

Property Information

Location Description	Lots 1, 2(U), 3 and 4 Block 157 Plan 1385
City of Yellowknife Community Plan	Section 3.1.2 General Development Plan Goals Section 4.2 Old Town Section 4.15 Akaitcho Section 5.1. Environment and Climate Section 5.3 Municipal Infrastructure
City of Yellowknife Zoning By-law	Section 3. Roles and Responsibilities Section 5.2. By-law Amendments Section 11.3. OT – Old Town Mixed Use Section 13.2. PR – Parks and Recreation
Civic Address	4002 49 Avenue
Access	49 Avenue
Municipal Services	Piped Water and Sewer

Recommendation:

The proposed Zoning By-law amendment No. XXXX, to rezone Lots 1, 2(U), 3 and 4 Block 157 Plan 1385 from PR – Parks and Recreation to OT – Old Town Mixed Use, be adopted.

Proposal:

The applicant proposes to amend Zoning By-law No. 5045, as amended to rezone of Lots 1, 2(U), 3 and 4, Block 157, Plan 1385 (the “subject lots”) from PR – Parks and Recreation to OT – Old Town Mixed Use to support future development. A by-law to amend the Zoning By-law will be presented to Council for consideration. This application will be referred to as a “rezoning” application in this report.

Background:

GENERAL STATEMENT

The Planning and Development Department received and reviewed this Zoning By-law amendment application that is deemed complete on October 20, 2025. The four subject lots are approximately 4,900 m² in area.

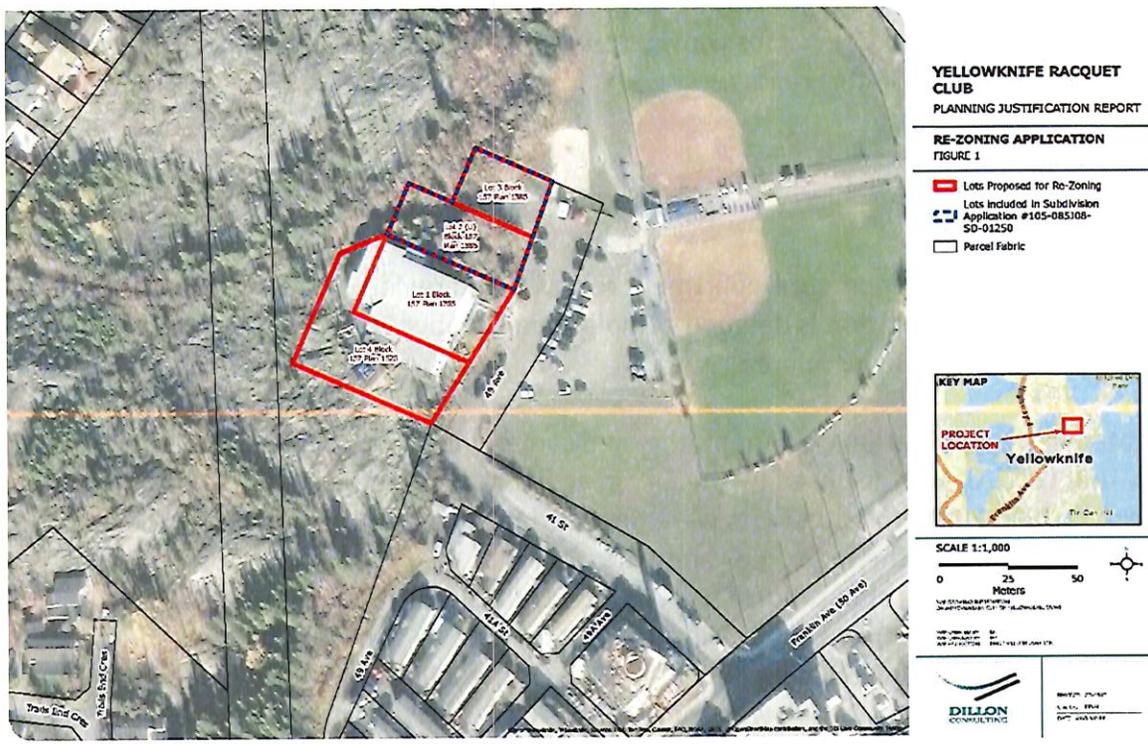
As stated in the application document, the applicant owns all four subject lots. City records show that Lot 2(U) was disposed by the City in accordance with the Land Administration By-law No. 5078 in 2025. The other lots were disposed in 1980 and 1983 following the land disposal procedure at the time. The Land Titles Office of the Government of Northwest Territories is reviewing application #105-085J08-SD-01250 by the applicant for the consolidation of Lot 2(U) and Lot 3. The applicant operates a Commercial Recreation business from an existing building at this location. The existing building was approved in 1980 and a subsequent addition was approved in 2017. It sits mostly on Lot 1 but projects

into Lot 4 to the side and back. Lot 2(u) and 3 are not occupied by any building at the moment. The existing building is serviced by municipal piped water and sewer.

The subject lots are located approximately 136 metres northwest of 50 Avenue (Franklin Avenue). Immediately surrounding the subject lots are properties zoned PR – Parks and Recreation and RC-1. From north to southwest of the subject lots, the adjacent land is mostly undeveloped rock terrain with woods. Further to the northwest, beyond the undeveloped, land is a strip of residential development along Niven Drive. The Fritz Theil Ball Diamonds is located to the east of the subject lots. To the south of the subject lots, residential neighbourhoods begin on the far side of 41 Street extending to the southwest. There is no immediate bordering of residential lots to the subject lots. A new mosque is being developed in the residential neighbourhood at the corner of 41 Street and 50 Avenue. Directly across from 50 Avenue are two institutional developments, the Keskorie Boarding Home and Yellowknife Women’s Society.

As mentioned in some public comments, an unofficial pathway crosses two of the subject lots and the wooded area behind, connecting the Niven Lake area with the ball diamonds and beyond.

According to the applicant, the intent of this proposed rezoning is to support potential future development, as the OT Zone provides more land use opportunities. There is no specific development associated with this rezoning application at the moment. Any future development will be subject to the City’s development approval process.



SUPPORTING STUDIES AND REPORTS

- Zoning By-law Amendment Application – Planning Justification Report (Appendix A)
– prepared by Dillon Consulting
- City of Yellowknife Smart Growth Plan Natural Area Preservation Strategy
- City of Yellowknife Economic Development Strategy 2020-2024 (latest)

Assessment of the Application:

JUSTIFICATION

The subject lots are currently designated Old Town under the Community Plan No. 5007, as amended. No Community Plan amendment is required to rezone the subject lots to OT Zone under the Zoning By-law. Council is the authority for all by-law amendments (Section 3.2.1. of the Zoning By-law), so this application will be presented to Council for a decision following the established procedures in the *Cities, Towns and Villages Act*.

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 of the *Act* 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 with a community plan. Subsection (4) further states that a zoning bylaw must not conflict with a community plan.

- *Cities, Towns and Villages Act, SNWT 2003, c.22*

Section 73 to 76 and 129 of *Act* state that Council may, by by-law, amend a by-law and state the required procedure to approve by-laws. A by-law must have three readings and a public hearing to be effective.

- Community Plan 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. The Zoning By-law and all amendments shall conform to the Community Plan.

- Zoning By-law No. 5045, as amended

Regulations of the Zoning By-law apply to the use and development of land and buildings within the municipal boundary of the City.

Council is granted the authority to approve, add any specific provision(s), or deny all applications for an amendment to this By-law in accordance with Section 3.2.1 c) of the Zoning By-law.

Section 5.2 states the application and review process of a by-law amendment proposal. A proposed amendment which has been rejected by Council within the previous 12 months shall not be reconsidered unless Council otherwise directs by resolution.

PLANNING ANALYSIS

Community Plan No. 5007, as amended

The vision of the Community Plan is to manage land use in an economically, environmentally, and socially sustainable matter. The existing building on the lots is connected with municipal water and sewer infrastructure and it will require fewer resources to extend the services to other lots, so the proposed rezoning conforms to the following General Development policy of the Community Plan in principle to:

- Prioritize utilization of existing capacity of municipal infrastructure for land use development before adding new capacity.

Section 4.2 Old Town

The subject lots are located within the Old Town Land Use Designation. Old Town is recognized as an integral part of Yellowknife's history. Land uses and associated activities in Old Town should be balanced to preserve the organic and historic built form of the area while addressing the growth pressures of increased tourism and commercial interest. Old Town will continue to accommodate a mix of residential and commercial uses. Community Plan polices are implemented through the Zoning By-law. In this case, the OT – Old Town Mixed Use Zone is the major embodiment of the Old Town Land Use Designation and its objectives and policies.

The proposed rezoning supports several key objectives, particularly those related encouraging a mix of land uses. In addition, as outlined in Policy 17-a, the City's Smart Growth Plan Natural Area Preservation Strategy identifies protected natural areas, including Niven Lake East (Fritz Theil Rock) which is north of the subject lots. The subject lots are not

located within any identified natural area, so they are not subject to development restrictions. In response to some public comments, this rezoning will not cause any loss of recognized public green space. The proposed amendment is in alignment with the objectives and policies of the Old Town land use designation in the Community Plan:

4.2 Old Town			
Planning and Development Objectives:		Policies:	
2.	To maintain existing retail and commercial services that respond to both the local residents and tourism industry.	2-a.	Retail and commercial land use will be permitted.
4.	To encourage street-oriented residential retail and commercial development.		NA
10.	To concentrate commercial operations to the main corridors of Old Town.		NA
14.	To encourage a mix of residential options including larger homes, duplexes, rowhouses, groups of tiny homes, and mixed residential and commercial spaces.	14-a	A variety of residential development including multi-unit and mixed residential/commercial development will continue be permitted.
15.	To encourage a mix of uses that enhance the organic nature and built form of the development of Old Town.	15-a	Zoning will be made flexible to allow for mixed uses where they are deemed appropriate.
17.	To maintain known natural and culturally significant areas and open spaces.	17-a	Niven Lake East (Fritz Theil Rock), Bush Pilots Monument, McAvoy Rock, Willow Flats, Peace River Flats, Latham Island E Shoreline, Willow Flats Shoreline and the School Draw Shoreline will be preserved as natural areas.

To the northeast of the subject lots, neighbouring land beyond is also designated “Old Town”. Land to the other side of the subject lots is designated “Downtown – Central Residential”, which is a transition area from the city core to other land use designation, such as Old Town. Downtown – Central Residential Designation is intended for a variety of residential uses and other office and retail uses. The proposed rezoning aligns with polices of the Community Plan and is compatible with the surrounding areas.

Section 4.15. Akaitcho

Akaitcho identifies protected land interest in compliance with the Interim Land Withdrawal Protocol until the conclusion of the Agreement in Principle has been reached between the Akaitcho Dene First Nations, the Government of the Northwest Territories and the Government of Canada. The City values and respects First Nation’s culture, traditions, governments, and stewardship of the land. An interim Land Withdrawal Agreement was signed in 2006 to protect the identified lands during the course of negotiation. This agreement stipulates that no new interests can be created on the withdrawal lands until the negotiations are finalized.

The subject lots are not located within the identified Akaitcho land withdrawal area, so the lots are not subject to development restrictions.

Section 5.1.1 Climate Change

The Community Plan supports climate change mitigation by focusing most development within the existing built footprint of the City. This ensures that existing infrastructure is better utilized without significantly expanding road, wastewater, and drinking water infrastructure, all of which require significant amount of energy to build and operate. The subject lots are connected with or in close proximity to existing roads and water and wastewater system, thus the proposed rezoning meets the following climate change mitigation objectives and policies:

5.1.1 Climate Change			
Climate Change Mitigation 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.

Section 5.1.2. Municipal Infrastructure

The City owns and operates a variety of key infrastructures that is essential for the health and well-being of residents, including water and sewer infrastructure. Piped water and sewer infrastructure and services are a significant capital cost, so higher utilization of the existing systems should be prioritized. Resonating with the general development plan goals and climate change policies above, the proposed rezoning also meets the following municipal infrastructure planning and development objectives and policies:

5.3 Municipal Infrastructure			
Planning and Development Objectives:		Policies:	
3.	To concentrate commercial and residential development in areas	3-a.	Commercial and residential development will be prioritized in

	serviced by piped water and sewer services.		areas with piped water and sewer services.
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City of Yellowknife Economic Development Strategy 2020-2024

Council adopted the latest version of the City of Yellowknife Economic Development Strategy in April 2020. The purpose of the strategy is to strengthen the economic base of the City and contribute to sustainable prosperity for residents and businesses. It states that Yellowknife should feature a positive climate for business, which includes the following goals and strategies that support this rezoning application:

- improving the regulatory environment impacting the development of Yellowknife businesses
 - o apply an economic lens to any proposed bylaw, policies or plans
- increasing access to lands for development

Since economic development is beyond the expertise of the Development Officer, only face value interpretation is provided here. Council should conduct further analysis in light of the Economic Development Strategy when making a decision on this proposed rezoning application.

Purchase Agreement:

The applicant has entered into a purchase agreement with the City when acquired Lot 2(U). The applicant has provided consent for the Development Officer to share the following information from this agreement - the agreement requires the applicant to re-route the unofficial pathway upon future development. This information has also been shared with members of the public who voiced concerns about losing the pathway.

Zoning:

Zoning By-law No. 5045, as amended

Current and New Zone

A zoning by-law regulates land uses as prescribed in the different zones. The subject lots are zoned PR – Parks and Recreation, which is to “provide parks, recreation uses, and facilities for the use for recreational activities such as organized sports, walking, hiking, and cycling. Includes undeveloped land in its natural state dedicated for public Use. Opportunities for commercial activities that have minimal Impact and directly benefit the public may also be considered”. Contrary to public perception, PR Zone allows for certain commercial developments as discretionary uses as listed in the table below and as stated in section 13.2.1 of the Zoning By-law. NA Zone – Natural Area is a zone to preserve and maintain lands in natural state by restricting development, which may have been confused with PR Zone by the public. For example, Niven Lake and its immediate shoreline areas are zoned NA. No subject lot or land immediately surrounding them is zoned NA.

The proposed new zone for the subject lots is OT – Old Town Mixed Use, which is to “provide an area for a mix of commercial and residential use that recognizes and respects the unique features and historical significance of Old Town, but also supports increased tourism and activities”.

The PR Zone and OT Zone share a considerable amount of land uses, which have been highlighted in the table below. All permitted uses in the PR Zone are also permitted uses in the OT Zone. Most discretionary uses in the PR Zone are permitted uses in the OT Zone, except Campground and Cemetery. Similar Use remains a discretionary use in both zones. The existing Commercial Recreation is a permitted use in the OT Zone, so the proposed rezoning complies with OT Zone and will not create a non-conforming use.

The OT Zone provides more permitted uses of residential, commercial, and institutional nature than the PR Zone, such as Artisan Studio, Brewing/Distilling Establishment & Brewpub, a variety of Dwellings, and Day Care Facility. A full list of permitted and discretionary uses in both PR Zone and OT Zone is provided below:

PR Zone		OT Zone	
Permitted Use	Discretionary Use	Permitted Use	Discretionary Use
Accessory Building	Campground	Accessory Building	Hotel
Accessory Use	Cemetery	Accessory Use	Industrial, Light
Public Parks	Commercial Entertainment	Artisan Studio	Institutional • Religious & Educational Facility • Special Care Facility
Public Utility Uses and Structures	Commercial Recreation	Brewing/Distilling Establishment & Brewpub	Medical and Health Services
Recreation Facility	Commercial Retail Sales and Service	Commercial Entertainment	Motel
Temporary Use	Marina	Commercial Recreation	Similar Use
Urban Agriculture, Commercial	Similar Use	Commercial Retail Sales and Service	
Urban Agriculture, Community		Community Resource Centre	
		Convenience Store	
		Day Care Facility	
		Dwelling: • Single Detached • Duplex • In-Home Secondary • Detached Secondary	

		<ul style="list-style-type: none"> • Factory-Built • Townhouse • Multi-Unit 	
		Food and Beverage Services	
		Float Plane Base	
		Home Based Business	
		Institutional <ul style="list-style-type: none"> • Recreation Facility 	
		Marina	
		Mixed Use	
		Office	
		Personal Services	
		Planned Development	
		Public Parks	
		Public Utility Uses and Structures	
		Scientific Research and Development Facility/Laboratory	
		Short-Term Rental Accommodation	
		Storage Facility	
		Temporary Use	
		Urban Agriculture, Commercial	
		Urban Agriculture, Community	

Surrounding Areas

The subject lots and surrounding areas are considered to be a mixed use area given the established residential, commercial, and institutional uses. The immediate neighbouring zone other than PR is RC-1, which is to provide a transition area that supports a select mix of uses. The ball diamonds adjacent to the subject lots is a well-used recreational area that is considered compatible with the proposed OT Zone as well. Given that the OT Zone provides a wide range of land uses, it is considered to be consistent with the character of the surrounding areas from a general land use perspective.

Some public members raised concerns about not having a specific development tied to the proposed rezoning. It is to note that a rezoning application provides a high-level analysis of the compatibility and conformity of the proposed new zone, while a development permit application provides the opportunity to assess the impacts of a specific development. Being

two separate approval processes, each process provides different functions to ensure development proposals comply with City's requirements. A development permit application is usually submitted after the rezoning has been adopted. For example, some public members are concerned about certain discretionary uses of the OT Zone, which will be subject to additional review processes (including public input and Council's decision) since Discretionary Uses are not permitted as of right. Rezoned or not, any new development is subject to a development approval process in accordance with zoning requirements.

The proposed OT Zone offers a wide range of land uses, including a Single Detached Dwelling. Different land uses have different impacts and will be assessed individually should there be a development permit application after the rezoning process. The public will have additional opportunities to provide support or comments on the specific development proposal before a decision is made.

Concerns about existing traffic and parking violations, road conditions, behaviours of users of facilities in the area, and potential crime-related incidents are beyond the scope of this rezoning application. Public members are advised to address those concerns through the City's official complaint platform; by contacting the Municipal Enforcement Division to report any by-law violations; or by contacting the RCMP for crime-related concern.

Consultation with City Departments:

The Public Works and Engineering Department has no concerns about this rezoning application.

The Public Safety Department states that this rezoning application will have little impact on fire response, access and safety. Future developments can be reviewed again for fire access and safety codes compliance.

The Lands and Building Services Division has no concerns about this rezoning application. The Lands and Development Officer has been consulted regarding the City's land disposal procedure of the four subject lots in light of public inquires. Additional information has been incorporated into the Background section of this report.

The City Clerks Department has been consulted regarding the potential conflict of interest of the applicant as per some public comments. The Council Code of Ethic By-law No. 4976 has been provided as a response.

The Community Services Department has been consulted regarding the unofficial pathway. The unofficial pathway has been confirmed to have no official name and is not part of the City's official trail network. The City does not maintain the unofficial pathway in question.

Detailed comments and considerations are available in Appendix C.

Public Comments:

The City initiated a 2-week public comment period to gather input on the proposed rezoning application. On October 20th, 2025, a Notice of Application sign was posted in front of the existing building on Lot 1. A second Notice sign was posted beside the unofficial pathway on Lot 3 on October 28th as suggested by a public member. Notice of Application letters were circulated to the neighboring residents and landowners within 30 metres of the subject lots. The City published all application documents that are public record on the website for public inspection. The applicant has also been encouraged to host a neighbourhood information session to inform the community about the proposal. The planning regulations do not mandate such information session, and no information session was in place to the publish date of this report.

A total of 16 unique entries of public comments have been received. Major concerns include potential loss of the unofficial pathway, lack of specific development proposal, compatibility with surroundings, and conflict of interest of the applicant. All comments have been addressed in the report and detailed consideration for each comment can be found in Appendix C.

The City will notify the public of a public hearing session if the proposed rezoning has received first reading from Council, as per section 129 of the *Cities, Towns and Villages Act*. Council would then review public input from this meeting and by resolution, make a decision on the proposed rezoning after all due procedures and consultations are complete.

Next Steps:

Once the proposed amendment by-law is given first reading, a statutory public hearing will be held. Public Hearing will be advertised in accordance with regulatory requirements as stated above. The by-law will become effective after receiving second and third reading from Council. Once the applicant has determined a specific future development on the subject lots, a development permit application will be required.

Alternatively, Council has the authority to implement any changes to the recommendation, or deny the application as per section 3.2 of the Zoning By-law. Should Council deny this application, it cannot be re-considered within 12 months unless Council otherwise directs by resolution, according to section 5.2.3 of the Zoning By-law.

Conclusion:

The proposed rezoning conforms to the policies of the Community Plan No. 5007, as amended, to prioritize utilization of existing city infrastructure and encourage compatible

use in the Old Town land use designation. The proposed rezoning respects the identified natural areas and addresses future re-routing of the unofficial pathway through an existing agreement. Any future development will be subject to a development approval process. It is recommended that the proposed Zoning By-law amendment No. XXXX to amend Zoning By-law No. 5045, as amended, to rezone Lots 1, 2(U), 3 and 4 Block 157 Plan 1385 from PR – Parks and Recreation to OT – Old Town Mixed Use be adopted.

Reviewed [and Approved] by:



Qi (Vivian) Peng, MEM
Planner II, Planning and Environment

Jan 28, 2026
Date

Concurrence by



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

Jan 28, 2026
Date

Appendix

- A – Zoning By-law Amendment Application – Planning Justification Report
- B – City’s Smart Growth Plan Natural Area Preservation Strategy Map
- C – Comments and Considerations

Appendix A



YELLOWKNIFE RACQUET CLUB
Planning Justification Report
Zoning By-law Amendment

September 2025 – 25-1895

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1.0 Introduction

Dillon Consulting Limited (Dillon) has been retained by the Yellowknife Racquet Club (the Applicant) to act as Professional Planners for the proposed rezoning of Lots 1, 2U, 3, and 4, Block 157, Plan 1385 at 4002 49 Ave in the City of Yellowknife (City). The Applicant proposes to amend the zoning of the noted Lots from PR - Parks and Recreation to OT - Old Town Mixed-Use. Rezoning would create more flexibility and opportunities for potential future development on the identified sites.

The Applicant owns all four Lots and operates an existing business, the Yellowknife Racquet Club (YRC), that is primarily located on Lot 1 Block 157, Plan 1385. Table 1-1 details the proposed rezoning.

Table 1-1: Existing and Proposed Designations and Zones

Property	Existing Designation and Zone	Proposed Designation and Zone
Legal Description: Lot 1, Block 157, Plan 1385 Civic Address: 4302 49 Ave	Community Plan By-Law 5007 Designation: Old Town Zoning By-Law 5045 Zone: PR - Parks and Recreation	Community Plan By-Law 5007 Designation: Old Town Zoning By-Law 5045 Zone: OT - Old Town Mixed Use
Legal Description: Lot 2U, Block 157, Plan 1385 Civic Address: 4302 49 Ave	Community Plan By-Law 5007 Designation: Old Town Zoning By-Law 5045 Zone: PR - Parks and Recreation	Community Plan By-Law 5007 Designation: Old Town Zoning By-Law 5045 Zone: OT - Old Town Mixed Use
Legal Description: Lot 3, Block 157, Plan 1385 Civic Address: 4302 49 Ave	Community Plan By-Law 5007 Designation: Old Town Zoning By-Law 5045 Zone: PR - Parks and Recreation	Community Plan By-Law 5007 Designation: Old Town Zoning By-Law 5045 Zone: OT - Old Town Mixed Use
Legal Description: Lot 4, Block 157, Plan 1385 Civic Address: 4302 49 Ave	Community Plan By-Law 5007 Designation: Old Town Zoning By-Law 5045 Zone: PR - Parks and Recreation	Community Plan By-Law 5007 Designation: Old Town Zoning By-Law 5045 Zone: OT - Old Town Mixed Use

*A detailed map of the subject lots is appended to this report in **Appendix A**.

This Planning Justification Report has been prepared to support the submission of the Zoning By-Law Amendment Application (Form P2).

2.0 Subject Lands

This section of the report describes the subject lands owned by the Applicant (Lots 1, 2U, 3, and 4, Block 157, Plan 1385) proposed for the Zoning By-law amendment application.

2.1 Lot 1, 2U, 3, and 4, Block 157, Plan 1385

The municipal address of the subject Lots is 4002 49 Avenue. As shown in Error! Reference source not found. A, the Lots are rectangular, in various sizes, except Lot 4, which is L-shaped, bounding the southwest and northwest sides of Lot 1. The Lots front 49 Avenue adjacent to the Fritz Theil Memorial Park Parking Lot. The Lots are situated in a northwest (rear) to southeast (front) orientation, with Table 2-1 showing the measured land area of each Lot.

Table 2-1: Area of the Subject Lots

Lot number	Area (m ²)	Area (ha)
Lot 1, Block 157, Plan 1385	1463	0.1463
Lot 2U, Block 157, Plan 1385	999	0.0999
Lot 3, Block 157, Plan 1385	665	0.0665
Lot 4, Block 157, Plan 1385	1768	0.1768
Total	4895	0.4895

There is a single building on Lot 1, and the current use is commercial recreation. Part of the building extends onto Lot 4. Lots 2U and 3 are currently undeveloped. There is an existing subdivision application #105-085J08-SD-01250 for Lot 2U and 3 that is waiting for final approval and registration with the Lands Titles Office.

Adjacent Land Uses are described below:

Northeast: The subject Lots are bounded on the northeast by Lot 1001, Block Q85J/8. Lot 1001, Block Q85J/8 forms an irregular shape and surrounds the Lots, with 49 Ave separating it on the southeast side. Lot 1001, Block Q85J/8 is zoned PR - Parks and Recreation, and the current use is recreation space, the Fritz Theil Park, which hosts two municipally owned ball diamonds and additional park space.¹ Stout Road borders the northeast edge of Lot 1001, Block Q85J/8. Lots along Stout Road are zoned R1- Low-Density Residential.

Southeast: The subject Lots are bounded on the southeast by Lot 1001, Block Q85J/8, which forms an irregular shape surrounding the Lots, with 49 Ave. separating it on the southeast side. Lot 1001, Block

¹ City of Yellowknife. (2023, March 31). *Sports Fields and Courts*. <https://www.yellowknife.ca/en/getting-active/sports-fields-and-courts.aspx>

Q85J/8 is zoned PR – Parks and Recreation, and the current use is a Recreation Space, the Fritz Theil Park, which hosts two municipal-owned ball diamonds and additional park space. Lot 1011, Block Q85J/8 is bounded by Franklin Ave to the east and 41 St. to the south. Lots along Franklin Ave. are zoned RC – Residential Centre with current uses including Hotel (Keskorie Boarding House) and Automobile Service Station (Haks Auto Body). Lots along 41 St. are zoned R1 – Low Density Residential, and the current land uses include Dwellings – Factory-Built and Institutional – Religious and Education Institutions (Islamic Centre of Yellowknife).

Southwest: The subject Lots are bounded to the southwest by Lot 1001, Block Q85J/8, which is irregular in shape and surrounds the Lots. It is zoned PR - Parks and Recreation and is currently undeveloped. Directly southwest of Lot 1001, Block Q85J/8 is Lot 1, Block 303. Lot 1, Block 303 is zoned PR – Parks and Recreation in the southeast corner, and NA – Natural Area in the rest of the Lot. The Lot is currently undeveloped.

Northwest: The subject Lots are bounded to the southwest by Lot 1001, Block Q85J/8, which is irregular in shape and surrounds the Lots. It is zoned PR - Parks and Recreation and is currently undeveloped. Northwest of Lot 1001, Block Q85J/8 is the northeast corner of Lot 1, Block 303, which is zoned NA – Natural Area and is currently undeveloped. Lot 1, Block 303 is bounded by Lots zoned R1 – Low Density Residential with the land use of Dwelling – Single Detached. These Lots form part of the Niven Residential area along Niven Drive and are connected to the subject Lots via Don Jossa Way.

3.0 Proposed Development

As illustrated in **Appendix A**, the Applicant seeks to rezone Lots 1, 2U, 3, and 4, Block 157, Plan 1385 from PR - Parks and Recreation to OT - Old Town Mixed Use.

The proposed rezoning will support potential future Development on the identified Lots. **Appendix A** shows the location of the existing structure. The current land use is commercial recreation, hosting a multifunctional commercial recreational facility. The proposed rezoning to OT - Old Town Mixed Use increases potential land use opportunities and supports potential future development.

3.1 Required Applications

To support the proposed rezoning, a Zoning By-law Amendment is required to change the zoning of the subject lands from PR – Parks and Recreation to OT – Old Town Mixed Use.

At this time, no specific development is proposed for the subject Lots. The Applicant is applying for this rezoning in anticipation of future land use. Furthermore, the existing land use on Lot 1, which is commercial recreation, is an existing Permitted Use under the OT – Old Town Mixed Use zone.

4.0 Policy Analysis

4.1 Community Planning and Development Act

The *Community Planning and Development Act (Act)* provides guidance on land use processes within the Northwest Territories and must be considered when reviewing proposed Zoning By-law amendments. The amendment of a Zoning By-law falls under Part 2 of the *Act*. Part 2 of the *Act* provides guidance on the purpose, content, and required provisions for a Zoning By-law. Under Section 52, City Council has the authority to appoint either itself, a Development Officer, or both as the Development Authority to make decisions on Zoning By-law amendments. The Yellowknife City Council is the Development Authority responsible for considering and making a determination on all applications for Zoning By-law amendments. The Development Authority must also hold a public meeting before amending the Zoning By-law if the change involves a significant alteration.

Applications for amendments to the Zoning By-law must conform with the *Act*, *Community Plan*, and the regulations of any applicable By-laws.

4.2 City of Yellowknife Community Plan

The subject sites are located within the Old Town land use designation in the *City of Yellowknife's Community Plan By-law No. 5007 (Community Plan)*. The proposed Zoning By-law amendment was reviewed based on the *Community Plan*, with the relevant policies identified in Section 4.2. – Old Town.

As the Lots in question are already in the Old Town land use designation under the *Community Plan*, the proposed Zoning By-law amendment is in alignment with the *Community Plan* and meets the intent of the Old Town land use designation. Based on our review of the proposed rezoning, and the permitted uses would still meet the intent of the Old Town land use designation.

4.2.1 Old Town

The *Community Plan* identifies Old Town as having a unique character, with eclectic Building forms and serving as a major tourist destination. This designation allows for a balanced variety of residential and commercial uses with a mix and natural and cultural features. The following objectives and policies for the Old Town designation from the *Community Plan* support this proposed Zoning By-law Amendment:

Planning and Development Objective 2 - To maintain existing retail and commercial services that respond to both the local residents and tourism industry.

Planning and Development Objective 5 - To encourage new retail and commercial operations that service the needs of visitors and local residents but do not exceed capacity of city's existing water, sewer and services.

Planning and Development Objective 13 - To maintain the existing character of the built form.

Planning and Development Objective 15 - To encourage a mix of uses that enhance The organic nature and built form of the development of Old Town.

The proposed rezoning would permit development opportunities that would meet the intent of Old Town, and it does not conflict with the planning objectives in this designation.

4.3 City of Yellowknife Zoning By-law

The subject Lots are currently zoned as PR - Parks and Recreation under the *City of Yellowknife Zoning By-law No. 5045 (Zoning By-law)*. The Applicant would like to rezone to OT - Old Town Mixed Use, this would increase the potential for future development. Under the existing zoning of PR- Parks and Recreation, the permitted and discretionary uses, as per Table 13-3 of the *Zoning Bylaw*, include:

Permitted	Discretionary
Accessory Building	Campground
Accessory Use	Cemetery
Public Parks	Commercial Entertainment
Public Utility Uses and Structures	Commercial Recreation
Recreation Facility	Commercial Retail Sales and Service
Temporary Use	Marina
Urban Agriculture, Commercial	Similar Use
Urban Agriculture, Community	

The existing primary use of Lots 1 and 4, Block 157, Plan 1385 is commercial recreation, while Lots 2U and 3 remain undeveloped. The existing permitted uses are limited to support for public infrastructure or recreation. The Applicant, and owner of the four subject lots, is a private business operating a commercial recreation business. Although the discretionary uses include commercial uses, the classification of a discretionary use, adds extra approvals for future development permit process and reduces certainty for future development. Rezoning to OT- Old Town Mixed increase the flexibility for development, as there are more permitted uses. It also increases the Applicants certainty for future development on their privately owned property. The list of permitted land uses for OT- Mixed use is in Table 11-6, on 139 of the *Zoning Bylaw*.

Rezoning to OT – Old Town Mixed Use Zone would allow the Applicant greater flexibility for future use and development, while still complementing the existing uses surrounding the site as described in section 2.1 of this report, which includes a mix of residential, commercial and recreational use.

5.0 Other Policy Considerations

It is understood that the City of Yellowknife is actively exploring options to support infill and encourage a mix of commercial and other uses in existing built areas. In April 2025, the City published the "Intensification First" strategy, which outlines an approach to urban development, focused on building better neighborhoods. This includes creating more housing opportunities, increasing commercial space and fostering vibrant, active neighbourhoods. Although the strategy doesn't identify specific areas for intensification, given the location of the subject Lots, the rezoning of these four lots would support the City's focus for infill.

To support the focus for infill, Lots 1, 2U, 3, and 4, Block 157, Plan 1385, are advantageous because the current structure on these lots is connected to the City of Yellowknife's piped water and sewer system. In the spring of 2025, the City Council reviewed a report by InterGroup Consultants that reviewed the costs associated with trucked versus piped water and sewer. The cost of trucked water and sewer is disproportionately higher than piped services. This review indicates a strategic awareness and likely preference for development that can utilize existing piped infrastructure. Proximity to the existing piped water and sewer system means the subject Lots would be able to connect to the existing piped water and sewer network, unlike many other properties in the Old Town Mixed-Use zone that are on trucked services.

6.0

Conclusion

The proposed rezoning of Lots 1, 2U, 3, and 4, Block 157, Plan 1385 is intended to facilitate potential future development that contributes to the eclectic nature of the Old Town neighbourhood.

The proposal aligns with the City of Yellowknife's *Community Plan* and *Zoning By-law*, specifically the OT - Old Town Mixed Use zone, which supports a balanced and diverse development of residential and commercial uses. The proposed *Zoning By-law* amendment is not expected to alter the natural or cultural landscape of the Old Town neighbourhood and will provide opportunities for potential future Development that will complement and enhance the existing character of the area.

DILLON CONSULTING LIMITED



Margaret Kralt
RPP, MCIP

Appendix A

Figures

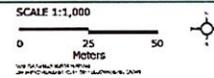




YELLOWKNIFE RACQUET CLUB
 PLANNING JUSTIFICATION REPORT

RE-ZONING APPLICATION
 FIGURE 1

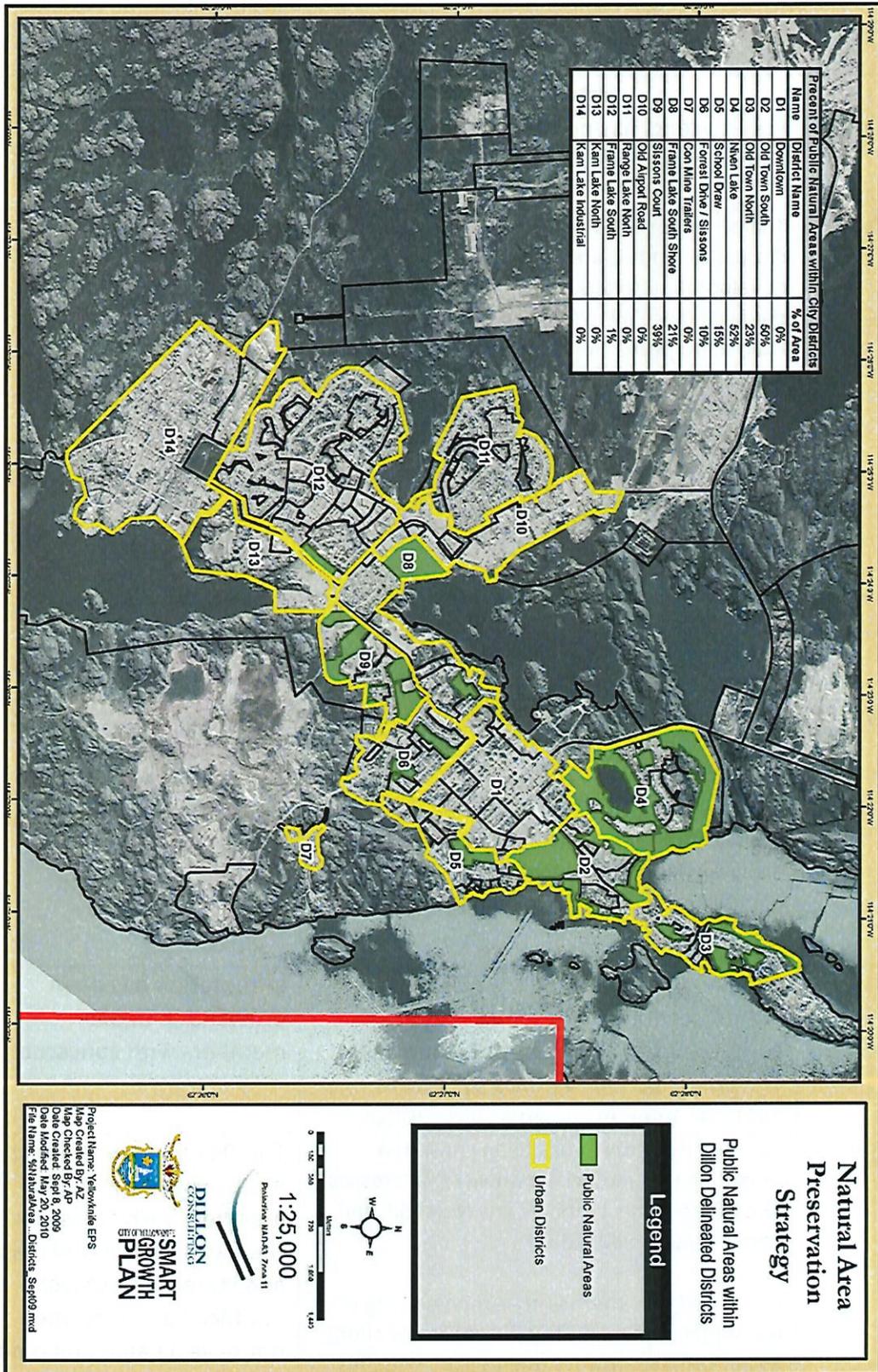
- Lots Proposed for Re-Zoning
- Lots Included in Subdivision Application #105-085108-SD-01250
- Parcel Fabric



FOR THE CLIENT: NORTH STAR SPORTS & RECREATION CENTRE LTD.
 2025-01-15 10:00 AM
 2025-01-15 10:00 AM
 2025-01-15 10:00 AM



Appendix B



Appendix C

Correspondent	Comments	Considerations
Internal Consultations		
Public Works and Engineering	Public Works has no concerns with re-zoning of these properties.	Noted.
Public Safety	<p>Thank you for sending along for input and discussion on this and future developments/plans. Fire Input into the planning piece allows not only valuable input from a fire protection/safety side but it also allows us to discuss any relevant changes with our crews if necessary if we are required to respond to the property.</p> <p>For this property, the re-zoning will have little impact on fire response access and safety.</p> <p>However, future developments on those parcels can be reviewed prior to building to ensure fire access and safety codes compliance are met.</p>	Noted.
Lands and Building Services	<p>Building Services has no concerns at this time.</p> <p>-----</p> <p>Lands Officer was consulted about the land disposal procedure of the subject lots in light of public inquiries.</p>	Information that is public record has been incorporated into the Background section of this report and provided to public members with concerns.
City Clerks	City Clerks was consulted regarding the potential conflict of interest of the applicant as per some public comments. The Council Code of Ethics By-law No. 4976 has been provided as a response.	Information has been provided to public members with concerns.
Community Services	<p>Community Services has been consulted regarding the unofficial pathway that crosses two of the subject lots, By-law No.4438, and Council Motion #0173-05.</p> <p>It is stated that there is no formal naming of the subject pathway. The City does not adopt any informal pathways due to liability issues</p>	The Development Officer has provided the public members with access to the City's official trail map and stated the subject unofficial pathway does not have a name and is not

	and the City does not maintain or support them.	part of the City's trail system.
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Number	Comments	Considerations
Public Comments		
1	<p>I have questions regarding the rezoning application for the Racquet Club hill (PLZON-2025-0115).</p> <ol style="list-style-type: none"> 1. Who owns these lots right now? 2. Is there a development proposal associated with the rezoning? 3. How is the City planning to protect the path between Peace River flats and the Niven Lake trail system? <p>-----</p> <p>[The public member responded with an email:]</p> <p>Thank you for your response. It appears from your answers that the trail connecting Niven Lake Trail to Back Bay crosses two private lots. Is it correct to assume that the trail is not part of the city's recognized trail system and therefore the lower portion could be used for other purposes by the land owner?</p> <p>If this is the case, I expect this will be surprising news to residents.</p> <p>-----</p> <p>[The public member responded with an email:]</p> <p>Thank you for your responses. Can you please clarify your answer to #3 for me? Who would be required to apply for a development permit to alter the existing trail - the property owner? I'm trying to determine if the City recognizes this trail as an official trail, as per the Niven Lake Development Scheme 2007, page 5.</p> <p>-----</p> <p>[The public member followed up with an email:]</p>	<p>The Planner has acknowledged receipt of this comment.</p> <p>The Planner has provided resident with access to the City's website to review application documents that are public records. The Planner has provided the contact information of the Land Titles Office, GNWT for land ownership inquiries.</p> <p>With the applicant's consent, the Planner has provided information about a legally binding agreement that requires the developer to re-route the unofficial pathway in question upon future development.</p> <p>The Planner has consulted the Community Services Department for public inquiries re: the unofficial pathway and provided answer to the public member that the pathway does not have an official name and is not part of the City's official trail system.</p>

	<p>Thank you for getting back to me. I have attached a more formal letter expressing my concerns. Please share with councillors and staff.</p> <p>[Below is the attached letter:]</p> <p>To: The City of Yellowknife Regarding: File #PLZON-2025-0115</p> <p>I am concerned about the rezoning application pertaining to the four lots surrounding the Yellowknife Racquet Club (File #PLZON-2025-0115). My concern relates specifically to the trail connecting Niven Lake Trail and subdivision to Fritz Theil Park, Peace River Flats and the rest of Old Town. This trail has existed since I moved to Yellowknife 40 years ago. When I arrived, it was a path used by pedestrians, cyclists, tobogganers and snowmobiles.</p> <p>When Niven Lake subdivision was in the planning stages, residents noticed the layout of lots in the plan were blocking this well-used trail. After public input, the City agreed to protect the path by providing a gap in the lots, and even built a crosswalk crossing Niven Drive at the location of the trail. The City placed poles and large rocks at the top to prohibit motorized traffic, making it safer for pedestrians and cyclists. One resident was particularly vocal about protecting the path at that time. His name was Don Jossa, which led to the path being affectionately called the “Don Jossa Way.”</p> <p>I walk this short trail three or four times per week. I see all sorts of folks on this hill – pedestrians commuting to work, dog walkers, parents with strollers, mountain bikers, kids tobogganing, and runners doing hill training.</p>	<p>Comments related to the City’s climate change action and transportation plan are beyond planning’s jurisdiction, which is retained in the report for Council’s consideration.</p>
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	<p>I am a member of the Racquet Club, I enjoy the services they offer and would like to see them succeed. I am very concerned, however, about the potential loss of a free and public recreational trail that connects two neighbourhoods and is used by so many.</p> <p>Please ensure that a right-of-way protects this trail for the future.</p> <p>Thank you,</p> <p>-----</p> <p>[The public member responded with an email:]</p> <p>Thank you for your response, it is very clear. I find it disappointing that the City is not interested in improving the trail system, particularly during the development of a climate change strategy and public transportation review.</p>	
<p>2 (phone and email)</p>	<p>I waited a few days before revisiting the link, but no additional information about the use of this land appears to have been included beyond "rezoning".</p> <p>As this rezoning creates a very wide range of possible uses, and may significantly change traffic and noise concerns, the neighborhood would like more information about the proposed changes. And how those changes might be affected should the ownership of the property change in the future.</p> <p>I left a phone message with you as well. you can call me at 867-765-8822. Everyone CCd on this email list has agreed to be included.</p> <p>-----</p> <p>[The public member responded with an email:]</p>	<p>The Planner has acknowledged receipt of this comment.</p> <p>The Planner has provided resident with access to the City's website to review application documents that are public records, specifically pointing to the planning justification report that outlines the rationale of this application. The Planner explained that rezoned or not, new development shall comply with all requirements.</p>

	<p>Thank you, Vivian, We'll get back to you with further questions. Ultimately, at this time, for my part, rezoning seems premature and a poor precedent with regards to our future options. However, I will discuss it with the community. I have added two more community members who requested to be in this conversation.</p> <p>-----</p> <p>[The public member called and a summary of the phone conversation is provided below:]</p> <p>The Planner had a phone conversation with the public member who inquired about the rezoning process and provided comments on this application. Comments have been summarized by the email below.</p> <p>-----</p> <p>[The public member followed up with an email:]</p> <p>Thank you for taking my call this morning. I look forward to your email with the list of steps. To reiterate my concerns, as to the potential rezone, I would like to strongly emphasize all of the points made by my neighbour (copied here):</p> <ul style="list-style-type: none"> ☑ Traffic flow and safety: Increased vehicle activity from mixed-use or commercial operations could raise safety risks for pedestrians, especially children. ☑ Noise and disturbance: Both construction activity and ongoing business or tourism-related uses could significantly alter the quiet character of our residential area. ☑ Environmental and community impacts: Changes in zoning may reduce accessible green space, increase light pollution, and place additional strain on parking and local infrastructure. ☑ Clarity and transparency: It is not yet clear what specific uses are being proposed under the new 	<p>This response has been sent to all recipients as requested.</p> <p>The Planner has provided information about the rezoning process and opportunities for public participation, replied to all as requested.</p> <p>The Planner has shared the contact info of the Municipal Enforcement Division to report any potential by-law violation concerns.</p> <p>Comments have been addressed in the report and incorporated into the decision. A summary of consideration is provided below:</p> <p>The subject lots are designated “Old Town” under the Community Plan, which is an area intended for a wide range of land uses. Rezoning to “OT – Old Town Mixed Use” is consistent with Community Plan Policies and is considered compatible with the surrounding mixed use areas. A development permit approval will be required to assess the</p>
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	<p>zoning or how they would align with the community’s current land-use objectives and Old Town’s unique heritage character. but to reinforce the concerns doubly.</p> <ul style="list-style-type: none"> - There have been a number of speed and distraction related incidents already with drivers running over private residential property lines and gardens. - People already frequently park in front of drive ways. - The Mosque, which I think we all think of as part of the community, will be reopening soon increasing traffic and the need for parking - the Road is already poorly maintained, creates a lot of dust and frequently has potholes in which cars bottom out - Noise from parties for both baseball and the racquet club are already very disturbing throughout the summer - The road is really more of a driveway, and is the only access to the property being discussed for a rezone. it is effectively a cul-de-sac rather than a road, and the parking lot frequently overflows meaning that many people resort to turning around in our driveways. - vehicle break-ins are already a common problem <p>Ultimately, more traffic is not something the community deems safe or good for the neighbourhood residents NOR the current users of the Park/Club. Adding additional traffic to the situation would be increasing the danger it poses.</p> <p>For me, and I believe for those neighbours I have spoken to, rezoning the property without knowing what new infrastructure and business might be proposed for the lot sets a poor precedent. I believe members of another residential committee have forwarded their concerns about Further items including the future of the pathway between Niven and Old</p>	<p>impact of specific future developments in accordance with the Zoning By-law and other applicable requirements. A rezoning application does not approve any specific land uses. Concerns, such as potential traffic and parking violations, road conditions, behaviours of users of other facilities in the area, and potential crime-related incidents, could be addressed through the City’s official complaint platform, by contacting the Municipal Enforcement Division to report any by-law violations; or by contacting the RCMP for crime-related concern.</p>
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	<p>Town are also, the safety of visitors and cars during baseball games, and a change in traffic and access to the children's playground are also not well addressed in this proposal.</p> <p>For my part, I would not want to consider a rezone before knowing the nature of the projects that could be included here. We cannot know who future owners will be, and how they will respect the family/old town/community nature of the property.</p> <p>The current email list above contains people who have all agreed to share this conversation together. I would ask you to reply-all when following up on it, please.</p> <p>-----</p> <p>[The public member responded with an email:]</p> <p>Thank you, Violations are sometimes reported, and will continue to be with more regularity as they occur. However, as they do tend to occur on evenings and weekends, it can be hard to reach an officer in a timely manner. Meanwhile, it will be understood that there are institutional factors that create the environments in which these kinds of infractions become more common. Our concerns are specifically directed towards reducing the risk of increasing their frequency Thanks, We look forward to hearing about next steps as this request progresses.</p>	
3	<p>Thank you for providing us more information regarding Zoning By-law Amendment Application PLZON-2025-0115. I agree with my fellow neighbour's comments and concerns regarding this application, especially the comments surrounding increased traffic and noise. As mentioned previously, our residential area is already exposed to heavy traffic, parking issues (often times driveways</p>	<p>The Planner has acknowledged receipt of this comment.</p> <p>The Planner has consulted City Clerks for public inquiries re: conflict of interest of the applicant and</p>

	<p>are blocked in, which creates visibility issues), my "slow down, kids and pets at play" has been being hit or run over multiple times a month, speeding concerns, and loud noise/disturbances. The safety of our neighbourhood residents and children need to be recognized and made a priority during the process and decision of this application request.</p> <p>I would also like to make a quick note and have some reassurance that since one of the owners of the Racquet club sits on City Counsel, that he will not be allowed to take part in the decision process of this application, as there would be a conflict of interest.</p> <p>I look forward to hearing more regarding this request and what it entails.</p>	<p>provided information about Council Code of Ethics By-law No. 4976 in response.</p> <p>Comments have been addressed in the report and incorporated into the decision. A summary of consideration is provided below:</p> <p>The subject lots are designated "Old Town" under the Community Plan, which is an area intended for a wide range of land uses. Rezoning to "OT – Old Town Mixed Use" is consistent with Community Plan Policies and is considered compatible with the surrounding mixed use areas. A development permit approval will be required to assess the impact of specific future developments in accordance with the Zoning By-law and other applicable requirements. A rezoning application does not approve any specific land uses. Concerns, such as potential traffic and parking violations, road conditions, behaviours of users of other</p>
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		<p>facilities in the area, and potential crime-related incidents, could be addressed through the City’s official complaint platform, by contacting the Municipal Enforcement Division to report any by-law violations; or by contacting the RCMP for crime-related concern.</p>
<p>4</p>	<p>It seems that at every opportunity the City is entertaining or advocating for the rezoning of public parks and recreation land to land for private mixed or residential use. This is especially the case whenever some private interest wants public lands. This is a worrying policy trend. I value public lands within the City and reject proposals that intend to eliminate or compromise more public space. I also reject the premise that private interests trump public interests.</p> <p>The Racquet Club has been using adjacent public parks and recreation land for years. But perhaps because of the zoning, public and private users of the parks and recreation area have been able to co-exist. For example, users of the trails from Peace River Flats to Niven Lake have been able to accommodate the encroachments of the Racquet Club as have users of the ball fields and playgrounds. But now, it seems that the Racquet Club is seeking rezoning because they have an interest in expanding or formalizing their use of public lands. I oppose this rezoning application. I am particularly opposed to the rezoning of Lots 2 and 3 for the potential negative impacts on public users and the natural environment.</p> <p>-----</p>	<p>The Planner has acknowledged receipt of this comment.</p> <p>The Planner has clarified that the subject lots are not public land.</p> <p>With the applicant’s consent, the Planner has provided information about a legally binding agreement that requires the developer to re-route the unofficial pathway in question upon future development.</p> <p>The Planner has explained to the public member that the City newly launched an active application webpage that publishes application documents for public inspection, which is the website</p>

	<p>[The public member responded with an email:]</p> <p>Thank for your response. I recently learned that the PR lots in question are privately owned and that this past summer the City sold Lot 2 to these private interests without any apparent notice to the public. In my opinion, this is an inappropriate way to manage public lands especially PR lands.</p> <p>-----</p> <p>[The public member followed up with an email:]</p> <p>I came across this document when searching for a date for when Lots 2 and 3 were sold to the Racquet Club. https://www.yellowknife.ca/en/city-government/resources/Departments/Planning-Development/Site-Plans-for-Development-Applications/PLZON-2025-0115-Planning-Justification-Report.pdf In my opinion, this document should have been provided to surrounding residents so better informed input could have been provided on the rezoning application.</p> <p>I did not find the dates for when Lots 2 and 3 were sold. Can you tell me when these public lands were sold to the Racquet Club?</p> <p>Also the document supporting the rezoning application states: "Lots 2U and 3 are currently undeveloped. There is an existing subdivision application #105-085J08-SD-01250 for Lot 2U and 3 that is waiting for final approval and registration with the Lands Titles Office." What exactly does this mean? What implications does this subdivision have for the overall rezoning application?</p> <p>-----</p>	<p>referenced in the email. Future notice of application will include a QR code with access to this website.</p> <p>The Planner has consulted with the Lands and Building Services Division for public inquiries re: the City's land disposal process and provided additional information about the disposal of the lots in question. Land disposal information related to the subject lots has also been included in this report.</p> <p>Comments have been addressed in the report and incorporated into the decision. A summary of consideration is provided below: The subject lots are designated "Old Town" under the Community Plan, which is an area intended for a wide range of land uses. Rezoning to "OT – Old Town Mixed Use" is consistent with Community Plan Policies and is considered compatible with the surrounding mixed use areas. A development permit</p>
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	<p>[The public member responded with an email:]</p> <p>There is particular public scrutiny of this rezoning application because of the use and nature of the lands in question, the involvement of an elected official, the timing and lack of notice about disposal of public lands, and more recently, lack of background information accompanying the rezoning application. All in all very troubling.</p>	<p>approval will be required to assess the impact of specific future developments in accordance with the Zoning By-law and other applicable requirements. A rezoning application does not approve any specific land uses.</p> <p>Potential conflict of interest of the applicant is addressed by Council Code of Ethic By-law No. 4976.</p> <p>Comments regarding the land disposal procedure is beyond the scope of this rezoning application, which is retained in the report for Council's consideration.</p>
<p>5</p>	<p>I learned last week that the Yellowknife Racquet Club owns the lower part of the trail joining Niven Lake Trail and Fitz Thiel ball park. I commend the Racquet Club for allowing the public access through its property to the public part of the trail. That trail has been used well before the establishment of the Niven Lake subdivision or trail. It is an active transportation corridor provides connectivity for recreation areas. It's also a great tobogganing hill. It's been important to me for 45 years.</p> <p>I looked at the allowed and discretionary uses under Parks and Recreation and Old Town Mixed zones.</p> <p>Commercial recreation is allowed under both zones. I would prefer to know the specifics of a</p>	<p>The Planner has acknowledged receipt of this comment.</p> <p>With the applicant's consent, the Planner has provided information about a legally binding agreement that requires the developer to re-route the unofficial pathway in question upon future development.</p>

	<p>development plan before approving a change from the current zone. Please do not approve this rezoning until specific development plans are submitted.</p> <p>-----</p> <p>[The public member responded with an email:]</p> <p>Thank you for your reply. I'm delighted to learn about this binding agreement. Is it publicly available? What percentage of zoning applications to the city come with no development proposal? What percentage of applications are approved with no proposal for use of the land, eg. residential, commercial recreation, etc., let alone no actual development proposal?</p>	<p>The Planner has provided resident with access to the City's website to review application documents that are public records.</p> <p>The Planner explained that any future development shall comply with all requirements. The City does not have the other data requested.</p>
<p>6</p>	<p>We are reaching out regarding the application from the Racquet Club to rezone four lots of park & recreation land to mixed use land.</p> <p>First, we were surprised to learn that the Racquet Club is the owner of these four lots, that were previously public/City land. Would you be able to tell us:</p> <ul style="list-style-type: none"> - What is the City policy whereby public land that is zoned as park & recreation can be sold to a private business? - Was there any public consultation for this sale? <p>Second, we would like to raise concern about the re-zoning to mixed use. Particularly, that it would make development possible on Lots 2 and 3, which would lead to loss of green space, loss of recreation space (one lot encroaches on a public volleyball court, which, while seemingly underused, could still be repurposed by the City into another use of public recreation space); and loss of trail access (Don Jossa Way, which connects Niven and Peace River Flats).</p>	<p>The Planner has acknowledged receipt of this comment.</p> <p>The Planner has provided the intent of PR Zone to have both recreational and commercial uses, and referred to the Zoning By-law for additional information.</p> <p>The Planner has consulted with the Lands and Building Services Division for public inquiries re: the City's land disposal process and provided additional information about the disposal of the lots in question. Land disposal</p>

	<p>We oppose the rezoning of these lots, especially without a plan as to how they would be used if re-zoned. As avid members of the Racquet Club, we support this business and wish them success.</p> <p>-----</p> <p>[The public member responded with an email:]</p> <p>Thank you for this information.</p>	<p>information related to the subject lots has also been included in this report.</p> <p>Comments have been addressed in the report and incorporated into the decision. A summary of consideration is provided below:</p> <p>The subject lots are designated “Old Town” under the Community Plan, which is an area intended for a wide range of land uses. Rezoning to “OT – Old Town Mixed Use” is consistent with Community Plan Policies and is considered compatible with the surrounding mixed use areas.</p> <p>With the applicant’s consent, the Planner is able to share information about a legally binding agreement that requires the developer to re-route the unofficial pathway in question upon future development.</p> <p>The City does not mandate the type of development on private land.</p>
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<p>7</p>	<p>I am in agreement with my neighbours, as well. I do not support this re-zone; for the reasons already articulated as potentially problematic, and specifically as there is not any particular plan in place for purpose. Thank you for taking the time to consider our concerns.</p>	<p>The Planner has acknowledged receipt of this comment.</p> <p>Comments have been addressed in the report and incorporated into the decision. A summary of consideration is provided below:</p> <p>The subject lots are designated “Old Town” under the Community Plan, which is an area intended for a wide range of land uses. Rezoning to “OT – Old Town Mixed Use” is consistent with Community Plan Policies and is considered compatible with the surrounding mixed use areas. A development permit approval will be required to assess the impact of specific future developments in accordance with the Zoning By-law and other applicable requirements. A rezoning application does not approve any specific land uses.</p>
<p>8</p>	<p>I would like to express my concern at the proposed rezoning of the above lots.</p>	<p>The Planner has acknowledged receipt of this comment.</p>

	<p>Part of the proposed lots encompass a portion of an important and well-used parks access way that joins Fritz Theil Park/Josaphine Walcer Park to the Niven Lake trail via a crosswalk adjacent to municipal lot 39/ Block 303/Plan 3699. Development on the proposed lots would block off part of this access route. At a quick glance, I can't see anything in the development permit that addresses the preservation, or not, of this important public access way, presumably as this is a rezoning application. The lots being rezoned would of course greatly increase the chances of this route not being kept.</p> <p>As it is, a large portion of the municipal lot adjacent to this business - which is zoned as parks and recreation - is used as a parking lot for the business.</p> <p>I would really appreciate the city preserving parks and recreation lots for what they are meant for.</p> <p>-----</p> <p>[The public member responded with an email:]</p> <p>That's great to hear Vivian. Thank you for confirming that the path will be kept even if development happens.</p> <p>On an entirely unrelated note, I have often wondered about ownership of a particular parcel of land in the city nearby (see attached). I can't seem to figure it out on City Explorer. Do you know how I'd find out whose land this is?</p> <p>-----</p> <p>[The public member responded with an email:]</p> <p>Sorry, I phrased that wrong. What I meant to ask was, is it private, municipal or commissioner's land? I can't see this info on</p>	<p>With the applicant's consent, the Planner has provided information about a legally binding agreement that requires the developer to re-route the unofficial pathway in question upon future development.</p> <p>The Planner has provided the contact information of the Land Titles Office, GNWT for land ownership inquiries.</p>
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	<p>City Explorer. I don't need to know who owns it if it is private.</p>	
<p>9</p>	<p>We are writing tonight in regards to the application by the Yellowknife Racquet Club Ltd to re-zone Lots 1, 2(U), 3 and 4 Block 157 Plan 1385 from PR (Parks and Recreation Zone) to OT (Old Town Mixed Use Zone).</p> <p>Firstly, we would like to understand how privately owned lots could retain Parks and Recreation zoning classification?</p> <p>Also, from what we understand, Lot 2 was recently purchased. At what point was that piece of land made available for sale, and was there broad notification?</p> <p>We would like to express that while some of the permitted uses under the OT zone would potentially be okay, many of the discretionary uses would not be.</p> <p>Very importantly, the trail that connects Peace River Flats with Niven Lake is an important multi-use thoroughfare that provides pedestrians, dog walkers, cyclists, those with strollers, etc. a route between Niven Lake neighborhood and lake trail with Old Town. We feel that this publicly well-used multi-use trail and access should not be lost as a result of any private development that may occur. As part of the City of Yellowknife's transportation plan, corridors for safe and convenient access should be prioritized, particularly ones that are already available and well-used.</p>	<p>The Planner has acknowledged receipt of this comment.</p> <p>The Planner has provided the intent of PR Zone to have both recreational and commercial uses, and referred to the Zoning By-law for additional information.</p> <p>The Planner has consulted with the Lands and Building Services Division for public inquiries re: the City's land disposal process and provided additional information about the disposal of the lots in question. Land disposal information related to the subject lots has been included in this report.</p> <p>Comments have been addressed in the report and incorporated into the decision. A summary of consideration is provided below:</p> <p>The subject lots are designated "Old Town" under the Community Plan, which is an area</p>

		<p>intended for a wide range of land uses. Rezoning to “OT – Old Town Mixed Use” is consistent with Community Plan Policies and is considered compatible with the surrounding mixed use areas. A development permit approval will be required to assess the impact of specific future developments in accordance with the Zoning By-law and other applicable requirements, including review of Discretionary Use by Council. A rezoning application does not approve any specific land uses.</p> <p>With the applicant’s consent, the Planner is able to share information about a legally binding agreement that requires the developer to re-route the unofficial pathway in question upon future development.</p>
<p>10</p>	<p>We have become aware of a recent re-zoning application for lots surrounding the Racquet Club adjacent to the ball diamonds in Peace River Flats. We appreciate the important role the Racquet Club plays in the collective health and well-being of Yellowknife residents. However, we would like to draw your attention</p>	<p>The Planner has acknowledged receipt of this comment.</p> <p>With the applicant’s consent, the Planner has provided</p>

	<p>to the critical role that the path behind the club plays in connecting Fritz Heil Park and Peace River flats to Niven Drive and beyond. This trail, also known to locals as Don Jossa Way, is a very frequently used off-street corridor for pedestrians and cyclists accessing the Niven Lake Trail, Downtown and the Frame Lake Trail from all of Old Town. Please take time now to establish an easement or other permanent allowance for this trail to remain open to the public.</p>	<p>information about a legally binding agreement that requires the developer to re-route the unofficial pathway in question upon future development.</p>
<p>11</p>	<p>Thank you for your letter which my family and I received in the mail.</p> <p>I am writing as a resident of 41st street to express my concerns regarding potential zoning changes—specifically, any proposed amendment involving the reclassification of PR (Parks and Recreation) lands to OT (Old Town Mixed Use) or another designation under Zoning By-law No. 5045.</p> <p>Our neighbourhood is primarily residential and family-oriented, with many young children who play outdoors and walk or cycle in the area. I am particularly concerned about how a change in zoning could affect:</p> <ul style="list-style-type: none"> ☑ Traffic flow and safety: Increased vehicle activity from mixed-use or commercial operations could raise safety risks for pedestrians, especially children. Noise and disturbance: Both construction activity and ongoing business or tourism-related uses could significantly alter the quiet character of our residential area. ☑ Environmental and community impacts: Changes in zoning may reduce accessible green space, increase light pollution, and place additional strain on parking and local infrastructure. 	<p>The Planner has acknowledged receipt of this comment.</p> <p>The Planner has provided resident with access to the City’s website to review application documents that are public records.</p> <p>The Planner has referred to the Zoning By-law for information about the proposed new zone.</p> <p>In a separate email that was sent to all recipients as requested by another public member, the Planner has provided information about the rezoning process and opportunities for public participation.</p> <p>Comments have been addressed in the report and incorporated into the decision. A</p>

	<p>Clarity and transparency: It is not yet clear what specific uses are being proposed under the new zoning or how they would align with the community’s current land-use objectives and Old Town’s unique heritage character. I would appreciate clarification on the intent and scope of this proposed zoning change (File No. PLZON-2025-0115), as well as opportunities for public consultation or input prior to Council’s consideration.</p> <p>Please keep me informed of any upcoming meetings, hearings, or comment periods where residents can participate.</p> <p>Thank you for your attention and for your ongoing work to balance community development with neighbourhood well-being.</p>	<p>summary of consideration is provided below:</p> <p>The subject lots are designated “Old Town” under the Community Plan, which is an area intended for a wide range of land uses. Rezoning to “OT – Old Town Mixed Use” is consistent with Community Plan Policies and is considered compatible with the surrounding mixed use areas. A development permit approval will be required to assess the impact of specific future developments in accordance with the Zoning By-law and other applicable requirements. A rezoning application does not approve any specific land uses.</p>
<p>12</p>	<p>I would second this sentiment. Concerns about a possible increase in already very high traffic is a serious concern in the neighborhood. The amount of dust, road quality, noise and the speed of many drivers leaving this property are already quite bad.</p> <p>People have driven over gardens and parked in front of driveways several times. In addition to the noise being pretty bad in the summer months due to parties at both the racquet club and the baseball diamonds.</p> <p>I am concerned that a change in the zoning could increase the likelihood of more</p>	<p>The Planner has received the same comment in a separate email, so no further consideration is given to avoid duplication.</p>

	businesses that would increased traffic even more.	
13	<p>My name is [REDACTED] and I am the owner of a new Dance School in Yellowknife called [REDACTED]</p> <p>I am emailing you to comment that I am in support of the Racquet Clubs application to amend the zoning bylaw in the area. I currently rent space within the Racquet Club to teach my classes. I am outgrowing the space available to me within the current capacity of the building. As I understand it, approval of this by-law amendment is required for the Club to be able to expand the building. I am in support of the expansion of the Racquet Club in hopes that a building expansion can provide some needed new space for my business.</p> <p>Thank you for your consideration of my comments.</p>	<p>The Planner has acknowledged receipt of this comment.</p> <p>This comment has been incorporated into the decision.</p>
14 (phone conversation)	<p>[Summary of phone conversation]</p> <p>The Planner had a phone conversation with a public member, who inquired about the rezoning application and the rezoning process.</p>	<p>The Planner has sent a follow-up email about the conversation and provided access to the City's website for the public to review application documents that are public records.</p>
15	<p>I just noticed the notice of application for a Zoning bylaw amendment and an invitation for public comments by November 3, 2025.</p> <p>I looked at the documents available online, and note the following:</p> <ul style="list-style-type: none"> - the well known, well used and well loved "Don Jossa Way" is an important pedestrian connection between the Old Town and Niven Drive, that people fought to have preserved when the lots along Niven Drive were first surveyed 	<p>The Planner has acknowledged receipt of this comment.</p> <p>The Planner has clarified that this application is a zoning by-law amendment only. There is no change to the community plan.</p>

	<ul style="list-style-type: none"> - a large portion of the trail (former road to the former sewage lagoon) traverses the subject lots, yet is not acknowledged on the site plans, and only a tiny mention is made in the planning report prepared for the owner - I think most people (including me) would be surprised to know that there are legally surveyed lots adjacent/north of the existing Racquet Club. It would be helpful to understand when they lots were originally surveyed, and when they were first zoned Parks and Recreation - as the use is clearly at odds with zoning and this would have been known when the lots were purchased - options for preserving the trail need to be considered that could include: re-surveying to allow continued public use of the existing trail (this is what happened at the top end of the trail when Niven Drive was first developed); realigning the trail which would presumably involve public money or could be a contribution of the owner; or providing the owners with another property in exchange for maintaining the PR zoning - the owner's Planning Justification Report states that there are currently no plans for development, so it seems odd that the owner is applying for rezoning now, when the City has commenced a review of the Community Plan and is expecting to have a Draft Community Plan available for public consultation in Spring/Summer 2026). This is particularly concerning as the owner is a sitting City Councillor who would be aware of this. - the Planning Justification report prepared for the owner also links the development potential to the City's "Intensification First" strategy, but I would argue that this is a very broad interpretation of the strategy that should be given greater scrutiny: the potential future development described is not similar to any of the examples included in the description of intensification provided in the Strategy; the roadway (49 Ave) that would serve Lots 2 and 3 	<p>The Planner has provided access to the City's website and the Canada Lands Survey website for historical zoning and survey information.</p> <p>With the applicant's consent, the Planner has provided information about a legally binding agreement that requires the developer to re-route the unofficial pathway in question upon future development.</p> <p>A 2nd Notice of Application sign has been placed adjacent to the unofficial pathways as requested by the public.</p> <p>Comments have been addressed in the report and incorporated into the decision. A summary of consideration is provided below:</p> <p>The subject lots are zoned PR – Parks and Recreation, which provides opportunities for commercial uses, such as Commercial Recreation in the form of Discretionary Use. The existing</p>
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	<p>has for years been used as parking by the Racquet Club and would need to be developed and paid for; whether the water and sewer infrastructure is adequate to support increased use would need input from Public Works, but an extension would definitely be needed</p> <p>Finally - I am totally in support of intensification, but I believe that allowing new development on greenfield sites on the fringes of existing neighbourhoods is counter-productive.</p> <p>thanks for providing opportunities for comments, and for the new "Active Development Permits" page!</p> <p>-----</p> <p>[The public member responded with an email:]</p> <p>I'm familiar with the community plan and its relationship to zoning. The issue of rezoning parks to become development sites will likely be an issue if discussion, so I think it's still relevant.</p> <p>I also was curious to see why I hadn't noticed the notice posted, so I looked around and found it today. It's placed in front of the Racquet Club away from where it would be seen by people using the trail. Would it be possible to post another one that would be visible to the general public?</p> <p>-----</p> <p>[The public member responded with an email:]</p> <p>Thanks so much for getting this done right away. Appreciated.</p> <p>I've also done a little digging to find out more about why many of us thought that Don Jossa Way was recognized as a trail.</p>	<p>Commercial Recreation use was approved in 1980 and an addition to the building was approved in 2017.</p> <p>The subject lots are designated "Old Town" under the Community Plan, which is an area intended for a wide range of land uses. Rezoning to "OT – Old Town Mixed Use" is consistent with Community Plan Policies and is considered compatible with the surrounding mixed use areas. A development permit approval will be required to assess the impact of specific future developments in accordance with the Zoning By-law and other applicable requirements.</p> <p>As per consultation with the Community Services Department, the unofficial pathway in question does not have an official name and is not part of the City's official trail system.</p>
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16	<p>I have copied [REDACTED] on this email ([REDACTED]). He will pass on any info to the neighbourhood. Good information is really helpful to nurture respectful, trusting relationships and avoid unnecessary conflict. I like your idea of a public session with the city and Racquet Club to inform interested people of their plans. I also like the idea of using the BBCA as one way to get information out about dates for Council consideration of the zoning application and the public hearing. Please feel free to use [REDACTED] as a way to get information to this neighbourhood about any City lands issues.</p>	<p>This email was directed to the manager and was shared with the Planner later.</p> <p>Rezoning application is subject to statutory notice requirements under the by-law and Act.</p> <p>The Planner has recommended that the applicant host a heighbourhood information session to inform the proposal. No further consideration is given.</p>