



CITY OF YELLOWKNIFE

Development Incentives By-law No. 5097 – **Guide**

Development Incentives		
Type	Eligibility Criteria	Value
Development of Vacant Property Abatement	<p>Target Area: DT – Downtown Zone</p> <p>Applicants must construct a new residential, commercial, or mixed-use development on a property that has been vacant of structures for more than 5 years</p> <p>Upon construction, the abatement must be shown to increase the appraised value of the property by at least \$500,000</p>	Five years of declining tax abatement calculated by the development’s improvement assessed value
Downtown Mixed-Use Development Abatement	<p>Target Area: DT – Downtown Zone</p> <p>Applicants must construct a new mixed-use development or must redevelop an existing building into a mixed-used development</p> <p>Developments must be 12 metres or higher, must have 4 or more dwelling units, and must have commercial uses at street-level</p> <p>Developments that have 10 or more dwelling units must dedicate a minimum of 10% of the total units as affordable housing to be purchased by an Affordable Housing Corporation like NWT Housing Corporation, subject to their interest</p> <p>Upon construction, the abatement must be shown to increase the appraised value of the property by at least \$500,000</p>	Five years of full tax abatement calculated by the development’s improvement assessed value

<p>Residential Central Mixed-Use Development Abatement</p>	<p>Target Area: RC – Residential Central Zone</p> <p>Applicants must construct a new mixed-use development or must redevelop an existing building into a mixed-used development</p> <p>Developments must have 4 or more dwelling units, and must have commercial uses at street-level</p> <p>Developments that have 10 or more dwelling units must dedicate a minimum of 10% of the total units as affordable housing to be purchased by an Affordable Housing Corporation like NWT Housing Corporation, subject to their interest</p> <p>Upon construction, the abatement must be shown to increase the appraised value of the property by at least \$500,000</p>	<p>Five years of declining tax abatement calculated by the development’s improvement assessed value</p>
<p>Residential Development Abatement</p>	<p>Target Area: RC and RC-1 – Residential Central Zones; RI and RI-1 – Residential Intensification Zones</p> <p>Applicants must construct a new residential development that has 4 or more dwelling units</p> <p>Developments that have 20 or more dwelling units must dedicate a minimum of 10% of the total units as affordable housing to be purchased by an Affordable Housing Corporation like NWT Housing Corporation, subject to their interest</p> <p>Applicants can demolish existing buildings for development purposes; however, secondary detached dwellings will not be allowed under this incentive</p>	<p>In RC and RC1 Zones, five years of full tax abatement calculated by the development’s improvement assessed value. Council may approve an additional five years of full or declining tax abatement</p> <p>In RI and RI-1 Zones, five years of declining tax abatement calculated by the development’s improvement assessed value</p>

	Upon construction, the abatement must be shown to increase the appraised value of the property by at least \$500,000	
Industrial Relocation Abatement	<p>Target Area :</p> <p>For Sender Lands:</p> <ul style="list-style-type: none"> - CS – Commercial Service Zone - OT – Old Town Zone - KL – Kam Lake Zone <p>For Receiver Lands:</p> <ul style="list-style-type: none"> - IG – Industrial General Zone <p>Applicants must have an existing lot in the Sender Lands, and must acquire a new lot in the Receiver Lands</p> <p>The new lot acquired must be 75% or more of the area size of the existing lot</p> <p>Applicants must submit a relocation plan and site plan for the existing Sender Land lot demonstrating the phasing out of the industrial use, including removal of existing structures, site restoration, and suitability for redevelopment, and agreeing to prohibit future industrial uses on the lot</p> <p>Applicants must move all existing structures to the new Receiver Land lot or elsewhere in the city (20% of existing structures may remain as long as they are used for non-industrial purposes)</p> <p>Upon construction, the abatement must be shown to increase the appraised value of the property by at least \$500,000</p>	<p>Option 1: If the abatement is applied to the existing Sender Land lot – Seven years of declining tax abatement calculated by the development’s improvement assessed value only, and does not transfer to future owners</p> <p>If the Sender Land lot is deemed contaminated after completion, applicants may be eligible for an additional one year tax abatement</p> <p style="text-align: center;">OR</p> <p>Option 2: If the abatement is applied to the Receiver Land – Seven years of declining tax abatement calculated by the development’s land value and improvement assessed value</p> <p>If the Sender Land lot is deemed contaminated after completion, applicants may be eligible for one of the Environmental Impact Study Grants to be used on the existing Sender Land lot</p>
Environmental Impact Study (EIS) Grant	<p>Target Area: DT – Downtown Zone</p> <p>Option 1: Applicants must complete a Phase II Environmental Site Assessment</p>	<p>Option 1: 50% of costs to be granted for the completion of a Phase II Environmental Site Assessment (maximum \$10,000)</p>

	<p>Option 2: Applicants must complete a Remedial Work Plan or Risk Assessment following the completion of a Phase II Environmental Site Assessment</p> <p>Applicants must prove that the degree of site contamination has a significant impact on the costs of development</p> <p>Applicants must get approval from GNWT certifying that the remediation work is up to Territorial standards</p> <p>Applicants must submit all documentation and reports to the City prior to construction</p>	<p>Option 2: 50% of costs to be granted for the completion of a Remedial Work Plan or Risk Assessment following the completion of a Phase II Environmental Site Assessment (maximum \$10,000)</p>
<p>Bicycle Racks and Storage Grant</p>	<p>Target Area: All Zones</p> <p>Option 1: Applicants must install safe bicycle storage as part of a new development</p> <p>Option 2: Applicants must install safe bicycle storage as part of a redevelopment or an exterior façade improvement project</p>	<p>Option 1: For new developments – up to 100% of costs to be granted (maximum \$5,000)</p> <p>Option 2: For redevelopments and exterior façade improvement projects – up to 50% of costs to be granted (maximum \$1,000)</p>
<p>Shared Vehicle Grant</p>	<p>Target Area: DT – Downtown Zone; RC and RC-1 – Residential Central Zones; RI and RI-1 – Residential Intensification Zone</p> <p>Applicants must install Vehicle Sharing (car, e-bike, or bicycle) in a residential, commercial, or mixed-use development that has 6 or more dwelling units</p> <p>Vehicles must be mid-size cars or smaller. If a vehicle has a combustion engine it must include a block heater and must provide all required plug-in connections</p>	<p>Option 1: For developments that install car share – \$5,000 to be granted per car, up to a maximum of 4 cars</p> <p>Option 2: For developments that install e-bike share – \$1,000 to be granted per e-bike, up to a maximum of 5 e-bikes</p> <p>Option 3: For developments that install bicycle share – \$200 to be granted per bicycle, up to a maximum of 15 bicycles</p> <p>Developments that are entirely commercial will qualify for one</p>

		vehicle share, whether a car, a bicycle, or an e-bike
Commercial Development for Universal Design Grant	<p>Target Area: DT – Downtown Zone; CS – Commercial Service Zone; OT – Old Town Zone</p> <p>Applicants must construct a new building that has a commercial space, or must redevelop an existing building so that it has a commercial space</p> <p>The building’s commercial space must be street-oriented, and must have direct pedestrian access to a sidewalk or multi-use path</p> <p>Existing buildings with commercial spaces that meet the above criteria are also eligible</p>	<p>Option 1: For developments that create a universal entrance to the building up to National Building Code standards – 50% of architecture, engineering, design, and labour costs to be granted (maximum \$15,000)</p> <p>Option 2: For developments that create a universal streetscape, improving pedestrian accessibility from the building to the sidewalk – 50% of architecture, engineering, design, and labour costs to be granted (maximum \$15,000)</p>
Secondary Dwelling Grant	<p>Target Area: All Zones</p> <p>Applicants must construct a new secondary dwelling as part of an existing single-family development or as part of a new single-family development</p> <p>Both in-home and detached secondary dwellings are eligible</p> <p>If the development is located on trucked sewer and water services, applicants must demonstrate the site’s ability to service the new secondary dwelling unit</p>	<p>Up to 50% of costs to be granted for constructing a secondary dwelling (maximum \$20,000)</p> <p>Additional \$10,000 if the secondary dwelling is considered affordable, per CMHC standards</p>
Affordable Non-Profit Grant	<p>Target Area: All Zones</p> <p>Applicants must construct new townhouse or multi-unit dwellings where the units to be rented or owned are guaranteed to be affordable for at least 20 years</p> <p>Applicants must be a non-profit organization</p>	<p>Up to \$50,000 to be granted towards pre-development activities like architectural or geotechnical services</p> <p>All development permit application fees will also be granted</p>

<p>Universal Dwelling Grant</p>	<p>Target Area: All Zones</p> <p>Applicants must construct a new residential development that has 3 or more dwelling units</p> <p>If the new residential development has 3 or more dwelling units, a minimum of 1 of these units must be developed as universal dwellings that meet the National Building Code 2020 standard</p> <p>If the residential development has 4 or more dwelling units, a minimum of 2 of these units must be developed as universal dwellings that meet the National Building Code 2020 standard</p> <p>Each universal dwelling unit developed must include barrier-free access to the building and 4 or more accessibility features as defined in section 4.4.4 of the By-law</p>	<p>Up to 50% of costs to be granted for each universal dwelling unit developed (maximum \$15,000)</p>
<p>Missing Middle Price Grant</p>	<p>Target Area: RC and RC-1 – Residential Central; RI and RI-1 – Residential Intensification Zones</p> <p>Applicants must purchase a lot that is made available by the City</p> <p>Applicants must construct a new residential development that has 5 or more dwelling units</p> <p>Developments must meet the Missing Middle Housing criteria by being low-rise or mid-rise buildings that fit the character of their neighbourhood</p>	<p>25% of land purchase price to be granted</p>
<p>Missing Middle Conversion Grant</p>	<p>Target Area: All Zones</p>	<p>Up to 50% of costs, including architecture, engineering, design, and labour costs, to be granted</p>

	<p>Applicants must redevelop an existing single-family development into a development with 3 or more dwellings units</p> <p>Developments must meet the Missing Middle Housing criteria by being low-rise or mid-rise buildings that fit the character of their neighbourhood</p>	(maximum \$25,000)
Intensification Servicing Grant	<p>Target Area: All Zones</p> <p>Property must be located on piped sewer and water services</p> <p>Applicants must construct a new secondary dwelling within an existing single-family or duplex development</p> <p>Both in-home and detached secondary dwellings are eligible</p> <p>Applicants must use this Grant to upgrade municipal service connections to the new secondary dwelling</p>	Up to 50% of costs to be granted (maximum \$25,000)
Ventilation Systems Grant	<p>Target Area: All Zones</p> <p>Applicants must develop new dwelling units that have been approved for any of the following incentives: (Secondary Dwelling Grant; Affordable Non-Profit Grant; Universal Dwelling Grant; Missing Middle Conversion Grant; Intensification Grant)</p> <p>Applicants must integrate ventilation or air filtration systems into these dwelling units</p>	Up to 75% of costs to be granted (varying maximums depending on the type of ventilation systems used and the number of dwelling units targeted)
Development Permit and Building Permit Fee Grant	<p>Target Area: All Zones</p> <p>Applicants must construct a new development or redevelopment that results in new dwelling units, and must have gotten approval for any of the above incentives</p>	<p>100% of development permit application fees will be granted</p> <p>100% of building permit application fees will be granted (maximum \$10,000)</p>