



CITY OF YELLOWKNIFE

Results from Small Lot Zoning Survey





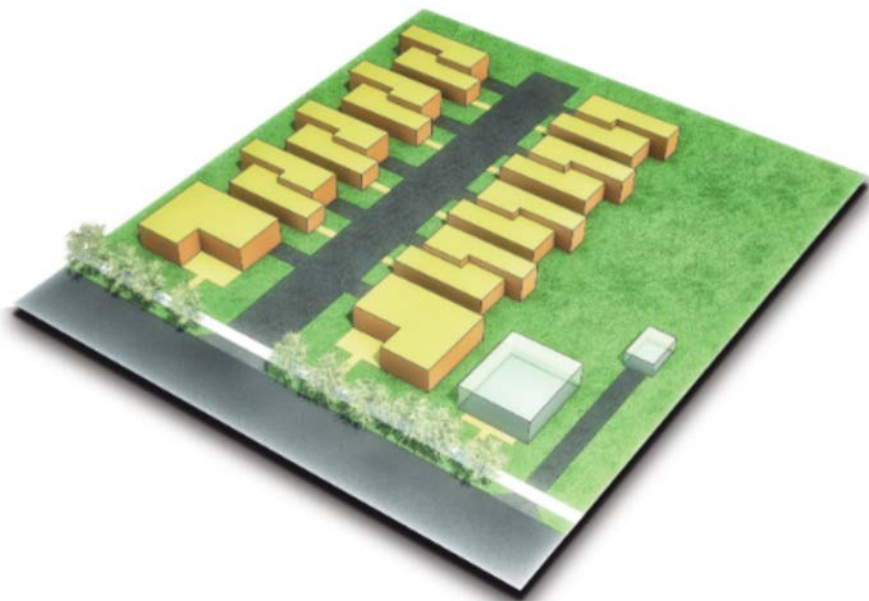
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Introduction to Small Lot Zoning Survey

Between May 13 – 27, 2016, a survey of Yellowknifers' interest and opinions on Small Lot development was conducted.

There were 465 unique responses. This is more than double the average number of responses compared to similar surveys conducted over the past three years.

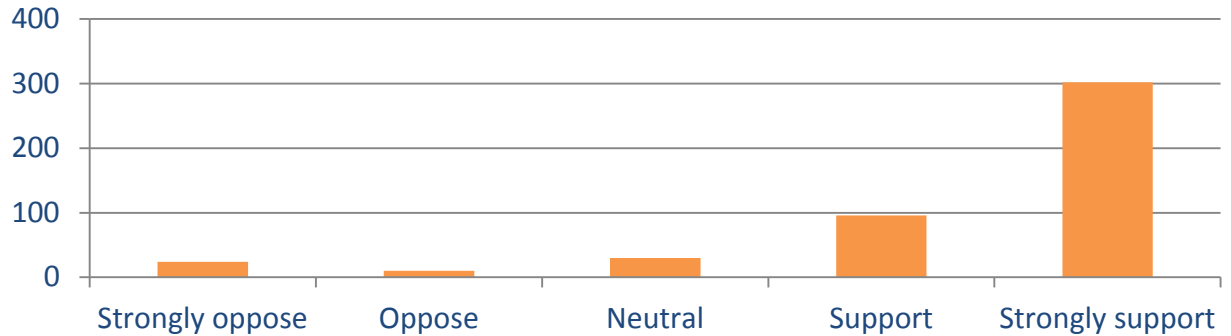
Unless indicated, all respondents responded to each question.





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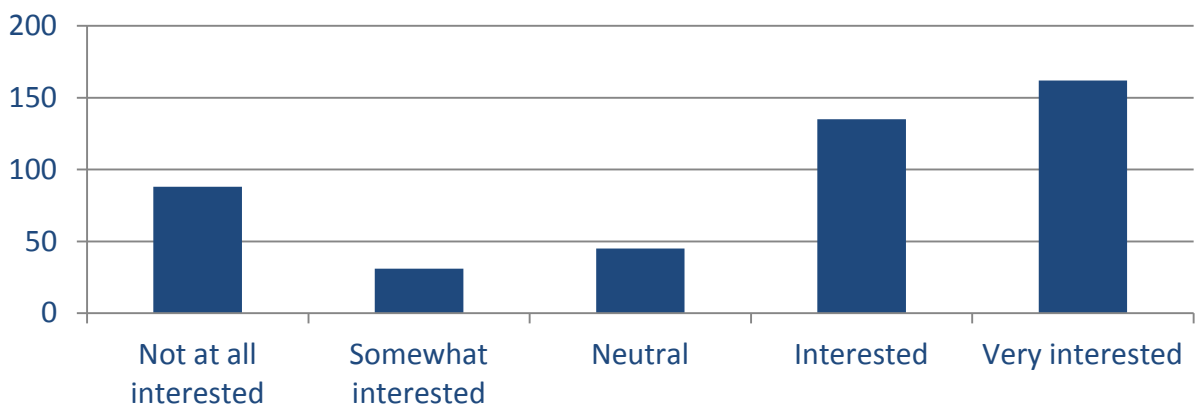
Overall Support for Developing an Area for Small Homes



398 respondents (86%) support or strongly support developing an area for small homes.

Of respondents who support or strongly support the creation of an area for Small Lot zoning, 73% would be interested or very interested themselves in personally living in this area.

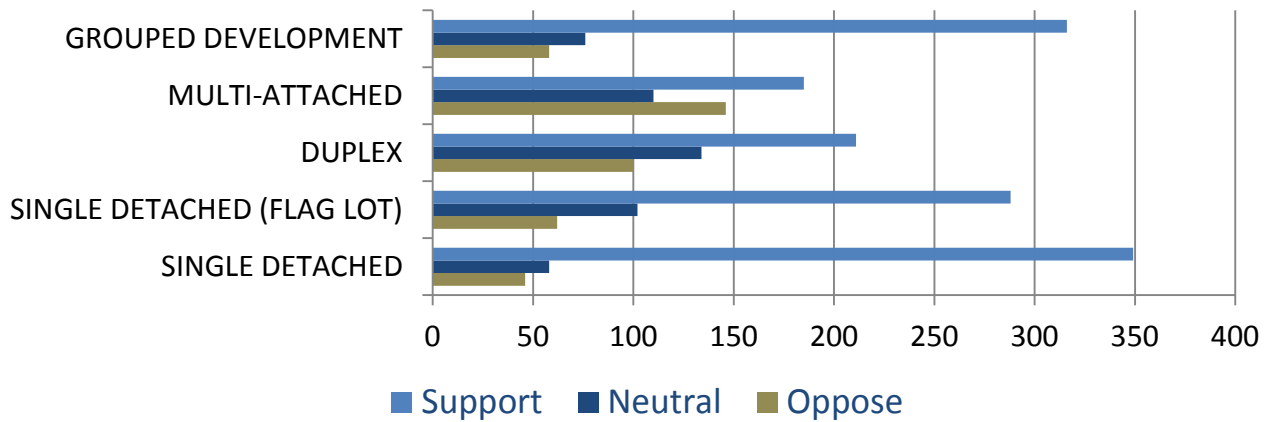
Personal Interest in Living in Small Home Zone





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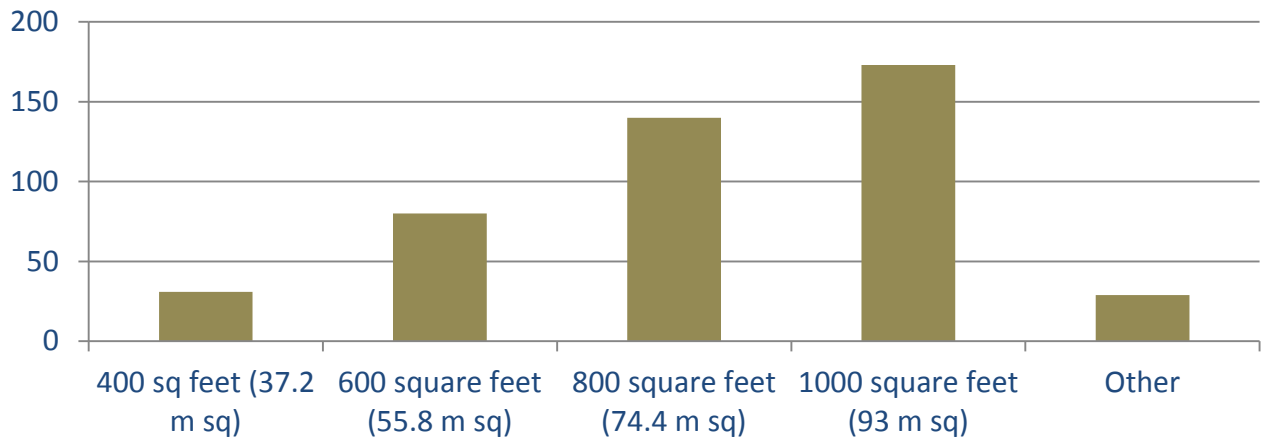
Support from Various Dwelling Types



349 (75%) of respondents support the inclusion of single detached dwellings in a Small Home Zone; 316 (68%) support grouped developments on a single lot.

The recommended maximum square footage in a Small Home Zone is 1,000 sq ft (93 sq m), with 37% overall support.

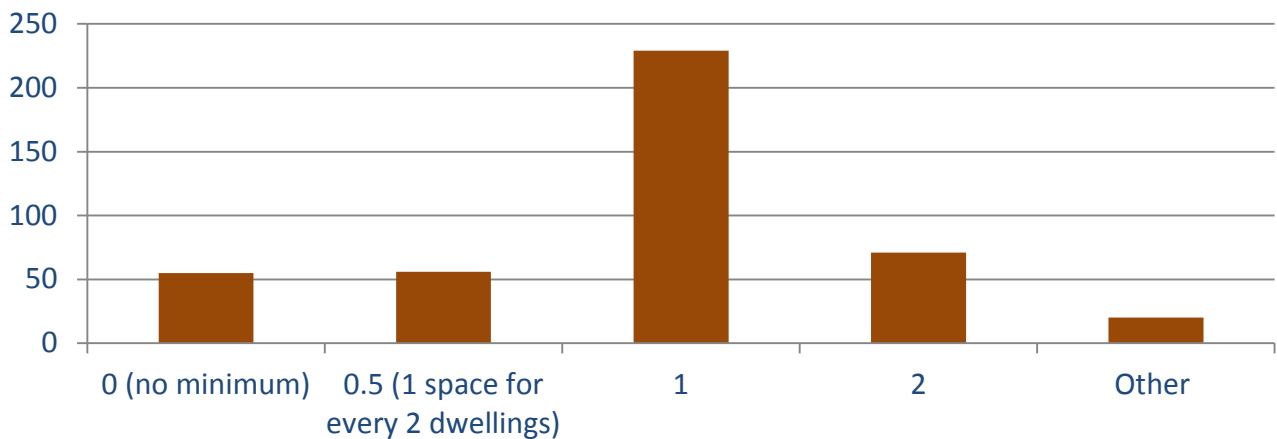
Recommended Maximum Square Footage





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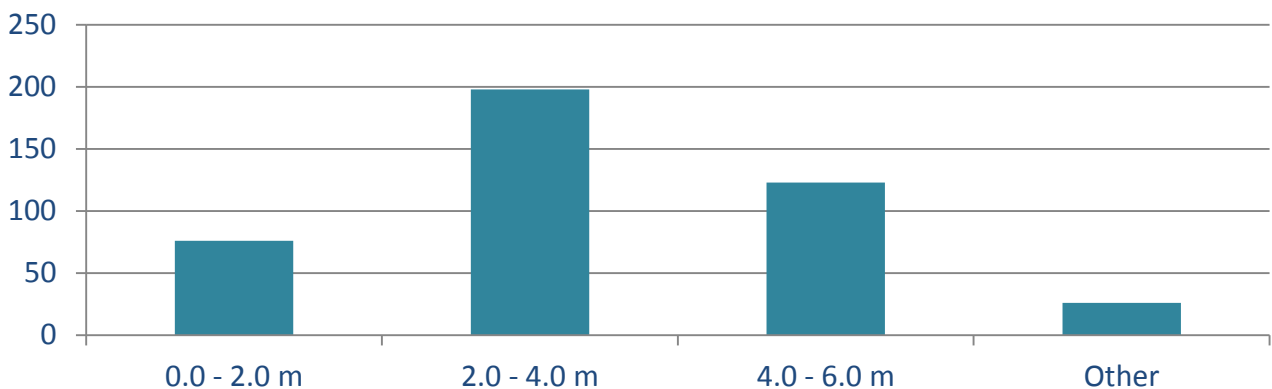
Preferred number of parking spaces per dwelling (N=431)



229 (53%) respondents believe that every dwelling should have a minimum of 1 parking space per dwelling.

198 respondents (47%) believe the minimum required front yard setback should be between 2.0 – 4.0 metres.

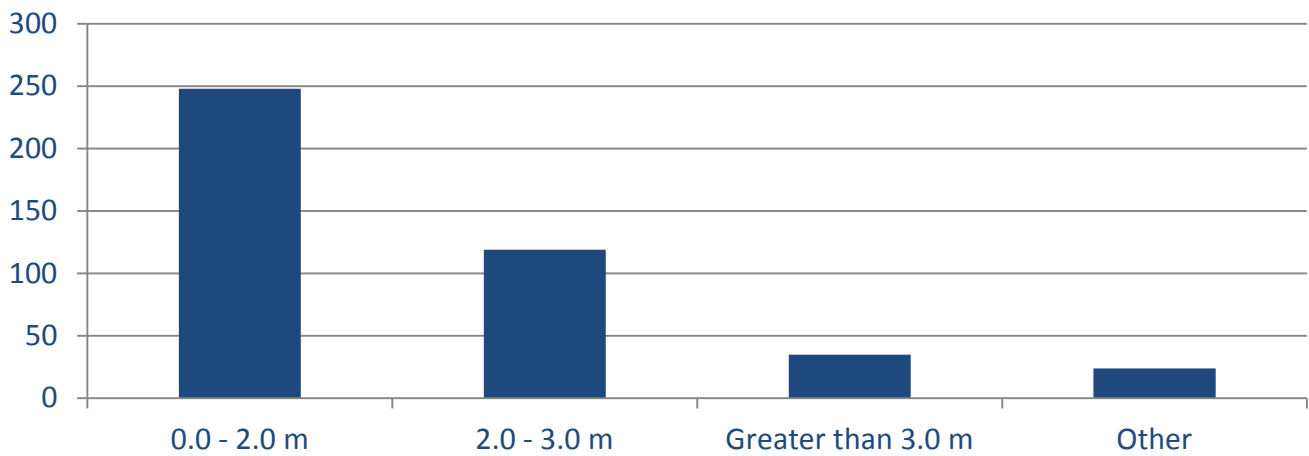
Preferred front yard setback (N=423)





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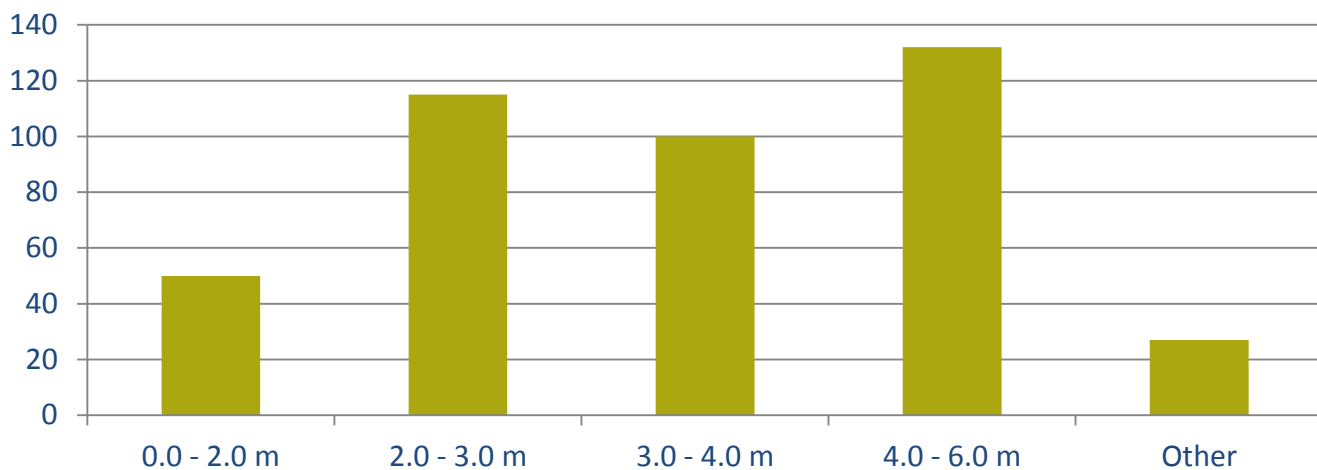
Preferred Side Yard Setback (N=426)



248 respondents (58%) believe that the minimum required side yard setback should be 0.0 – 2.0 metres.

132 respondents (31%) believe that the minimum required rear yard setback should be 4.0 – 6.0 metres, while 115 (27%) believe it should be between 2.0 – 3.0 metres.

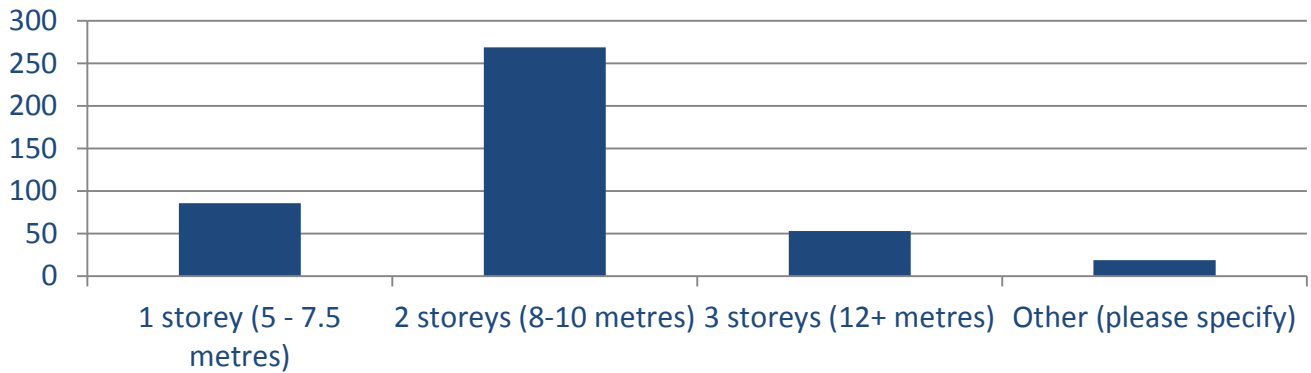
Preferred Rear Yard Setback (N=424)





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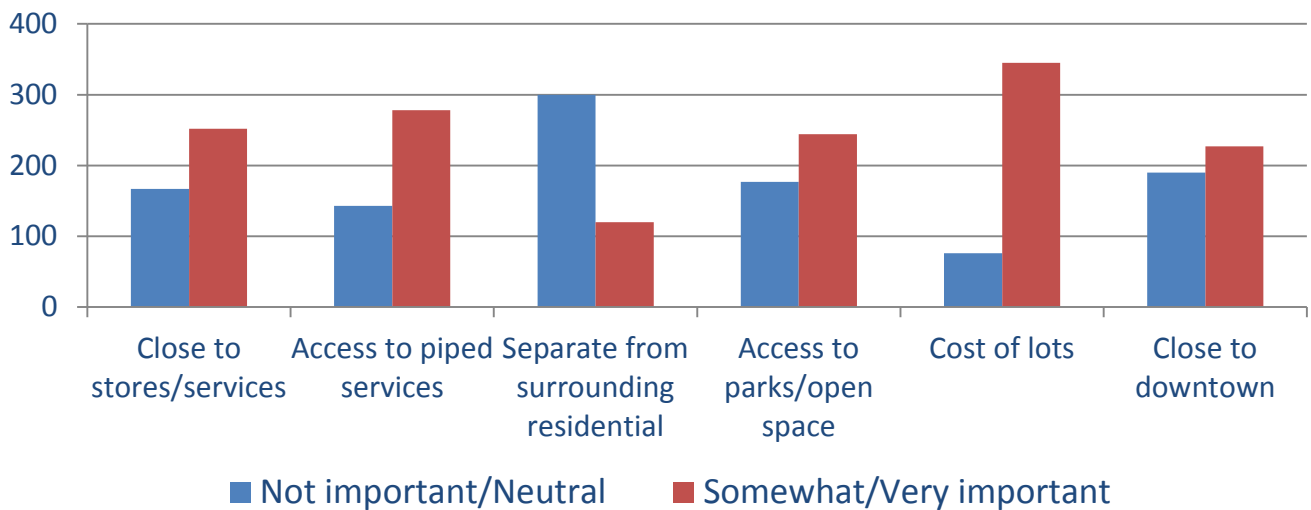
Preferred Maximum Height (N=423)



269 respondents (63%) believe that 2 storeys is the appropriate maximum height for the Small Home zone.

The cost of lots, access to piped water/sewer services, and proximity to stores and services were cited as the most important factors when considering location. Separation from surrounding residential was the least important location factor.

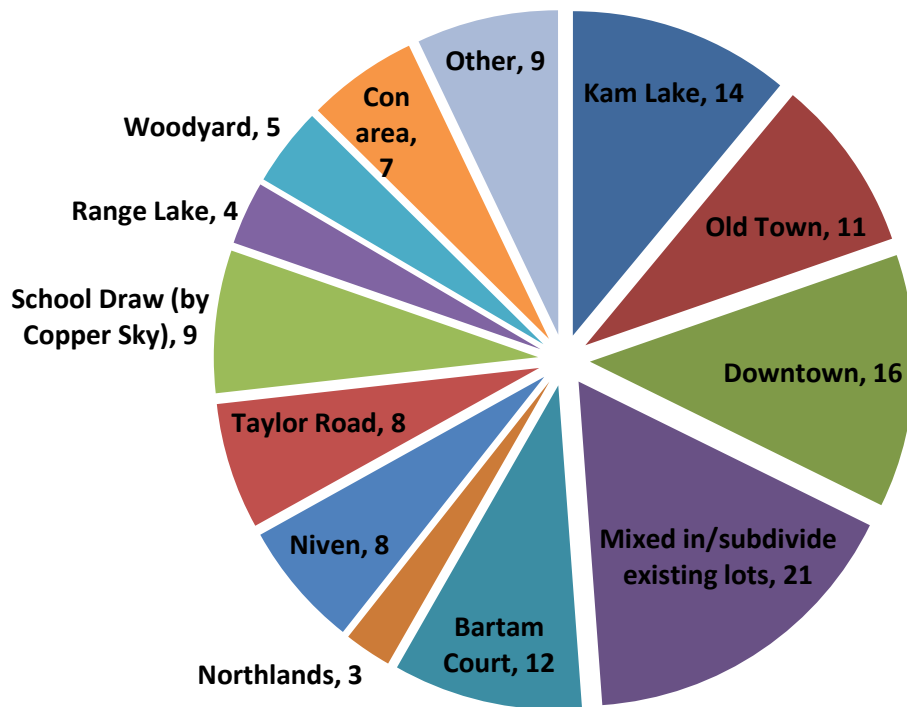
Importance of Various Factors for Small Lot Zone Location





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Suggested Locations for a Small Home Zone (N=127)

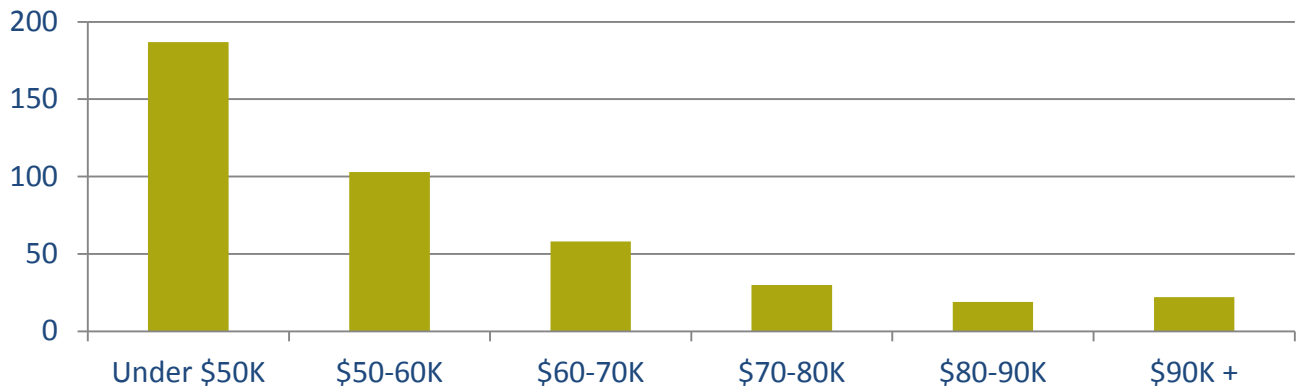


A wide variety of locations were suggested, including Downtown, Kam Lake, Bartam Court, and Old Town. While many people suggested mixing Small Homes in established neighbourhoods, others oppose this.



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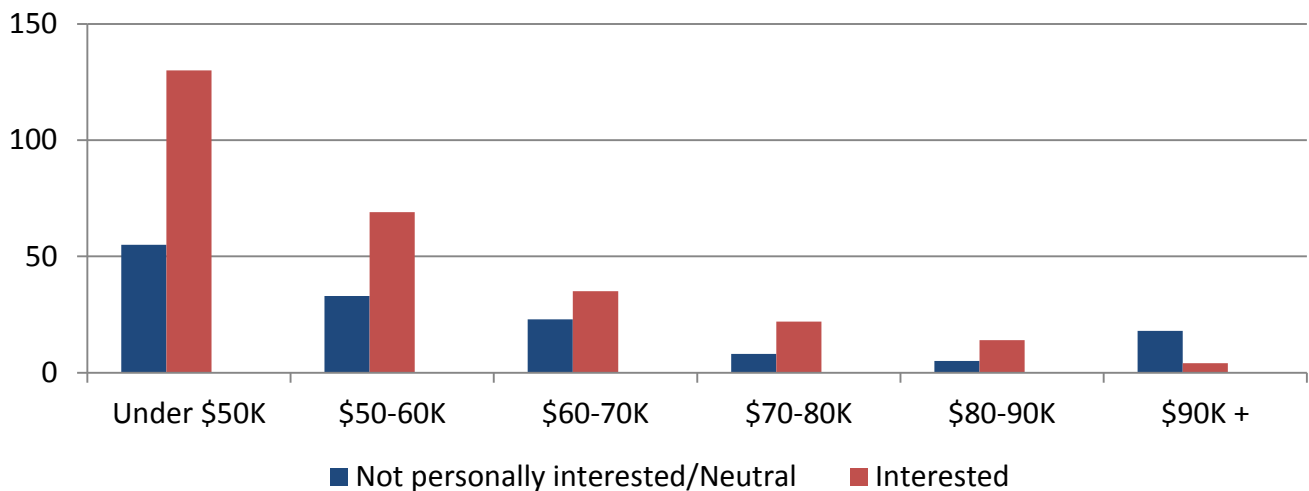
Maximum Stated Lot Price



47% of respondents who are interested or very interested in living in a Small Home zone state that their maximum lot price is under \$50,000

Respondents who stated they are personally interested in living in a Small Home zone are more price sensitive than those who are not interested.

Maximum Lot Price by Whether Respondent is Personally Interested





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Selected Comments

They are a good idea. Assuming the cost of living continues to increase, residential small home zones will allow first time home buyers to access the market.

I think this is an excellent way to alleviate housing problems in this city. I would be highly likely to purchase a tiny home lot and I know many others who would do the same. Without an option like this, residing in Yellowknife on a permanent basis may be too costly.

Please make it happen. It's a great opportunity for affordable and sustainable housing.

A small house built on a proper foundation would last longer and look better than all the trailers that are in Yellowknife

The welcoming of new small housing should be mirrored with the preservation of Yellowknife's original small habitation (locally known as "shacks"). Much effort should be made to make sure that the new tiny houses are built in respect of Yellowknife's rich small dwelling tradition, character and folklore.

Put them together. Create a quirky, tiny-home development area. Ensure lots of shared park space / garden space to prevent cabin fever and people going nuts.

Don't create a large tiny house ghetto. Use the small size of the house to infill development into normally undevelopable land close to the downtown.

Please don't place such a zone out in suburbia somewhere - for it to work, location is key.