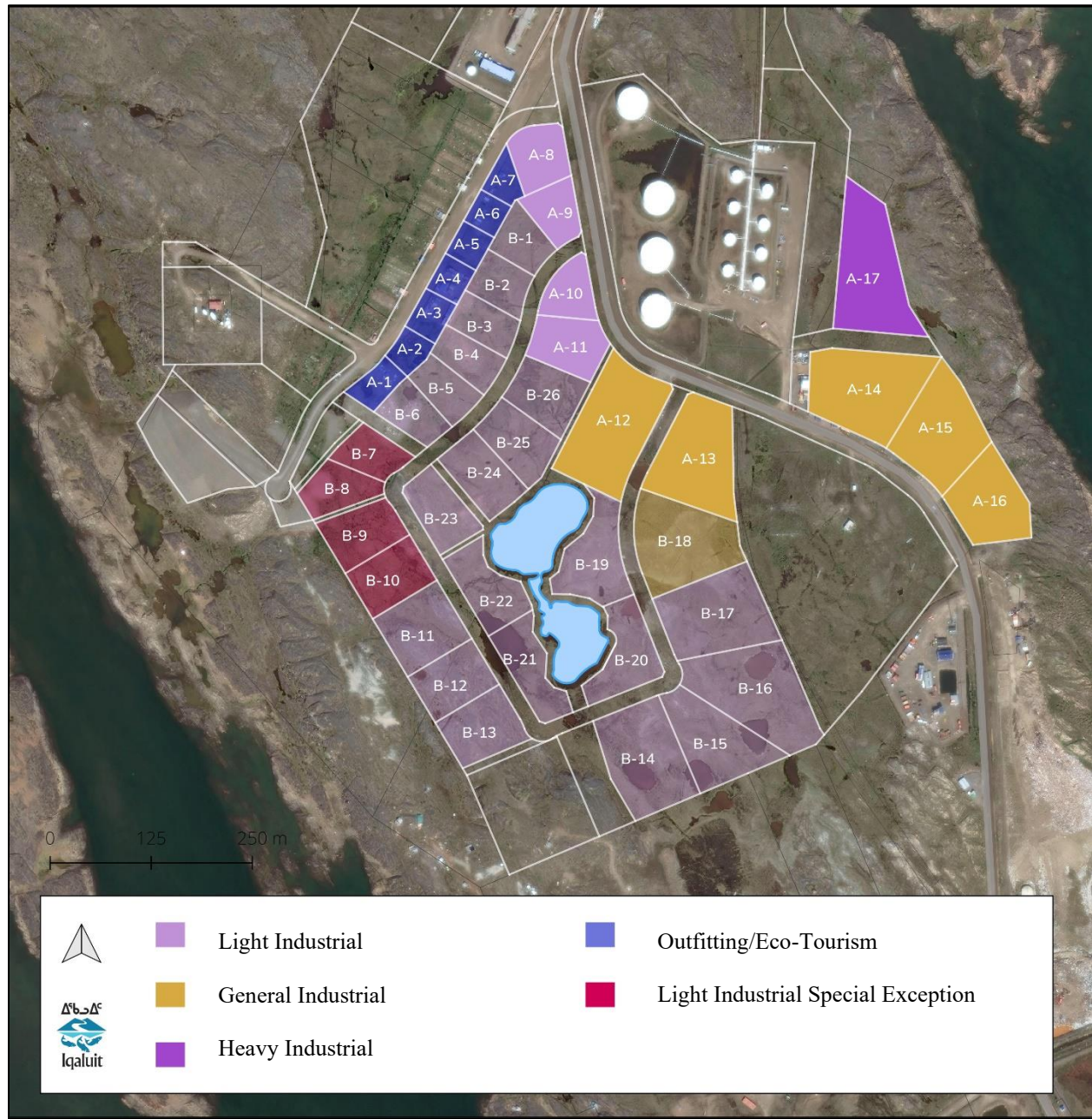


Lot Competition Categories and Waves

Wave	Description	Expected Lease Execution
A	First phase of lot disposal, following legal survey.	February 2026
B	Second phase of lot disposal, following road construction.	November 2026



Lot Disposal Strategy

Submission Requirements:

The following submission requirements will be required in each competition theme:

#	Requirement	Description	Limit
1	Project Proposal	Describe the intended use and development.	250 words
2	Planning Rationale	Describe how the project meets the intent of the zone and competition theme.	250 words
3	Community Need	Discuss how the proposed use and activity will serve a broader need of the Iqaluit community.	250 words
4	Company Portfolio	Describe the company/individual, existing services and products, future plans, local presence, and existing land portfolio.	350 words
5	Project Statistics	For the proposed project, estimate the anticipated: <ul style="list-style-type: none"> ▪ Building height(s) (meters, storeys), ▪ Building footprint(s) (m²) and industrial yard footprint (m²), ▪ Project budget (\$), ▪ Staff volume (average/day), and ▪ Traffic volume (vehicles/day). 	
6	Financial Documentation	Documentation supporting the proponent's financial ability to (a) purchase the lot, and (b) develop a project of the proposed budget, which may include an appropriate combination of the following: <ul style="list-style-type: none"> • Standby Letter(s) of Credit relating to the proposed project's financing. • A "Compilation Engagement" Report from a qualified accountant. • For project budgets of over \$2,000,000, a current "Review Engagement" Report from a qualified accountant. • For Projects budgets of over \$4,000,000, independently audited Financial Statements from a qualified accountant. 	
7	Signed Attestation	The proponent must sign a provided attestation form stating that they will execute the lease within 3-months following the timed notification from the City and develop the lot within 4-years of lease execution in accordance with section 44 of the Land Administration By-law; risking termination of agreement if failing to comply.	
8	Special Criteria Submission	Describe how the project meets the special criterion of the lot competition theme (see Attachment 3).	250 words
9	Lot and wave preference	The proponent will list three preferred lots with a rationale paragraph (100 words max) for each preference.	400 words

Standard Evaluation Criteria:

The following standard evaluation criteria are linked to submission requirement materials, and will apply to all competitions:

Evaluation Criterion	Material	Description	Weight
Highest and Best Use	1, 2, 5, 8	The project makes best use of the land as per the intended use and purpose of the lot competition.	40%
Community Need	3, 4	The proponent and their project are both positioned to address the needs of Iqaluit.	15%
Feasibility	1, 5	The project is feasible with respect to the land, northern conditions, and logistics.	10%
Capacity	5, 6	Demonstrated financial readiness to develop the proposed project.	35%

Tiebreak:

Should two or more submissions within a category achieve an equivalent score (a tie) that would cause one or more of those submissions to be excluded from the shortlist, the following *tiebreak* shall apply:

- 1) The submissions subject to that *tiebreak* shall be ranked by the following criteria:
 - a. Existing Land Portfolio (50%)
Applicants (together with their affiliates and any other business interests) will be indexed by existing land, those with limited land rank higher.
 - b. Past Credibility (50%)
Applicants (together with their affiliates and any other business interests) with negative track records discerning tax or utility arrears, non-conformance to Iqaluit by-laws, and the Nunavut Spills Database, will rank lower.

Standard Conditions of Disposal:

- 1) All lot competitions will stipulate that certain improvements must be made to the lot within 2-years, including:
 - Lot grading and drainage; which must align with the West 40 master drainage plan as prepared by the City’s retained design engineer, Nunami Stantec.
 - Industrial improvements to the land; with the condition that improvements substantially in the form of a *laydown area* will not qualify as an improved lot.
- 2) in accordance with section 44 of the Land Administration By-law:
 - a. The lessee will have 12 months to submit a development permit.
 - b. The lessee will have 36 months to **commence** the construction of their improvements.

- c. The lessee will have 48 months to **complete** the construction of their improvements.

- 3) Vacant lots cannot be transferred, assigned, or disposed of before substantial completion.

- 4) Each lot purchaser must pay an off-site levy for post-construction stormwater upgrades, calculated proportionally based on the sale price of their lot.

- 5) A 3% off-site levy for cultural amenity will be applied to support improvements to the dog team expansion area.

- 6) Full payment for lots is required at closing; installment payments are not permitted.

- 7) No restriction on the number of applications if each application is for a distinct development project.

Special Evaluation Criteria

Category	Special Evaluation Criterion
<p>Eco-tourism and outfitting businesses</p> <p><u>Purpose:</u> Prioritize local outfitters and outdoor programming</p>	<p>Preference: (1) Registered local outfitting/eco-tourism business; (2) Projects promoting on-the-land activities</p>
<p>Flexible general and heavy industrial</p> <p><u>Purpose:</u> Support greater industrial options for suitable users</p>	<p>Land use: Optimizes heavy/general industrial zoning</p>
<p>Typical light industrial businesses</p> <p><u>Purpose:</u> Target uses compatible with drainage system</p>	<p>Land use: Optimizes light industrial zoning</p>
<p>Low-risk, restricted light industrial</p> <p><u>Purpose:</u> Protect river and habitat through strict controls</p>	<p>Land use: Excludes high-risk uses (fuel, waste, etc.)</p>
<p>Fuel Service and Supply Industry (bulk, cylinder, portable, propane, etc.)</p> <p><u>Purpose:</u> Meets an identified need in the appropriate zone</p> <p><u>Special Condition:</u> Developer is required to construct the access road as an off-site improvement, which shall be accounted for in the lot price.</p>	<p>Industry: Established locally in the Fuel Service and Supply Industry</p>

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Wave	ክፍል	ግብይት ለሰጠው ስጦታ ለሰጠው ስጦታ ለሰጠው ስጦታ
A	ገጽ-ጽግ ወይ ካርቲግ, ለሰጠው ስጦታ ለሰጠው ስጦታ ለሰጠው ስጦታ.	ጥቅም 2026
B	ገጽ-ጽግ ለሰጠው ስጦታ ለሰጠው ስጦታ ለሰጠው ስጦታ, ለሰጠው ስጦታ ለሰጠው ስጦታ.	ጥቅም 2026

