CITY OF YELLOWKNIFE

50/50 LOT – DOWNTOWN REVITILIZATION OPPORTUNITY

TERMS OF REFERENCE

DM #547925.v4

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50/50 Lot – Downtown Revitalization Opportunity

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1. SITE INTRODUCTION & PURPOSE

The subject land is described as Lot 34 Block 30, more commonly known as the 50/50 lot. It currently is utilized as a parking lot and is within the DT – Downtown zone. The City is inviting qualified businesses, organizations, or persons to submit a Development Proposal for the purpose of meeting Council's goals of Downton Revitalization and Strengthening and Diversifying the Economy. The Development Proposal shall reflect the goals of City Council. The successful proponent will be able to purchase/lease the land.

The area for development will be made available for disposal to the awarded proponent in accordance with Land Administration By-law, as amended. Following the land purchase (or lease), the awarded proponent (as the purchaser and developer) shall provide the final Development Proposal Report as per the requirements of this Terms of Reference, and ensure that site development be conducted through proper development permit, development agreement and building permit processes, and any other applicable development review process. Where by-law amendments are requested to support the proposal, City Administration requests a pre-application meeting occur with the proponent prior to submitting a proposal.

IMPORTANT NOTES:
The City makes no warranties or representations either expressed or implied with respect to the subject property. The sale shall be made on an "as-is" basis. The site information is provided for information purposes only and the City accepts no responsibility for any errors or omissions therein. It is the sole responsibility of the user to verify the information with appropriate parties, agencies and authorities and to acquire additional regulatory information pertaining to the development of the site.

2. GENERAL DEVELOPMENT GUIDELINES

2.1 Potential Development Site

Special attention shall be given to increasing revitalization activities on the site and the enhancement of heritage and cultural diversity, as well the role of the City of Yellowknife as the Capital of the Northwest Territories. The incorporation of public art is encouraged. Permanent or temporary uses are eligible for consideration.

The City currently has an approved Development Permit for parking on site which is managed through parking passes on a monthly basis. Sale or lease of the site can consider parking as a portion of the use; however, the objective of the request for proposals is to enhance downtown revitalization through development of the property.

The site is directly adjacent to the Centre Square Mall with shared (informal) uses of the site at this time.

2.2 Relevant Planning Documents

The proponent shall review relevant planning documents to understand legislative requirements and to incorporate development guidelines and standards into the Development Proposal. The review of relevant planning documents shall include, but is not limited to:

- Council's Goals and Objectives (currently approved);
- Community Plan By-law, as amended;
- Zoning By-law, as amended;
- Land Administration By-law, as amended;
- Development and Design Standards;
- Development Incentives By-law, as amended; and
- Land Titles documents.

All the documents listed above are available on the City's website, with the exception of the Land Titles Documents, which area available through the GNWT Land Titles Office.

3. DELIVERABLES

The proponent shall provide the City with a complete and reproducible document in digital copy. All documents and drawings should be prepared by professional planners, architects and/or engineers.

The deliverables shall include:

- Development proposal report;
- Planning Justification;
- Conceptual site plan;
- Communication plan;
- Presentation to City Administration and Council; and
- Identifying and addressing site constraints (easements, informal shared space with Centre Square Mall, monthly parking permits, etc.) and well as site opportunities (sun, access, corner lot, visibility, etc.)

4. RESPONSIBILITIES OF THE SUCCESSFUL PROPONENT

The successful proponent selected by the evaluation panel will be awarded the opportunity to purchase/lease and develop the subject land. The successful proponent shall work with the City to refine the Development Proposal.

4.1 Consultation

Once selected, the successful proponent shall be prepared to consult with the City, relevant stakeholders and to keep the public informed of changes to the site. A communications plan must be included in the proposal submission.

4.2 Purchase Agreement

A Purchase Agreement with terms and conditions of the land sale and development between the Purchaser and the City will be established for the subject lot using the City of Yellowknife standard agreements.

4.3 Development Permit and Building Permit Approval

Once the Development Proposal Report is finalized, the successful proponent and/or subsequent land purchaser must also obtain all necessary permits and licenses prior to commencing any development of the site.

5. MINIMUM ACCEPTABLE PURCHASE PRICE

Minimum purchase price, established in accordance with Land Administration By-law, as amended, is set at $1,450,000.00. The City of Yellowknife has the right to review, negotiate and accept the best offers presented by prospective purchasers. Commercial Lease Rates are established pursuant to the City's Fees and Charges By-law, as amended, which are 10% of the assessed value. For example purposes a property assessed at $1,000,000 would require a lease rate of $100,000/year). Current assessed value of the property will be calculated at the time of disposal.

6. EVALUATION OF DEVELOPMENT IMPACTS

Based on a review of the factors and development impacts within the area, the City reserves the right not to proceed with the land sale/lease.

7. TIMEFRAME

Proposals shall be accepted on an on-going basis until otherwise advertised by the City of Yellowknife.

8. EVALUATION CRITERIA

30% - Ability to Meet City's Goal and Objectives
The proposal should detail how the development supports the City of Yellowknife Council's Goals and Objectives. Conformity with city plans must be outlined and demonstrated.

45% - Past Experience in Revitalization Projects
This section is to include all team members and detail their qualifications and roles in this project, as well as emphasize past relevant experience specifically on revitalization projects

10% - Methodology
The submission should detail the proposed methodology to achieve the project objectives. The consultant(s) should demonstrate their understanding of the work involved by addressing the

following factors: objectives, client input, meetings, schedules, budget, public consultation, significant events or activities.

10% - Schedule
This section should clearly outline the proposed schedule of the revitalization project, key milestones and roles.

5% -Innovation
Value will be awarded based on a Yellowknife-focused and innovative approach to the project. The proposal should highlight an ability to bring new ideas and approaches to the downtown core to improve Yellowknife's downtown experience.

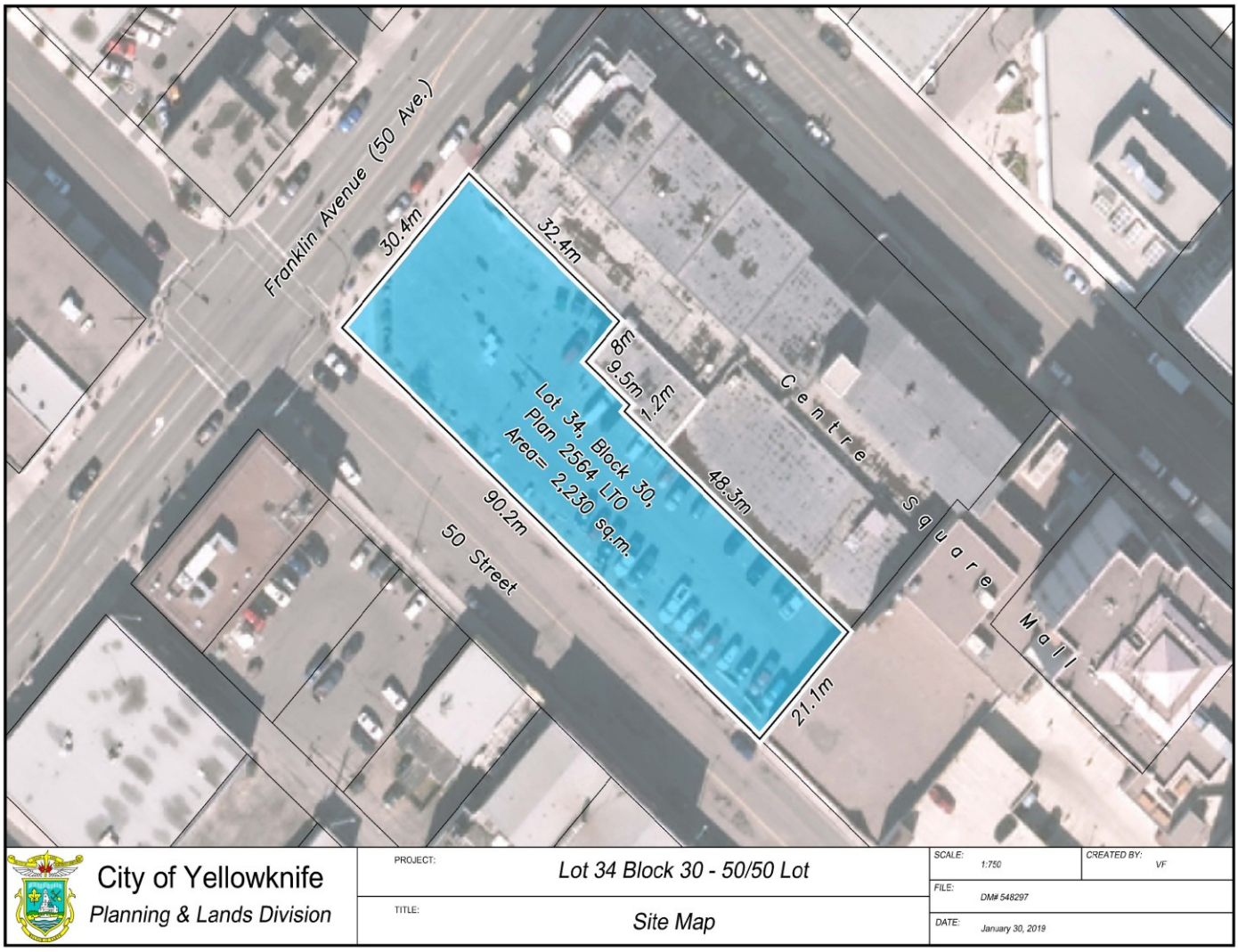
9. APPLICATION

For more information please contact the Department of Planning and Development at (867) 920-5600 or contact Lands@yellowknife.ca.

Submissions can be made online through **CityView Portal**.:

Attention: Director of Planning and Development, City of Yellowknife

10. SITE MAP


Franklin Avenue (50 Ave.)
30.4m
32.4m
8m
9.5m
1.2m
Lot 34, Block 30,
Plan 2564 LTO
Area= 2,230 sq.m.
48.3m
90.2m
50 Street
21.1m
Centre Square Mall
City of Yellowknife
Planning & Lands Division
PROJECT:
Lot 34 Block 30 - 50/50 Lot
TITLE:
Site Map
SCALE: 1:750
CREATED BY: VF
FILE: DM# 548297
DATE: January 30, 2019