborhood's character and overall safety. I wholeheartedly support initiatives aimed at providing care and support for individuals with mental health issues and those in recovery from addiction. My own brother suffers from these problems, and our households experience visiting these types of services has had a major factor in causing me to oppose.</p> <p>These services play a crucial role in fostering recovery and promoting overall community well-being. However, for the reasons listed above I don't believe Calder crescent is the appropriate setting.</p>	<p>24/7 to address concerns. Additional off-site parking will be required in addition to the minimum Zoning By-law requirements.</p>
38	<p>Hello, I live at [REDACTED] and saw the posting for 36 Calder Crescent to be turned into a 4 unit Special Care Residence. I would like more information about this development and what a Special Care Residence would entail. How do I obtain more information about this development permit?</p> <p>-----</p> <p>Thank you for your response. Is it possible to obtain a copy of the proposal?</p> <p>I am also concerned that the developer - Holistic Counselling and Rehab Services - states that most programming and services will happen offsite at their office yet their website already lists their business address as 36 Calder Crescent - <a href="https://holisticrehabservices.ca/">https://holisticrehabservices.ca/</a>.</p> <p>If they have a business office offsite, why is 36 Calder listed as their business address? It seems to suggest a commercial business operating at this location more than just a residence as they have stated in the proposal. Also, has the permit been approved? How is it that they can list the property as their business address when the posting states that the proposal is still under review by the City?</p> <p>The proposal also states the intended operation date to be October 2, 2025 yet the posting states that comments can be received up to October 8, 2025. When is the actual proposed opening date for this residence?</p> <p>What recourse is there for neighbours if the actual operation of this residence does not align with the</p>	<p>The Planner has sent an acknowledgement email for this comment. The Planner has shared application documents that are public records. The Planner has also provided definition of "Special Care residence" within Zoning By-law No. 5045.</p> <p>The Planner provided information about the review and appeal process in accordance with the Zoning By-law. The applicant has been informed that operation cannot start until all applicable permits and approvals have been obtained. The applicant needs to adjust the start date.</p> <p>The Planner provided information about the complaint process for potential zoning violations.</p> <p>Since this is an inquiry of more information, no</p>



	proposal of no more than 4 residents at any time and the majority of services happening off site?	further consideration is given.
39	<p>I am writing to formally express my strong opposition to the proposal to convert the residential property at 36 Calder Crescent into a treatment or rehabilitation center. As a resident of this neighborhood, I am deeply concerned about the potential impact such a facility may have on the safety, well-being, and character of our community. This area is primarily a quiet, family-oriented neighborhood and home to two elementary schools serving children from Pre-K to Grade 6/7. Additionally, there are several playgrounds and public spaces that are frequented daily by young children and families. The presence of a treatment center in such close proximity to these schools and recreational areas raises legitimate concerns regarding:</p> <p>Child Safety – The safety of our children must remain the top priority. A treatment facility, depending on its nature and clientele, could introduce unpredictable behaviors or individuals into the area, increasing risks for vulnerable young children.</p> <p>Traffic and Congestion – Increased vehicle and foot traffic from visitors, staff, and residents of the center could create congestion near school zones, which are already high-traffic areas during peak hours.</p> <p>Change to Residential Character – The establishment of an institutional or commercial operation in the middle of a quiet residential neighborhood could fundamentally alter the nature of our community and negatively impact property values.</p> <p>Lack of Transparency and Community Consultation – Decisions like these should involve open and thorough consultation with the local community. Many residents feel blindsided by this proposal and deserve a voice in the process.</p> <p>I want to emphasize that this opposition is not about stigmatizing individuals in need of treatment or support. However, the location of such a facility is critically important. It should be situated in a more appropriate area, away from schools and playgrounds, where adequate infrastructure and support systems are in place to meet both the needs of its clients and the surrounding community.</p>	<p>The Planner has sent an acknowledgement email for this comment.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone. The Zoning By-law defines Special Care Residence, and regulates the use of land only.</p> <p>The Development Officer has considered potential impacts of the development and posed conditions to mitigate the impacts in accordance with the Zoning By-law. The Development Agreement will require on-site staff for 24/7 to address concerns. Additional off-site parking will be required in addition to the minimum Zoning By-law requirements.</p> <p>Pursuant to planning best practices, the City has conducted a 2-week public comments period to gather public input on this application. In addition to the consultation efforts from the City, the City has recommended that the</p>



	<p>I respectfully urge you to reconsider this proposal and prioritize the safety and integrity of our neighborhood. Thank you for your time and attention.</p> <p>-----</p> <p>I am writing as a resident of the neighborhood surrounding 36 Calder Crescent to formally oppose the development application proposing to convert this property into a treatment facility under the designation of a “special care residence.” After reviewing the relevant zoning bylaws and the nature of this proposed use, it is clear that this designation is not appropriate or applicable to the proposed development.</p> <p>1. Misclassification of Use The term special care residence typically refers to facilities that provide housing and supportive services in a controlled, supervised environment, often including long-term care, assisted living, or similar arrangements. The proposed development at 36 Calder Crescent appears to function more as a short-term treatment or rehabilitation center, with a higher turnover of residents and less consistent supervision, which does not meet the zoning criteria for a special care residence. This distinction is important, as the bylaw definitions help ensure that certain types of facilities are located only in areas where they are compatible with the existing community fabric and safety needs.</p> <p>2. Proximity to Sensitive Community Areas The location is highly inappropriate for any facility involving transient or vulnerable populations due to its immediate proximity to: Two elementary schools, serving children from Pre-K to Grade 6/7 Multiple public playgrounds and recreational areas frequented daily by children and families A quiet, residential community primarily composed of young families and seniors Introducing a facility of this nature in such a sensitive area raises serious child safety, traffic, and neighborhood disruption concerns that have not been adequately addressed by the applicant.</p> <p>3. Contrary to Intended Residential Zoning Purpose The current zoning for this area is low-density residential, intended to support family-oriented housing and stable neighborhoods. The proposed</p>	<p>developer host an information session to inform the neighbourhood of this development. No information session has taken place to the knowledge of the Development Officer.</p>
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	<p>use introduces an institutional or quasi-commercial function incompatible with this purpose. It risks setting a precedent for future developments that could further erode the residential character of the area.</p> <p>4. Lack of Proper Community Consultation There has been no meaningful consultation with nearby residents, school communities, or other stakeholders regarding this application. Given the potential impact on families, children, and property values, community input should be a prerequisite for any zoning consideration of this magnitude.</p> <p>Request to Deny or Reclassify the Application On the basis of the above points, I respectfully urge the Zoning Board to: Reject the current application for 36 Calder Crescent under the "special care residence" designation, as it does not meet the required zoning definition or standards. Require a full and transparent review of the proposed use, including a clear definition of services provided, resident population served, level of supervision, and alignment with zoning regulations. Initiate a community consultation process before any further consideration of this or similar applications. This is not a matter of opposing the existence of treatment or care facilities, but of ensuring appropriate placement in locations that are safe, suitable, and supported by infrastructure — not adjacent to elementary schools and playgrounds in a quiet residential area. Thank you for your attention to this important matter.</p>	
40	<p>As residents of Calder Crescent we would like to express our strong support for the development permit application for 36 Calder Crescent, which will house Holistic Rehab Services in Yellowknife.</p> <p>Supportive and holistic rehabilitation dwellings like this are essential components of a healthy and inclusive community. They provide individuals recovering from trauma, addiction, or mental health challenges with a safe, stable, and dignified environment, a critical foundation for long-term recovery and reintegration.</p>	<p>The Planner has sent an acknowledgement email for this comment. Comments have been considered in the decision.</p>



	<p>Research consistently shows that supportive housing improves outcomes for vulnerable populations. Individuals in such housing are:</p> <ul style="list-style-type: none"> <li>• Less likely to relapse or return to crisis situations,</li> <li>• More likely to maintain employment and engage in community life,</li> <li>• And less reliant on emergency services, reducing public costs. <a href="#">[Recovery h...tic review]</a></li> </ul> <p>A systematic review of recovery housing found that residents experienced:</p> <ul style="list-style-type: none"> <li>• Higher rates of abstinence and employment,</li> <li>• Reduced criminal justice involvement, and</li> <li>• Improved mental and physical health outcomes. <a href="#">[Recovery h...tic review]</a></li> </ul> <p>Importantly, studies also show that supportive housing does not negatively impact property values. In fact, in many cases, property values near such developments kept pace or exceeded municipal trends. <a href="#">[Community...ve Housing]</a></p> <p>Holistic Rehab Services offers a comprehensive, person-centered approach that addresses not only physical recovery but also emotional, spiritual, and social well-being. These services are especially impactful in residential neighbourhoods, where clients can feel part of a community and benefit from a sense of normalcy and belonging.</p> <p>We urge you to consider the positive impact this development will have, not only on its clients but on the broader Yellowknife community. Safe, inclusive neighbourhoods are the cornerstone of a resilient city, and this initiative aligns with that vision.</p>	
41	<p>I am writing to you to express strong opposition to an application before you to designate 36 Calder crescent as a 'special care' residence or in other words a commercially run treatment centre/halfway house.</p> <p>Besides the obvious that this proposed development is being planned in an area that is zoned 'Low density residential' so doesn't allow for such development (its inconcievable that this application</p>	<p>The Planner has sent an acknowledgement email for this comment. The Planner has shared application documents that are public records.</p> <p>Comments have been addressed in the Planning</p>



	<p>is even being considered given that its against the zoning by law) there are many more reasons to not allow such a development in this neighborhood.</p> <ol style="list-style-type: none"> <li>1. This neighborhood is primarily made up of young families with young children and seniors. People choose this neighborhood for its family amenities, proximity to schools, community cohesivness and safety.</li> <li>2. The neighborhood is a sensitive area with two elementary schools and multiple playgrounds/recreation areas that are highly used by children and their families and at least one day care home. My 10 year old grandson use these facilities daily.</li> <li>3. The area has frequently used walking paths with one being very close to the home that the owner wants to make into a facility. Its not been made clear at this point what kind or type clientelle the developer is planning to house there. What kind of oversight or monitoring/enforcement will be in place to ensure safety and security to children and families using these trails and recreational facilities..? Again my 10 year old grandson and his friends use these trails on a daily basis.</li> <li>4. Young families have made substantial investments in their properties here believing that because of the present and past low density residential zoning in place they were exempt from commercial contamination. Facilities such as the one proposed have been known to cause property values to deteriorate in other neighborhoods across the country. If one such facility obtains approval whats to prevent others from following..?</li> <li>5. Where is the public consultation involving such a major decision..? Residents of the neighborhood were completely surprised and feel bushwacked by the appearance of a sign on the street (that the owner tried to hide by the way) telling people whats being proposed. Again, given the present zoning restrictions, such a proposal should never have even been considered.</li> </ol>	<p>Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone. The Zoning By-law defines Special Care Residence, and regulates the use of land only.</p> <p>The Development Officer has considered potential impacts of the development and posed conditions to mitigate the impacts in accordance with the Zoning By-law. The Development Agreement will require on-site staff for 24/7 to address concerns. Additional off-site parking will be required in addition to the minimum Zoning By-law requirements.</p> <p>Pursuant to planning best practices, the City has conducted a 2-week public comments period to gather public input on this application. In addition to the consultation efforts from the City, the City has recommended that the developer host an information session to inform the neighbourhood of this development. No information session has taken place to the knowledge of the Development Officer.</p>
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	<p>6. Has any thought been given to probable increased traffic from proposed staff, clients and emergency vehicles that is inevitable with such a facility..? This adds undo stress on the families and especially children because of obvious safety ramifications.</p> <p>7. Typically clients of treatment centers/halfway houses etc. require access to adequate infrastructure to meet the needs for the reasons they are being housed there for. This neighborhood is far away from the hospital, treatment facilities, counselling services, pharmacies, stores etc. A facility of this nature doesn't belong in a residential neighborhood far and away from such services.</p> <p>I am respectfully urging you to consider all the issues presented here and by multiple other stake holders and consider this application very carefully before making your final decision to approve or deny. In consultations with all the other residents of the neighborhood there is zero support for this type commercial development on this crescent or anywhere near the area.</p>	
42 (received after the deadline)	<p>Hello - I'm a resident in Calder cr. I was wondering what the zoning application process will be for 36 Calder? Will there be an opportunity to learn exactly what type of special residence is being built there? Will residents get a chance to provide feedback on the proposal?</p> <p>-----</p> <p>Thank you for getting back to me. Can you please elaborate on what type of consultation was done? Nobody spoke with us - I guess the residents of the neighborhood are required to initiate consultation if they saw the notice? Do I have that right?</p>	<p>The Planner has sent an acknowledgement email and shared application documents that are public records. The Planner provided information on the status of the application and the public consultation period. The resident is encouraged to provide comments to the Planner even after the deadline.</p> <p>Since this is an inquiry of more information, no further consideration is given.</p>
43 (received after the deadline)	<p>I was wondering if there are any updates regarding 36 Calder crest. ?</p>	<p>The Planner has sent an acknowledgement email and shared the status of</p>

	<p>If not, when would we be expected to have an update ?</p> <p>As you may know this process is causing hardship to mental health and would be beneficial to have an answer or a timeline to when an answer will be received.</p> <p>Thank you for your time and attention to this, I look forward to hearing from you.</p>	<p>the application. The Planner has provided information on the decision and appeal process.</p> <p>Since this is an inquiry of more information, no further consideration is given.</p>
44	<p>I live at [REDACTED] and would like to express my concern regarding the development permit for 36 Calder Crescent (File # PLDEV-2025-0104) submitted by Bala Thirupathi.</p> <p>I am opposed to the development of a "Special Care Residence" on Calder Crescent. This is a residential, family-orientated street of predominately young families (I have 3 young children myself). It is near two elementary schools, one of which is barely 2 minutes away, there are two daycares on the street, and it is a generally quiet area. I don't feel like this area is conducive for a special care residence where adults navigating substance abuse and serious mental health challenges will be staying. I have concerns about the safety of my children and the many young children on Calder Crescent who roam the street freely and often late at night during the summer months. The last few years has already seen an increase in crime in the area. I am not in agreement with this development and hope the permit is denied. It doesn't make sense to build such a facility at this location.</p> <p>I would like to note that even though this permit has not been approved the developer is already making changes to the property including adding No Trespassing signs. The address is also already listed on the Holistic Rehab website for which this permit is pending.</p> <p>I have contacted the Development Officer, Vivian Peng, but wanted to also forward my concerns to City Council.</p>	<p>This email was sent to Council. The Mayor acknowledged receipt of this email and cc'ed the Planner.</p> <p>Since the comments have been received and considered by the Planner in a separate email, no further consideration is given here.</p>
45	<p>I am receiving significant outreach from Calder area resident concerns over a development permit at 36 Calder Crescent.</p>	<p>This email was sent to the Mayor. The Mayor has responded and provided additional information while cc'ed the Planner. No</p>



	Can you please provide me with the information I can pass along to residents of how to voice their concerns and participate in the process.	further consideration is given.
46	I am writing to register my strong opposition to Development Permit Application PLDEV-2025-0104 for a change of use from a single detached dwelling to a Special Care Residence (4-unit) at 36 Calder Crescent. Please find the attached letter, to this effect.	This email was sent to Council. They Mayor acknowledged receipt of this email and cc'ed the Planner. Since the letter has been received and reviewed by the Planner in a separate email, no further consideration is given here.
47	I must put forth my concerns regarding the proposed holistic rehabilitation facility "4 special care units" at 36 Calder Crescent. A document was posted on the Notice of application that the units will be used for Holistic Wellness facility however, a document from a website that is linked to his name describes the facility as being housing and rehabilitation services for individuals struggling with addiction. This document has been removed as the owner does not want the community to know the true intent. I'm saddened by the lack of transparency by the City of Yellowknife and the owner. Calder Crescent is a close-knit family community where small children play. I would also like to mention when walking with my grandchildren I see there are signs posted with surveillance and no trespassing, this creates an unwelcoming, unsafe environment for me, our community and my grandchildren. Is the owner concerned for safety from our community or future clients? If the owners intentions are as above would the city seriously consider and approve an unsafe environment for Calder Crescent and our children?	<p>This email was sent to the Mayor. The Mayor has responded and provided additional information while cc'ed the Planner.</p> <p>Comments have been addressed in the Planning Report. A summary of considerations is provided below:</p> <p>This application proposes a change of use of an existing building from a Single Detached Dwelling to a Special Care Residence that is a permitted use in the R2 Zone. The Zoning By-law defines Special Care Residence, and regulates the use of land only.</p> <p>The City reviews this application based on the documents and information provided by the applicant.</p>