

DEVELOPMENT PERMIT APPLICATION

February 24, 2026



DRAWING LIST:

- A1.1 COVER SHEET, SITE PLAN, ZONING ANALYSIS
- A1.2 WORKSHOP FLOOR PLAN AND ELEVATIONS
- A2.1 FOUNDATION PLAN
- A2.2 MAIN FLOOR AND 2ND FLOOR PLANS
- A3.1 EXTERIOR ELEVATIONS

ZONING ANALYSIS (Zone = RI-1: Residential Intensification)

Area:	Lot Area	913 Sq.M.
Duplex Residence	211.26	
Unit A	109.64	
Unit B	101.62	
Workshop	95.87	
Workspace	83.61	
Utility	7.80	
Safe Bike Storage	4.46	
Total:	307.13 (33.6%)*	

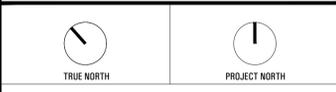
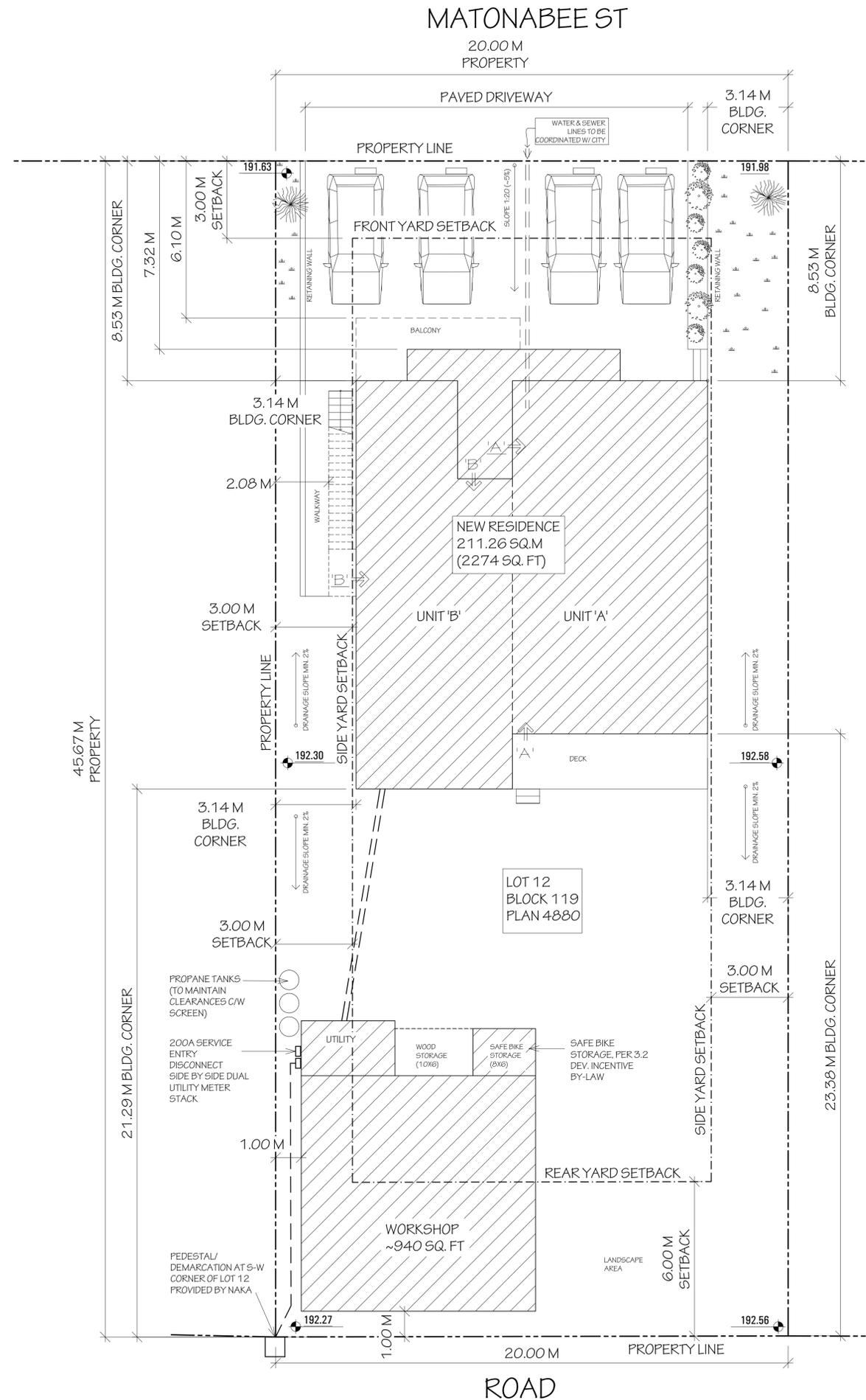
Set-Backs:	Front	3.0 M	Height: Max Allowed	12.00M
	Rear	6.0	Residence	9.60
	Side	3.0	Workshop	5.27

Parking: Two Stalls Per Dwelling Unit
 Unit 'A' 2 stalls; provided
 Unit 'B' 2 stalls; provided

Landscape: Front Yard Area: ~ 170 Sq.M.
 Paved Area: = 128 Sq.M.
 Landscaped Area: = 42 Sq.M. (100% of unpaved front yard)

Planting Requirements
 1 tree per 25 Sq.M of landscaped area (42 Sq.M.) = 1.68 trees; provided 2 White Birch
 2 shrubs per 25 Sq.M. = 3.36 shrubs; provided 7 Juniper

*Max. Allowable Lot Coverage: 65% combined



REVISIONS:		
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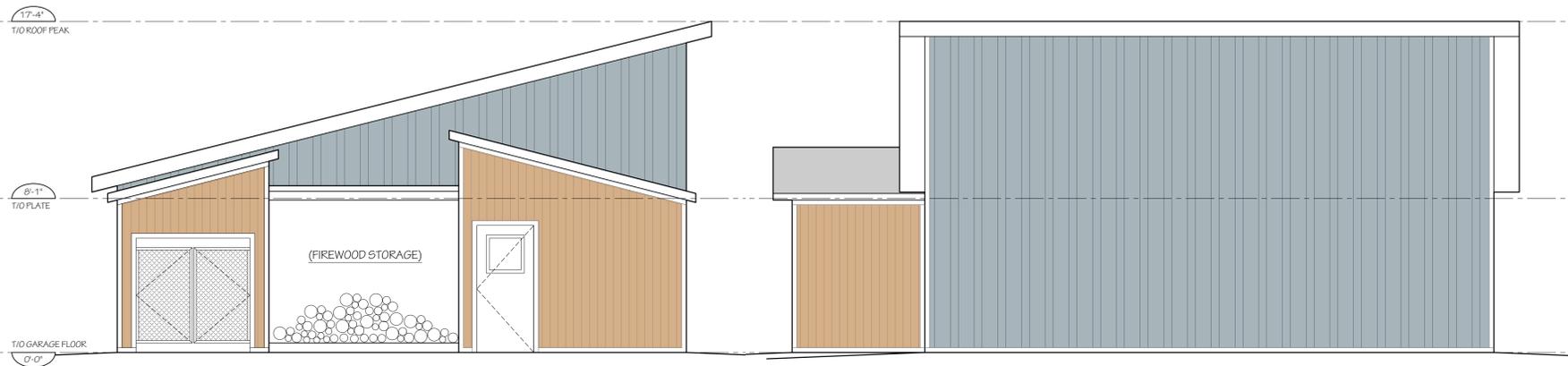
PROJECT TITLE
 NEW DUPLEX RESIDENCE

ADDRESS
 Lot 12, Block 119, Plan 4880
 4895 Matonabee St., Yellowknife, NWT

DRAWING TITLE
 COVER SHEET,
 SITE PLAN,
 ZONING ANALYSIS

DESIGNED BY MM/AV	SCALE AS NOTED
DRAWN BY AV	DATE FEB 2026
JOB NUMBER 26-01	REV. NUMBER 01
SHEET NUMBER	

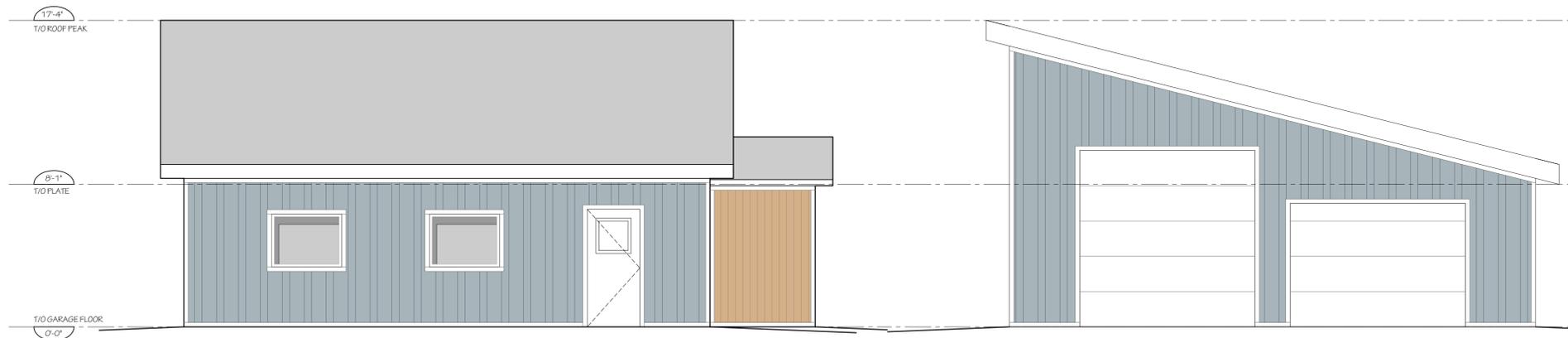
A1.1



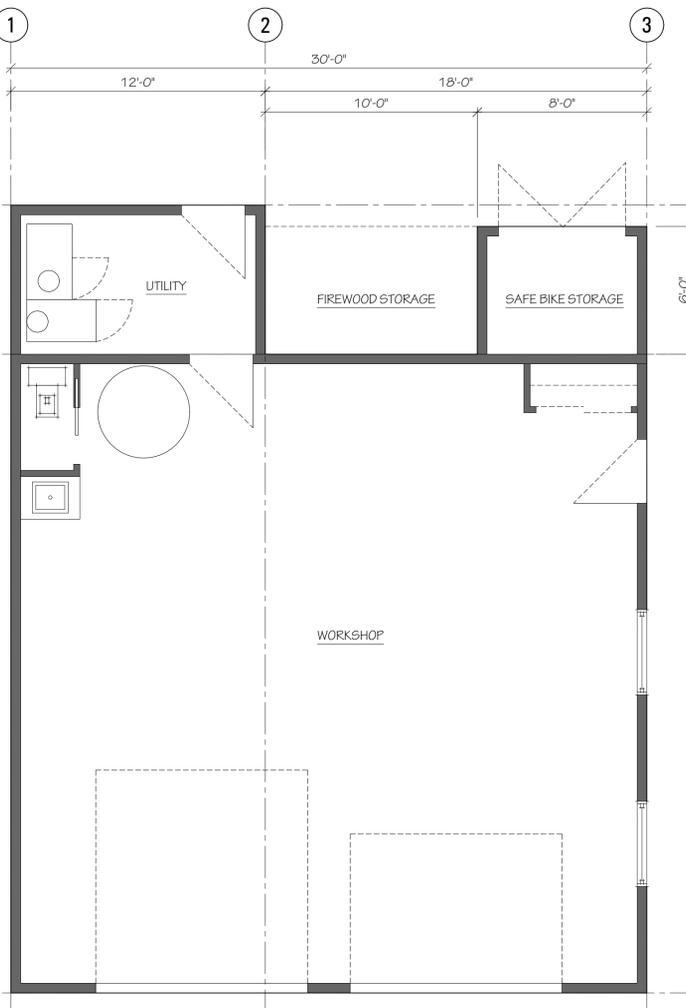
5 WORKSHOP NORTH ELEVATION
A1.2 Scale: 1/4" = 1'-0"

COLOURS		CLADDING	
	SLATE BLUE		CEMENTITIOUS PANEL
	STONE GRAY		METAL LAP SIDING
	WOOD GRAIN - PINE		BOARD AND BATTEN
	IRON ORE/BLACK		

4 WORKSHOP WEST ELEVATION
A1.2 Scale: 1/4" = 1'-0"



3 WORKSHOP EAST ELEVATION
A1.2 Scale: 1/4" = 1'-0"



1 WORKSHOP FLOOR PLAN
A1.2 Scale: 1/4" = 1'-0"



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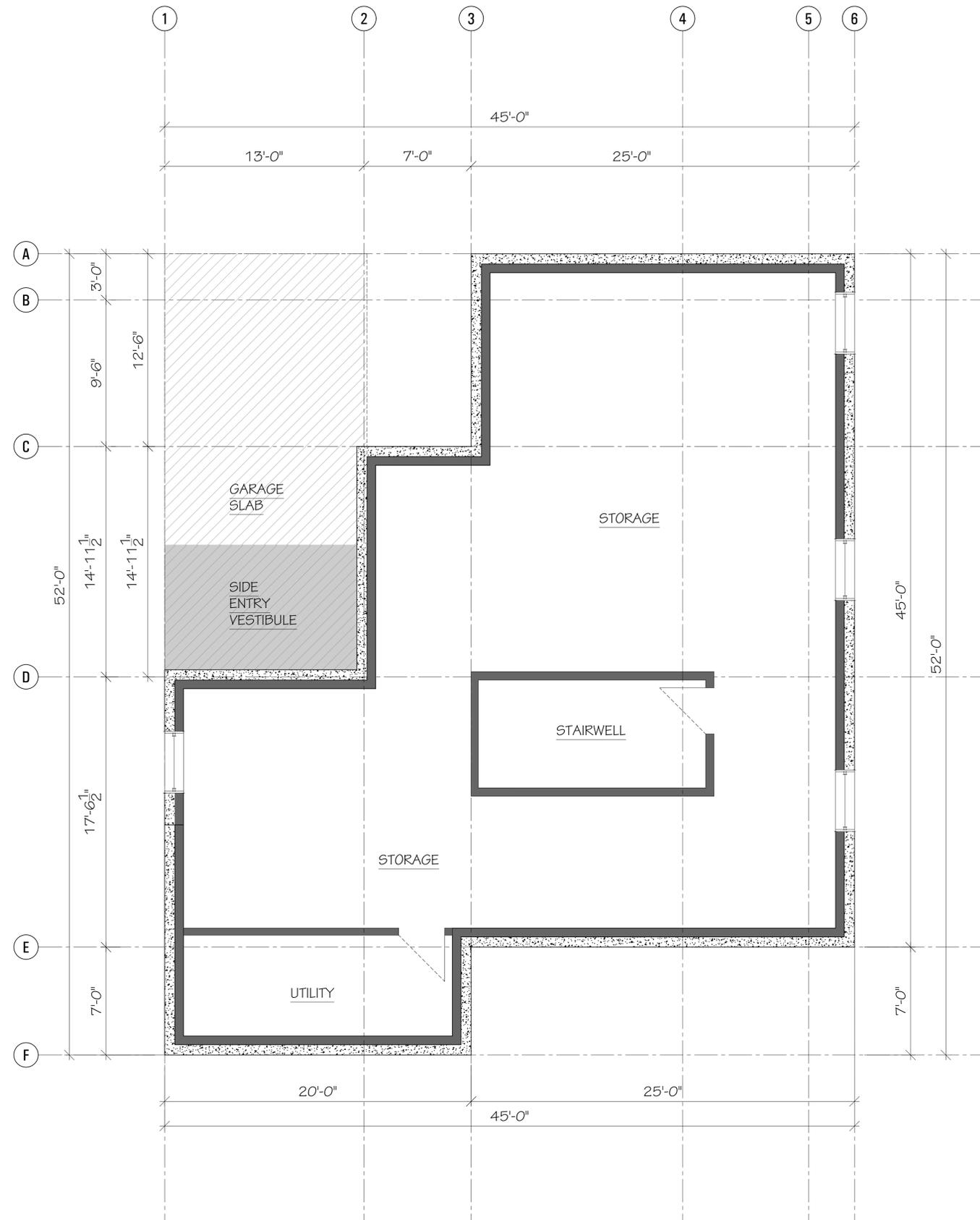
PROJECT TITLE
NEW DUPLEX RESIDENCE

ADDRESS
Lot 12, Block 119, Plan 4880
4895 Matonabee St., Yellowknife, NWT

DRAWING TITLE
WORKSHOP FLOOR PLAN AND EXTERIOR ELEVATIONS

DESIGNED BY MM/AV	SCALE AS NOTED
DRAWN BY AV	DATE FEB 2026
JOB NUMBER 26-01	REV. NUMBER 01

SHEET NUMBER
A1.2



1 FOUNDATION PLAN
 A2.1 Scale: 1/4" = 1'-0"



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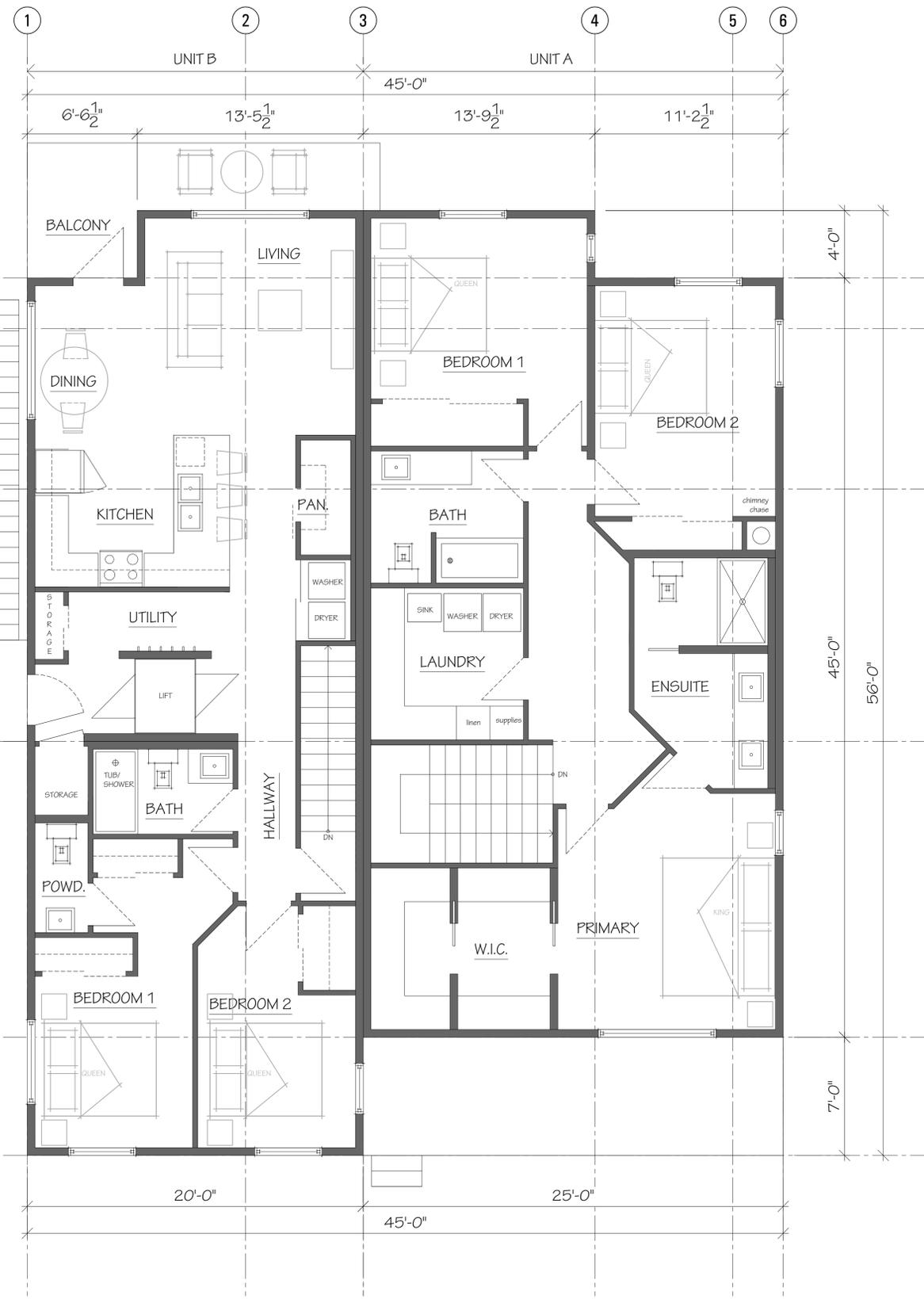
DRAWING TITLE
FOUNDATION PLAN

DESIGNED BY MM/AV	SCALE AS NOTED
DRAWN BY AV	DATE FEB 2026
JOB NUMBER 26-01	REV. NUMBER 01

SHEET NUMBER
A2.1



1 MAIN FLOOR PLAN
Scale: 1/4" = 1'-0"



2 2ND FLOOR PLAN
Scale: 1/4" = 1'-0"



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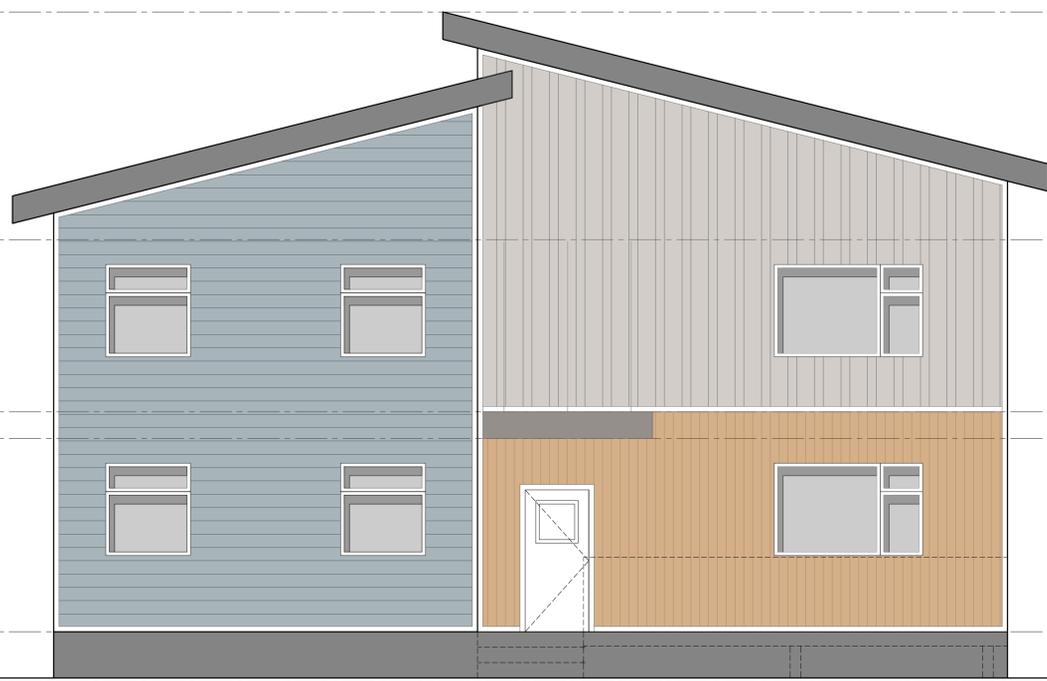
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NEW DUPLEX RESIDENCE

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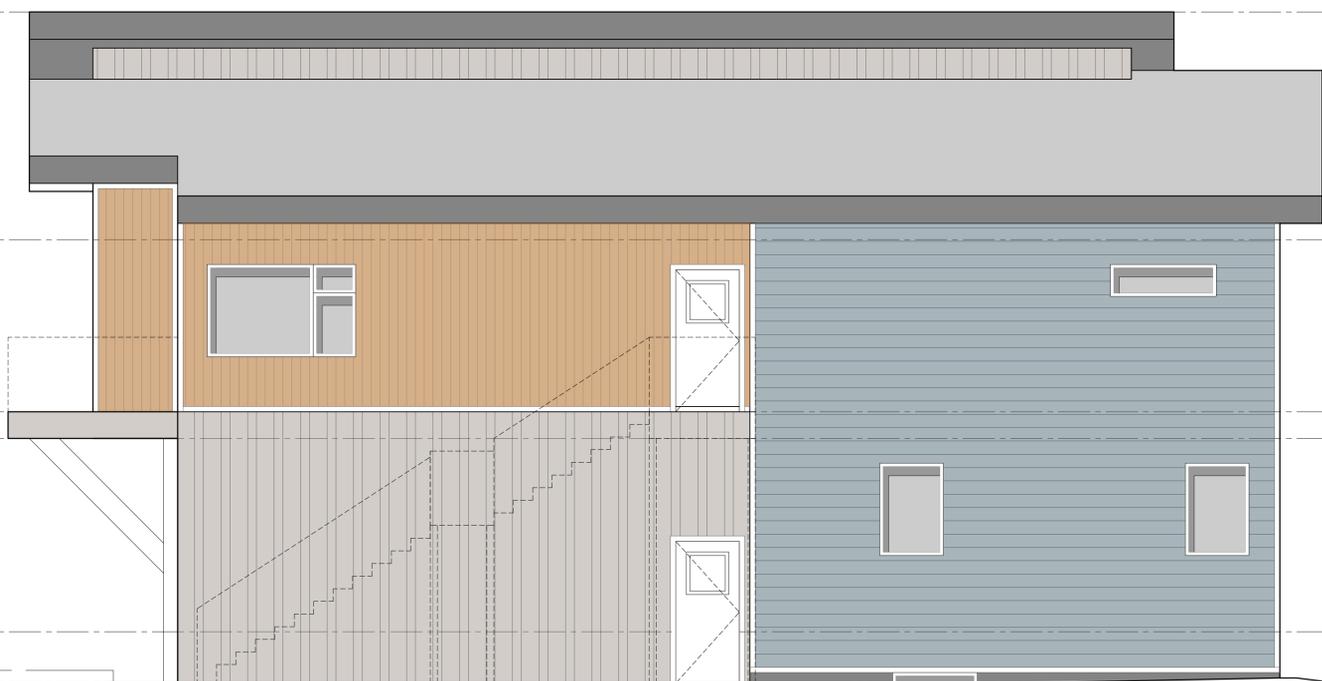
DRAWING TITLE
**MAIN FLOOR PLAN,
2ND FLOOR PLAN**

DESIGNED BY MM/AV	SCALE AS NOTED
DRAWN BY AV	DATE FEB 2026
JOB NUMBER 26-01	REV. NUMBER 01

SHEET NUMBER
A2.2



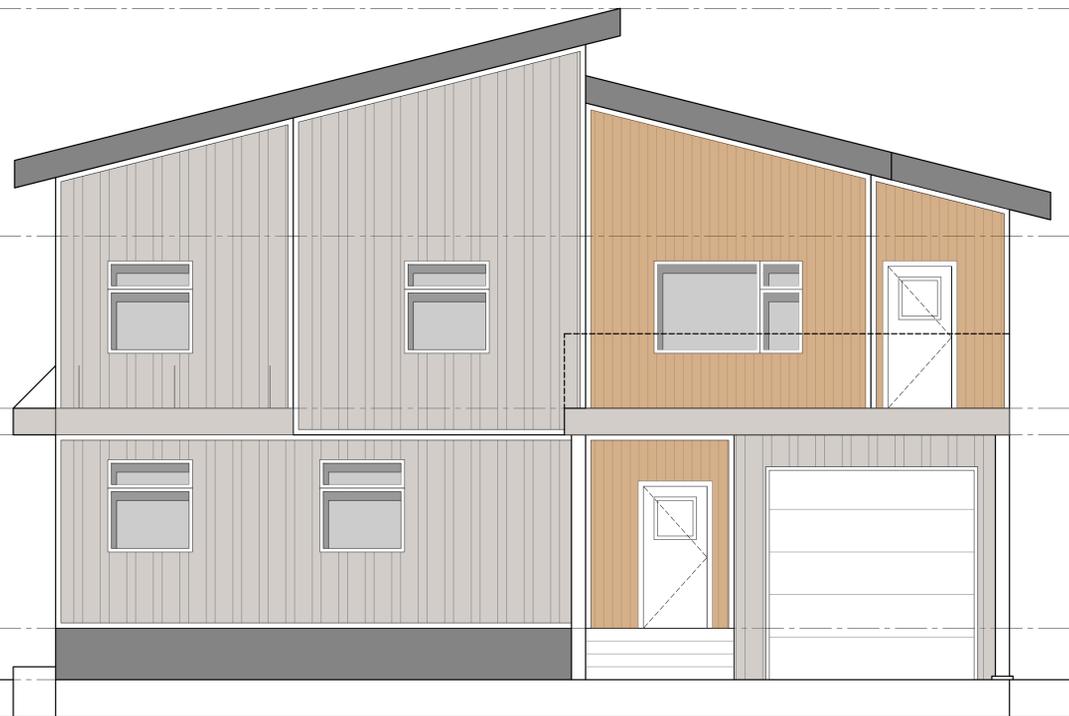
3 SOUTH ELEVATION
A3.1 Scale: 1/4" = 1'-0"



4 WEST ELEVATION
A3.1 Scale: 1/4" = 1'-0"



2 EAST ELEVATION
A3.1 Scale: 1/4" = 1'-0"



1 NORTH ELEVATION
A3.1 Scale: 1/4" = 1'-0"

31'-6"
T/O ROOF PEAK

20'-10"
T/O TOP PLATE

12'-9"
T/O 2ND FLOOR

2'-5"
T/O MAIN FLOOR

0'-0"
T/O GARAGE FLOOR

-1'-9"
T/O SIDE WALK

31'-6"
T/O ROOF PEAK

20'-10"
T/O TOP PLATE

12'-9"
T/O 2ND FLOOR

2'-5"
T/O MAIN FLOOR

0'-0"
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- COLOURS
-  SLATE BLUE
 -  STONE GRAY
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- CLADDING
-  CEMENTITIOUS PANEL
 -  LAP SIDING
 -  BOARD AND BATTEN

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PROJECT TITLE
NEW DUPLEX RESIDENCE

ADDRESS
Lot 12, Block 119, Plan 4880
4896 Matonabee St., Yellowknife, NWT

DRAWING TITLE
BUILDING ELEVATIONS

DESIGNED BY MM/AV	SCALE AS NOTED
DRAWN BY AV	DATE FEB 2026
JOB NUMBER 26-01	REV. NUMBER 01

SHEET NUMBER
A3.1