

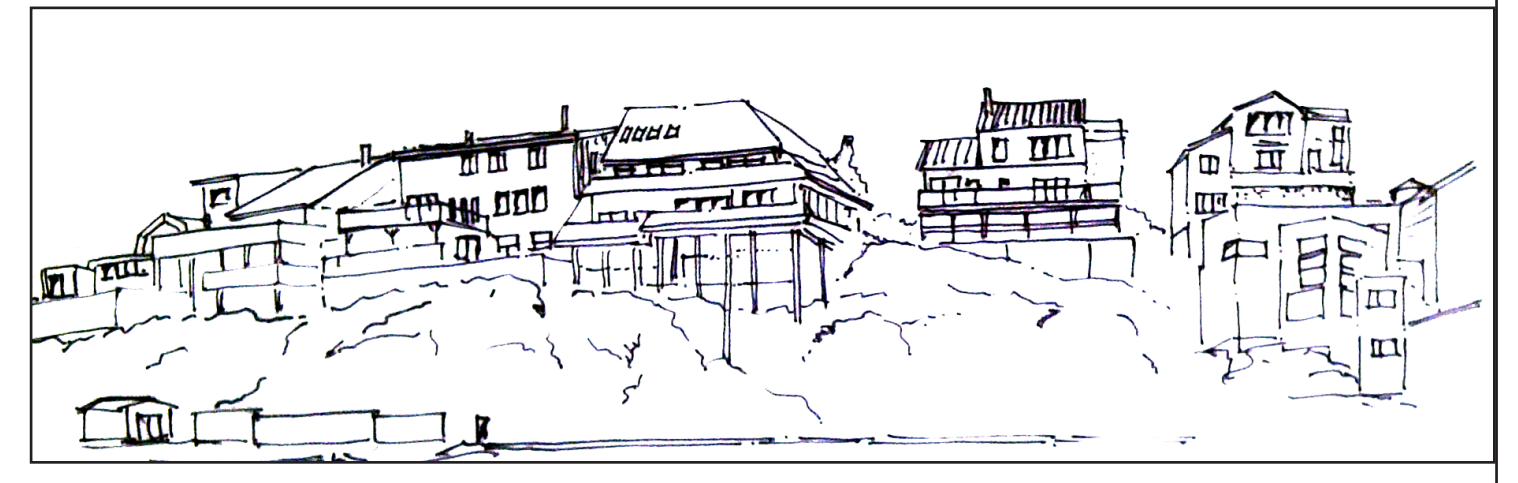
INTENSIFICATION COMPATIBILITY

YELLOWKNIFE GENERAL PLAN UPDATE 2011

Intensification introduces new development into existing areas and requires a sensitive approach and consideration of the area's established characteristics. Attention to urban design and ensuring the compatibility of new development with existing community character can assist in building acceptance of intensification.

Character

New development should take advantage of opportunities to improve the character and quality of an area. Development in Character Areas must be consistent with Design Guidelines.



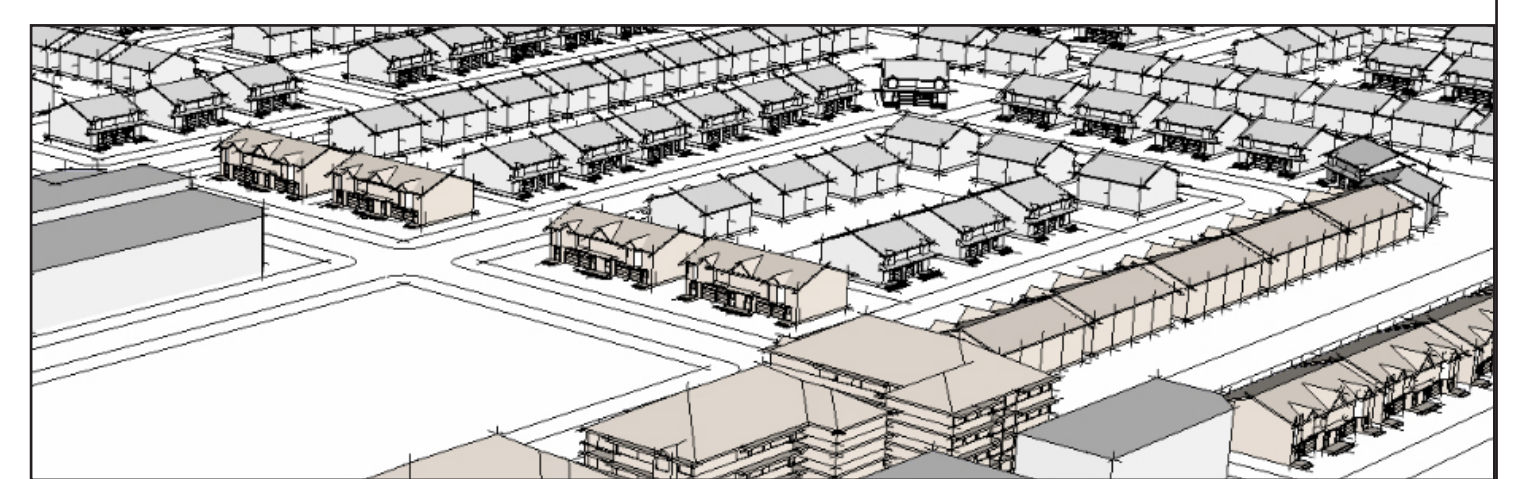
Building height & massing

New buildings should have regard for the height and massing of adjacent buildings. Transitions may be desirable when placing taller buildings next to lower built forms.



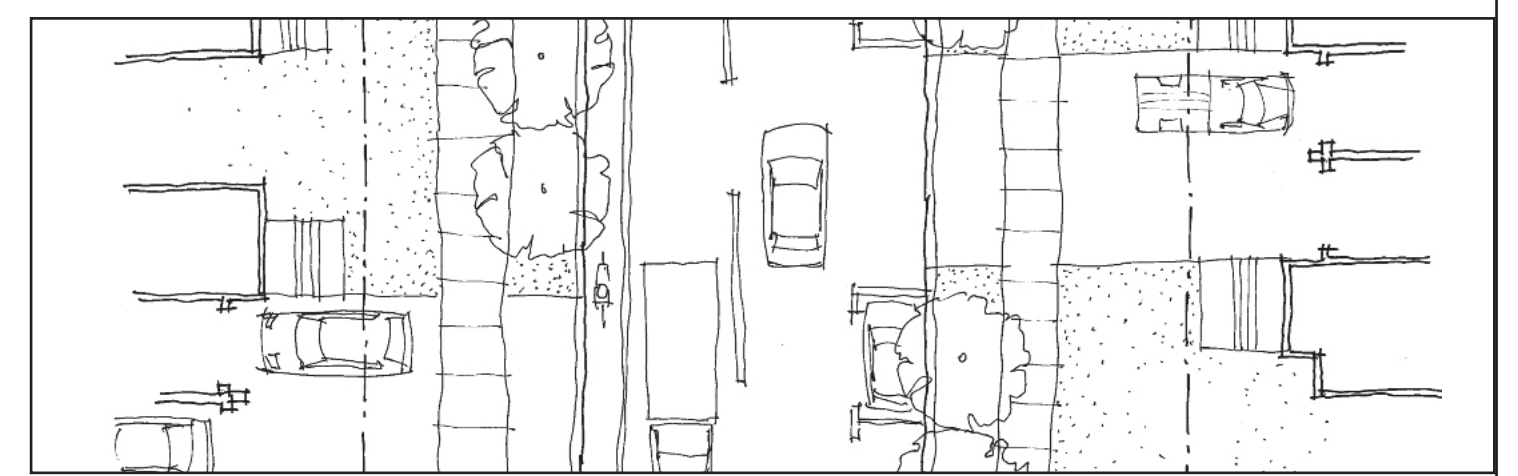
Pattern of surrounding community

Proposed development should consider the character of surrounding buildings (e.g. scale and architectural design)



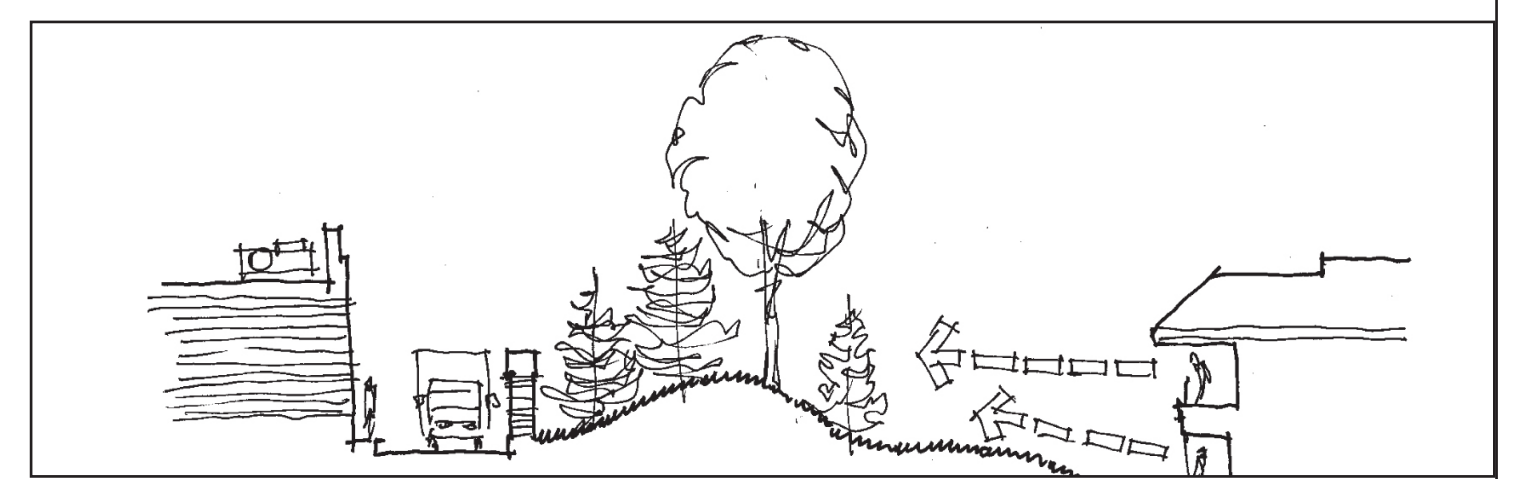
Traffic & vehicular access

Roads should have adequate capacity to serve the development. Vehicle entrances should consider pedestrian activity and effects on other lots. (e.g. noise, glare, privacy).



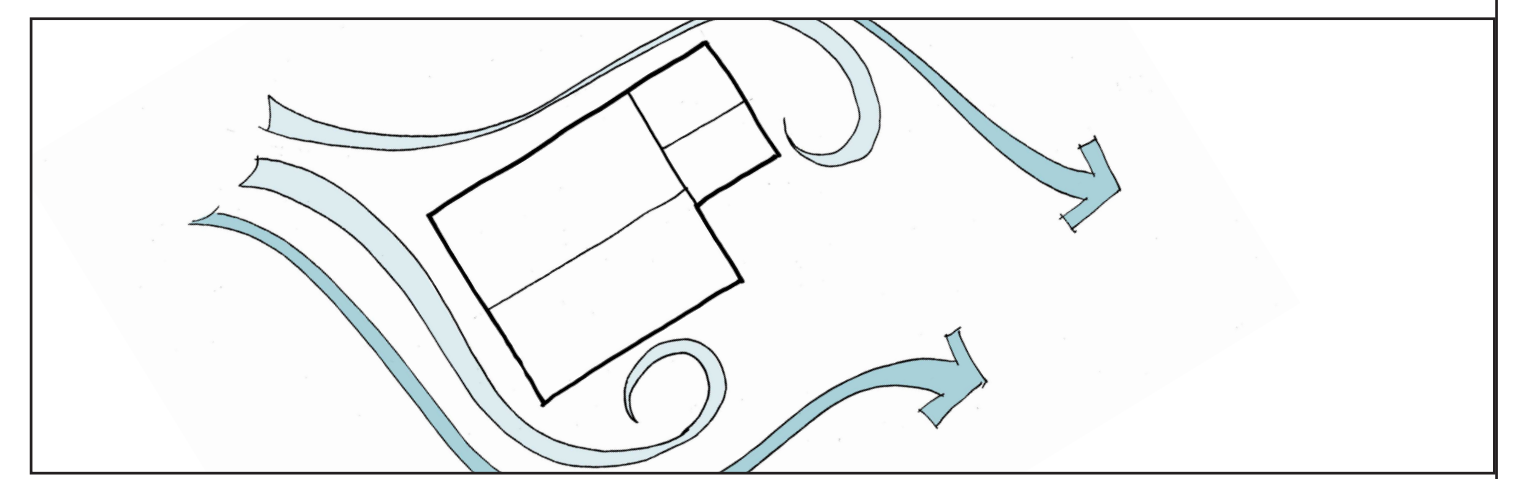
Parking, loading & serving areas

Adequate parking should be provided on site. Loading and servicing areas should be designed to avoid visual impacts on surrounding developments.



Shadowing & Wind

Developments should be designed to avoid excessive shadowing and adverse wind and snowdrifting conditions on surrounding streets and public / private amenity spaces.



Heritage

Development on or next to heritage resources must follow the Heritage Resources Policies.



Compatible development means development that, although it is not necessarily the same as, or similar to, existing buildings in the vicinity, nonetheless enhances an established community and coexists with existing development without causing undue adverse impact on surrounding properties.