



CITY OF YELLOWKNIFE

**BY-LAW NO. 4752**

**BI 32**

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, authorizing the Municipal Corporation of the City of Yellowknife to amend City of Yellowknife Development Incentive Program By-law No. 4534, as amended;

PURSUANT TO Section 53 of the *Cities, Towns and Villages Act*, S.N.W.T. 2003, c. 22;

WHEREAS the Municipal Corporation of the City of Yellowknife has enacted Development Incentive By-law No. 4534;

AND WHEREAS the Municipal Corporation of the City of Yellowknife wishes to amend Development Incentive By-law No. 4534;

NOW THEREFORE, THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE CITY OF YELLOWKNIFE, in regular session duly assembled, hereby enacts as follows:

**APPLICATION**

That Development Incentive Program By-law No. 4534, as amended, of the Municipal Corporation of the City of Yellowknife, is hereby amended by:

1. Deleting paragraph three (3) of the preamble and replace therewith:  
“WHEREAS the Council of the Municipal Corporation of the City of Yellowknife wishes to promote the smart growth development and revitalization of the Yellowknife’s built up areas through: residential intensification, industrial relocation, brownfield redevelopment, Leadership in Energy and Environmental Design (LEED), heritage preservation, and integrated parking structures;”
2. Adding the following definition to Section 2:  
“Integrated Parking Structure means a structure designed for the parking of motor vehicles within the footprint and/or structure of the building floors.”
3. Delete Section 3 and replace therewith:  
“This by-law provides for tax abatements and grants to encourage the following six smart growth development and redevelopment initiatives:”

4. Adding the following to Section 3:
  - F. Integrated Parking Structures – The Integrated Parking Structure Incentive is designed to promote innovative design options that integrate the required parking requirements within the footprint of the building; consequently resulting in a more efficient use of land. The target area is DT – Downtown zone.”
5. Adding the following to Section 4 and re-numbering the existing and corresponding sections accordingly:
  - C. Full One-Year Abatement – The full tax abatement (100% for one year) is only available on the assessed improvements of developments which incorporate an integrated parking structure.
6. Deleting the following from Section 4:

“As outlined herein a maximum of one extra full year abatement may be granted for applications which include a combination of programs.”
7. Adding the following to Section 11.:
  - F. Integrated Parking Structure
    - i. Abatements shall apply to the improvements of residential, commercial, and office developments;
    - ii. Abatements shall apply to developments requiring more than 15 off-street parking spaces. Multi-year tax abatements with modified structures may be approved by Council subject to recommendations provided by Administration for projects with a strong business case that support the City’s Downtown revitalization objectives.
    - iii. Abatements shall only apply to assessed improvements of the development; and
    - iv. The Director of Planning and Development and/or Director of Corporate Services may consider a prorated abatement on improvements based on a portion of off-street parking requirement as long as it is greater than 15 off-street parking spaces.
8. Adding the following as Section 18 and re-numbering the existing and corresponding sections accordingly:

“18. In addition to requirements in Paragraph 11, abatements for an Integrated Parking Structure shall commence upon construction completion and notice of tax assessment.”
9. Replace APPENDIX C Form G with the attached revised Appendix C Form G – Smart Growth Development Incentive Program Tax Abatement and/or Grant Form.

#### EFFECT

10. That this by-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 75 of the *Cities, Towns and Villages Act*.

Read a First time this 23 day of SEPTEMBER, A.D. 2013.

Tank Heyck  
\_\_\_\_\_  
Mayor

[Signature]  
\_\_\_\_\_  
A/ City Administrator

Read a Second Time this 23 day of SEPTEMBER, A.D. 2013.

Tank Heyck  
\_\_\_\_\_  
Mayor

[Signature]  
\_\_\_\_\_  
A/ City Administrator

Read a Third Time and Finally Passed this 15 day of OCTOBER, A.D., 2013.

Tank Heyck  
\_\_\_\_\_  
Mayor

[Signature]  
\_\_\_\_\_  
City Administrator

I hereby certify that this by-law has been made in accordance with the requirements of the *Cities, Towns and Villages Act* and the by-laws of the Municipal Corporation of the City of Yellowknife.

[Signature]  
\_\_\_\_\_  
City Administrator



**APPENDIX C**  
**Form G - Smart Growth Development Incentive Program**  
**Tax Abatement and/or Grant Form**  
 Planning and Development Department  
 City of Yellowknife



I/We hereby make application to request consideration by the Planning and Development Department of the City of Yellowknife for a tax abatement and/or grant under the Smart Growth Development Incentive Program.

Property Owner information and property to be improved					
Property Owner name					
Property Owner telephone no.(s)	Home:		Work or Cell:		
Property Owner e-mail					
Civic address of proposed improvement					
Legal description of proposed improvement	Lot:		Block:		Plan:
Application details					
Project description					
Expected start date					
Expected completion date					
Estimated Value of Assessed Improvements (Excluding Land)					
Abatement Program					
<b>Residential Intensification</b>	Abatement Target Location	<input type="checkbox"/> Primary Study Area (CC or DT Zone)			
		<input type="checkbox"/> Secondary Study Area (CS Zone)			

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	Number of Units Proposed	
	Minimum Unit Floor Area	
	Number of Dedicated Affordable Housing Units	
	Other Abatement Programs with this Project	
<i>Internal Use Only</i>	<input type="checkbox"/> Preliminary Site Plan <input type="checkbox"/> Floor Area Plan <input type="checkbox"/> Zoning and Target Area Compliance	
<b>Industrial Relocation</b>	Abatement Target Location	<input type="checkbox"/> Sender Lands (CS, CC, OT, I Zone)
		<input type="checkbox"/> Receiver Lands (GI or BI Zone)
	Sender Lands: Address & Legal Description	
	Receiver Lands: Address & Legal Description	
	Assessed Improvements to be Removed/Demolished	
	Other Abatement Programs with this Project	
<i>Internal Use Only</i>	<input type="checkbox"/> Sender Lands - Land Use Permitted in BI LI Zone <input type="checkbox"/> Demolition/Building Removal Plan <input type="checkbox"/> Preliminary Site Plan for Abatement Location <input type="checkbox"/> Receiver Land Area >50% of Sender Lands <input type="checkbox"/> Land Availability of Receiver Lands	

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<b>Brownfield Redevelopment</b>	Known Contaminants	
	Environmental Assessment and Remediation Costs (Estimated and Incurred)	
	Estimated Site Area and Area of Contamination	
	Future Use	
	Other Abatement Programs with this Project	
<i>Internal Use Only</i>	<input type="checkbox"/> Phase II ESA <input type="checkbox"/> Remedial Action Plan and Risk Assessment <input type="checkbox"/> Zoning Compliance of Future Use	
<b>Leadership in Energy and Environmental Design</b>	LEED Target Certification	<input type="checkbox"/> GOLD <input type="checkbox"/> PLATINUM
	LEED Registration #	
	Prerequisite Requirements and Credits	
	<i>Internal Use Only</i>	<input type="checkbox"/> Preliminary LEED Review: Prerequisites and Credits
<b>Heritage Preservation</b>	Project Cost (attach quotations)	

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<i>Internal Use Only</i>	<input type="checkbox"/> Photos of Architectural Features to be restored, repaired, replaced <input type="checkbox"/> Detailed Architectural Drawings <input type="checkbox"/> Building material specifications <input type="checkbox"/> Work Schedule <input type="checkbox"/> Eligible work costs and two quotations <input type="checkbox"/> Heritage Designation or Application <input type="checkbox"/> Proposal reviewed by Heritage Committee
<b>Integrated Parking Structure</b>	<input type="checkbox"/> Target Abatement Location (Downtown) <input type="checkbox"/> Other Abatement Programs with this Project
<i>Internal Use Only</i>	<input type="checkbox"/> Development Permit Application

**Signatures**

<b>Signature of Applicant</b>		<b>Date</b>	
<b>Director of Planning and Development</b>		<b>Date</b>	

**Final Approval for Commencement of Abatement**

<b>Director of Planning and Development</b>		<b>Date</b>	
<b>Director of Corporate Services</b>		<b>Date</b>	
<b>Senior Administrative Officer</b>		<b>Date</b>	