

CITY OF YELLOWKNIFE  
BY-LAW NO. 3460

A BY-LAW of the Municipal Council of the corporation of the City of Yellowknife in the Northwest Territories, to amend the Yellowknife General Plan, being by-law No. 3213, as amended to date.

PURSUANT TO:

- a) Section 25 to 29 inclusive of the Planning Act, R.S.N.W.T. 1974, C. P-8,
- b) Due notice to the public, provision for inspection of this by-law and due opportunity for objections thereto to be heard, considered and determined; and
- c) The approval of the Minister of Municipal and Community Affairs, certified hereunder.

THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF YELLOWKNIFE, in a regular meeting duly assembled, enacts as follows:

1. That Section I.4 be amended by the addition of the following at the end of the first paragraph:

The phasing period refers to the time from when site preparation is initiated to when local improvements have been completed.

2. That Section I.5.I be amended by the replacement of the first paragraph with the following:

The concept for the future City of Yellowknife is focused on Frame Lake as the Institutional Centre and Open Space Central Park. At the present time there are nine major institutional uses located around this lake (the City Hall, the Heritage Centre, the R.C.M.P. Offices, and the DND office building, the Gerry Murphy Arena, the Yellowknife community Arena, the Ruth Inch Pool, the Yellowknife Curling Club, and the new Stanton Hospital). There are also plans to begin construction of a Regional Visitors Centre behind YK Motors in 1990, a Territorial Legislative Building near the Heritage Centre in 1991, and a new DND building and an expanded RCMP facility (dates not yet confirmed).

3. That Section I.5.6. be amended by the replacement of this Section with the following:

The Central Business District should be the primary focus of commercial retail, office and service business within the City. Inevitably there will be a need for neighbourhood type commercial developments in outlying residential areas and areas for commercial activities which require larger parcels of land to function, but the primary focus for commercial activity should be the downtown area. In addition to this focus, there should be an encouragement to develop the downtown for a mixture of uses beyond just commercial retail, office and service businesses. Residential uses should be encourage within the C.B.D. and its fringes with allowance made for the development of higher densities than currently exist. As illustrated on Map No. 3 - Residential and Map No. 7 - Commercial, this encouragement is provided through the acceptance of either medium to high density residential uses or commercial uses in areas of, or on the same sites of overlapping interest.



The C.B.D. should also focus on a system of circulation for both pedestrians and vehicles alike, through the provision of adequate parking within or adjacent to new developments, and the provision of specific links between buildings whenever possible.

4. That Policy G.2.1.1. be amended to read as follows:

To continue development of the Range Lake North area until completed (total population 2500).
5. That the first sentence of Policy G.2.1.2. be amended to read as follows:

To prepare the technical, economic, planning and servicing information for the future development of:
6. That the following be removed from Policy G.2.1.2:
  - Range Lake North (approximately 2500 population).
7. That Policy G.2.1.3. be amended by revising the subject areas to read as follows:
  - Frame Lake North;
  - Forrest Park South; and
  - Block 550.
8. That Policy G.2.3.5. be added and that it shall read as follows:

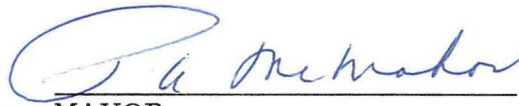
That in reviewing proposals prior to the adoption of a Secondary Development Scheme, such as those identified as being required under this Plan, Council shall review the proposed use, or the proposed Zoning By-law and/or General Plan amendment in terms of:

  - compliance with the General Plan;
  - the relationship of past and potential future development
  - any of the items identified in Policy G.2.3.3. which Council feels are relevant to their decision; and
  - that the lack of a Secondary Development Scheme shall not be the only reason to refuse a proposal.
9. That the first sentence of Policy G.5.1.1. be amended to read as follows:

To encourage the concentration of commercial retail, office and service business in the downtown.
10. That Policy G.12.2. be amended by replacing the wording "- natural parks and open space areas" with the following:
  - natural parks, open space and waterfront area
11. That Maps No. 1 to 11 inclusive be replaced with Schedules "A" to "K" respectively.
12. That this By-law shall come into effect upon receiving Third Reading.




READ a First Time this 23 day of April, A.D., 1990.

  
MAYOR

  
SENIOR ADMINISTRATIVE  
OFFICER

READ a Second Time this 9 day of July, A.D., 1990.

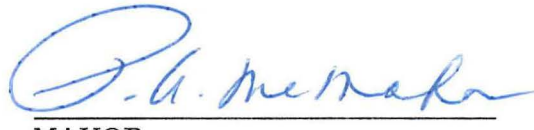
  
MAYOR

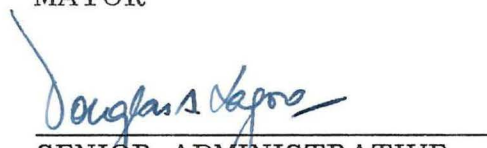
  
SENIOR ADMINISTRATIVE  
OFFICER

APPROVED by the Minister of Municipal and Community Affairs of the Northwest Territories this 8th day of August, A.D., 1990.

  
MINISTER OF MUNICIPAL AND  
COMMUNITY AFFAIRS

READ a Third Time and Finally Passed this 27 day of August, A.D., 1990.

  
MAYOR

  
SENIOR ADMINISTRATIVE  
OFFICER



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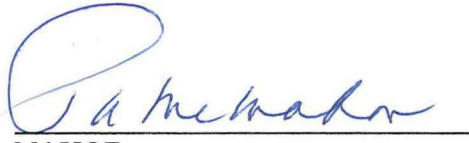
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11. That Maps No. 1 to 11 inclusive be replaced with Schedules "A" to "K" respectively.

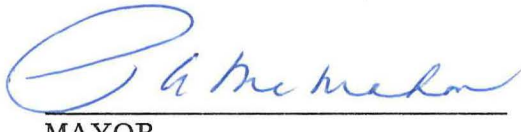
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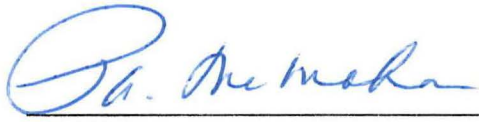
  
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