

Property Information/Details

Location Description	Lot 12, Block 119, Plan 4880
City of Yellowknife Community Plan No. 5007, as amended.	Section 3.1.2 - General Development Goals Section 5.1 - Environment and Climate Section 5.3 - Municipal Infrastructure
City of Yellowknife Zoning By-law No. 5045, as amended.	Section 3 - Roles and Responsibilities Section 4 - Development Permit Process Section 5 - General Development Permit Process Section 7 - General Development Regulations Applicable to all Zones Section 8 - Specific Use Regulations applicable to Residential Zones Section 10.5 – RI-1 – Residential Intensification
Civic Address:	4898 Matonabee Street
Access:	Matonabee Street
Municipal Services:	Piped water and sewage services; Municipal garbage pickup

Recommendation:

The Development Officer recommends approval of Development Permit PLDEV-2026-0026 for a “Duplex Dwelling and Accessory Building” at the above subject property with the following conditions:

1. Site grading with an average change of more than 0.60m will require a Grading Permit.
2. The Developer shall submit a Real Property Report (RPR) to the City prior to occupancy.
3. The development shall comply with the approved stamped drawings for PLDEV-2026-0026 and with all By-laws in effect for the City of Yellowknife.
4. Any new or additional uses (including amendments to this Permit) shall be subject to the review of development permit requirements.

Proposal:

The applicant is proposing a Duplex Dwelling and accessory building at 4898 Matonabee Street, legally described as lot 12, Block 119, Plan 4880. The subject land is zoned as RI-1 – Residential Intensification zone, where duplex dwellings are a permitted use. The land is currently undeveloped. The development will connect to the City's municipal piped water and sewage service.

Background:

On February 27th, 2026, the developer applied for a development permit (PLDEV-2026-0026) for a two-story duplex building which is compliant with all zoning regulations. The subject lot is in the RI-1 – Residential Intensification zone and can be accessed from Matonabee Street. The property is surrounded by primarily low-density residential dwellings with a rear footpath connection to Avens Pavilion and pedestrian access to Frame Lake Trail.

Assessment of the Proposal:

Date: May 1st, 2026

JUSTIFICATION

The Development Officer shall approve or refuse, pursuant to the Community Planning and Development Act, City's Community Plan By-law and the Zoning By-law, all development permit applications and state the terms and conditions as authorized by 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 by-law 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 by-law 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 a zoning by-law is to guide the physical development of a municipality by offering regulations to the use and development of land and buildings within the municipal boundary of the City. The Development Officer processes the application per Section 3.1.1 (Development Officer's roles and responsibilities) and applicable portions of Section 4 (Development Permit Process) of the By-law.

PLANNING ANALYSIS

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

The vision of the Community Plan is to manage land use in an economically, environmentally, and socially sustainable manner. The following general development plan goals (Section 3.1.2) of the Community Plan are applicable to this proposal:

- Increase housing affordability through increased land use flexibility for residential development.
- Encourage and facilitate more land use flexibility in core areas of City to support revitalization plans and initiatives.

- Improve energy efficiency of land development through intensification of existing developed areas and encouraging mixing of uses.
- Develop land in a fiscally responsible and sustainable manner.

Section 4.1.2 - Land Use Designation – Central Residential

The community plan supports residential development in the Central Residential zone as a transition area between the downtown core and other areas such as Old Town, the Recreation Hub, and Old Airport Commercial. Walkability is promoted in this area with access to sidewalks trails and cycling paths.

The following Central Residential Objectives and Policies are applicable:

4.1.2 Central Residential	
Planning and Development Objectives:	Policies:
3. To intensify land use through higher density development, starting in the areas that are adjacent to the city core and moving outwards. High density development adjacent to the City core stepping down to medium density.	3-a: Zoning will be revised to allow for higher density re-development close to the City Core stepping down to medium density zoning further from the City Core.
4. To encourage higher density residential development.	4-a. Off-street parking minimums will be reduced.
	4-b. Walking and cycling connections will be improved to support active modes of transportation.
5. To encourage a variety of housing options.	5-a. Alternative dwelling types that support higher density may occur in the area, but development must have enough space to accommodate living area, parking setbacks and outdoor amenity space.

The development of new residential units to support intensification directly aligns with the objectives of Section 4.12. In accordance with Policy 5-a, the proposed development provides sufficient living area, appropriate parking setbacks, and does not impede nearby outdoor amenity space.

Section 5.1 Environment and Climate Change

The Community Plan supports climate change mitigation and the sustainable development of land. Key considerations, such as reducing greenhouse gas emissions and adapting to a changing climate, should be incorporated into planning decisions.

The following Climate Change Mitigation Objectives and Policies are applicable:

5.1 Environment and Climate Change	
Planning and Development Objectives:	Policies:

3. To better utilize existing municipal infrastructure	3-a: The City will prioritize development in the existing built footprint of the City before developing new greenfield areas
	3-b: The City will encourage compatible mixed land uses where appropriate to support compact urban development and to reduce travel distances for residents
	3-c: Higher density development will be encouraged near employment centers and major activity nodes

Residential intensification provides a more efficient utilization of existing infrastructure and services, reducing capital costs on a per capita basis. This directly supports Objective 3 and Policy 3-a by focusing development within the existing built footprint rather than extending into greenfield areas. Infill development also has a smaller carbon footprint and lower servicing cost compared to outward expansion.

Section 5.3 Municipal Infrastructure:

Piped water and wastewater services are a significant capital cost, for both maintenance and expansion. To keep costs low for taxpayers, higher utilization of the existing systems is essential. Moderate intensification such as the proposed development will support better utilization of existing infrastructure.

The following Planning and Development Objectives and Policies are applicable:

5.3 Municipal Infrastructure	
Planning and Development Objectives:	Policies:
Objective 3: To concentrate commercial and residential development in areas serviced by piped water and sewer services.	Policy 3-a Commercial and residential development will be prioritized in areas with piped water and sewer services.
Objective 4: To limit residential development in areas serviced by trucked water and sewer services.	Policy 4-a: Residential development in areas with trucked water and sewer services will be discouraged.

Connection to municipal infrastructure is a critical factor for residential intensification. Overall, the new zones and associated changes to the Zoning By-law are consistent with the intent of the Community Plan’s Objectives and Policies regarding Municipal Infrastructure.

Zoning By-law No. 5045, as amended

The proposed duplex dwelling and accessory building at 4898 Matonabee Street meets applicable requirements as well as the intent of the By-law. No variances are required. A summary of zoning analysis is as follows:

Site planning considerations (Section 7.1)

The proposed development provides future residents of the dwelling with pedestrian access to Matonabee Street as well as convenient access to Frame Lake Trail and surrounding natural areas. Emergency vehicles can access the site through Matonabee Street.

Drainage and Grading (Section 7.3):

Surface drainage will be directed appropriately to ensure proper runoff management. The driveway slope will be modified as necessary to meet the requirements of the Zoning By-law, as well as relevant design standards for driveway gradients and on-site parking. A condition of approval will be that if the applicant or property owner chooses to grade the site with an average change of more than 0.60m, a Grading Permit will be required (Section 4.2-1.i of the Zoning By-law)

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

Vehicular access to and from the development will be through the private driveway facing Matonabee Street as well as alleyway access. Pedestrians can access the property through the paved walkway from Matonabee Street. The development must comply with all access regulations, including that driveways will have positive drainage towards the road (Section 7.4.1.d). Service vehicles approaching the site can safely park along Matonabee Street, with minimal impact to traffic flow.

General Landscaping Regulations (Section 7.5):

According to the RC Zone regulations, a minimum of 100% of the front yard area is required to be landscaped. The existing landscaping as well as residual areas outside the building and parking area will be landscaped. The development proposes sod, shrubs and trees. Landscaping requirements are to remain in valid conditions as part of this development.

Parking (Section 7.8)

According to Table 7-3 of By-law No. 5045, one parking space is required per unit of the duplex, requiring two parking spaces on site. The development complies with this requirement, providing four parking spaces. The driveway is proposed with a positive surface drainage towards Matonabee Street. Bicycle parking is not a requirement for duplex dwellings.

Land Use (Section 10.5)

The proposed development at 4898 Matonabee Street lies within the RI-1 Residential Intensification zone as defined in By-law No. 5045 as amended. The purpose of the RI-1 Zone is “to provide areas for new or infill residential intensification developments to supply a mix of housing options.”

Regulations relating to lot width, lot coverage, building height, and yard setbacks have been met. These regulations were reviewed against the drawing submitted on February 27th, 2026.

Servicing

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

City Departments Consultation

As directed in Section 4.5.1 of Zoning By-law No. 5045, a request for comments was circulated to the following City departments on March 31st, 2026. Comments were reviewed and considered, and are summarized in the table below:

No.	City Department	Comments	Consideration
1.	Public Works & Engineering	Public Works comments that site services will be fully reviewed at the Building Permit stage and must follow the City’s design standards and applicable bylaws. Site access to both the front and rear of the property is supported for this development. Roll face curb will be installed behind this property as part of the Alley Paving Project.	The comments have been relayed to the developer and the property owner for consideration.
2.	Lands and Building Services	Lands and Building Services flagged that soffits projecting into the 1.2-meter setback are required to be closed and cannot project less than 0.45m from the property line. As noted on the drawings, non-combustible cladding is required	The comments have been relayed to the developer and the property owner for consideration.
3.	Fire Services	No comments were received.	No consideration is required.

Public Consultation

Notice of Application for the development permit and variance was circulated to neighboring residents of the subject property on March 26, 2026, per Sections 4.5.1, 4.5.2, 4.5.3, 4.5.4, and 4.5.5 of Zoning By-law No. 5045, Section 6.7 of Community Plan By-law No. 5007, and Section 14 (2) of the Community Planning and Development Act.

No comments for consideration were received from the public.

Date: May 1st, 2026

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

Caveats / Other Legal Agreements

It is the developer's responsibility to comply with applicable conditions specified within the registered Purchase Agreement. The developer will be responsible for remediating any damage that has occurred to the adjacent municipal land or road.

Conditions of Approval

1. Site grading with an average change of more than 0.60m will require a Grading Permit.
2. The Developer shall submit a Real Property Report (RPR) to the City prior to occupancy.
3. The development shall comply with the approved stamped drawings for PLDEV-2026-0026 and with all By-laws in effect for the City of Yellowknife.
4. Any new or additional uses (including amendments to this Permit) shall be subject to the review of development permit requirements.

Conclusion:


Development Permit Application PLDEV-2026-0026 is recommended for approval with the above-mentioned conditions as the proposed development conforms to Community Plan By-law No. 5007, as amended and complies with all applicable regulations of Zoning By-law No. 5045, as amended.



Mokiah Harris
Planner I, Planning and Environment

5/01/26
Date

Concurrence by:



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

May 1, 2026
Date

Date: May 1st, 2026