



CITY OF YELLOWKNIFE

NORTHWEST TERRITORIES

CONSOLIDATION OF DEVELOPMENT INCENTIVE PROGRAM BY-LAW NO. 4534

Adopted December 14, 2009

AS AMENDED BY

By-law No. 4884 – December 14, 2015

By-law No. 4752 – October 15, 2013

By-law No. 4784 – March 10, 2014

By-law No. 4788 – March 24, 2014

By-law No. 4796 – May 26, 2014

By-law No. 4828 – February 23, 2015

By-law No. 4842 – April 27, 2015

**(This Consolidation is prepared for convenience only.
For accurate reference, please consult the City
Clerk's Office, City of Yellowknife)**

BY-LAW NO. 4534

BI 28

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, to provide for the provision of development and redevelopment incentives for targeted areas and initiatives in the City.

PURSUANT TO the relevant sections of the *Cities, Towns and Villages Act S.N.W.T. 2003, c. 22*, and particularly section 70 to 72, allowing municipalities to enact by-laws; and to relevant sections of the *Property Assessment and Taxation Act, R.S.N.W.T. 1988, c. P-10*, and particularly Sections 1-15 and 76-83, providing municipalities with the power to adjust mill rates; and to *City of Yellowknife By-law No. 4207 – Tax Administration By-law*, which administers property tax in the City;

As amended by By-law No. 4752, October 15, 2013

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;

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

SHORT TITLE

1. This By-law may be cited as the Development Incentive Program By-law.

INTERPRETATION

2. In this by-law:

“Abatement” means the full or partial exemption of taxes of property for designated areas and uses;

“Brownfield site” means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant;

“City” means the Municipal Corporation of the City of Yellowknife in the Northwest Territories established pursuant to the *Cities, Towns and Villages Act*;

“Council” means the Council of the City;

“Development Officer” means a Development Officer of the City,

“Greenfield Site”	means real property which is environmentally clean and undeveloped;
“Industrial Relocation”	means relocation of “industrial” uses in targeted redevelopment areas to Engle Business District.
“Improvements”	means the assessed value of all buildings on site, excluding assessed land.
“Industrial Use”	means a land use which is permitted within the Engle Business District’s “BI”- Business Industrial, or “GI” –General Industrial zoning districts pursuant to Zoning By-law No. 4404.

As amended by By-law No. 4752, October 15, 2013

“Integrated Parking Structure”	means a structure designed for the parking of motor vehicles within the footprint and/or structure of the building floors.
“Residential Intensification”	means residential development within targeted areas of the City which deemed to be medium to high density development pursuant to Zoning By-law 4404, including “multi-family dwelling”, “multi-attached “dwelling” or “planned development”.
“LEED”	Leadership in Energy and Environmental Design (LEED), means a high performance green building rating and certification program established by the Canada Green Building Council for residential and commercial buildings that are environmentally healthy.

As amended by By-law No. 4788 March 24, 2014

“Parking Structure”	means a structure designed for the parking of motor vehicles in tiers or floors, as per Zoning By-law No. 4404, as amended.
“Planning and Development”	means the City of Yellowknife Planning and Development Department.

APPLICATION

As amended by By-law No. 4828 February 23, 2015

As amended by By-law No. 4796 May 26, 2014

As amended by By-law No. 4788 March 24, 2014

As amended by By-law No. 4752, October 15, 2013

3. This by-law provides for tax abatements and grants to encourage the following smart growth development and redevelopment initiatives:

- a. Residential Intensification – The Residential Intensification Incentive component of the Program is targeted toward new residential construction or adaptive re-use of existing buildings. Any ground floor commercial improvement or development of an eligible Residential Intensification project shall be included for tax abatement calculation. The prescribed target areas are divided into two categories, illustrated in Appendix A:
 - i. *Primary Area* – includes Downtown (“DT” – Downtown Zone); and
 - ii. *Secondary Area* – includes Old Airport Road (“CS” –Commercial Service, and “GM” Growth Management zoning districts).
- b. Industrial Relocation – The Industrial Relocation Incentive encourages the relocation of uses deemed “Industrial” by a Development Officer from lands throughout the City to the Engle Business District. The defined target areas are divided into two categories, illustrated in Appendix B:
 - i. *Sender Lands* – includes Old Airport Road (“CS” Commercial Service); Imperial Oil Lands near Negus Point; Old Town (“OM” Old Town Mixed), Downtown (“DT” – Downtown Zone) and Kam Lake Industrial Park (“I” Industrial).
 - ii. *Receiver Lands* – includes the Engle Business District (“GI” – General Industrial and “BI” Business Industrial zoning districts).

Based on the above categories, abatements may apply to either the *Sender Lands* or *Receiver Lands*, but not both.

- c. Brownfield Remediation and Development – The Brownfield Redevelopment Incentive is designed to encourage the remediation and redevelopment of sites throughout the City. This program is applicable City-wide including portions of Giant and Con Mine which have been remediated and are suitable for development and redevelopment.
- d. LEED – The Leadership in Energy and Environmental Design Incentive is designed to promote innovation in high standards of green building and site design throughout the City. This program applies City-wide.
- e. Heritage Preservation – The Heritage Preservation Incentive is proposed to promote the

preservation or architecturally sensitive restoration of heritage buildings or properties within Yellowknife. This program applies City-wide.

Section f added as amended by By-law No. 4752, October 15, 2013

- 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.”

Section g added as amended by By-law No. 4788 March 24, 2014

- g. Downtown Parking Structure Development – The Downtown Parking Structure Development Incentive is designed to promote the construction of a multi-storey or below ground parking structure in the DT – Downtown Zone. The purpose is to better balance the building footprint to surface parking ratio in the downtown; enable the transfer of current surface parking to the structure; provide additional downtown parking; and enable additional development opportunities by opening land currently held by surface parking lots. This program applies in the DT – Downtown zone only.

TAX ABATEMENT AND GRANT STRUCTURE

As amended by By-law No. 4842 April 27, 2015

As amended by By-law No. 4828 February 23, 2015

As amended by By-law No. 4796, May 26, 2014

As amended by By-law No. 4752, October 15, 2013

4. Property and improvement tax exemptions and grants are classified into five categories:

- a. Residential intensification:

- i. Full Five-Year Abatement – The full tax abatement (100% over five years) is only available for property in the *Primary Area* of the Residential Intensification incentive which includes the Downtown (“DT” – Downtown Zone).
- ii. Declining Five Year Abatement – The declining five-year abatement reduces in equal increments over five-years (100%-80%-60%-40%-20%) and applies to the *Secondary Area* of the Residential Intensification incentive which includes Old Airport Road (“CS”- Commercial Services, “GM” – Growth Management, and “NP” Nature Preservation Zones).
- iii. Council may, at its sole discretion, extend the five-year tax abatement for *Primary* and *Secondary Area* Residential Intensification projects up to an additional five-year period (at full or declining increment basis) based on the revitalization merits of the project which may be measured based on alignment with Smart Growth principles.

Section 4.a (iv) added by By-law No. 4842 April 27, 2015

- iv. Up-front Residential Intensification Incentive – The projected tax abatement is to be paid up-front in year one, and in subsequent years as a grant through the Downtown Reserve, based on the projected present value of the residential intensification. The up-front abatement is granted at the discretion of Council, and applies only to the Primary Area, as shown in Appendix A.”

- b. Declining Five Year Abatement – The declining five year abatement reduces in equal increments over five-years (100%-80%-60%-40%-20%). This abatement formula applies to the following:
 - i. Brownfield Remediation and Development (City-wide)
 - ii. Leadership in Energy and Environmental Design (LEED)
 - iii. Downtown Parking Structure Development (Downtown)
- 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.
- d. Heritage Preservation Grant – The Heritage Preservation abatement will grant an abatement for eligible work costs to restore or preserve architecturally significant elements of a building or structure. The total abatement shall be the lesser of (i) 50% of eligible work costs, (ii) \$50,000, or (iii) ten years of total property taxes (land and improvements) payable on the property and existing improvements.
- e. Industrial Relocation Abatement - The declining seven year tax abatement reduces in equal increments over seven years (100%-90%-80%-70%-60%-50%-40%). This abatement formula applies to industrial relocation.

ELIGIBILITY CRITERIA

- 5. All applicants must submit a completed application on the prescribed Form “G” in Appendix C. The Application must be made prior to initiating the development or redevelopment project. Applications shall be deemed approved by the Director of Planning and Development.

As amended by By-law No. 4884 December 14, 2015

- 6. Applicants must be registered owners of the properties and such owners shall not be in a position of tax arrears for any other property in the City. The provision of incentives may be transferred to a new owner of the property subsequent an approved application.
- 7. Federally or Territorially owned lands and buildings are ineligible for all programs.
- 8. With the exception of Heritage Preservation, all Abatements must be shown to increase the appraised value of the property by at least \$500,000 upon construction completion. Upon construction completion the applicant shall notify the City and the City’s Director of Assessment will assess the improvements to verify the increase in assessed value.
- 9. All improvements shall comply with all City of Yellowknife by-laws and regulations, including Zoning By-law No. 4404 and Building By-law No. 4469.
- 10. Any outstanding orders from the City’s Fire Division, Building Inspections Division, or Planning and Lands Division must be addressed prior to granting approval.

11. In addition to the above criteria, the following specific criteria shall be met for each relevant program:

Section 11 A (i) as amended by By-law No. 4842 April 27, 2015

A. Residential Intensification

- i. Abatements shall apply to new residential construction or adaptive re-use of existing buildings. Any ground floor commercial improvement or development of an eligible Residential Intensification project shall be eligible for tax abatement." Mixed use developments may be assessed based on distinguishing residential and commercial proportions of assessment. In instances where the units are not condominiums, an appropriate formula will be applied by the City's Director of Tax Assessments.
- ii. All projects must consist of buildings with a minimum of four (4) or more dwellings with each unit consisting of a minimum of 55m² of floor area.
- iii. In accordance with the City of Yellowknife Housing Affordability Program, applications for residential intensification which include ten (10) or more units shall include a minimum 10% dedication of units to affordable housing. Such units shall be available for purchase by NWT Housing Corporation or YK Housing Authority, for dedicated rental units or purchased by an Affordable Housing Corporation designated by the City for sale as non-market housing. This requirement may be waived subject to the owner/developer providing a letter from the NWT Housing Corporation or the City of Yellowknife indicating there is no interest in either party purchasing or assigning residential units.
- iv. In instances where an Applicant proposes a development which also incorporates Brownfield Remediation and/or LEED, an additional one-year full abatement may be granted for a total of six (6) years of full tax abatement as long as requirements are met and applications are made.

Section 11 A (v) added by By-law No. 4842 April 27, 2015

- v. The Up-front Residential Intensification Incentive will be delivered through the Downtown Reserve and is subject to a 5% administrative charge. Eligibility for the up-front tax abatement is determined at the sole discretion of Council.

B. Industrial Relocation

- i. Where the Applicant chooses to apply the abatement to the *Receiver Lands*, the abatement shall include both land and building improvement assessments, and where the Applicant chooses to apply to the *Sender Lands*, abatement shall apply only to building improvement assessments.

- ii. In addition to submission requirements in Paragraph 5, applicants shall submit a relocation plan and site plan for the Sender Lands demonstrating the phasing out of the industrial use within the prescribed period. In addressing the discontinuation of industrial related uses, the plan shall indicate removal of existing structures, site restoration, and suitability for redevelopment. Upon removal or discontinuation of the industrial related use, the Applicant shall enter into a contract with the City to prohibit future industrial uses on the land (i.e. rezoning to SS – Site Specific).
- iii. Assessed improvements must be demolished, or removed from the Sender Lands and transported to the Receiver Lands or outside the City, to be eligible for the abatement. The City may at its own discretion consider relocation of structures to other areas of the city if they are in compliance with Zoning By-law requirements and do not impede revitalization efforts. The City may consider the allowance of up to 20% of existing structures to remain as long as they can be utilized for non-industrial purposes. Such structures must be deemed to be structurally sound and fit for occupancy, including the provision of heating, lighting, electricity, water, and sewer.
- iv. All applicants shall acquire a land area within the Receiver Lands which at a minimum is no less than 50% of the land area of the Sender Lands.
- v. Where after the removal of structures from the Sender Lands such Lands are deemed to be environmentally contaminated to an extent which prohibits redevelopment to a permitted use, the Applicant may, through meeting the criteria outlined in Paragraph 11(C), be eligible for only one of the following Brownfield Remediation Abatement options for the Sender Lands:
 - a) Where the applicant applies the Industrial Relocation abatement to the *Receiver Lands*, the Applicant shall be eligible to make a separate application to receive abatement under the Brownfield Remediation and Development program for the *Sender Lands*.
 - b) Where the applicant applies the Industrial Relocation abatement to the *Sender Lands*, the Applicant shall be eligible for an additional one year of full tax abatement for the *Sender Lands*.
- vi. Where, subject to meeting the LEED incentive criteria in Paragraph 11(D), for either the Sender Lands or Receiver Lands, the applicant may be eligible for one additional year of full tax abatement for such lands.
- vii. In addition to the tax abatement described herein, the City may enter into land agreements to exchange ownership of the Applicant's Sender Lands for City owned Receiver Lands, provided the Applicant can provide environmental approvals deeming the Sender Lands remediated to acceptable standards. Such exchanges shall be negotiated on a case by case

basis between the City and property owner.

C. Brownfield Redevelopment

- i. Abatements shall apply to land and building improvement assessments of a site which has been remediated and redeveloped.
- ii. The applicant shall demonstrate that the degree of site contamination has a significant impact on the costs of redeveloping the site.
- iii. A Phase II Environmental Site Assessment, Risk Assessment, and Remedial Action Plan shall be completed for the designated site, and all supporting documentation and reports shall be submitted to the City prior to commencement of development on site.
- iv. Approval from the GNWT Department of Environment and Natural Resources certifying site remediation to appropriate contamination levels according to Territorial criteria shall be provided prior to commencing development.
- v. In instances where a redevelopment site has been remediated to the acceptable standard, but is adjacent lands which continue to remain contaminated, the City may request additional remediation or mitigation measures pertaining to the impacts of the contaminated lands.
- vi. Where, subject to meeting the LEED incentive criteria outlined in Paragraph 10(D), the applicant, may be granted an additional one year of full tax abatement.

D. Leadership in Energy and Environmental Design (LEED)

- i. LEED abatements shall apply to improvement assessments only.
- ii. All proposed LEED projects must be targeted to a minimum GOLD or PLATINUM Certification.
- iii. As part of the LEED application, proof of registration of the LEED project with the Canada Green Building Council shall be provided, including a project summary description, whether the project is targeting GOLD or PLATINUM level, and the make-up of the project team.
- iv. Concurrent to the application for the Development Permit and Building Permit, the applicant shall demonstrate how the project will meet the Prerequisite Requirements and Credits to achieve the targeted LEED Certification. This information shall be demonstrated through the site and building and the current LEED Checklist, or any subsequent amendments thereto, provided in Appendix D. A written narrative clearly and succinctly summarizing all health, performance and environmental features of the project shall be included.

- v. In accordance with the LEED Certification process all required LEED submittals shall also be provided to the City as the design and construction progresses. Any required amendments to the initially approved Development or Building Permits shall be submitted in accordance with the City's Zoning By-law and Building By-law.
- vi. Subsequent completion of the project and LEED Certification to the GOLD or PLATINUM level, LEED designation to at least the GOLD standard shall be maintained throughout the life of the tax abatement period. Should the Applicant fall below the GOLD standard the City, may at its discretion, revoke or suspend the abatement.

E. Heritage Preservation

- i. The property proposed for restoration must be either a designated Heritage Building or a property eligible for designation in accordance with the Yellowknife Heritage Committee's Heritage Designation Criteria. Where a property has not yet been given Heritage Designation, an application shall be submitted concurrently to the Grant Application.
- ii. Proposals shall be evaluated by the Yellowknife Heritage Committee based on compliance with the Heritage Preservation Standards and Guidelines for the City of Yellowknife.
- iii. Photos of the existing building and elements to be repaired, restored, or replaced shall be provided.
- iv. Detailed architectural drawings (i.e. plan view, floor layout, elevations, and colour renderings) prepared by a qualified architect or professional engineer along with a description of work to be undertaken shall be provided.
- v. A listing of building materials including finishings to be used shall be provided.
- vi. Two quotations from different suppliers and contractors shall be provided for building materials and contract work to be undertaken.
- vii. A schedule of work to be undertaken, including phasing, with an estimated time of completion (maximum of 30 months).
- viii. Eligible work costs must be based on the assessment of a qualified architect or professional engineer. Eligible costs include the following:
 - (b) Professional or architectural services;
 - (c) Façade improvements relating to preservation/restoration of original building elements, including significant architectural detail;

- (d) Improvements required to meet the National Building Code, National Fire Code, and City of Yellowknife Building Bylaw; and
 - (e) Restoration of architecturally or historically significant interiors or interior elements.
- ix. Cosmetic interior work, regular maintenance and new additions are not eligible for assistance.

Subsection 11 (F) added as amended by By-law No. 4752, October 15, 2013

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.

Subsection 11 (G) added as amended by By-law No. 4788 March 24, 2014

G. Downtown Parking Structure Development Incentive

- (a) Parking structures must contain a minimum of one hundred (100) parking stalls.
- (b) Abatement shall only apply to the building improvements dedicated to vehicular and bicycle parking, excluding commercial or other purposes; and
- (c) Mixed-use 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.

ABATEMENT COMMENCEMENT

- 12. Prior to commencement of abatements, final approval shall be signed off by the Director of Planning and Development, Director of Corporate Services, and City Administrator.
- 13. In addition to requirements in Paragraph 11, abatements for Residential Intensification shall commence upon construction completion and notice of tax reassessment.
- 14. In addition to requirements in Paragraph 11, abatements for Industrial Relocation shall not commence until the industrial use(s) on the Sender Lands have been discontinued, the Applicant has complied with the relocation plan, and construction completion and notice of tax reassessment has been provided on the abatement parcel.

- 15. In addition to requirements in Paragraph 11, abatements for LEED programs shall not commence until validation of LEED accreditation has been provided by the Canada Green Building Council and construction and tax reassessment has been completed.
- 16. In addition to requirements in Paragraph 11, abatements for Brownfield Remediation and Development shall not commence until certification has been provided from the GNWT Department of Environmental and Natural Resources that the redevelopment site has been remediated to the acceptable standard, and construction and tax reassessment has been completed.
- 17. In addition to requirements in Paragraph 11, the Heritage Preservation Grant shall not commence until the property has received a Heritage designation and the proposed improvements and tax reassessment are completed.

**Section 18 added as amended by By-law No. 4752, October 15, 2013
and subsections renumbered 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.
- 19. Abatements may be revoked or suspended for outstanding orders or requirements which have not been completed in terms of schedule.

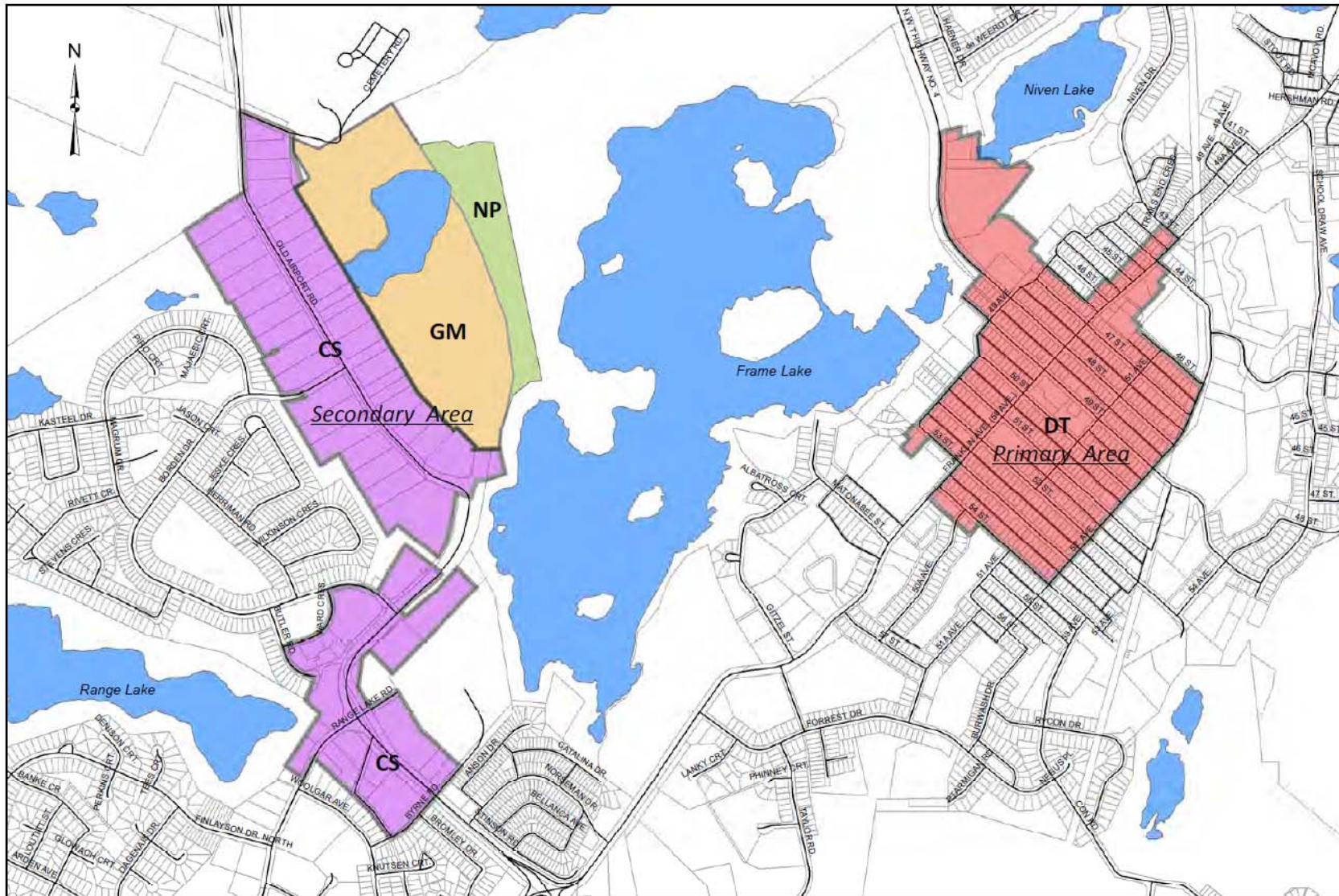
TERM

Section 20 “Term” deleted by By-law No. 4884 December 14, 2015

20.

EFFECT

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



CITY OF YELLOWKNIFE
 Planning & Development

PROJECT:
 Consolidated By-law No. 4534 - Appendix A

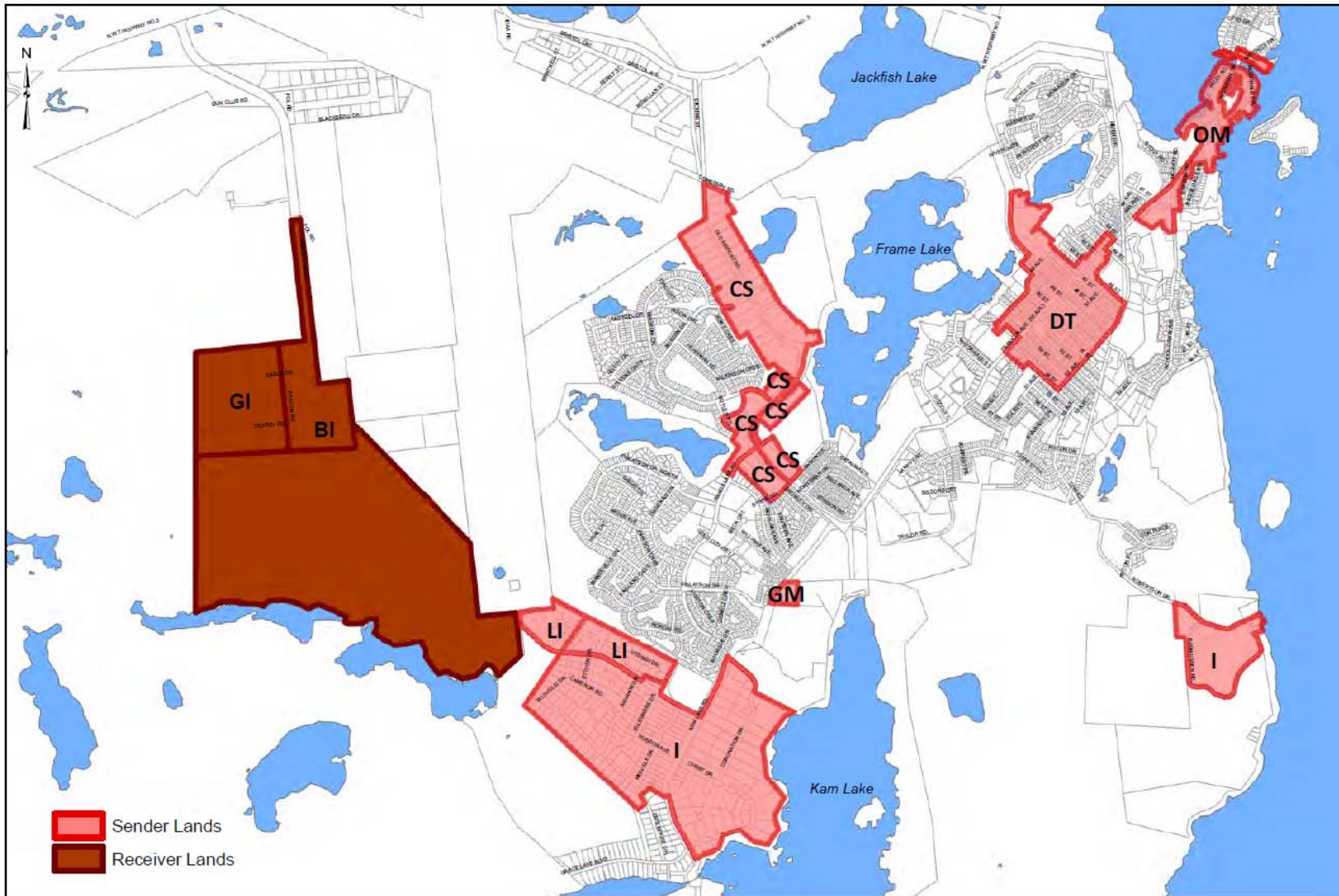
TITLE:
 Residential Intensification

SCALE:
 1:14,000

CREATED BY:
 D.Doiron

FILE:
 14 Consolidated By-law No. 4534 - Appendix A - Residential.mxd

DATE:
 April 29, 2014



CITY OF YELLOWKNIFE
 Planning & Development

PROJECT:
 Consolidated By-law No. 4534 - Appendix B

TITLE:
 Industrial Relocation

SCALE:
 1:32,000

FILE:
 14 Consolidated By-law No. 4534 - Appendix B - Industrial.mxd

DATE:
 April 29, 2014

CREATED BY:
 D.Doiron

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					
Residential Intensification	Abatement Target Location	<input type="checkbox"/> Primary Study Area (DT Zone)			
		<input type="checkbox"/> Secondary Study Area (CS Zone)			
	Number of Units Proposed				

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



	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	
Industrial Relocation	Abatement Target Location	<input type="checkbox"/> Sender Lands (CS, 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	

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



Brownfield Redevelopment	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	
Leadership in Energy and Environmental Design	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
Heritage Preservation	Project Cost (attach quotations)	

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



<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
Integrated Parking Structure	<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

Signature of Applicant		Date	
Director of Planning and Development		Date	

Final Approval for Commencement of Abatement

Director of Planning and Development		Date	
Director of Corporate Services		Date	
Senior Administrative Officer		Date	

APPENDIX D LEED Certification Checklist

Possible points = 70; Certified 26; Silver 33; Gold 39; Platinum 52
Last Updated: 24-Feb-09

Prerequisite or Credit	Potential Points	Targeted			Credit Title	Strategy For Achieving	Status	Individual Reponsible for Action and Documenting
		Yes	No	Pending				
Sustainable Sites								
		Yes	No	Pending				
SSp1.0	Required	√			Erosion & Sedimentation Control			
SSc1.0	1	1			Site Selection			
SSc2.0	1	1			Development Density			
SSc3.0	1	1			Redevelopment of Contaminated Sites			
SSc4.1	1	1			Alternative Transportation, Public Transportation Access			
SSc4.2	1	1			Alternative Transportation, Bicycle Storage & Changing Rooms			
SSc4.3	1		1		Alternative Transportation, Alternative Fuel Vehicles			
SSc4.4	1	1			Alternative Transportation, Parking Capacity			
SSc5.1	1			1	Reduced Site Disturbance, Protect or Restore Open Space			
SSc5.2	1		1		Reduced Site Disturbance, Development Footprint			
SSc6.1	1	1			Stormwater Management, Rate and Quantity			
SSc6.2	1		1		Stormwater Management, Treatment			
SSc7.1	1	1			Heat Island Effect, Roof			
SSc7.2	1	1			Heat Island Effect, Non-Roof			
SSc8.0	1	1			Light Pollution Reduction			
Totals	14	10	3	1				
Water Efficiency								
		Yes	No	Pending				
WEc1.1	1			1	Water Efficient Landscaping, Reduce by 50%			
WEc1.2	1			1	Water Efficient Landscaping, No Potable Use or No Irrigation			
WEc2.0	1		1		Innovative Wastewater Technologies			
WEc3.1	1	1			Water Use Reduction, 20% Reduction			
WEc3.2	1	1			Water Use Reduction, 30% Reduction			
Totals	5	2	1	2				
Energy & Atmosphere								
		Yes	No	Pending				
EAp1.0	Required	√			Fundamental Building Systems Commissioning			
EAp2.0	Required	√			Minimum Energy Performance			
EAp3.0	Required	√			CFC Reduction in HVAC & R Equipment			
EAc1.0	10	5	4	3	Optimize Energy Performance			
EAc2.1	1		1		Renewable Energy, 5%			
EAc2.2	1		1		Renewable Energy, 10%			

APPENDIX D LEED Certification Checklist

Possible points = 70; Certified 26; Silver 33; Gold 39; Platinum 52
Last Updated: 24-Feb-09

Prerequisite or Credit	Potential Points	Targeted			Credit Title	Strategy For Achieving	Status	Individual Responsible for Action and Documenting
EAc2.3	1		1		Renewable Energy, 20%			
EAc3.0	1	1			Best Practice Commissioning			
EAc4.0	1	1			Ozone Protection			
EAc5.0	1	1			Measurement & Verification			
EAc6.0	1	1			Green Power			
Totals	17	9	7	3				
Materials & Resources								
		Yes	No	Pending				
MRp1.0	Required	√			Storage & Collection of Recyclables			
MRc1.1	1		1		Building Reuse: Maintain 75% of Existing Walls, Floors and Roof			
MRc1.2	1		1		Building Reuse: Maintain 95% of Existing Walls, Floors and Roof			
MRc1.3	1		1		Building Reuse: Maintain 50% of Interior Non-Structural Elements			
MRc2.1	1	1			Construction Waste Management, Divert 50% from Landfill			
MRc2.2	1	1			Construction Waste Management, Divert 75% from Landfill			
MRc3.1	1	1			Resource Reuse, 5% Salvaged			
MRc3.2	1			1	Resource Reuse, 10% Salvaged			
MRc4.1	1	1			Recycled Content, 7.5% (post-consumer + 1/2 post industrial)			
MRc4.2	1	1			Recycled Content, 15% (post-consumer + 1/2 post industrial)			
MRc5.1	1	1			Regional Materials, 10% Extracted and Manufactured Regionally			
MRc5.2	1			1	Regional Materials, 20% Extracted and Manufactured Regionally			
MRc6.0	1		1		Rapidly Renewable Materials			
MRc7.0	1		1		Certified Wood			
MRc8.0	1	1			Durable Building			
Totals	14	7	5	2				
Indoor Environmental Quality								
		Yes	No	Pending				
EQp1.0	Required	√			Minimum IAQ Performance			
EQp2.0	Required	√			Environmental Tobacco Smoke (ETS) Control			
EQc1.0	1	1			Carbon Dioxide (CO ₂) Monitoring			
EQc2.0	1			1	Ventilation Effectiveness			
EQc3.1	1	1			Construction IAQ Management Plan, During Construction			
EQc3.2	1	1			Construction IAQ Management Plan, Testing Before Occupancy			
EQc4.1	1	1			Low-Emitting Materials, Adhesives & Sealants			
EQc4.2	1	1			Low-Emitting Materials, Paints and Coatings			
EQc4.3	1	1			Low-Emitting Materials, Carpet			
EQc4.4	1	1			Low-Emitting Materials, Composite Wood & Laminate Adhesives			
EQc5.0	1	1			Indoor Chemical & Pollutant Source Control			

APPENDIX D LEED Certification Checklist

Possible points = 70; Certified 26; Silver 33; Gold 39; Platinum 52
Last Updated: 24-Feb-09

Prerequisite or Credit	Potential Points	Targeted			Credit Title	Strategy For Achieving	Status	Individual Responsible for Action and Documenting
		Yes	No	Pending				
EQc6.1	1			1	Controllability of Systems, Perimeter Space			
EQc6.2	1			1	Controllability of Systems, Non-Perimeter Spaces			
EQc7.1	1	1			Thermal Comfort, Compliance			
EQc7.2	1	1			Thermal Comfort, Monitoring			
EQc8.1	1	1		1	Daylight & Views, Daylight 75% of Spaces			
EQc8.2	1			1	Daylight & Views, Views for 90% of Spaces			
Totals	15	11	0	5				
Innovation & Design Process								
		Yes	No	Pending				
IDc1.1	1	1			Innovation in Design:			
IDc1.2	1	1			Innovation in Design:			
IDc1.3	1	1			Innovation in Design:			
IDc1.4	1	1			Innovation in Design:			
IDc2.1	1	1			LEED™ Accredited Professional			
Totals	5	5	0	0				
Total for Project	70	44	16	13				

Doc# 164468-v2