



City of Yellowknife

Capital Update

Planning & Lands Edition

LAND FOR SALE

The City currently has both residential and industrial lots for sale.

Residential - Niven Lake, Phase VII

The lots range in size from 440m² to 877m² and in price from \$92,000 to \$158,000.



Industrial - Engle Business District, Phase I

The lots are each a minimum of 1 hectare in size and multiple lots are available to allow for lot consolidation.



Larger images are available to view online on the City's website at www.yellowknife.ca under "Land for Sale" located under the Business heading.

DOWNTOWN FAÇADE & SITE IMPROVEMENT

Financial assistance is available for improvements or renovations of façade and/or sites of commercial and residential condominiums in the downtown core area. The chart below provides basic information.

PROGRAM DESCRIPTION	ASSISTANCE AVAILABLE	LOCAL BUSINESSES THAT HAVE BENEFITTED
<p>Provides annual grants for property owners in downtown core to improve/renovate façade and/or sites of commercial and residential condominiums.</p> <p>Program administered through Downtown Enhancement Committee.</p>	<ul style="list-style-type: none"> • 50% of eligible improvement costs to a maximum of \$30,000 for façade or combined façade/site improvement • \$20,000: site improvement only for commercial and residential condo properties of 8 or more units. 	<ul style="list-style-type: none"> • Fuego International Restaurant • Sutherland's Drugs • A.D. Williams Engineering • Kingpin Centre • Adam Dental Clinic • Coldwell Banker

For more information, please contact the Planning and Lands Division:

Email: **General Enquiries:** planning@yellowknife.ca
Residential Land Enquiries: nivenlake@yellowknife.ca
Engle Business District: englebusinessdistrict@yellowknife.ca

Website: www.yellowknife.ca Phone: (867) 920-5614 Fax: (867) 920-5649

DEVELOPMENT INCENTIVE PROGRAM

At the beginning of the year, the City introduced the Development Incentive Program. This Program was designed to further the goals of the Smart Growth Plan, encouraging industrial relocation and residential densification. For this reason, the Program focuses mainly on providing tax abatements in two primary areas, the Engle Business District and Downtown.

INCENTIVE PROGRAMS	TAX ABATEMENT & GRANT PROGRAMS	TARGET AREAS
<p>Residential Intensification *(minimum of four or more dwellings required in building. Does not apply to single family dwellings)</p>	<p>Eligible for:</p> <ul style="list-style-type: none"> • Full Five-Year Abatement: 100% over five years. Capped at \$3 million in primary target area. (Cap applies only to existing development. No cap for new development in primary target area) OR • Declining Abatement: Applies to secondary target area 	<p>Primary: Downtown (Core Area Commercial and Centretown Zoning Districts) Secondary: Old Airport Road</p>
<p>Industrial Relocation</p>	<p>Declining Five Year Abatement: Reduces in equal amounts over five years (100%-80%-60%-49%-20%)</p>	<p>Relocation of existing industrial zoned businesses (in specified areas - sender lands) to Engle Business District (receiver lands). Abatement applies only to sender or receiver lands, not both.</p>
<p>Brownfield Redevelopment</p>	<p>Declining Five Year Abatement: Reduces in equal amounts over five years (100%-80%-60%-49%-20%)</p>	<p>City wide</p>
<p>LEED (Leadership in Energy and Environmental Design Incentive)</p>	<p>Declining Five Year Abatement: Reduces in equal amounts over five years (100%-80%-60%-49%-20%)</p>	<p>City wide</p>
<p>A maximum of one extra full year abatement may be granted for applications which combine two of the programs outlined above (i.e. a residential intensification project which includes remediation of a brownfield site).</p>		
<p>Heritage Grant</p>	<p>Heritage Preservation Grant: Abatement for eligible work costs to restore/preserve specific architectural elements of building Total abatement shall be lesser of : • 50% of eligible work costs • \$50,000 • 10 years total property taxes</p>	<p>City wide</p>

