



## Submission for Development of the Year Award

**Development of the Year Award:** Development/redevelopment projects completed or substantially completed during January 1, 2020 to December 31, 2021 (Certificate of Occupancy and Substantial Completion to have been issued during this time). Projects completed prior to commencement of eligibility period but did not meet the leasing threshold until the eligibility period are eligible for submission. Development / redevelopment cost (incl. land, hard and soft costs) of at least \$7,500,000. Owner occupied projects are eligible for submission, provided that at least 25% of the GLA is leased/available for lease by third parties.

**Submission Deadline:** Thursday, February 10, 2022

**Submission Eligibility** (please check one):

- Office – Minimum of 65% of GLA for conventional office use, and projects must be at least 50% unconditionally leased by submission date. Residential components not allowed.
- Industrial – Minimum of 65% of GLA for conventional industrial use, and projects must be at least 50% unconditionally leased by submission date. Residential components not allowed.
- Retail – Minimum of 65% of GLA for conventional retail use, and projects must be at least 50% unconditionally leased by submission date.
- Multi-Family - Minimum of 65% of GLA for conventional multi-residential use.

Five (5) key judging criteria include: Quality & Functionality (15%), Financial & Development Performance (30%), Innovation & Creativity (35%), ESG Considerations (20%), and other considerations.

**Privacy Statement:** *The information collected on this form will be used for the sole purpose of administering the NAIOP Awards and the applicant understands that the winner's name will be announced at the REX Gala and may be published on the NAIOP Greater Toronto Chapter website and in other media announcements. The submission information, including names and details, is how it will read in all marketing materials.*

### Submission Information:

Property Name: \_\_\_\_\_ Sector: Choose an item.  
Property Address: \_\_\_\_\_  
Key Contact Name: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

### Development Summary:

*In 50 words or less, please describe the project in a manner that may be used in the REX Awards program or other marketing materials.*

Development Completion Date: Click or tap to enter a date.



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### Project Team Information:

*It is the responsibility of the key contact named on page one to consult with all of the individuals who may be identified here and ensure that all project team members have granted permission for their names and their companies to be included in this REX Award submission.*

**Team Member Name:** \_\_\_\_\_

Team Member's Role: \_\_\_\_\_

Title: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

### Transaction Description:

*In 250 words or less, please provide an overview and description of the *development*, including location, building area, and major property characteristics.*

### Quality & Functionality (15%):

*In 250 words or less, please describe how the development considers the following:*

- **Quality of Materials & Design:** Consider the quality of materials / finishes used and thoughtfulness of design relative to market needs and municipal requirements
- **Space Efficacy & Optimization:** Efficiency of useable space relative to overall project size. Strong = highly efficient; Moderate = in line with market standards; Weak = below market efficiency



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- **Use & Flexibility:** Functionality of the space to meet current market demands and flexibility to accommodate future or a variety of users
- **Industry & Community Awareness:** Consider the degree of positive publicity received in the news and within the community

### Financial & Development Performance (30%):

In 250 words or less, please describe how the development considers the following:

- **Development Timing:** Consider development timing in relation to budgeted construction schedule and alignment to tenant requirements
- **Financial Performance - Value to Owner:** Consider the amount of time / resources invested relative to the project's size, value from a return perspective (if available), and etc.
- **Financial Performance - Cost & Efficiency:** Consider the cost or efficiency of the development relative to similar developments or existing assets.

### Innovation & Creativity (35%):

In 250 words or less, please describe how the development considers the following:

- **Architecture, Design & Technology:** How innovative is the project's architecture & design and in the integration of technology / smart building solutions? How influential is the project on future design / use standards? Consider the size/scale within the market.
- **Development Complexity:** Consider the complexity of the development. E.g. new addition on top of an existing building, density considerations, and etc.
- **Collaboration with Stakeholders?:** Consider the creativity of the project's financial structure and collaboration with key stakeholders (municipal, end-user of the space, and etc.)

### ESG Considerations (20%):

In 250 words or less, please describe how the development transaction considers the following:

- **Sustainable Design:** To what degree does the project incorporate sustainable design relative to current standards? E.g. operational optimization, materials efficiency, and etc.
- **Social and Economic Impact:** Does the project have a positive social and economic impact on the community and neighborhood? Consider integration with existing neighborhood context, density, gentrification and etc.
- **Green Certifications:** Consider the project's pursuit of green certifications such as LEED, BOMA, Fitwell, etc. Strong = 2 or more certifications; Moderate = 1; Weak = No certifications



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### Other Considerations:

*In 250 words or less, please include any other unique development considerations not covered in the above, for example:*

- *historical/heritage considerations, building branding opportunity, retrofits, anchor to other assets/mixed-use properties, option to expand/increase density, etc.*

### Photographs/Renderings:

*Please attach or include photographs/renderings of the development as part of the submission.*

### Signed Terms and Conditions

- All parties to this submission have been given the Submission Information Brochure and have agreed to abide by the rules and procedures of the REX Awards program.
- All parties to this submission have been consulted and have granted permission for their names and companies to be included as presented in this form.
- All parties and key stakeholders (e.g. tenants) have given signed authorization for their names and companies to be included in the submission.
- NAIOP Greater Toronto Chapter and its agents will not be held responsible for publishing erroneous information resulting from inaccuracies there may be in this award submission.
- After submitting this form and attachments, if an email acknowledgement of receipt does not come by the next business day it is my responsibility to follow up with the NAIOP Greater Toronto Chapter administration office to ensure this submission is received.