

New Zoning By-law Fast Facts

INTEGRATION OF COMPATIBLE USES

Zoning to meet the diverse needs and aspirations of residents and businesses

The City of Yellowknife is introducing a new Zoning By-law, which is a set of rules for development that implements the City's vision, principles and priorities for the community moving forward.

What the Zoning By-law says about Compatible Uses

The new Zoning By-law shifts the focus from zoning the "user" to zoning the "use". This means that, for example, regardless of whether a dwelling involves a rental apartment, a condominium, a senior's care residence or a short-term rental it is a residential use.

Zoning that focuses on the use rather than the user helps communities to promote equality, serve vulnerable populations; meet social objectives and support economic development.

The new By-law has also been modernized to respond to current needs and removes outdated language and concepts.

Key features of the Zoning By-law

- A Special Care Facility, which may include a Day Shelter, is now a permitted use in the Downtown Zone to ensure services can be made available.
- Special Care Residence (such as seniors or transitional housing) is now separate from Special Care Facility to recognize the fundamental differences between the two uses.
- References to ownership (a condo vs an apartment) have been removed.
- References to "family" as it relates to dwelling units have been removed.
- Minimum sizes for dwelling units have been removed.
- Short-Term-Rentals are permitted uses in all residential zones.

WHAT DOES IT MEAN



SPECIAL CARE FACILITY

A building or structure whose primary purpose is to provide temporary care, guidance, or other activities for a continuous period not exceeding 24 hours.

SPECIAL CARE RESIDENCE

A type of dwelling where persons reside for the primary purpose of receiving support, supervision and or treatment.



What is behind the changes?

The City engaged with the public on the Zoning By-law in 2020. Here is what the public said about Compatible Uses:

- The Development Appeal Board should not need to make land use decisions about user groups within the community.
- It is difficult to provide social services in the downtown area due to the conflicts created under the current Zoning By-law.
- Events that require a range of accommodation types often take place in Yellowknife. This puts pressure on existing capacity and does not readily accommodate all visitors.
- Yellowknife is a hub; short-term accommodation must be considered and permitted to meet the needs of tourism, private business, government operations, territorial activities, and more.

The City also took into account:

- The 2020 Yellowknife Community plan;
- The City of Yellowknife’s commitment to reconciliation, as expressed in its Reconciliation Framework and the Reconciliation Action Plan;
- The United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP);
- The 94 Calls to Action from the Truth and Reconciliation Commission; and,
- The 10-year Plan to End Homelessness.



Can you give me an example?

The approach to defining different types of dwellings in the new Zoning By-law was intentional and done with purpose. For example, the term “apartment” was not used as it implies that the person living there is a renter, not an owner. Instead, the By-law focuses on dwelling unit types that describe and regulates the use, not the user (single-detached, duplex, secondary, townhouse, multi-unit, factory built, and special care residence).



Find out more

Review the new Zoning By-law and learn about other changes at www.yellowknife.ca/ZoningReview

Key sections for compatible uses:

- **Definitions:** *Types of Dwellings, Special Care Facility*
- **Section 10.3:** *Residential Central (permitted use Special Care Residence)*
- **Section 11.1:** *Down Town (permitted use Special Care Facility)*
- **Section 10:** *All residential buildings as Short-term Rentals are permitted*

Have questions or feedback? Email zoningreview@yellowknife.ca

