

Taylor Architecture Group, Picea, Chemistry Consulting

Yellowknife, NT

50th Street/50th Avenue Revitalization

Yellowknife, NT

Schematic Design Report

August 2015

Executive Summary

The empty space situated at the corner of 50th Ave and 50th Street has been vacant for over twenty years. In the absence of private development initiatives, The City of Yellowknife has recently purchased the 50/50 properties in order to take the lead in expanding upon the development of the downtown area. This is an important site as it is located in the centre of the downtown core and is currently an empty parking lot.

Building upon the feedback gathered from various stakeholder interviews, public workshops, feedback sessions and online surveys, including Council's goals and objectives about community economic development and business improvement, Taylor Architecture Group and Peter Spearey of Picea have been developing an appropriate design response for the 50th Ave/50th Street lot.

The design has been developed to respond to the stakeholder and public feedback gathered to date. The schematic design responds specifically to the following, common "guiding principles":

1. Provide for community-use space
2. Generate pedestrian activity on 50th Street
3. Aesthetics
4. Safety
5. Authenticity
6. Short Term and Long Term Plan for the evolution of the site

These guiding principles were addressed in the schematic design through the following main design strategies:

1. Transforming the parking lot into a commercial plaza
2. Turning the mall inside out
3. Taking back the street
4. Incorporating Anchor – public facility – further down 50th Street

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Figure 1. Workshop session in progress

1. Introduction

The design team – Taylor Architecture Group and Picea – have developed a schematic design which responds to the stakeholder and public feedback gathered to date, with the main intent of the design to create a flexible, commercial public space for the community to use and enjoy.

The purpose of this document is to provide an overview of the proposed schematic design and how it relates to the stakeholder and public feedback collected to date. In order to indicate how to move forward, this document also provides an overview of business incentives and incubation strategy framework and a draft phasing plan. Key factors to pursue in the design development and post-construction phases are included along with frameworks for ongoing public engagement and capital investment and partnerships.

1.1 Documentation Provided by Client (or found on City’s Website) to Date

- 50th Street Revitalization: Stakeholder Discussions – Presentation (2014)
- City of Yellowknife Urban Design Initiative – Smart Growth Plan (June 2010)
- City of Yellowknife 2014-2019 Economic Development Strategy
- City of Yellowknife 2011 General Plan (2012)
- City of Yellowknife Downtown 50th Street Revitalization Interview Notes – (2013)
- City of Yellowknife Online Public Survey (and email feedback) re: 50/50 Lot ideas (2015)

1.2 Documentation/Reports Prepared to Date by Taylor Architecture Group

- Downtown 50th Street Revitalization Interview Notes - with City Council (April 2015)
- Report on Downtown 50th Street Revitalization - proposed approach and summary of perceived issues from stakeholder interviews (April 2015)
- Presentation boards for workshops and drop-in sessions on May 12th & 13th, 2015
- Feedback posters (3 by 50/50 site and one on storefront used for workshops)
- Feedback boards and large scale print outs (and PDF copies) for workshops (“dotmocracy”)
- Workshop Summary Report (June 2015)

2. Background Information

2.1 Need for Downtown Development

The development of the downtown has been noted as a key issue facing Yellowknife's economy and business growth, as indicated in various reports put together by the City of Yellowknife in the past few years. The lots are located at the core of the Yellowknife downtown and, therefore, are central to any downtown redevelopment.

The City of Yellowknife has been moving towards a revitalization strategy for the downtown, and 50th Street in particular, over the past decade.

2.2 50th Street and 50/50 Lot

Recently, the 50th St – 50th Ave lot has been purchased by the City with the aim at implementing a strategy which will help to revitalize the commercial health of this area. The figure below illustrates an area in urban development that is suitable for long-term land assembly.

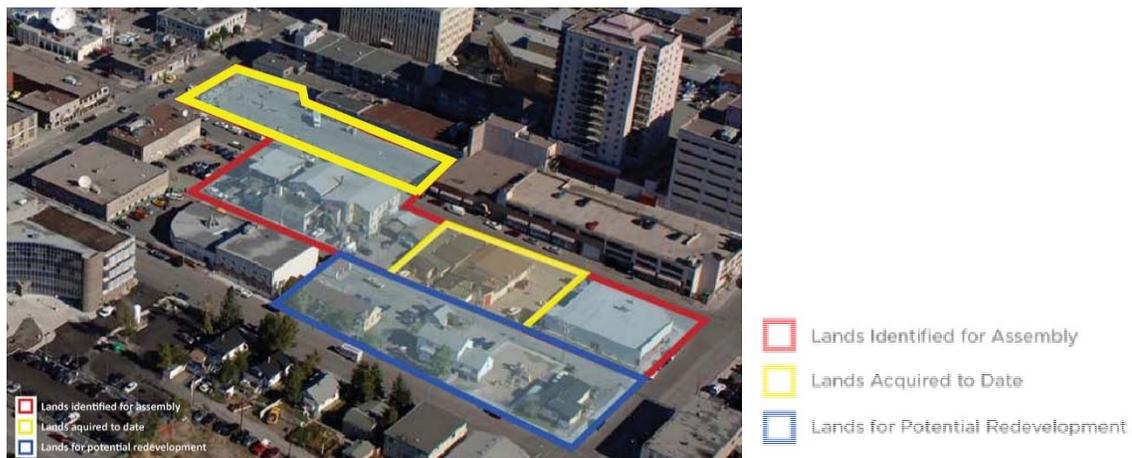


Figure 2. Lands Assembly - 50th Street Revitalization Vision Presentation, 2014

2.3 Feedback Regarding Development of 50/50 Lot and 50th Street

In order to determine how to move forward with the development of the 50th St/50th Ave site, public feedback was gained through the following, various approaches:

2.3.1 Stakeholder interviews

The City of Yellowknife and TAG carried out stakeholder interviews regarding the redevelopment/revitalization of the 50/50 lot and 50th street. Approximately **56 stakeholders** were interviewed - approximately 8 representatives from City Council, 12 from government organizations, 12 from non-government organizations (NGOs) and 24 from the private sector were consulted. See appendix for more information.

2.3.2 Workshops and Drop-in Sessions

The City of Yellowknife, Taylor Architecture Group, Picea and Chemistry organized, as a team, public workshops and drop-in sessions in order to gain public feedback on the development of the 50/50 Lot and 50th Street. TAG prepared presentation boards to provide background information to the public as well as feedback boards and posters.

Three feedback posters were posted by the 50/50 Lot (two on the notice board and one on the west wall of the mall) to allow people to write their suggestions and ideas. The boards read “I wish this parking lot was...” and provided dry-erase markers to write on. Another board was put up on the front of the workshop/drop-in session space. All boards were either 100% or close to 100% full by the end of the week. There was a total of approximately **146 responses** - 3 boards with 26 spaces and one large poster with 60 spaces, plus some additional items indicated outside of available spaces on poster. Note that some items were voted for by multiple people (checkmarks indicating agreement with already written idea). The feedback from these posters was recorded and implemented into the “ideas graph” shown in the Appendix.

A “Dotmocracy” feedback poster was set up in the workshop space. Each person who came to give feedback was given three “for” and three “against” stickers to use. They could use any number of these stickers. There were **628 “for” responses and 298 against responses**.

2.3.3 Social Media

During the workshops and drop-in sessions, the City of Yellowknife set up a hashtag #visionYK and invitation to send emails to the City to give an alternative means for the public to provide feedback. Approximately **7 respondents** emailed or sent ideas via twitter. See appendix for more information.

2.3.4 Public Online Survey

Since the workshops, the City of Yellowknife also set up an online survey for ideas for the 50/50 Lot and 50th Street Revitalization, similar to the “dotmocracy” chart. The survey was taken by **297 respondents**. See appendix for more information.

3. Summary of Feedback – Combined Findings

3.1 Ideas for 50/50 Lot (all feedback)

All of the stakeholder and public feedback was gathered and analyzed. The results of all of the combined findings are the following:

3.1.1 The most popular ideas were:

1. Arts/Cultural Centre
2. Space for Street Vendors
3. New Library
4. New Businesses open late
5. Beautify Street Appearance
6. Mixed-Use Residential/Commercial

3.1.2 The most voted against ideas for the 50/50 Lot:

1. RCMP/Municipal Office
2. New City Hall
3. New Hotel
4. Northern Lights Observation Deck
5. Create New Parking
6. Condominiums

It is evident that the Yellowknife community wants this lot to provide a space for the community, be it an open space or public facility, and to generate commercial activity. The public wants this space to become active, to encourage people to come into the downtown core and to encourage different activities to occur here. It is also clear, particularly through feedback discussions, that there is a desire for flexible, mixed use space.

Parking was seen as a bit of a contentious issue, with many votes for and many against. While most people are in agreement that they do not desire the site to remain a parking lot, it was indicated that some parking must be provided in order to serve the plaza or facility developed on this site.

Refer to Schematic Design section to see how the schematic design responds to these concerns.

See attached chart.

3.2 Top Perceived Issues for 50th Street and 50th Lot (all feedback)

The top perceived issues were:

1. (Perceived) Lack of safety/security
2. Social Issues (including drugs, alcohol and loitering)
3. High vacancies and high rates in mall
4. Lack of after-hours attractions and events
5. Lack of Parking
6. Poor appearance of 50th street/Beautification

See “perceived issues” board from workshop sessions in Appendix.

public buildings

public space

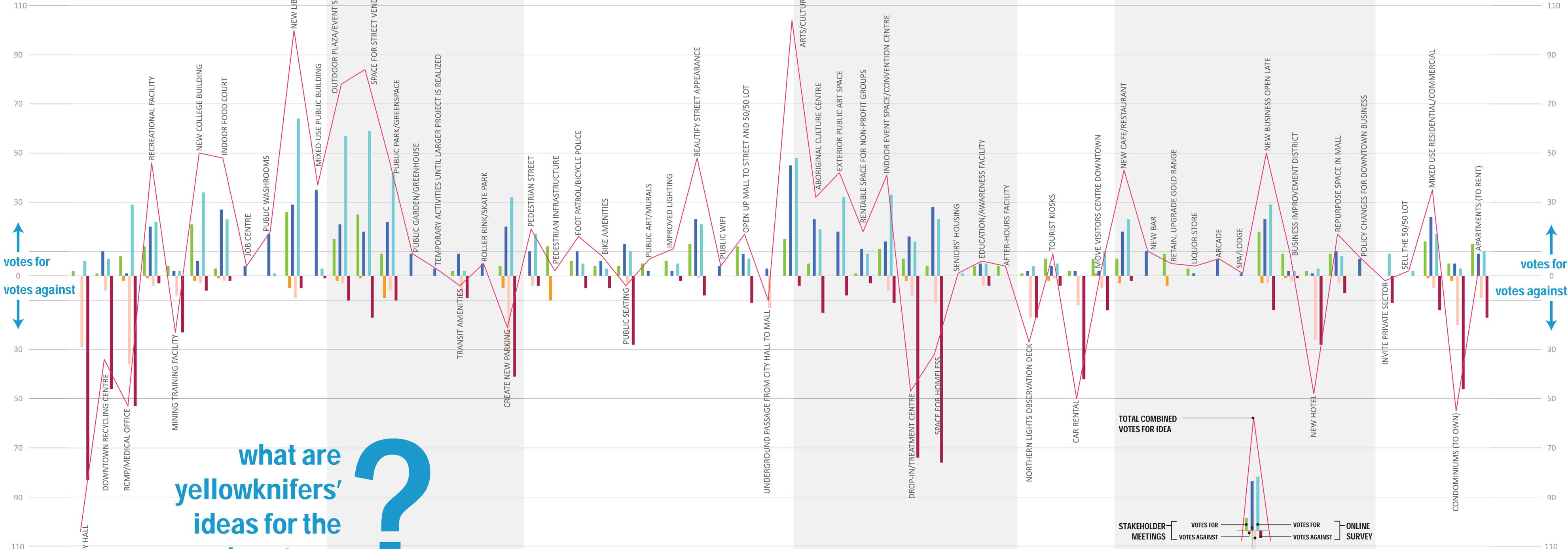
street level experience

social/cultural

tourism

business

residential



what are
yellowknifers'
ideas for the
downtown



3.3 Summary of Guiding Principles

In order to move into schematic design, the design team reviewed all of the top ideas, concerns, and general feedback from the various feedback approaches and consolidated the information into the main “guiding principles.” These consider both the ideas and issues expressed by the stakeholders and public and determine the underlying concerns and desires the community have for the 50/50 lot.

The **Guiding Principles** for development of the 50/50 lot, as per stakeholder and public feedback, are the following:

1. Provide for community-use space

- Many of the ideas expressed and/or voted on centred on the idea of a community gathering space. Some of these ideas included outdoor plaza/event space, space for street vendors, greenspace, greenhouse/public garden, public seating, public washrooms, markets and mixed-use public building.
- Good particularly for short term to kick-start the revitalization of the area.
- Parking must be accommodated on/near site
- It is key to bring people to generate commercial activity in the downtown

2. Generate Activity

- Enliven the 50/50 Lot and bring people downtown
 - i. This is perhaps THE overall guiding principal to people’s feedback, whether it be through beautification, supporting new businesses or creating an outdoor gathering space. In short, more people are needed on the site and on 50th Street. What can be done to bring more people to the site?
 - ii. This will increase commercial viability and economic development of the area
- Mixed-use
 - i. Most feedback indicated a desire for multiple community activities and/or facilities to be integrated here, and for the space to be flexible and multi-purposed.
 - ii. A combined arts/cultural centre
 - iii. New businesses open late, as well as mixed commercial/residential

3. Aesthetics

- Improve Street Level Experience
 - i. Beautification/streetscaping would make the area feel safer and livelier.
 - ii. Make the area an enjoyable place for public to spend time in (ex. Add greenery/trees, public seating, improved lighting, public Wi-Fi, artwork).
 - iii. Have mall shops face onto street.
 - iv. Improve building faces and entrances of stores along 50th Street.
- This will keep people moving, visiting and feeling safe in the downtown.

4. Safety

- Address the homeless
 - i. This item was stressed as vital for the success of the 50/50 lot and 50th Street. Any solution must consider that both the general public and homeless population will be using this space and to address this concern in a humane way. Defensive architecture (such as removing benches and spikes on fences) should be avoided.

- ii. Public washrooms came up in several of the workshops and drop-ins as something that is greatly needed.
 - Generating activity and implementing better lighting and views onto the street would also address this concern (which were also popular ideas).
- 5. Authenticity**
- Cultural space
 - i. Arts/Cultural Centre and Aboriginal Cultural Centre were very popular.
 - ii. Engage First Nations.
 - iii. Support local art.
 - Maintain Yellowknife character/culture.
- 6. Have Short Term and Long Term Plan**
- The proposed schematic design concept allows the space to evolve based on level of investment and commitment
 - Short term: Public space
 - Long term: Public Facility (Library, Arts/Cultural Centre, etc.)

4. Schematic Design

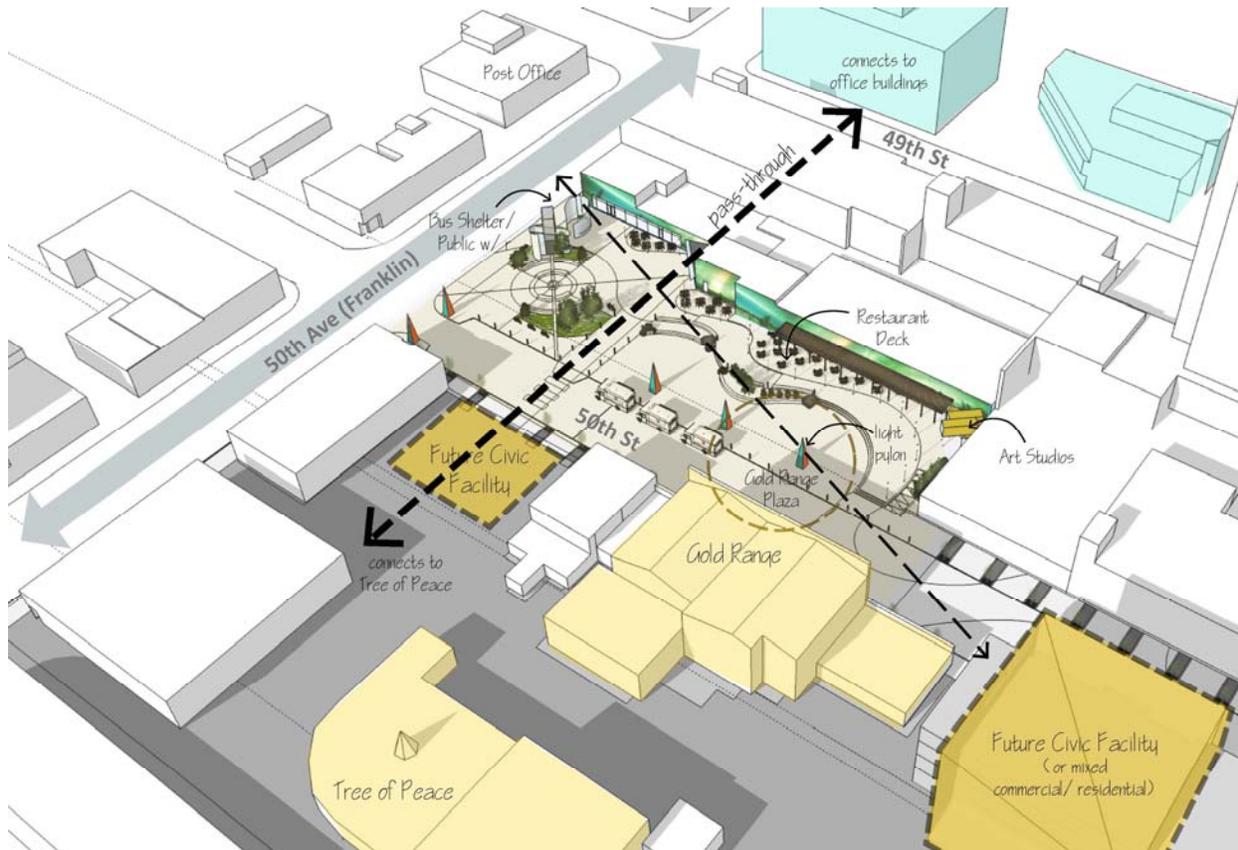


Figure 3. Perspective view of whole site – looking down 50th Street

In developing a design response, it was pertinent to address the both the perceived issues and ideas/feedback brought up by the public and stakeholders.

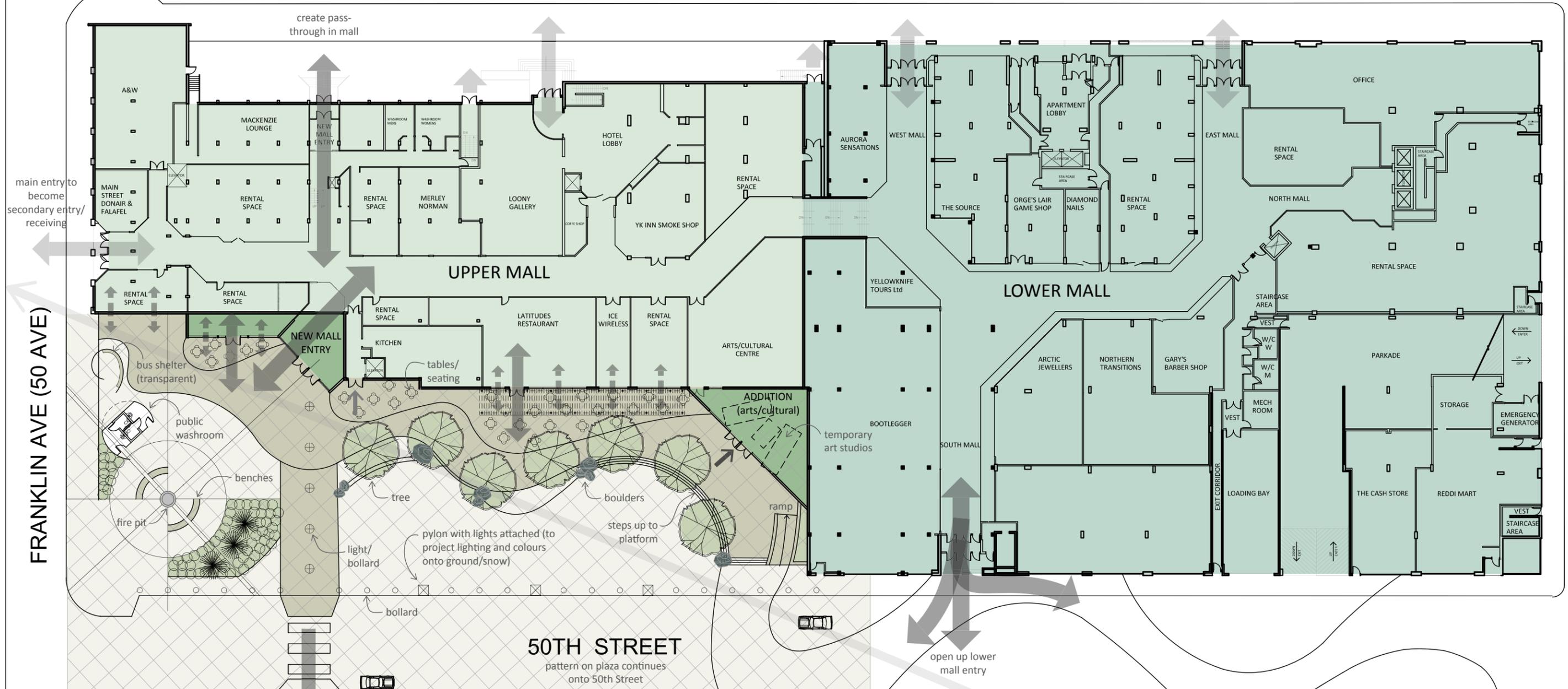
To realize a vision for the 50/50 corner that can “spark” downtown revitalization, the proposed schematic design involves four main design strategies:

1. **Transforming the parking lot into a commercial plaza**
2. **Turning the mall inside out**
3. **Tying into, and revitalizing, 50th Street**

The intent of the proposed schematic design, and the main strategies listed above, is to create a community-oriented, flexible space which can serve multiple functions and activities. The intent is to provide an inclusive, inviting space which will foster activity in this area and enliven the downtown. This would be the first step to redeveloping 50th Street, as well as revitalizing the downtown core.

See attached drawing.

49TH STREET



50/50 LOT AND CENTRE SQUARE MALL RENOVATION PLAN

50/50 Lot Revitalization
July 2015
Schematic Design

Yellowknife, NT
Taylor Architecture Group and Picea



4.1 Transforming the parking lot into a commercial plaza

Transforming the existing parking lot and loading / service area into a commercial plaza is a central focus of this schematic design. While the parking lot currently has little aesthetic value it has been successfully appropriated for community activities. Creating a commercial plaza which can be a focal point within downtown Yellowknife requires thoughtful planning and design, with due consideration given to larger land use and transportation opportunities and constraints.



Figure 4. Parking lot empty (left) and during barbeque/public event (right)

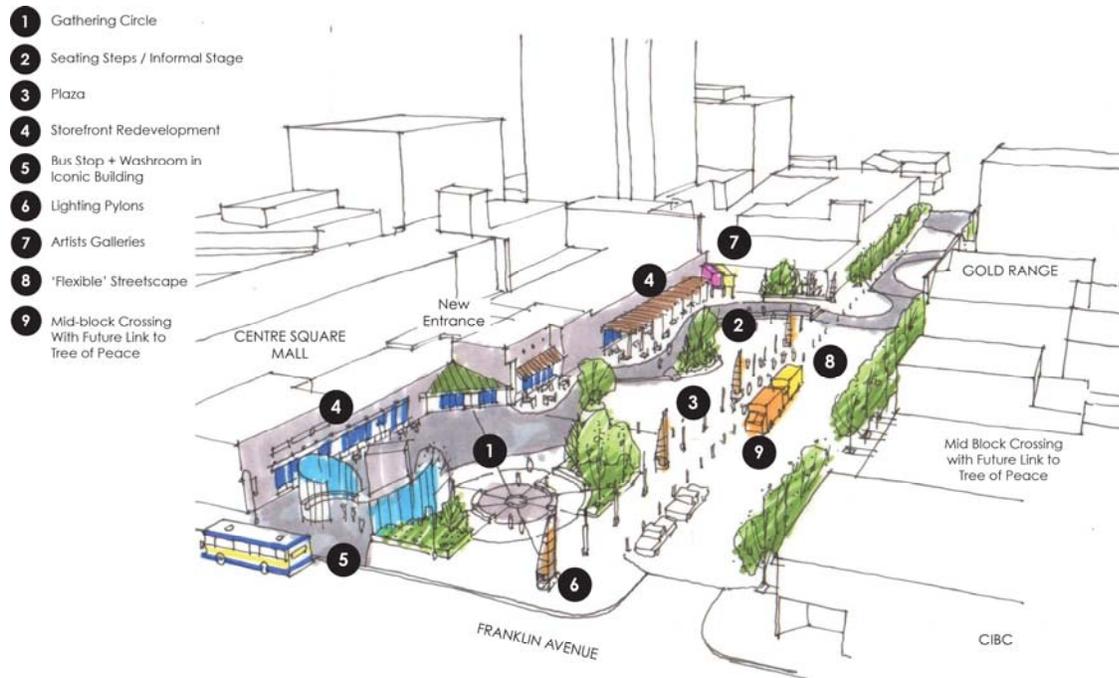


Figure 5. Sketch (axonometric view) of proposed schematic design

4.1.1 Main elements of the commercial plaza

The main elements of the commercial plaza are:

- North end of site:
 - Intimate social/event space
 - Bus shelter and public washroom building (along Franklin Avenue).
- South end of site:
 - Main plaza area(s) along 50th street
 - Art studios and/or gallery
- Raised platform

These elements are expanded upon in the following sections.

4.1.2 North end of commercial plaza

At the north end of the plaza, a smaller, more intimate plaza is oriented towards Franklin Avenue and its year-round pedestrian activity. This plaza is intended as a forecourt to a future Mall entrance (see below) and accommodates both informal, everyday use – food trucks and vendors - as well as smaller programmed events.

Intimate Social/Event Space

A focal point of this plaza is a circular, intimate event/social space which incorporates a central focal point which, combined with adjacent landscape buffering, encourages winter use. The scale of the circle and landscaping surrounding it creates an intimate space within the larger plaza which can host a breadth of social and cultural activities. It is key to note that the centre of the circle, north-west corner of the site and new mall entrance all are in alignment with each other and to the cardinal east-west orientation.

Bus Shelter and Public Washrooms

As a complement to the development of this commercial plaza, the schematic design includes relocating the present transit stop at the corner of 49th and Franklin, and introducing public washrooms, at a high visibility location along Franklin Avenue. Moving the bus stop to in front of the plaza affords the opportunity to create a larger, more pleasant waiting area. It was noted by a traffic consultant that this was the busiest bus stop in town and so providing a suitable bus shelter and bus stop is logical.

It is proposed that this element acts as a landmark and architectural element, signifying the downtown core. This will solicit interest and will act as a sort of billboard to the downtown (can post time, temperature, events, etc. on it or light up when events are taking place). The top half of the tower-like element would be composed of a screen material to which lights and images could be projected, to signal when events are occurring or to advertise for upcoming events, show the temperature, etc.

The intent for the washrooms is to create a transparent enclosure around the solid element in the centre, where the plumbing and fixtures would be located. This will provide a sheltered, heated space while maintaining full visibility, thus aiding with security and supervision. Similar to the Whyte public washrooms in Edmonton (shown below) the temperature could be kept low enough to detract people from staying in the washroom for long periods of time and incorporate small sinks and counters to deter the washing of clothing/personal items.



Figure 6 Precedent - Whyte washrooms, which are almost completely transparent, in Edmonton



Figure 7. View of gathering circle, iconic washroom building and transit stop

4.1.3 South end of square

Main plaza

At the south end of the commercial plaza a larger space is geared towards festivals and public events. Because this site slopes from north to south, there is a natural level change which provides an opportunity to introduce a platform that provides seating as well as an informal stage area (see 4.1.4). As needed, 50th Street can be closed off to extend the area available for this festival space.

To accommodate nighttime use within this plaza space, light pylons are proposed along the 50th Street frontage. These elements can illuminate and animate the ground plane, projecting colours and images, which is of particular value during dark winter months (see figures below).



Figure 8. Precedents - Lights attached to pole - light pylons - to project onto area below (left) and LED light flooring at plaza “greeting to the sun” in Zadar, Croatia which creates a light show at night (right)



Figure 9. View of plaza looking south



Figure 10. View of raised platform and storefront rehabilitation

Artist Studios/Art Gallery

To generate more activity (both public use and commercial space), as well as responding to public feedback, it is proposed that the south-east corner of the site incorporate artist studios and/or an art gallery. These can be temporary elements, for the short to medium-term, using structures such as shipping containers. These could be arranged in an interesting fashion, engaging the commercial plaza and bringing interest to the south end of the site.

It is key to incorporate some element into this area, preferably arts-related, to act as an anchor to the south end of the site and bring people and activity to this location.

For the long term, a more permanent building or an extension to the mall, to expand the large rental space in the mall onto the plaza, could be built to serve as the arts/cultural centre.



Figure 11. Precedent – art studio by MMW architects in ‘tjuvholmen, norwa

4.1.4 Raised Platform

The raised platform is a very important element on this site. The platform serves as a flexible, mixed-use activity space and circulation area. Situated between the plaza/square and the mall, it serves as a transition space between the two. The height of the platform aligns with the top of the main floor of the upper mall, allowing for easy extension and renovation of the west façade of the Centre Square Mall (facing the site).

The shape of the platform is based off of the pedestrian flow from the north-east corner of the site to the south-west corner (towards the City-owned lot, which is proposed to become a public facility or mixed-use residential in the future) as well as the proposed uses in each area. The undulating form creates spaces in front of the stores (mall shops opened up onto the plaza), deck/seating area for Latitudes restaurant, an area for artist studios or an expansion of the mall at the south-east corner, as well as carving out plaza/courtyard spaces in front of the platform.

As the site naturally changes elevation, sloping down 2ft from the north to south end, steps are incorporated into the platform to create seating and stage-type areas. An amphitheater-type arrangement is formed at the south end of the site, creating a plaza for the Gold Range.

As it is 3-dimensional, rather than simply a pattern incorporated onto the ground, it will remain present both in the summer and winter months.



Figure 12. Rendering of raised platform looking towards south end of site, with restaurant deck area, light poles, planting areas and stepped seating area beyond. Shops are also shown incorporating glazing and doors to allow visual and physical access into mall shops.

4.1.5 Short-term & long-term plans

The intent is for the site to be developed in phases to ensure revitalization starts as soon as possible and that activity is generated on the site even before it is fully developed. To achieve this, it is proposed that development be concentrated on the north end of the site initially, leaving the south end largely as-is.

The elements shown in the north end of the site in the schematic design – including the bus shelter/public washroom, planting, paving and lighting - would be constructed/implemented first, with the exception of additions/renovations to the Centre Square Mall, as it is assumed that negotiations with the REITs will take some time. This will show Yellowknife residents that revitalization has begun and that efforts are being carried out in a timely manner to address this area in the downtown.

In the short term, the parking lot at the south end of the site can continue to be used as an impromptu commercial plaza with some modest design interventions and careful programming. Applying paint treatments to the parking lot surface and adding planters and furnishings can humanize the space; however, introducing food vendors, community events and similar animation is critical to ensuring the sustainability and vibrancy of the square.



Figure 13. Examples of paved public spaces which have been activated with introduction of coloured paving and furniture.

In the next phases, the south end of the site will be developed and renovations to the mall will be carried out.

See section 4.5 Moving forward regarding phasing for more information.



Figure 14. View of 50th street closed to vehicular traffic

4.2 Turning the mall inside out



Figure 15. Precedent: Waterloo Commercial plaza – parking lot in front of mall turned into public plaza

Reconfiguring the Centre Square Mall to be outward-focused is integral not only to the redevelopment of the commercial plaza but, arguably, the future of the long term sustainability of the mall itself. At present, the wall which separates the mall from the 50/50 lot is large and opaque, with no views or access into or out of the mall. This creates a large, inactive area which feels unsafe. Developing this inactive lot would benefit the mall by bringing people to the area, and therefore increasing traffic into the mall; similarly, renovating the mall to open up to the plaza and create a more inviting entrance would benefit both the plaza and the mall.

4.2.1 Access to site & mall

Mall Entrances & Loading Zone

Currently, the Centre Square Mall has very limited public access, which includes:

- Two public access points from the east end of 49th Street
- One hotel access at the centre of 49th Street that typically does not permit public access to the mall
- A main entrance at 50th Avenue
- A former entrance from the lower mall to 50th Street, which is not closed

The main entrance is tight to the street, dark and unwelcoming, and is a common place for loiterers to gather. Many of the other access points have either been closed off, are discouraged from use or are far away from most pedestrian traffic.

With the above mentioned in mind, a key component of this transformation is the development of a new entrance on the west side of the Mall. This new entrance would be generous in size, bright and highly visible, attracting people to walk through the plaza to access the mall. This, along with moving the bus stop further down 50th Avenue, would allow the current main entrance to be used as the loading area for deliveries (as well as a secondary entrance).

Increasing Access to the site through the Mall

Bringing people to the site, and therefore providing easy access to the site, is key to the success of its development. 49th Street is home to three dedicated GNWT office buildings, as well as other smaller offices. As such, 49th Street is home to over 1200

office works and potential consumers throughout the day. To increase the potential flow of people through the mall, consideration should be given to increasing public access from 49th Street and to allow for direct mall access from and to the proposed new 50th Street plaza.

It should also be noted that re-opening up the existing lower mall entrance would provide barrier-free access between the mall and 50th Street and would create a more open and less vandal-friendly access point. This entrance would also create a connection to the Gold Range, new plaza and the future public facility on 50th Street.

Opening up storefronts to commercial plaza

The opening up of the west side of Centre Square Mall with new storefronts creates an urban streetscape and active edge to the commercial plaza, with the potential for both seasonal uses (i.e. outdoor activities) and more semi-permanent interventions (i.e. artists' studios). This streetscape zone has excellent solar access (south-facing site) which would encourage public use into the shoulder seasons. During dark winter months, feature lighting and large expanses of glazing will help animate the commercial plaza.

4.2.2 Opening up west wall of mall to plaza & raised platform

The raised platform is a key component to engaging with the mall. The intent of the platform is to be built at the same level as the main floor of the mall to facilitate simple shop expansion out onto the new 50th Street plaza. The shape of the platform relates to the shops and plaza activities, bulging out to create a deck/seating area in front of Latitudes Restaurant and curving back to shape a courtyard and seating area in front of the gold range.

The mall west wall along Latitudes, Ice Wireless and the Rental space to the south can be renovated to incorporate ample glazing and doors/access onto the platform/plaza, creating more activity both for the plaza and the mall. On the north end of the site, one or two of the stores could be extended (with additions) onto the plaza to afford more usable rental space.

A possible new entrance from the plaza to the mall would require minor interior renovations and marginal reduction of only one of the rental spaces. The addition would be designed so as to create an interesting architectural element and to signal to passers-by that this is the primary entrance and to attract them through the site to the mall.

See plan drawing at beginning of section.

4.3 Tying into, and revitalizing, 50th Street

At present, 50th Street between Franklin and 51st Avenues is a traffic corridor with little street life beyond vagrants due a number of vacant lots on the street and a general lack of pedestrian-oriented activity or commercial or public destinations within the immediate area. Streetscape development alone offers limited incentive for commercial redevelopment; however, there is an opportunity to ‘take back the street’ with a thoughtful design approach which allows the street to be closed and extend the area available for large public events.

This is achieved in the schematic design through:

- Keeping the plaza at street level.
- Introducing minimal separations between the plaza and 50th Street.
 - Bollards and lights delineate the parking spaces, which can be turned back into part of the pedestrian area when required.
- Pedestrian-style paving material and patterns continuing onto 50th Street.
 - This suggests that 50th Street is also part of the plaza/pedestrian area.
- Raised platform facing 50th Street and allowing stores to open up towards the street.

In the short term, the addition of simple and low cost measures, as well as the introduction of food vendors and other uses, can animate the streetscape. The longer-term vision for 50th Street could include the resurfacing of the street to match that of the adjacent plaza, and the removal of curbs, parking meters and other appurtenances to create a continuous public realm. In both scenarios, some on-street parking can be carefully incorporated, and there is a potential to close off the street for short or long periods of time, and introduce sidewalk cafes, furnishings and other elements.

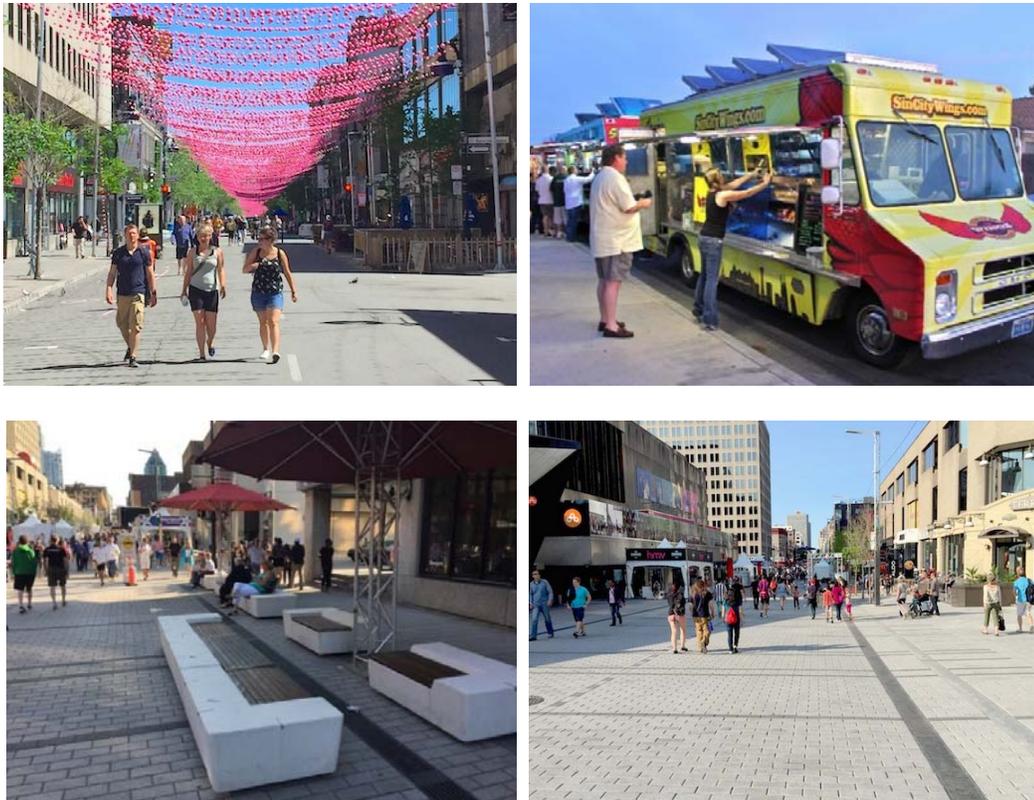


Figure 16. Examples of active streets in other cities

4.4 Key factors responded to in the design

4.4.1. Accessibility

In order to provide for accessibility, the proposed design:

- Maximizes connectivity through existing or emerging urban patterns.
 - Accommodates and integrates natural movement through the site, while adding additional connectivity (ex. east-west through mall).
 - Connection to Tree of Peace
 - Plaza is at the same level as 50th Street with minimal separation to allow for plaza to extend into 50th Street (and close off the street) when required/desired.
 - Proposed platform to be built at same level as mall floor level to allow for easy access into plaza (and easy to renovate or extend wall of mall).
- Maximizes transportation choice
 - Integrates a transit stop.
 - Provides an appropriate level of parking opportunities.
- Is geared more towards the pedestrian and less to vehicular traffic, though is flexible enough to accommodate both.
 - Ramp provided to access raised platform.
 - Paving patterns and material to have pedestrian feel to highlight the fact that this area is geared primarily to pedestrians.
 - Entrance on Franklin Avenue to become loading/receiving area; however, new entrance could also accommodate occasional deliveries.

4.4.2. Aesthetics

The design responds to the need for beautification and streetscaping through:

- Ensuring spaces are of an appropriate urban scale and proportion.
 - The design pays close attention to the scale, proportion and enclosure of circulation and major gathering areas (ceremonial circle) to maximize comfort and create a sense of place.
- Integrating colour, light and texture.
 - Includes planting that contributes to year round comfort & interest.
 - Incorporates colour and light to address the winter reality.
 - Proposed tall elements with lights/projectors installed on the top could project colours and images onto the plaza (particularly when snow covered in the dark, winter months), to create engaging and active public spaces.
 - Pedestrian-style paving, which will extend onto 50th Street.
 - Proposal to engage artists to paint entire wall along east side of site (blank, mall wall).

4.4.3. Safety

As safety was noted as a primary concern, the design address this in the following ways:

- Creating a more active area, thus providing self-supervision/policing and eyes on the street (as opposed to an empty, secluded area).
 - Opening up shops to the plaza (views onto plaza)
 - Providing artist studios/gallery at the south end of the site.

- Bringing more people to the site - new mall entrance and connection through mall to office buildings on 49th street.
- Providing a more inclusive approach which allows for different demographics to coexist comfortably and all make use of and enjoy the same area.
 - Providing public washrooms.
 - Providing numerous and different seating options and social areas.
 - Providing welcoming space.
 - Less concentration of loitering.
- Providing adequate lighting, particularly low lighting so as to minimize glare and create better visibility (thus creating a safer environment).



Figure 17. Precedent – Low lighting (and ample seating) provided at Nathan Phillips Square in Toronto, ON.

4.4.4. Authenticity (including culture and arts)

In order to maintain and enhance the existing northern/Yellowknife character of the downtown, the proposed design:

- Incorporates natural elements.
 - Planting, trees, wood, stone, etc.
- Incorporates local motifs.
 - Patterns, colours, designs, imagery, etc.
- Creates spaces for the active creation of art and culture.
 - Incorporating artist studios, space for display of public art, performance spaces (platform and square as a stage).
 - Propose to engage local artists/artists groups as well as Aboriginal groups in development of this site and 50th Street.
- Heritage and character preservation
 - Maintain and foster Yellowknife character and identity (design of furniture and elements and incorporation of images, patterns, etc.)
 - Consider and incorporate heritage buildings such as Gold Range (play up nightlife aspect of this area of downtown).



Figure 18. West elevation of 50th Street, showing Gold Range hotel & bistro and shop (for lease).

4.5 Moving forward

Moving forward into design development it is key to consider the following main items:

- Public engagement
- Capital Investment and Partnerships
- Phasing

4.5.1 Public Engagement

In order to gain the buy-in of the community and to develop a successful project, it is proposed that the following be carried out:

- Work with local artists to paint the blank wall of the Centre Square Mall to make the wall more engaging and the plaza more interesting/pleasant before any renovations to the mall occur
- Engage artists by providing studios and gallery space at the southern corner
- Invite local groups and community members to propose different uses, events and activities

4.5.2 Capital Investment & Partnerships

As the renovation and integration of the Centre Square Mall (upper mall in particular) and cooperation of surrounding businesses is key to the success of this site redevelopment, it is proposed that the City gain investment from the REITs as well as the Gold Range.

In addition to partnering with local artist groups it is strongly recommended to partner with Aboriginal groups. To gain the input and involvement of the Aboriginal community would be extremely beneficial to the development of 50th Street, particularly with regards to the new facility south of the Gold Range, as this could be a large positive impact on the overall community.

There is also the potential to work with other communities in the Northwest Territories to provide certain public facilities and opportunities, such as a University. As Yellowknife has the population, industry and draw to support a larger project/facility, it would be beneficial to consider the opportunities which lie in assembling the vacant lots on 50th street and developing the street in a holistic approach.

4.5.3 Phasing

In order to provide a feasible approach, it is proposed to develop the site in phases. The integration of the mall is a key component in the success of this site, so renovations to the west wall of the mall (on the 50/50 lot side) would be suggested to occur in the early phases of the site development, if possible.

In order to foster the revitalization of the downtown and for the community to begin to re-envision to site as a true public/community space, development of the site should begin as soon as possible. It is proposed that landscaping/development along the east and/or north side of the site, as well as temporary structures to serve as art studios/galleries at the southern end of the site, while minimally developing the rest of the site, would be carried out for the first phase. This would provide space for different activities to occur and to set the stage for renovations to the west elevation of the

Centre Square Mall. Engaging the mall would be the next stage in order to open up the shops onto the plaza. The next phases would involve constructing permanent buildings/structures on the southern corner of the site and the City-owned lot further down 50th street, to provide public facility anchors in the downtown.

The proposed phasing, to be coordinated with the City of Yellowknife, is:

- **Phase 1:** Develop north end of site and engage artists in painting/rendering wall of Centre Square Mall.
- **Phase 2:** Develop south end of site, including rest of raised platform.
- **Phase 3:** Build artist studios and gallery in southern corner.
- **Phase 4:** Open up mall to the plaza and build new entrance.
- **Phase 5:** Build permanent facility in the southern corner (arts/cultural centre or artist studios/gallery).
- **Phase 6:** Build new facility at City-owned lot south of Gold Range – arts/cultural centre/library or mixed-use residential/commercial. See section 5.

5. Class-D Cost Estimate for Schematic Design

5.1 Landscaping/Streetscaping Cost Estimate

5.1.1 Plaza and Franklin Avenue

Opinion of Probable Cost: 50 / 50 YK - Plaza + Franklin Avenue					
August 11, 2015 - Prepared for Owner Review					
Item	Description	Units	Unit Price	Qty	Total
<u>HARDSCAPE</u>					
1	Supply and Install Singular Boulders	each	\$650.00	9	\$5,850.00
2	Supply and Install Plain Concrete	m2	\$290.00	2800	\$812,000.00
3	Supply and Install Coloured Concrete	m2	\$435.00	920	\$400,200.00
4	Supply and Install 150mm Barrier Curb and Gutter - Franklin Ave	lm	\$260.00	40	\$10,400.00
5	Supply and Install Seating Wall	lm	\$750.00	70	\$52,500.00
6	Supply and Install CIP Amphitheatre Seating/Steps	m2	\$1,000.00	28	\$28,000.00
7	Supply and Install Ramp	m2	\$290.00	16	\$4,640.00
<u>SOFTSCAPE</u>					
8	Supply and Install Deciduous Tree - 2000mm ht	each	\$650.00	9	\$5,850.00
9	Supply and Install Coniferous Tree - 50mm cal	each	\$750.00	15	\$11,250.00
10	Supply and Install Deciduous Shrub- 450ht	each	\$60.00	150	\$9,000.00
11	Supply and Install Coniferous Shrub - 450sp	each	\$65.00	150	\$9,750.00
12	Planting bed c/w excavation and 450mm topsoil	m2	\$90.00	240	\$21,600.00
<u>SITE FURNITURE</u>					
13	Supply and install custom wood benches	each	\$5,000.00	8	\$40,000.00
14	Supply and Install standard wood benches	each	\$2,500.00	2	\$5,000.00
15	Supply and Install Chipman Table	each	\$1,340.00	15	\$20,100.00
16	Supply and Install Chipman Chair	each	\$680.00	60	\$40,800.00
17	Supply and Install Guide Bollard	each	\$1,750.00	5	\$8,750.00
18	Supply and Install Light Columns	each	\$6,000.00	20	\$120,000.00

<u>SITE DEMOLITION</u>					
19	Concrete Demolition and Removal	m2	\$16.50	690	\$11,385.00
20	Asphalt Demolition and Removal	m2	\$15.00	3310	\$49,650.00
Subtotal					\$1,666,725.00
20% Contingency					\$333,345.00
GST					\$100,003.50
TOTAL					\$2,100,073.50

5.1.2 50th Street Streetscape adjacent to Plaza

Opinion of Probable Cost: 50 / 50 YK- 50th Streetscape Adjacent to Plaza					
August 11, 2015 - Prepared for Owner Review					
Item	Description	Units	Unit Price	Qty	Total
<u>HARDSCAPE</u>					
1	Supply and Install Plain Concrete				
	a. Sidewalk	m2	\$290.00	245	\$71,050.00
	b. Pedestrian 'Street'	m2	\$290.00	990	\$287,100.00
2	Supply and Install Coloured Concrete				
	a. Sidewalk	m2	\$435.00	100	\$43,500.00
	b. Pedestrian 'Street'	m2	\$435.00	155	\$67,425.00
<u>SOFTSCAPE</u>					
3	Supply and Install Deciduous Tree - 2000mm ht	each	\$650.00	12	\$7,800.00
<u>SITE FURNITURE</u>					
4	Supply and Install Sitescapes benches	each	\$1,800.00	4	\$7,200.00
5	Supply and Install Loop bicycle racks	each	\$900.00	7	\$6,300.00
6	Supply and Install Guide Bollard	each	\$1,750.00	50	\$87,500.00
7	Supply and Install Light Columns	each	\$6,000.00	11	\$66,000.00
8	Supply and Install Pylon Feature Lights	each	\$15,000.00	5	\$75,000.00
9	Supply and Install Neenah Tree Grate	each	\$1,500.00	12	\$18,000.00

<u>SITE DEMOLITION</u>					
10	Asphalt Road Removal	m2	\$15.00	1145	\$17,175.00
11	Concrete Sidewalk Removal	m2	\$16.50	345	\$5,692.50
Subtotal					\$759,742.50
20% Contingency					\$151,948.50
GST					\$45,584.55
TOTAL					\$957,275.55

5.1.3 50th Street Streetscape between Plaza and 51st Avenue

Opinion of Probable Cost: 50 / 50 YK- Remainder of 50th Streetscape From Edge of Plaza to 51st August 11, 2015 - Prepared for Owner Review					
Item	Description	Units	Unit Price	Qty	Total
<u>HARDSCAPE</u>					
1	Supply and Install Plain Concrete				
	a. Sidewalk	m2	\$290.00	460	\$133,400.00
	b. Pedestrian 'Street'	m2	\$290.00	585	\$169,650.00
2	Supply and Install Coloured Concrete				
	a. Sidewalk	m2	\$435.00	175	\$76,125.00
	b. Pedestrian 'Street'	m2	\$435.00	775	\$337,125.00
3	Supply and Install 150mm Barrier Curb and Gutter	lm	\$260.00	210	\$54,600.00
4	Supply and Install Para Ramp - 51st Avenue	allow	\$6,000.00	1	\$6,000.00
<u>SOFTSCAPE</u>					
5	Supply and Install Deciduous Tree - 2000mm ht	each	\$650.00	22	\$14,300.00
6	Supply and Install Deciduous Shrub- 450ht	each	\$60.00	15	\$900.00
7	Supply and Install Coniferous Shrub - 450sp	each	\$65.00	15	\$975.00
8	Planting bed c/w excavation and 450mm topsoil	m2	\$90.00	20	\$1,800.00

<u>SITE FURNITURE</u>					
9	Supply and Install Sitescapes benches	each	\$1,800.00	3	\$5,400.00
10	Supply and Install Neenah Tree Grate	each	\$1,500.00	22	\$33,000.00
<u>SITE DEMOLITION</u>					
11	Asphalt Road Removal	m2	\$15.00	1360	\$20,400.00
12	Concrete Sidewalk Removal	m2	\$16.50	635	\$10,477.50
Subtotal					\$864,152.50
20% Contingency					\$172,830.50
GST					\$51,849.15
TOTAL					\$1,088,832.15

5.2 Architectural Cost Estimate

The following addresses architectural costs estimated to be associated with the architectural involvements with this project. The costing is broken into seven elements. Some of which are directly related to the City of Yellowknife involvement with the Commercial Plaza. The other costs are assumed costs that might be incurred by the Upper and Lower Mall REIT's should they choose to undertake the identified involvements.

REIT costs are identified to provide a potential cost as the approach, design, contractor and time of work have not yet been determined.

Proposed scopes of work:

1. New building (contains public washroom, Bus stop, possible City sign).
2. Removal of the 50th Ave Upper Mall entrance Canopy
3. Construction of a New Mall entrance that faces onto the new Commercial Plaza
4. Construction of Upper Mall store expansion
5. Construction of glazed entrances to existing Restaurant and stores
6. Construction of a possible new Art space
7. Construction of a newly opened Lower Mall 50th Street entrance

Item 5.1.1 is a direct costs that would form part of the Commercial Plaza

Items 5.1.2-7 are suggested costs for Mall modifications

Costs directly related to the Commercial Plaza would be in the range of \$450,000 (public washrooms/bus shelter component). Other items listed in the architectural costs are with regards to the Centre Square Mall renovations.

5.2.1 Washroom/Bus Stop/Sign

This estimate addresses costs assumed for a new public building that would accommodate a public washroom, a covered bus stop and a new down-town sign that would provide for digital graphics in the down-town core. The estimate also covers such things as utility connections (assuming that sewer and water can be connected to at either 50th avenue or 50th street).

Washroom/Bus Stop/Sign

Program	Washroom	12	m ²
	Bus Shelter Frame	8	m ²
	Sign		

Washroom and Bus Shelter Unit Costs

A	STRUCTURE	Unit Rate		Amount
A1	Substructure	\$	1,000 /m ²	\$ 20,000
A2	Structure	\$	1,600 /m ²	\$ 32,000
A3	Exterior Enclosure	\$	1,500 /m ²	\$ 30,000
B	INTERIOR			
B1	Partitions	\$	720 /m ²	\$ 14,400
B2	Finishes	\$	300 /m ²	\$ 6,000
B3	Fittings & Equipment	\$	3,000 /m ²	\$ 60,000
C	Services			
C1	Mechanical	\$	2,000 /m ²	\$ 40,000
C2	Electrical	\$	1,000 /m ²	\$ 20,000
Z	GENERAL REQUIREMENTS & FEES			
Z1	General Expenditures	\$	1,500 /m ²	\$ 30,000
	Sub-total	\$	12,620 /m ²	\$ 252,400
	PROFIT			
Z2	Contractor Profit and Overhead (15%)	\$	1,893 /m ²	\$ 37,860
	Total	\$	14,513 /m ²	\$ 290,260
	Washroom and Bus Shelter			\$ 290,260
	Sign			\$ 85,000
	Building and Sign			\$ 375,260
	Contingency (20%)			\$ 75,052
	Total			\$ 450,312

5.2.2 Existing Upper Mall – Removal of Canopy on 50th Ave (Franklin Ave)

With the creation of a new Commercial Plaza and the possible introduction of a new, larger and more inviting entrance to the Upper Mall from the Plaza, the Upper Mall entrance from 50th Ave becomes less important to the Upper Mall – it can become a service and secondary public entrance. As such, the potential to remove the existing entrance canopy exists. The existing canopy can be considered to create a bit of a dark, low entrance environment. This estimate provides for removal of the canopy along with touch up related to the work.

This work would be undertaken by the Upper Mall and would not be part of the funding the City would require for the Commercial Plaza.

Canopy on Franklin Avenue

Program Remove existing entrance canopy

A	CONSTRUCTION COSTS		
A1	Remove Canopy	\$	15,000
	Electrical - Patch and Repair	\$	12,000
	Building - Patch and Repair	\$	8,000
	Miscellaneous Expenses	\$	7,000
	Subtotal		42,000
Z	GENERAL REQUIREMENTS AND FEES		
Z1	General Expenditures (10%)	\$	4,200
	Subtotal		46,200
	PROFIT		
Z2	Overhead and Profit (15%)	\$	6,930
	Total	\$	53,130

5.2.3 Commercial Plaza – New Upper Mall Entrance

Due to the fact that the proposed Commercial Plaza faces south and will be a pleasant pedestrian environment, the potential exists to open a new entrance to the Upper Mall with minor disruption to the current Upper Mall configuration.

The following estimate is based upon an assumed entrance area of approximately 60m². The figure is intended as a reference number only as the final construction cost would depend upon design, size as well as a number of other factors.

This work would be undertaken by the Upper Mall and would not be part of the funding the City would require for the Commercial Plaza.

Mall New Entry

Program	Entry Area	60 m ²
	Mall Renovation	20 m ²

Entry Area Unit Costs

A	STRUCTURE	Unit Rate	Amount
A1	Substructure	\$ 1,000 /m ²	\$ 60,000
A2	Structure	\$ 1,600 /m ²	\$ 96,000
A3	Exterior Enclosure	\$ 1,600 /m ²	\$ 96,000
B	INTERIOR		
B1	Partitions	\$ 600 /m ²	\$ 36,000
B2	Finishes	\$ 1,400 /m ²	\$ 84,000
B3	Fittings & Equipment	\$ 1,000 /m ²	\$ 60,000
C	Services		
C1	Mechanical	\$ 1,800 /m ²	\$ 108,000
C2	Electrical	\$ 1,000 /m ²	\$ 60,000
Z	GENERAL REQUIREMENTS & FEES		
Z1	General Expenditures	\$ 1,200 /m ²	\$ 72,000
	Sub-total	\$ 11,200 /m ²	\$ 672,000
PROFIT			
Z2	Contractor Profit and Overhead (15%)	\$ 1,680 /m ²	\$ 134,400
	Total	\$ 12,880 /m ²	\$ 806,400

Mall Renovation Unit Costs

A	Construction Costs	Unit Rate	Amount
A1	Commercial Construction	\$ 6,000 /m ²	\$ 120,000
	Sub-total	\$ 6,000 /m ²	\$ 120,000

PROFIT				
Z2	Contractor Profit and Overhead (15%)	\$	900 /m ²	\$ 18,000
	Total	\$	6,900 /m²	\$ 138,000
	Entry Area			\$ 806,400
	Mall Renovation			\$ 138,000
	Entry Area and Mall Renovation			\$ 944,400
	Contingency (20%)			\$ 188,880
	Total			\$ 1,133,280

5.2.4 New Upper Mall Possible store expansion

It has been identified that the stores located along the South West edge of the Upper Mall (by the current 50th Ave. entrance) are too narrow for most commercial interests. Therefore the potential exists to expand these shops into the Commercial Plaza.

The following estimate is based upon an assumed expansion of approximately 40m². The figure is intended as a reference number only as the final construction cost would depend upon design, size as well as a number of other factors. In addition, the estimate is calculated as a stand-alone cost. Should the work be undertaken at the same time as the Upper Mall new entrance, there would be economies of scale with respect to mobilization, foundations, electrical work as well as interior existing renovation/patch-up work.

This work would be undertaken by the Upper Mall and would not be part of the funding the City would require for the Commercial Plaza.

OPTION 4 Possible Store Expansion

Program Store Expansion 40 m²

Store Expansion Unit Costs

A	Construction Costs	Unit Rate	Amount
A1	Commercial Construction	\$ 6,000 /m ²	\$ 240,000
	Sub-total	\$ 6,000 /m ²	\$ 240,000
PROFIT			
Z2	Contractor Profit and Overhead (15%)	\$ 900 /m ²	\$ 36,000
	Total		\$ 276,000

5.2.5 New Upper Mall Glazed entrances

Due to the fact that the new Commercial Plaza is intended to be a pleasant public area and the fact that it faces south, the potential exists for restaurant and store openings along the south wall of the Upper Mall onto the Plaza. The existing exterior wall of the Upper Mall is an insulated Concrete Block Fire wall. However, with no new construction/mall being added to the Plaza lot, it would be a relatively simple involvement to create new openings through the wall to facilitate outdoor commercial activity (such as outdoor dining and product displays in the spring, summer and early fall).

The following estimate is based upon an assumed aluminum entrance and exterior windows for one store/restaurant facility. The figure is intended as a reference number only as the final construction cost would depend upon design, size as well as a number of other factors.

Glazed Entries to Stores/Restaurants

Program Glazed Entry
 Lighting and Canopy

Glazed Entry Unit Costs

A	Construction Costs	Unit Rate	Amount
A1	Glazed Entry	\$ 6,000 store	\$ 6,000
	Windows	\$ 300 /m ²	\$ 2,250
	General Patch and Repair	\$ 12,000 store	\$ 12,000
	Demolition	\$ 15,000 store	\$ 15,000
	Structural Modifications	\$ 18,000 store	\$ 18,000
	Sub-total	\$ - /m ²	\$ 53,250
Z	GENERAL REQUIREMENTS & FEES		
Z1	General Expenditures (20%)	\$ - /m ²	\$ 10,650
	Total	\$ - /m ²	\$ 63,900
	PROFIT		
Z2	Contractor Profit and Overhead (15%)	\$ - /m ²	\$ 9,585
	Total	\$ - /m ²	\$ 73,485
	ALLOWANCE		
	Contingency (20%)		\$ 14,697
	Total		\$ 88,182
	Glazed Entry		\$ 88,182
	Lighting and Canopy		\$ 30,000
	Total		\$ 118,182

6. Incorporating Anchor - Public Facility – further down 50th Street

Essential to the development of the downtown core and 50th Street is the significant increase of pedestrian activity. While redeveloping the 50/50 lot and opening up the Centre Square Mall to the proposed plaza will increase activity on 50th Street, an “anchor” is required to create a large draw to 50th Street and the downtown core in general. Without an anchor, a public plaza may not be enough to bring people to the downtown and sustain activity in this area in the long term.

The City of Yellowknife has purchased the empty lot between The Gold Range and The Raven on 50th Street, located south-west of the 50/50 corner lot. Situating a public facility (“anchor” building) on this lot will draw people down 50th Street, pulling people through the 50/50 site - from the north-east corner to the south-west corner.

This diagonal movement helped to shape the schematic design of the 50/50 lot. The shape of the raised platform and path is based on this connection through the site, with a curving shape incorporated to soften the delineation and respond to various uses and activities on the site. The two sites – 50/50 corner lot and “anchor” lot – should relate strongly to each other in order to create a cohesive vision for the 50th Street, and downtown, revitalization.



Figure 8. Perspective view of 50/50 Lot and 50th Street

6.1 Anchor Building Program

Considering stakeholder and public feedback, the design team believes that the “anchor” building should be a public facility or have a large public component in order to attract people to this area. This not only provides activity all along 50th street, but makes the commercial plaza/plaza at the 50/50 corner lot more viable as people will be passing through this lot in order to access the new public facility.

Based on feedback and previous studies, the City of Yellowknife suggested the facility be a combined **library/arts/cultural centre** or **mixed-use residential and commercial**. Both of these buildings would bring people to the area and bolster activity in the downtown. It is key to note that if residential was built on this site that it is imperative to integrate a large community-oriented and engaging component at the street level of the building.

Approximate gross floor areas (combined total area of all floor plates) - based on previous studies and existing facilities:

Library/Arts/Cultural Centre: **1900m²**

Mixed-use residential/commercial: **3755m²**



Figure 9. View through site towards (potential) future Library/Cultural Centre



Figure 10. View through site towards (potential) future mixed-use commercial (bottom level) and residential

The rendering in Figure 10 shows 3 stories of residential over the first story of community/commercial space. The size, shape and design is based on the 2013 Yellowknife Eco-Housing Project Report put together by Guy Architects, in consultation with Baird Sampson Neuert Architects, Dr. Ted Kesik and Williams Engineering.

As the intent of the anchor is to generate pedestrian movement through the plaza and bolster activity in the downtown, particularly on 50th Street, the library/cultural centre is the more appropriate option. If residential were placed onto this site, it is suggested that a stronger and larger community component be integrated into the building and to create a bolder form and look to the building which indicates a strong community-use aspect.

The anchor building should have a strong presence and appear open and inviting.

6.2 Location of Anchor Building

The City of Yellowknife has discussed the possibility of relocating the Public Library out of the downtown, near Sombe K'e Park or the Multi-Plex. While there is more space readily available out of the downtown, it is imperative to the viability of the downtown, and to the development of Yellowknife as a whole, that key public facilities be integrated into the city centre.

Libraries, as key public facilities, have historically been located in city centres. This not only provides ease of access to residents and visitors but emphasizes the City's dedication to providing for its residents and creating a vibrant, cultured community. A library, or other major public facility, in the downtown boosts activity in the area and even provides for after-hour use beyond bars and restaurants, thus attracting a variety of demographics which typically may not stay in the downtown during the evenings. **See attached chart.**

Investment in the downtown core is key to its growth and a public facility, such as a library/arts/cultural centre, would be the perfect start to downtown revitalization.

Libraries in Canadian Capital Cities and Other Major Cities									
		Main Library Branch				New Build/Renovated/Relocated Branch(es)			
Province/Territory	City	Location (Downtown or Suburbs)	Notes	Map	New Build/ Recently Renovated?	Location (Downtown or Suburbs)	Notes	Map	Map (2)
Alberta	Calgary	Downtown	Location of Calgary Public Library's New Central Library. City Council committed \$40 million to the project in 2004 and an addition \$135 million in 2011.	https://goo.gl/maps/s9tZM	New Build; 2018	See main branch details	-	-	-
	Edmonton	Downtown	Location of the main branch, the Stanley A Milner Library, within the Edmonton Public Library system. Revitalization of the library is underway.	https://goo.gl/maps/YuNxm	No; Revitalization underway	Suburbs	New locations of Calder Branch and Capilano Branch - both projects are currently at community consultation stage.	Calder: https://goo.gl/maps/N3o54	Capilano: https://goo.gl/maps/jnwOl
British Columbia	Kelowna	Downtown	Location of Okanagan Regional Library - Kelowna Branch and the UBC Innovation Library in the upcoming future.	https://goo.gl/maps/AS5B8	Renovations underway	See main branch details			
	Vancouver	Downtown	Location of Central Library, the City's main public library and administration centre. The Central library is the largest of 22 branches located throughout the City.	https://goo.gl/maps/pgfYx	Renovated with new digital centre (Inspiration Lab) in 2015	Downtown	New Library branch planned to open in an affordable housing community (Downtown Eastside/Strathcona) in 2016. Currently, the newest branch in the Vancouver Public Library system, the Terry Salman Branch (2011) is located in the suburbs.	Strathcona: https://goo.gl/maps/ZXCuq	Terry Salman: https://goo.gl/maps/OmIDB
	Victoria	Downtown	Location of Greater Victoria Public Library's Central Branch and main resource centre.	https://goo.gl/maps/hVXjb	No	Suburbs	Emily Carr Branch relocated in 2014 to the Uptown complex in the suburbs. New Goudy Branch opened in 2008 in the suburbs.	Emily Carr: https://goo.gl/maps/Rif5y	Goudy: https://goo.gl/maps/pWdvq
Manitoba	Winnipeg	Downtown	Location of the Millennium Library, the City's main public library. The building contains a coffee shop and gift shop and is located next to Millennium Library Park. \$22 million went towards its renovation.	https://goo.gl/maps/yzh4z	Renovated completed in 2005	Suburbs	Relocation and construction of new Charleswood Library (opened in 2015). Fort Garry Library renovated in 2014.	Charleswood: https://goo.gl/maps/N5DU8	Fort Garry: https://goo.gl/maps/DEGNY
New Brunswick	Fredericton	Downtown	Location of the City's main public library (Fredericton Public Library). Located across from the Fredericton Visitor Information Centre and the waterfront.	https://goo.gl/maps/sFzbV	No	N/A	-	-	-
Newfoundland and Labrador	St. John's	Suburbs	Location of the largest public library in the City (A C Hunter Library). Located in the St. John's Arts and Culture Centre building next to the Memorial University of Newfoundland.	https://goo.gl/maps/v6R6l	No	N/A	-	-	-
Northwest Territories	Yellowknife	Downtown	Located at second floor of Centre Square Mall.	https://goo.gl/maps/lAMlp	No	N/A	-	-	-
Nova Scotia	Halifax	Downtown	Location of New Halifax Central Library. This library is located next to Dalhousie University's Sexton campus. Estimated cost of construction \$57.6 million.	https://goo.gl/maps/qSBhX	New Build; 2014	See main branch details	-	-	-
Nunavut	Iqaluit	Outside Downtown	The Iqaluit Centennial Library is in the same building as the Unikkaarvik Visitor Centre and the building is next to the Nunatta Sunakkutaangit Museum. Location of the largest/main public library in Ottawa. The Ottawa Public Library has 33 branches across the city. City Council approved the Central Library development as a strategic initiative in the 2015 – 2018 Term of Council Priorities.	Map of public places of interest https://goo.gl/maps/eDTHW	No; moved into joint facility with Visitors Centre in 1992	N/A	-	-	-
Ontario	Ottawa*	Downtown	Location of the largest public library in Toronto, the Toronto Reference Library. The library was renovated in 2012 at a cost of \$34 million. The Toronto Public Library system consists of 100 branches in the downtown and suburbs of the Greater Toronto Area.	https://goo.gl/maps/UAafV	No; new Central Library underway	Suburbs	Location of new Greely Branch (built in 2011) and newly renovated Breaverbrook branch in 2014.	https://goo.gl/maps/IWLfe	https://goo.gl/maps/qCtUV
	Toronto	Downtown	The largest library, the Confederation Centre Public Library, and Government Services Library are both located downtown. French public library located in the suburbs at public school.	https://goo.gl/maps/K1jxY	Renovation completed in 2012	Suburbs	New Scarborough Civic Centre Branch opened in 2015.	https://goo.gl/maps/xjntp	-
Prince Edward Island	Charlottetown	Downtown	Location of the flagship library facilities of Bibliothèque et Archives nationales du Québec, the BAnQ (Grande Bibliothèque du Québec).	https://goo.gl/maps/YhTTK	No; built in 2005	Suburbs	Location of newest public library, Marc-Favreau Library (built in 2013).	https://goo.gl/maps/evByP	-
Quebec	Quebec City	Downtown	Location of the City's largest library, the Gabrielle-Roy Library. There are 24 public libraries in the Library of Quebec (Bibliothèque de Québec) system.	https://goo.gl/maps/RUVjc	No	Suburbs	Location of newest public library, the Monique-Corriveau Library (opened in 2013).	https://goo.gl/maps/uFhJs	-
	Regina	Downtown	Location of Central Library, the largest library of the nine Branches in the Regina Public Library system. Located next to Victoria Park. The Regina Public Library are currently exploring options to renovate or replace the existing Central Library.	https://goo.gl/maps/ad2VQ	No; Renovation/Replacement underway	Suburbs	Location of the newest Branch of the Regina Public Library, the Prince of Wales Branch.	https://goo.gl/maps/TPcDd	-
Saskatchewan	Saskatoon	Downtown	Location of Frances Morrison Central Library, the City's main public library. Located across from Saskatoon City Hall. Plans are underway for a new 21st Century central library.	https://goo.gl/maps/RST5B	No	Suburbs	Location of newest branch, the Library on 20th Street Branch. Another new branch will be opening in 2016 in Stonebridge (suburbs) - estimated cost of \$1.3 million.	https://goo.gl/maps/Ahtvl	-
Yukon	Whitehorse	Downtown	Located next to Kwanlin Dün Cultural Centre	https://goo.gl/maps/9Rxsh	New Build; 2011	See main branch details	-	-	-

Underlined = Capital City

7. Overview of Business Incentives Strategy

7.1 Background and Context

As noted in the introduction to this report, concurrent with the concept design work being done for the redevelopment of the 50/50 lot and 50th Street, the City has also prepared a *Business Incentives and Business Incubation Strategy*. The purpose of this Strategy is to support the overall health and vibrancy of Yellowknife's business community and the revitalization of the Downtown. To this end, the project terms of reference require that the Strategy address "...all four commercial areas, including the downtown...and that...the recommendations for areas outside of the Downtown be used to complement the City's goal of Downtown Revitalization".

In response to the requirement that the *Business Incentives and Business Incubation Strategy* contribute to the overall health and vibrancy of Yellowknife's business community, the business incentives component of the strategy presents a total of 28 recommendations related to initiatives that the City can implement to help incent business. These recommendations, which reflect stakeholder input and market research findings, include 18 recommendations which have implications for Yellowknife's overall business community, plus 10 recommendations which apply specifically to the Downtown. Of these latter 10 recommendations, five have specific implications for the 50/50 lot and the adjacent Centre Square Mall and are presented in Section 7.3 below¹.

7.2 Business Incentives Issues Related to the Revitalization of the 50/50 lot and 50th Street

The business incentive recommendations presented in Section 7.3 are intended to complement the proposed concept design for the 50/50 lot and the adjacent Centre Square Mall as shown in Chapter 4 (Figures 3, A1 and 4). These incentives reflect the input of community stakeholders as it relates to the need to address issues which have contributed to the overall degradation of the 50/50 lot. These issues, which are identified in Section 3.2, include safety/security issues, social problems, high mall vacancy rates, lack of after-hours activity, lack of parking and the poor appearance of 50th Street. Additionally, the recommended incentives reflect the interest of the City of Yellowknife in partnering with the Centre Square (Upper) Mall REIT to support the capital improvements to the upper mall that are reflected in the concept designs. These improvements are considered integral to the success of 50/50 lot redevelopment and to the effective integration of the mall and lot, as they call for the relocation of the main mall entrance to the 50th Street side of the mall, as well as opening the shops on the 50th Street side of the mall to face the street.

¹ For the complete list of business incentive recommendations, see either Appendix 7 – *Summary Action Report: Yellowknife Business Incubation Strategy and Business Incubation Strategy Framework*, or see the separate *Background Report: City of Yellowknife Business Incentives Strategy and Business Incubation Strategy Framework*. August 2015.

7.3 Business Incentives to Support the Revitalization of the 50/50 lot and 50th Street

The following five actions complement the proposed concept designs for the 50/50 lot and 50th Street and will help incent the revitalization of this area. The numbering of these actions corresponds with the numbering used in the full *Background Report* and the attached *Summary Action Report*. For details on the other 23 business incentive actions, please refer to these latter two reports.

Action 21: Pending the development of the 50/50 lot, make this site available for use at very low or no cost to the Farmers' Market and/or home-based artisans and other festival/event users that will attract people Downtown. The 50/50 lot provides a large space that has been vacant for many years. In order to generate some short-term activity downtown, the City should consider making the 50/50 lot available for use for market-type events and/or festivals on an ongoing basis until a decision is made regarding lot development. The lot use application process should be as easy as possible (e.g., first come, first serve; no fee for site use; immediate decisions on applications for use, etc.).

Action 22: Consider relaxing the current parking requirements associated with new or redeveloped commercial developments in the Downtown. A number of stakeholders have identified the downtown parking situation as a constraint to business development. The City has recently eased the parking requirements for residential developments in the downtown in order to help spur such development. It is recommended that consideration also be given to relaxing the parking requirements for new or redeveloped commercial developments in the downtown. This would involve determining what these relaxed requirements will be (as they relate to both space and cash in lieu of space requirements) and making the appropriate amendments to Part 9 of *Zoning Bylaw 4404*.

Action 23: Make best efforts to accommodate food & beverage operators who wish to establish outdoor seating areas by waiving development permit and building permit requirements and waiving lost parking revenue fees. Providing outdoor patio eating areas can provide both a significant boost to restaurant revenue and serve as a revitalization tool by attracting more patrons to the downtown (and other commercial areas as appropriate) and helping create a buzz of activity. Because Yellowknife's outdoor eating season is relatively short, interest in outdoor eating is high when it's available. The City can help encourage more outdoor eating opportunities in Yellowknife through the following actions:

- Support applications for temporary patios/boardwalks (unless there is a compelling reason for not doing so).
- Waive development permit and building permit fees for the first year or two of patio operations, and don't charge operators for lost parking meter revenue.
- After the first year or two of patio operations, establish a space leasing arrangement with operators to charge for the use of municipal space.

Action 25: Consider offering a tax abatement incentive and waiving all municipal building and development fees related to significant physical upgrades undertaken by Downtown business property owners to improve or maintain the integrity of their building, in a manner that complements the City's downtown revitalization goals: Key steps associated with implementing this action include the following:

- Establish the parameters of the tax abatement and fee waiver incentives and their related administration processes (i.e., Downtown-focused, simple and quick administration, etc.). Consider the following abatement and fee waiver structure:
 - Established for a limited term (e.g., five years for property owners to apply – but longer to accommodate the term of the tax abatement);
 - 100% tax abatement for five years based on increases in assessed value resulting from the improvements;
 - Waive all municipal building and development fees.
- Amend *Development Incentive Program By-law No. 4534*.
- Distribute incentive information to all downtown property owners, along with information on City plans for upgrading the downtown (i.e., 50/50 corner, infrastructure programs) so business owners understand that the City is also investing in downtown improvements.

Action 27: Re-consider a façade improvement grant program for businesses in the Downtown zone: Although the City of Yellowknife recently discontinued its city-wide façade improvement grant program, such a program can play an important role in downtown revitalization. As such, it is recommended that consideration be given to re-establishing a business façade improvement grant program specifically for the Downtown. In order to enhance its effectiveness, this program should be well-marketed and have a simple and quick grant application review and decision-making process. Additionally, façade improvement results should be publicized and celebrated. Key steps associated with implementing this action include the following:

- Re-establish the parameters of a façade improvement grant and its administration process (i.e., Downtown-focused, non-capped grant amounts, and simple and quick administration, etc.).
- Amend the *Development Incentive Program By-law No. 4534*.
- Raise awareness of the relaunching of the façade improvement grant program via a media/PR program.
- Distribute grant and guideline information to all downtown property owners, along with information on City plans for upgrading the downtown (i.e., 50/50 corner, infrastructure programs) so business owners understand that the City is also investing in downtown improvements.
- Determine the process that City administration will follow for reviewing and deciding on grant applications.

APPENDICES

1. Stakeholder and Public Feedback
2. Sketches and images from Workshops
3. TAG Study Panels from Workshops
4. Drop-In Feedback (“dotmocracy”)
5. Public Online Survey Results (City of YK)
6. 50th Street Traffic Engineering Study
7. Business Incentives and Incubation Strategy Framework Study

APPENDIX 1

Stakeholder and Public Feedback

A1.1 Stakeholder Interviews

The City of Yellowknife and TAG carried out stakeholder interviews regarding the redevelopment/revitalization of the 50/50 lot and 50th street. Approximately 50 representatives from City Council, non-government organizations (NGOs) and the private sector were consulted for feedback.

A1.1.1 Top Perceived ISSUES for 50th Street and 50th Lot - stakeholder Interviews

The top perceived issues indicated in the various interviews carried out were:

1. Lack of Safety/Security Issues
2. Social Problems & Loitering
3. High Vacancy/High Rates in Mall
4. Lack of After-Hours Activity
5. Lack of Parking
6. Poor Appearance of 50th Street/Downtown

From this feedback it is clear that perceived lack of safety and the prevalence of homeless and loiterers in the area are primary concerns. Other items, such as high vacancies in the mall and surrounding area as well as lack of after-hours activity and poor appearance of 50th Street and the downtown, contribute to the perceived lack of safety in this area. Much of the feedback indicated that the lack of activity in this area is a major issue which contributes to the overall degradation of the area and the feeling of unsafety.

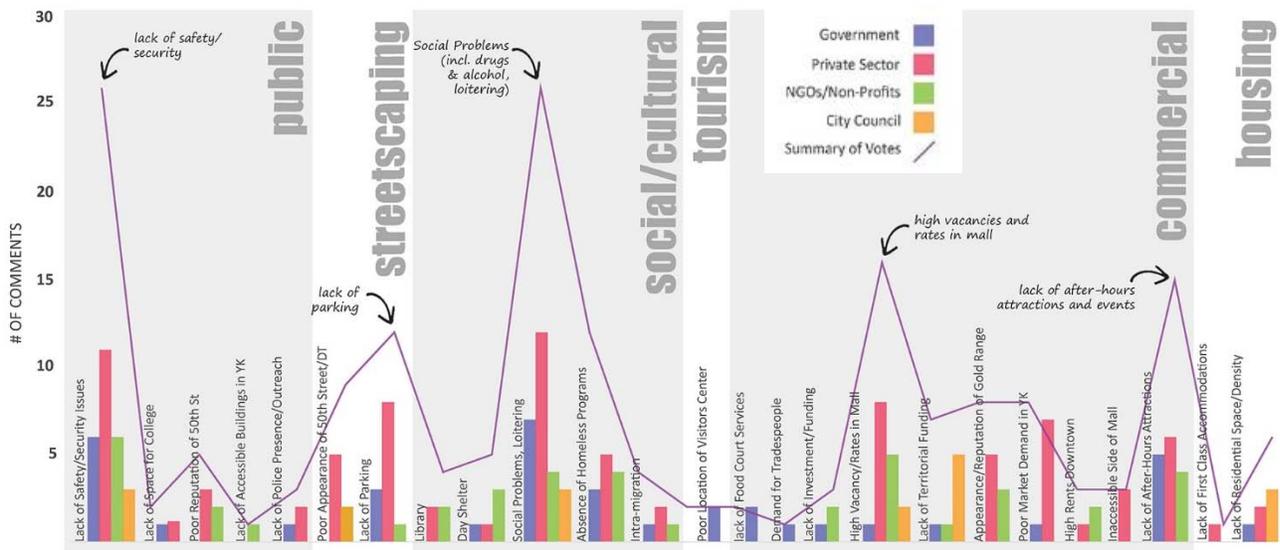


Figure 11. Perceived Issues – combined feedback from government, private sector, NGOs and City Council Interviews

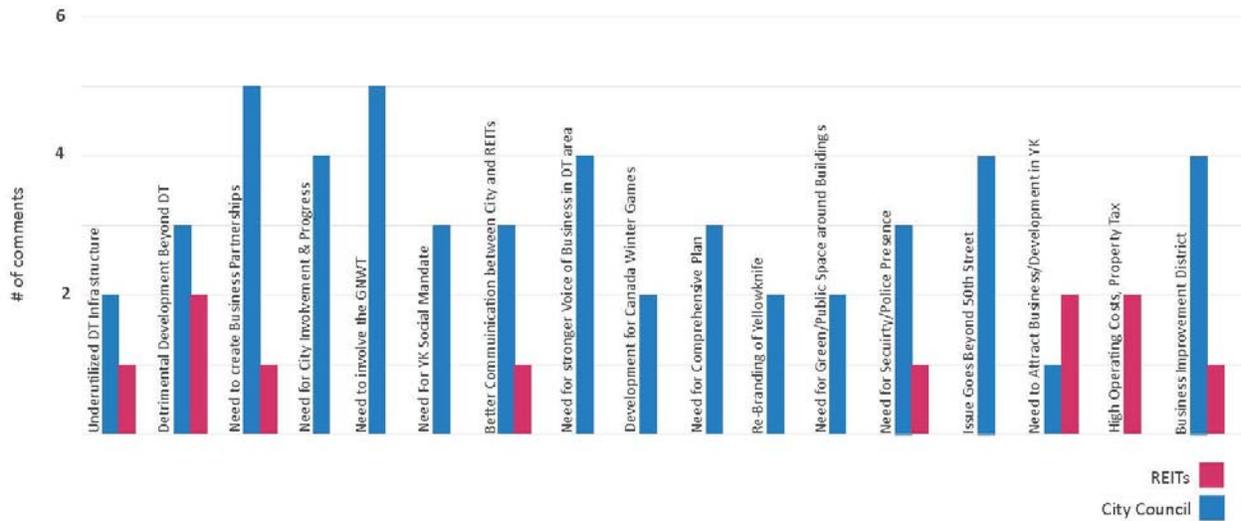


Figure 12. Perceived Issues – feedback from REITs and City Council (also incorporated into Figure 11 chart).

The top perceived issues gathered from the stakeholder interviews were mapped out onto plans of downtown Yellowknife. Figure 13 shows the top three issues – lack of safety, social problems/loitering and high vacancies – and how they relate to 50th Street. As is shown in the plan below, the lack of physical or visual access onto 50th Street, common areas with loitering and empty lots make for an unpleasant and unsafe area.

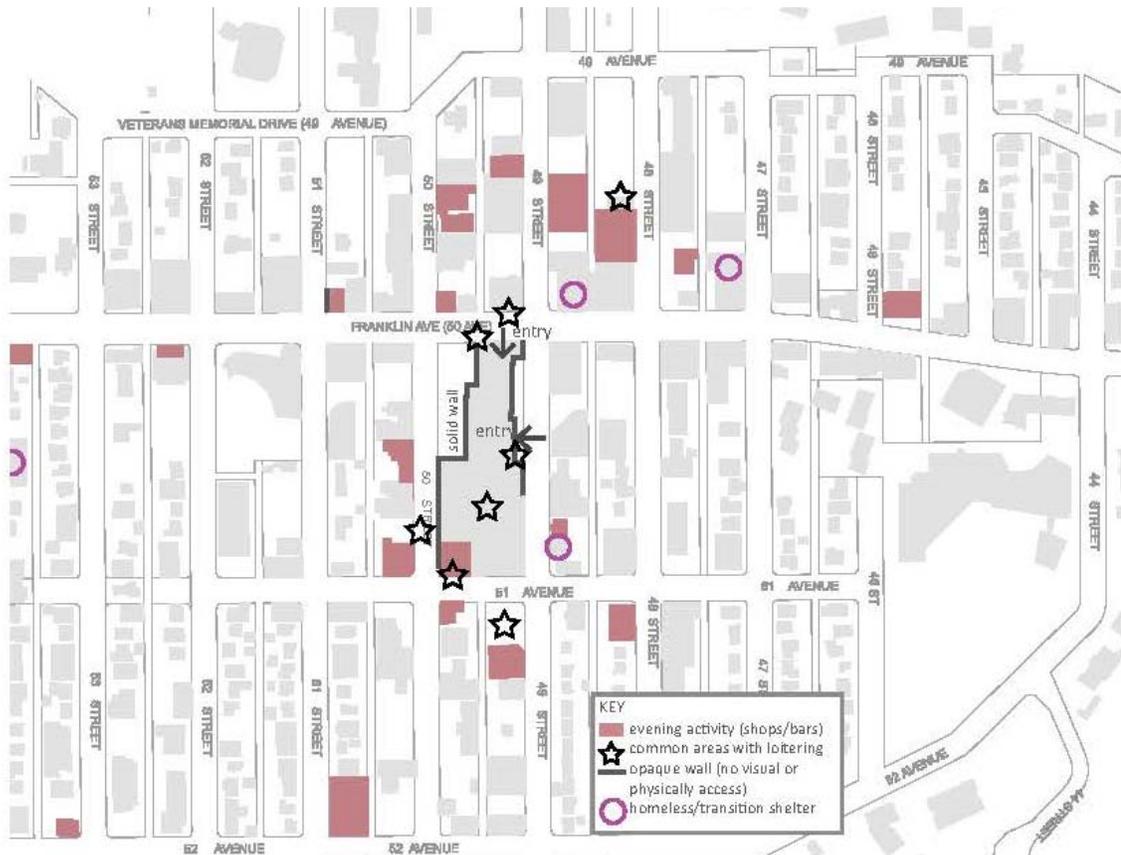


Figure 13. Map of downtown Yellowknife - homeless/transition shelters, evening activity and safety concerns

The top 4-6 perceived issues were mapped out onto a second plan of the downtown (see Figure 14). This plan shows that the majority of streetscaping has occurred along 49th Avenue, along the north edge of the downtown area, with little streetscaping/beautification occurring in the downtown core, near the 50/50 corner. It should be noted that some redevelopment and upgrading to building facades/street fronts and signage has occurred on 49th and 50th Street north of 50th Avenue, but little has yet occurred on 50th Street south of 50th Avenue.

It is also interesting to note that, though vacant spaces exist throughout the downtown, there is little vacant space at street level in the downtown except for in and around the Centre Square Mall. This would suggest that there is a need to renovate and/or repurpose the Centre Square Mall and that integrating the redevelopment of the mall into the 50/50 Lot redevelopment is vital to the success of the 50/50 lot.

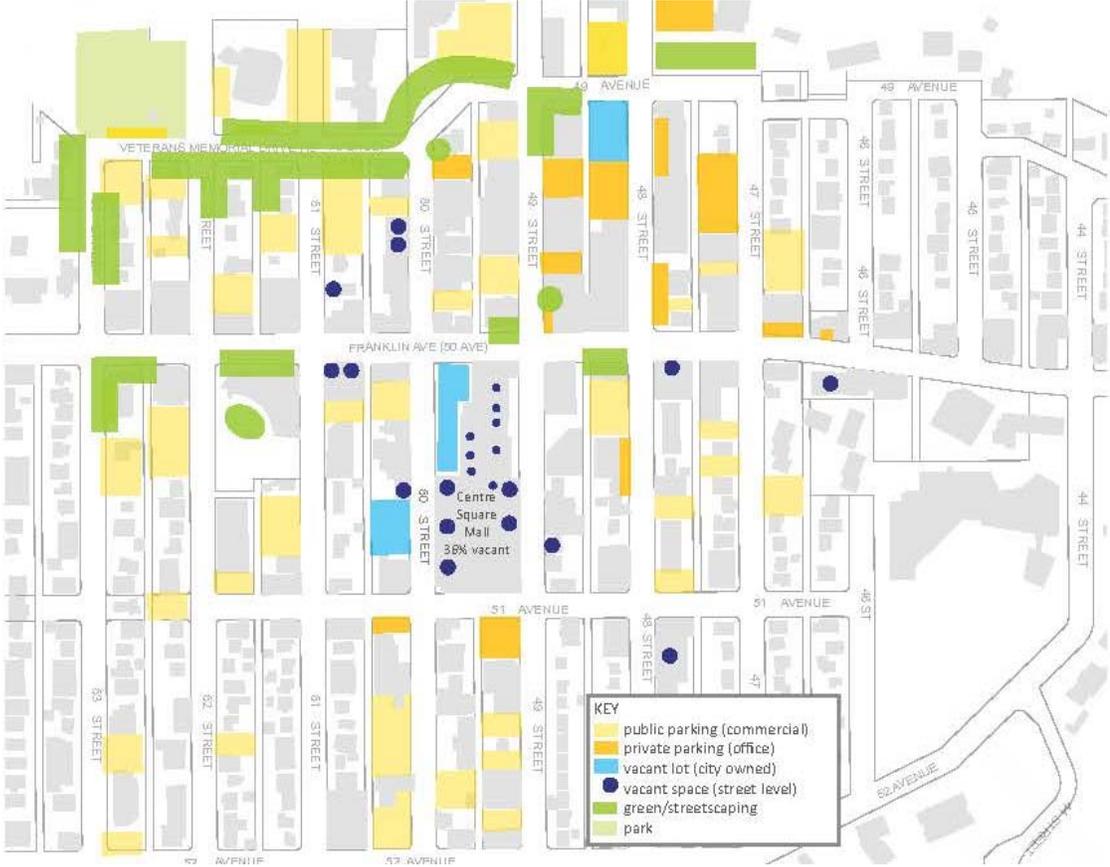


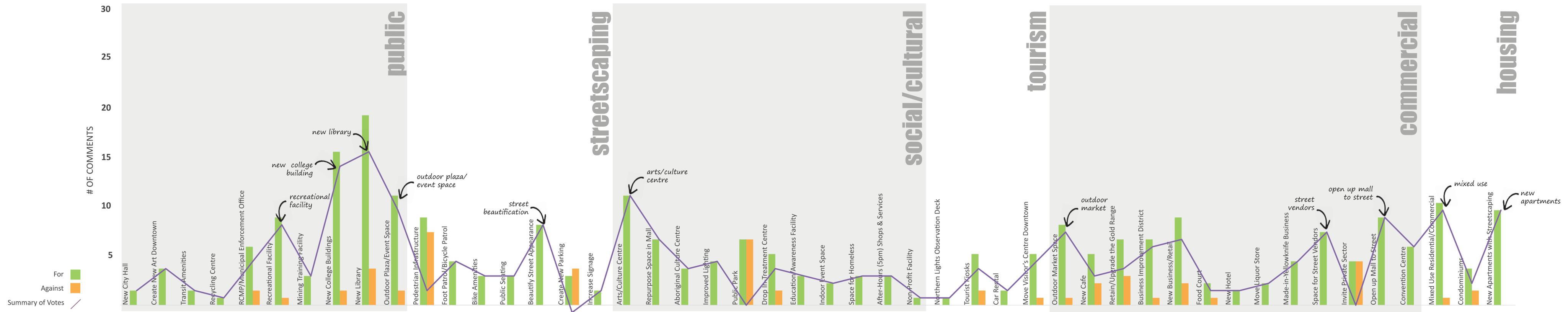
Figure 14. Map of downtown Yellowknife – after-hours activities, parking, and streetscaping/greenscaping

A1.1.2 Top IDEAS for 50th Street and 50th Lot – Stakeholder Interviews

The most popular ideas indicated from the stakeholder interviews are:

1. New Library
2. New College Building
3. Arts/Cultural Centre
4. Outdoor Plaza/Event Space
5. Mixed-use Residential/Commercial
6. Open up Mall to Street

what are yellowknifers' ideas for the downtown ?



The information on this graph is compiled from interviews with various Yellowknife groups and individuals (2013-2015)

ideas for the downtown

Other popular ideas included new apartments, street vendors, outdoor market, street beautification and recreational facility.

A1.1.3 The most voted-against ideas were:

1. Create New Parking
2. Pedestrian Infrastructure
3. Public Park
4. Invite Public Sector
5. Northern Lights Observation Deck
6. Recycling Centre

It is interesting to note that “Public Park” and “Invite Private Sector” both had the same number of votes “for” as “against.” This would suggest that the majority of stakeholders would like to see this space used for the public (not geared to the private sector) but that there is contention regarding whether a “park” is the best response. This may be due to the concern for lack of activity in the area and high number of homeless and loiterers.

It is also interesting to note that there were a high number of votes “for” and “against” “Pedestrian Infrastructure.” This points to the desire for increasing activity in the area through the incorporation of an anchor – public facility or other publically accessible/usable space.

See attached IDEAS chart.



Figure 17. "Dotmocracy" feedback ideas chart

For the drop-in sessions and workshop, a large-scale "dotmocracy" ideas chart was printed off listing all of the ideas given to date (from the stakeholder interviews) for the redevelopment of 50th street, along with a blank page to write additional ideas. Each visitor was given three green dots and three red dots – green representing "for" and red representing "against." As each person only had three votes this meant that only ideas people felt very strongly in favour of or very against would be voted on. The result of this exercise is shown in the graph at the end of this section.

Aerial views of the 50/50 Lot, 50th Street and downtown Yellowknife were provided for the workshops, along with tracing paper, markers and note boards. Each table had 4-5 people (sometimes less, depending on the number of attendees) with 2 organizers. Ideas recorded in these sessions were also included into the graph at the end of this section.

A1.2.1 Top Perceived ISSUES for 50th Street and 50th Lot – Workshops & Drop-in Sessions

The top perceived issues indicated in the workshops and drop-in sessions were:

1. Lack of Safety/Security Issues
2. Social Problems & Loitering
3. High Rates in Mall and trend for online shopping
4. Lack of After-Hours Activity
5. Lack of artist space and spaces for community groups (need for rentable space or convention centre)

6. Poor Appearance of 50th Street/Downtown

The feedback from the workshops and drop-in sessions was very consistent with the stakeholder interviews, for the most part. Many people indicated a need for rentable spaces such as convention centres or meeting areas for non-profit groups. The artist community was particularly well-represented and noted that there is a strong need for both gallery space and areas to display public art as well as studio spaces – some artists noted that an old, more affordable rental space would be better suited for artist studios than a new arts/cultural centre.

Many business owners and retailers indicated that policing and good security is required in the mall in order to deal with the issue of vagrants. They also indicated that online shopping, big box stores and high rental rates made it very difficult for local stores to be viable. See Business Incentives section.

A1.2.2 Top Ideas for 50th Street and 50th Lot – Workshops & Drop-in Sessions

The most popular ideas indicated from the workshops, “dotmocracy” chart and feedback posters were:

1. Arts/Cultural Centre
2. Mixed-Use Public Building
3. New Library
4. Space for Homeless
5. Indoor Food Court
6. Mixed-Use Residential/Commercial

Other popular ideas included recreational facility, public washrooms, public park/greenspace, create new parking, beautify street appearance, aboriginal cultural centre and new businesses open late.

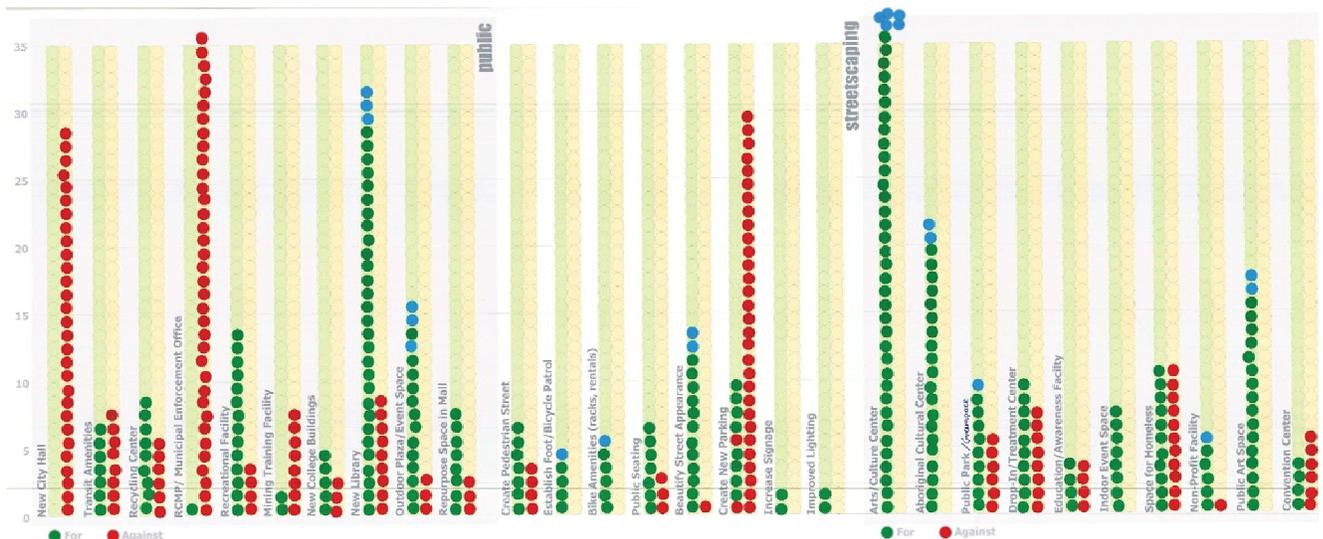


Figure 18. “Dotmocracy” chart – feedback board at workshops/drop-in sessions

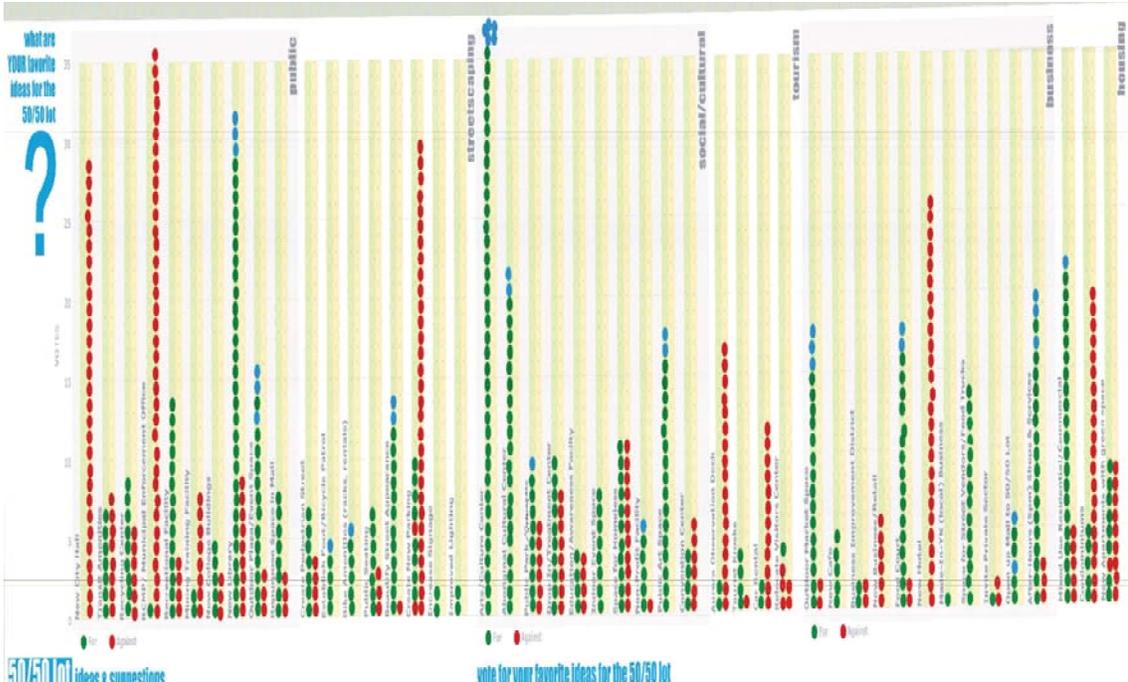


Figure 19. “Dotmocracy” chart extended

Most of the items are consistent with what was indicated in the stakeholder interviews. One key difference in the workshops and drop-in session feedback was the popularity of “space for homeless” and “public washrooms.” While “space for homeless” was a contentious item, it was clear that the prevalence of homeless in the area needed to be addressed. Through the workshops it was discussed that simply providing public washrooms would address issues of dignity and basic needs for the homeless. The idea of inclusiveness also came up several times, acknowledging that a response must provide a space for everyone to enjoy and co-habit comfortably.

It should also be noted that there was an acknowledgement of the winter reality in Yellowknife and the need to provide indoor spaces, such as an indoor food court. This is also likely why public buildings were more popular than “outdoor plaza/event space.”

As with the stakeholder interviews, the discussions and votes centred on the need for a public space (or building) as well as the need to increase activity in the area and encourage people to come to the downtown (including providing parking).

A1.3 Social Media

During the workshops and drop-in sessions, the City of Yellowknife set up a hashtag #visionYK and invitation to send emails to the City to give an alternative means for the public to provide feedback.

Hashtag and Email feedback

Some of the feedback from the emails and hashtag were:

- 50/50 lot and 50th street needs to be the focus of the redevelopment of the downtown
- Public plaza
- Consideration to winter context
- Buy-in from adjacent property owners, particularly Centre Square Mall
 - Storefronts in Centre Square Mall opened up to 50/50 Lot/plaza
- Mixed-use retail/residential development
- College Campus
- Inclusive approach – rather than displacing homeless from the downtown
- Downtown housing
- Provide adequate parking
- Public parking lot
- Space for artists and art installations
- Street furniture/elements – Benches, garbage cans, temperature sign, sculptures
- Large mural
- Close off street for pedestrians and bikes
- Incentives for businesses to renovate store fronts and signage

A1.4 Public Online Survey

Since the workshops, the City of Yellowknife also set up an online survey for ideas for the 50/50 Lot and 50th Street Revitalization, similar to the “dotmocracy” chart. This information has been assembled and summarized in the following section.

A1.4.1 Demographics – public online survey

To determine the surveyors’ interest in the downtown, the first question in the survey asked “which of the following best characterizes your primary interest(s) in the Downtown? (check all that apply).” This helped to show what percentage of respondents lived in the downtown (or outside of the downtown), what percentage were business owners, etc.

The total number of respondents was 297. Of this, 48.14% were Downtown employees, 44.07% were Yellowknife residents who lived outside of the Downtown, 29.83% were Downtown visitors and 28.8% were Downtown residents. Some of the “other” answers included residents who live close to the downtown, residents who used to live in the downtown, residents who shop in the downtown and concerned citizens/taxpayers.

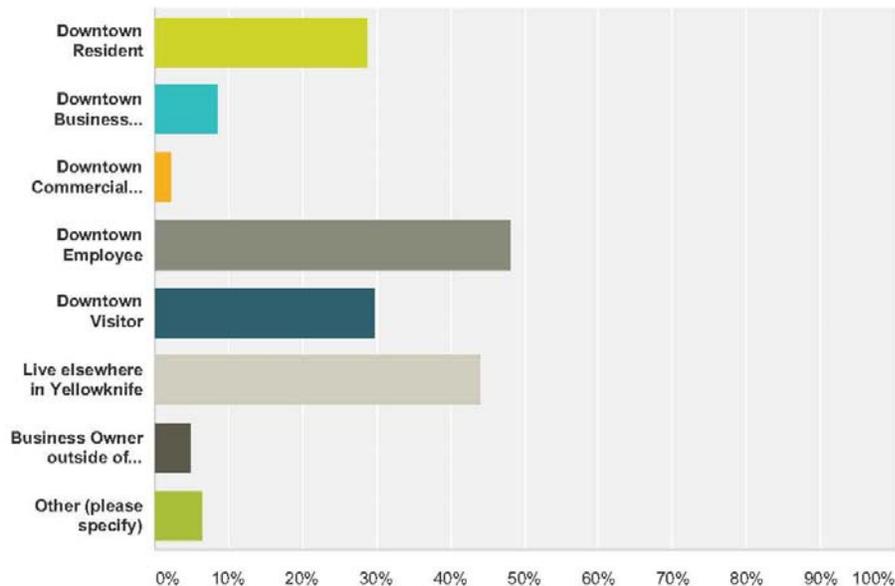


Figure 20. Question 1 in survey “Which of the following best characterizes your primary interest(s) in the Downtown? (check all that apply)” – 295 answered, 2 skipped

A1.4.2 Top ideas for the 50/50 Lot – public online survey

The most popular ideas voted for were:

1. New Library
2. Space for Street Vendors/Food Trucks
3. Outdoor Plaza/Event Space
4. Arts/Cultural Centre
5. Public Park/Greenspace
6. New College Building

These items are consistent with the responses gained through the interviews, workshops and feedback sessions.

Other popular ideas included public art space, RCMP/Municipal enforcement office, create new parking, outdoor market space, food court, beautify street appearance, and space for homeless. A number of these - such as RCMP/Municipal enforcement office, parking and space for homeless – are interesting in that they have many votes both for and against, showing that they are contentious items.

A1.4.3 Most voted-against ideas for the 50/50 Lot – online survey

The most voted against ideas were:

1. New City Hall
2. Space for Homeless
3. Drop-in/Treatment Centre
4. RCMP/Municipal Enforcement Office
5. Recycling Centre
6. Condominiums

From the feedback it is clear that the issue of the homeless in the area as well as a perceived lack of safety is a primary concern. It is also evident that there is a strong desire for a public space or facility which serves the community, rather than municipal buildings such as a City Hall, RCMP/Municipal Enforcement Office and Recycling Centre (as well as private developer condominiums).

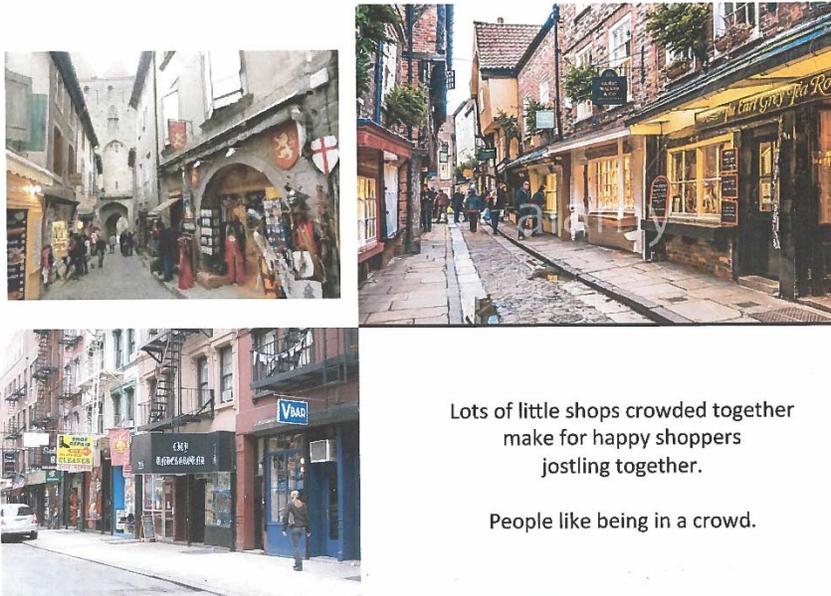
See appendix A5 for full survey feedback information.

APPENDIX 2

Sketches and images from Workshops



Figure 21. Sketch from workshop – public space with inviting entrance and opening up the mall face



Lots of little shops crowded together
make for happy shoppers
jostling together.

People like being in a crowd.

shopkeepers need small to begin with

Figure 22. Images brought by workshop attendee regarding lively street fronts and cities



Figure 23. Sketch from workshop – discussion of connecting to the street and surrounding area while providing lively, pedestrian friendly, cultural and community space

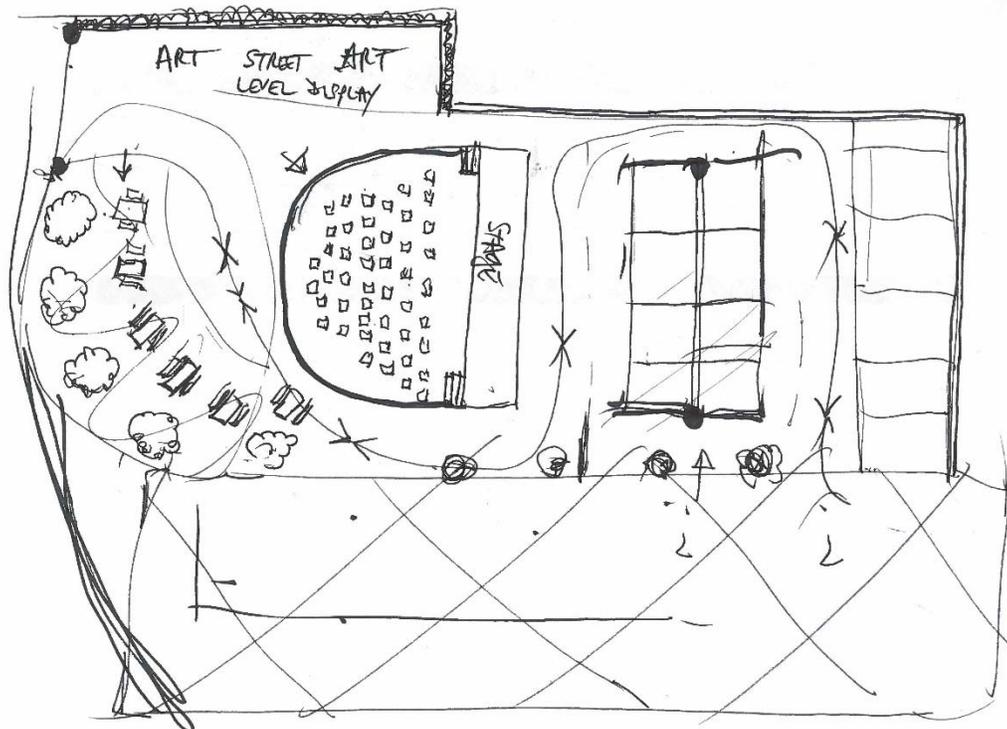
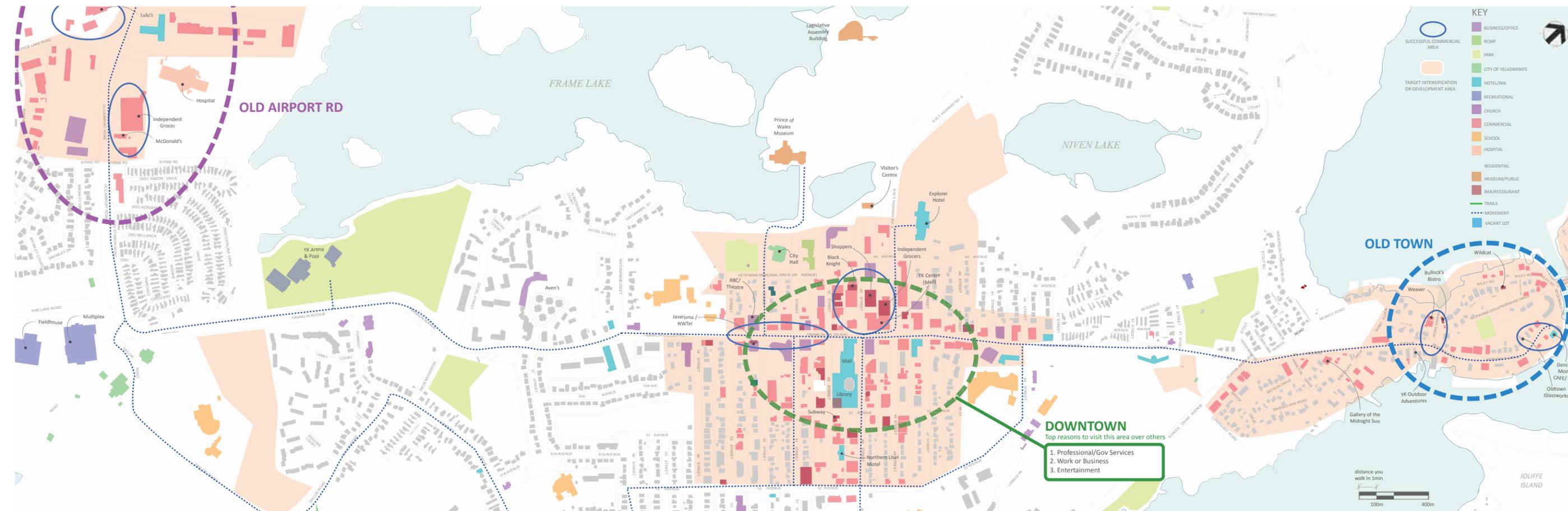


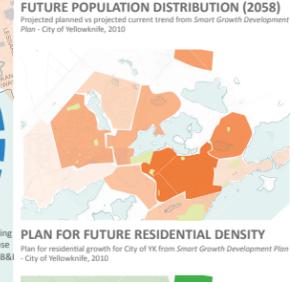
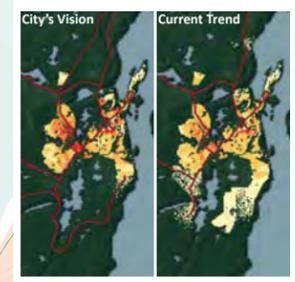
Figure 24. Sketch from workshop – public stage and seating area with vendors/covered market area

APPENDIX 3

TAG Study Panels from Workshops



THE CITY'S VISION FOR GROWTH AND DEVELOPMENT



CITY OF YELLOWKNIFE present conditions and future plans



SUMMER AND FALL



- Prince of Wales Northern Heritage Museum
 - music at the museum
 - various exhibits and events
- Northern Frontier Visitor's Centre
 - bike rentals
- Frame Lake Trail
 - biking/walking
- Sombe K'e Park
 - boat launch for special events (canoes)
- Visitor's Centre Parking Lot
 - typical food vendor location
- Frame Lake Trail
 - special cultural events
- Explorer Hotel
 - various conferences
 - various events
 - art sales
- Sombe K'e Park
 - music festivals
 - Folk on the Rocks
 - various events
 - Canada Day Celebrations
- Sombe K'e Park
 - outdoor market
- Sombe K'e Park
 - picnic/park bench area
 - community bbq
- Avens Parking Lot
 - typical food vendor location
- ALL OF DOWNTOWN
 - PARKING day
 - spring clean-up
 - curbside giveaway weekend
 - garden tour (city-wide)
- Multiplex
 - Indoor Garage Sale
 - Bike Rodeo
 - Car shows
 - Bingos
 - Autocrosses (in parking lot)
 - Community Showcase Weekend
- Twist/Fuego
 - patios open
 - open mike nights
- ARCC (Artist Run Community Centre)
 - Workshops
 - Musical jams and workshops
- Oldtown
 - Wildcat Cafe
 - Ramble & Ride
 - open mike at Dancing Moose Cafe
- Street Parking
 - typical food vendor location
- Street Parking
 - potential food vendor location
- Northern United Place
 - various craft sales
- Javaroma
 - musical jams
 - open mike
- 50/50 lot
 - potential food vendor location
- Northern Images
 - Jewellery Workshops
- Empty Lot by Gold Range
 - potential food vendor location
- Centre Square Mall
 - trade shows
 - various installations
 - conferences & meetings
- St Pat's & Sir John High Schools
 - various sports events
 - Ptarmicon
- NACC - Northern Arts and Cultural Centre
 - Musical by Ptarmigan Ptheatrics
 - various plays and performances
 - various musical performances
 - Yellowknife Music Festival



Street vendors



WINTER AND SPRING



- Prince of Wales Northern Heritage Museum
 - walking with our sisters workshop
 - kiddie carnival
 - music at the museum
- Frame Lake
 - Snow Day Celebration
 - New Year's Eve Fireworks
- Frame Lake
 - Skating rink
- Sombe K'e Civic Plaza
 - Christmas Lights Across Canada
- Explorer Hotel
 - Brillesque
 - various conferences
 - various events
 - art sales
- Multiplex
 - Easter, Santa & Valentine's Skate
 - Hockey Tournaments
 - Community Showcase
 - Volunteer Recognition Event
- FRANKLIN AVENUE
 - Santa Clause Parade
- ARCC (Artist Run Community Centre)
 - Workshops
 - Musical jams and workshops
- Holy Trinity Anglican Church
 - Aurora Fiddle Society Jams
- Great Slave Lake
 - Snowking Festival
 - Long John Jamboree
- Northern United Place
 - Shrove Tuesday Pancake Supper
 - Walk Together Children
 - Christmas Craft Sale
 - various craft sales
- Javaroma
 - musical jam sessions
 - open mike
- Northern Images
 - Jewellery Workshops
- Indoor craft sales
 - (Event location)
- Centre Square Mall
 - trade shows
 - various installations
 - conferences & meetings
- St Pat's & Sir John High Schools
 - Territorial Skills Competition
 - various sports events
- NACC - Northern Arts and Cultural Centre
 - Children's Festival of Silliness
 - Vancouver International Mountain Film Festival
 - Various performances



Indoor craft sales

Seasonal Events & Activity in Downtown Yellowknife

what do yellowknifers have to say about the development of downtown yellowknife



"If you can bring the people downtown it will be attractive for developers (maybe taxes incentives for example). Biggest challenge for residential development would be construction cost, especially if you want retail on first floor (high cost of rent)."

"We've relaxed a zoning by-law to make development easier. Ultimately, we need to look for a combination of commercial and residential. As much residential as possible should be built while retaining a commercial sense."

"[Artists] would like to have some kind of public art space that would be accessible in the downtown core. Ideally would like 50th Street to have a gallery space with a workshop space that also offers youth programming."

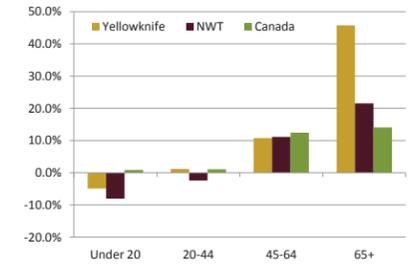
"You could change the zoning and give people the opportunity to build bars and restaurants and put liquor licensing in. Then you can police it, concentrate it in one area. People will gravitate around that area."

"City needs to provide services for [the youth population]. They need a safe place to go. Could provide counseling or just give them a safe and social place to go (ex. library)."

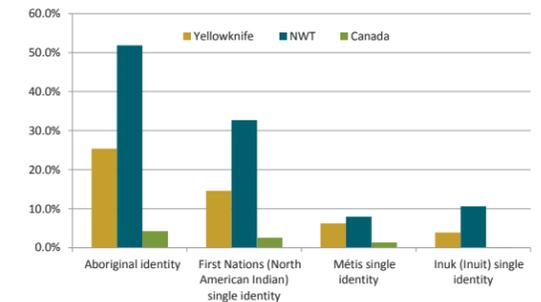
"People leave YK in the winter to go someplace warm... Can you create an environment that people can find solace in? For example, indoor Water Park."

"One way street with no parking would help or even two way street with no parking would generate more traffic. That is what you want – walking area, more pedestrian feel."

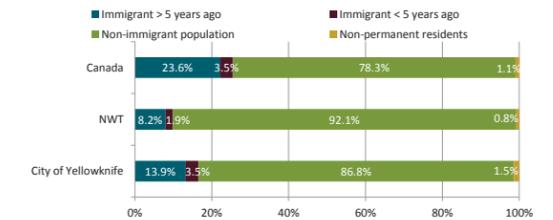
WHO MAKES UP YELLOWKNIFE'S POPULATION?



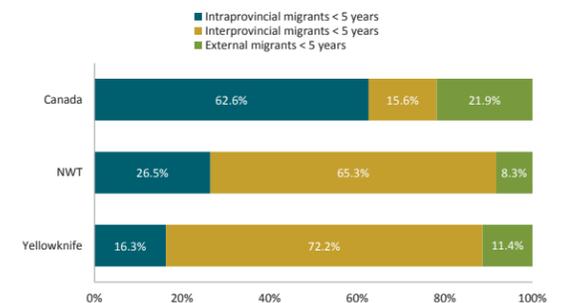
POPULATION GROWTH BY AGE GROUP (2006-2011)
Source: Statistics Canada Census of Population - 2006 & 2011



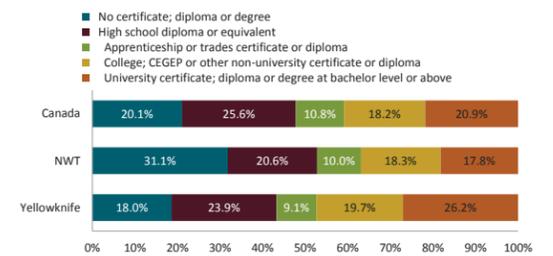
ABORIGINAL POPULATION (2011)
Source: Statistics Canada, NATIONAL HOUSEHOLD SURVEY, 2011



IMMIGRANT POPULATION (2011)
Source: Statistics Canada, NATIONAL HOUSEHOLD SURVEY, 2011



INTERNAL VS EXTERNAL MIGRANTS (2011)
Source: Statistics Canada, NATIONAL HOUSEHOLD SURVEY, 2011



EDUCATIONAL PROFILE
Source: Statistics Canada, NATIONAL HOUSEHOLD SURVEY, 2011

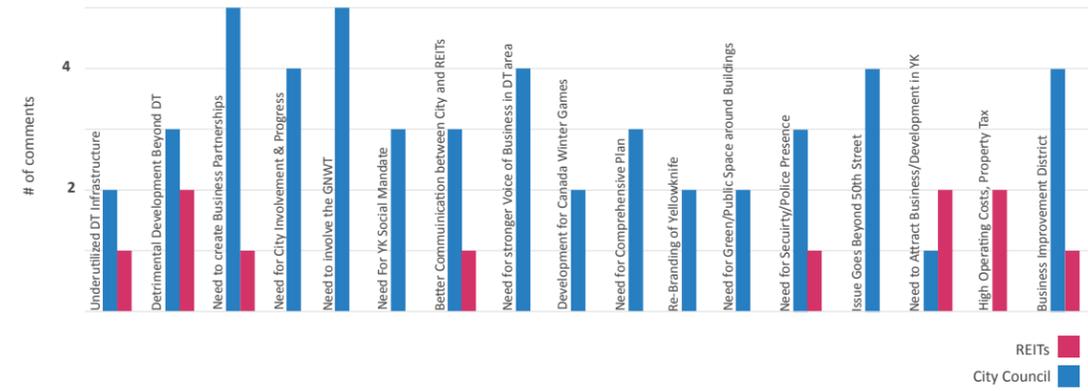
DOWNTOWN

feedback from the community

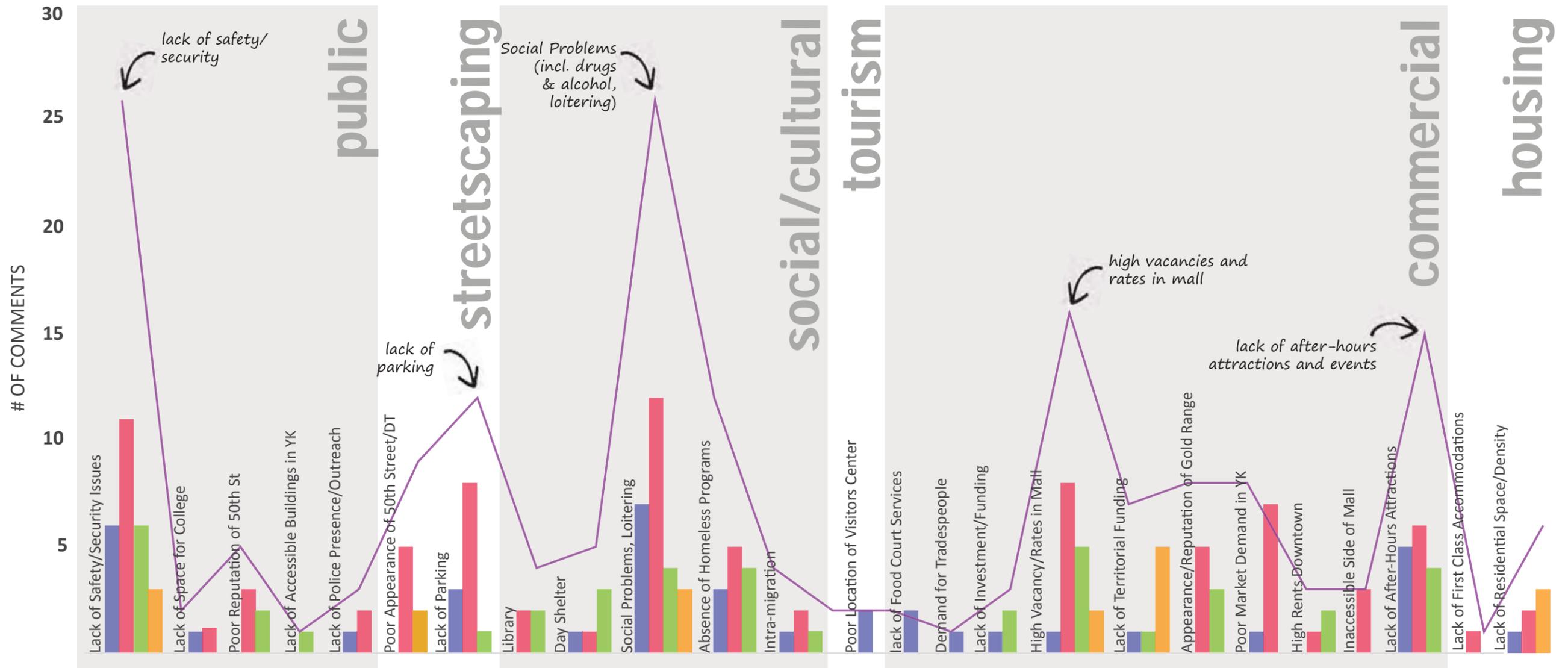
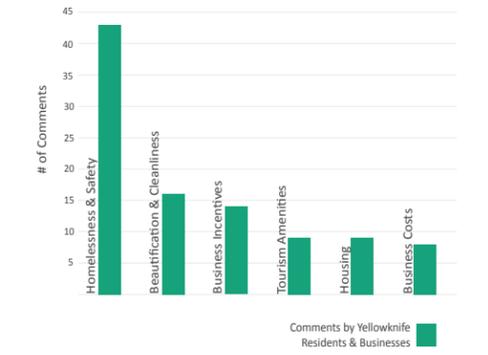
what do yellowknifers identify as main issues downtown



city council and REIT perceived issues:



2008 City YK economic development strategy survey: perceived issues



The information on these graphs is compiled from interviews with various Yellowknife groups and individuals (2013-2015)

perceived issues

top perceived issues

1. social issues

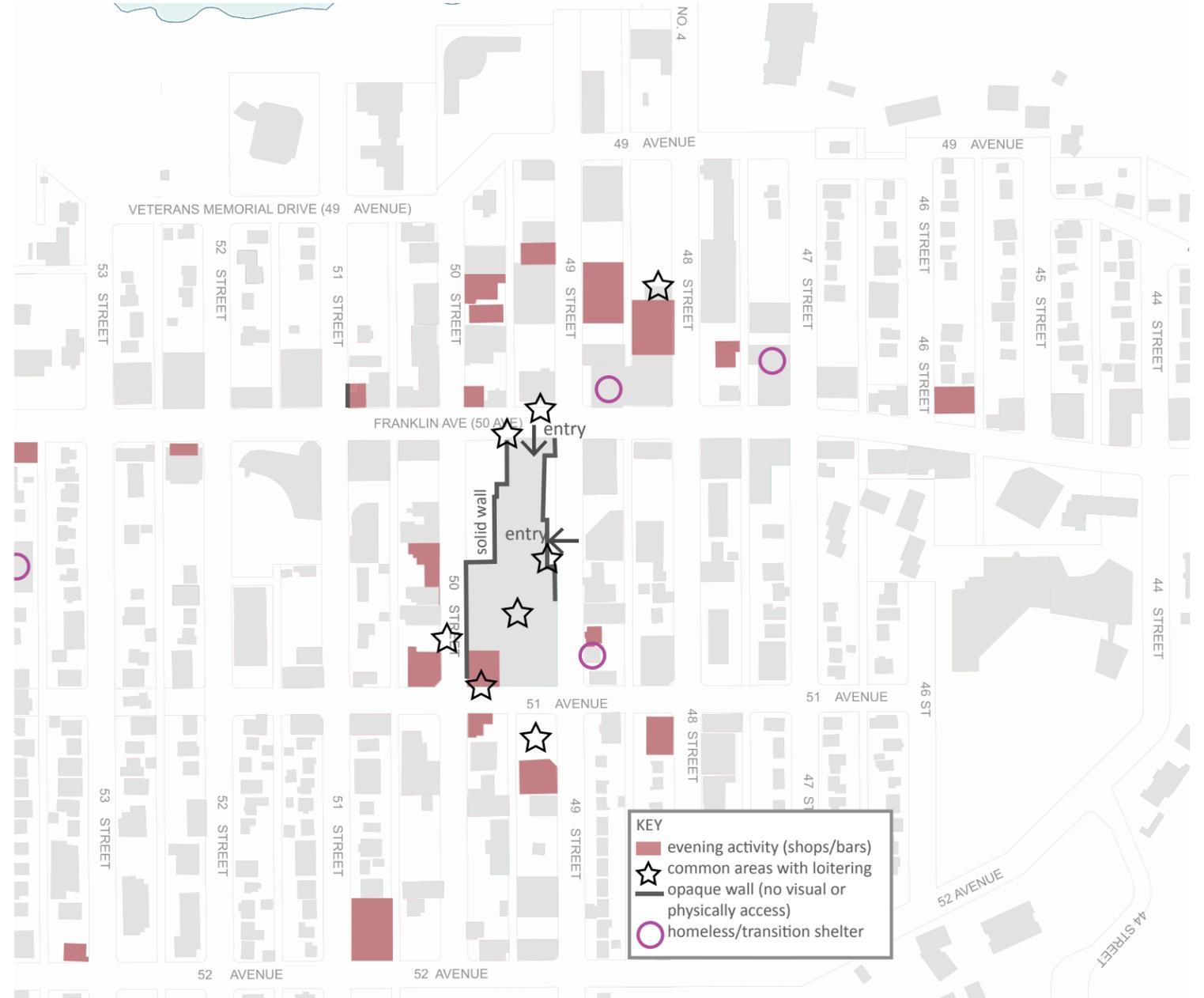
“50th Street has an uninviting image due to appearance and loitering... there aren’t enough social programs.”

Size of Yellowknife's Homeless Population in Comparative Perspective			
City	Total Number of Unique Individuals Using Shelter System	Total Population	Number of Shelter Users as Percentage of General Population
Calgary	14,181	988,193	1.4
Halifax	1,718	372,679	0.5
Toronto	27,256	2,503,281	1.1
Ottawa	7,445	812,129	0.9
Yellowknife	936	18,700	5.0

Size of Homeless Population in Yellowknife
Homelessness in Yellowknife: An Emerging Social Challenge - Homless Hub Report 2011

2. absence of evening/weekend activity

“At night, people need a reason to be downtown... residents will need bars, restaurants, theatres, shows, events, commercial retail, and niche stores and services that are open until at least 9 or 10 pm so that they won’t have to leave downtown, and can pretty much walk to fulfill their needs.”



Map of downtown Yellowknife - homeless/transition shelters, evening activity & safety

3. lack of safety & security

“50th Street looks like and is a rough place....There are not enough families downtown due to safety concerns



Few Eyes on the Street
View on 50th Street - no activity or visual access onto the street creates the sense of an unsafe environment.



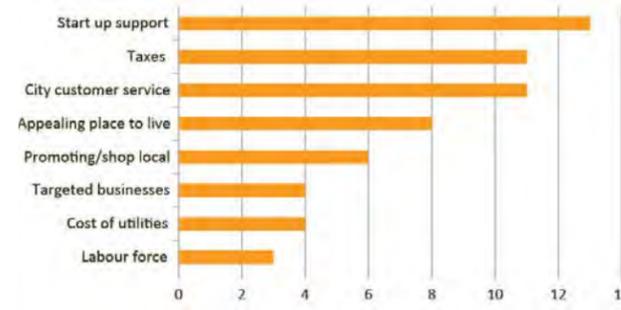
Opaque wall - lack of activity and perceived safety issues
50th Street Lot - west elevation of Centre Square Mall. Opaque wall and vacant lot allows for no physical or visual access into or through the mall - vacant lot with inactivity creates a hole in downtown.



Interruption of Pedestrian Paths
Centre Square Mall Entrance at 50th Ave

top perceived issues

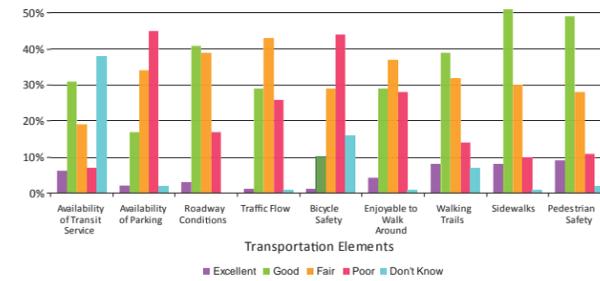
4. high vacancies and rates



Needed Incentives for Business Growth & Investment
City of Yellowknife Economic Development Strategy

“Yellowknife is the highest vacancy spot in Canada... In a slow economy, there are rising costs and increasing expenses.”

5. absence of parking



Rating of Downtown Transportation Elements
2008 Smart Growth Development Plan, City-Wide Interview Results

“single-person vehicles are clogging the downtown... many are government workers, working 9-5. This engenders the need for a carpool incentive.”



Map of downtown Yellowknife - vacant lots, parking & streetscaping

6. beautification & cleanliness



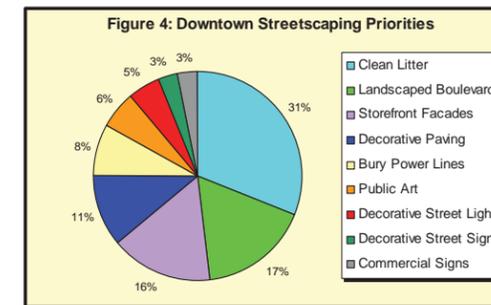
Streetscaping & Greenscaping

Streetscape development on 50th street by Overlander which can be used as a precedent - use of curb extensions, site furnishings, public art, building signage, vegetation, paving, etc.



Vacant spaces & Streetscaping

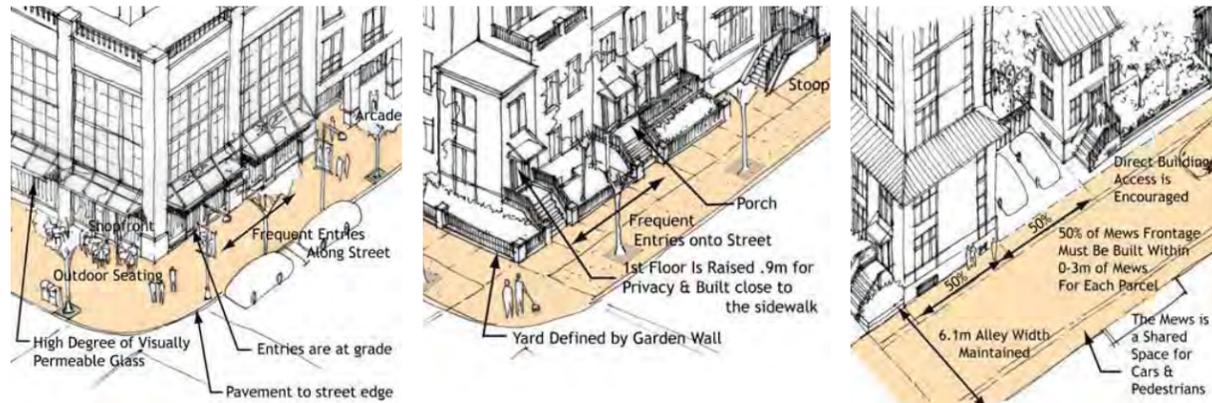
Public art at the vacant 50/50 parking lot is placed high on the wall behind dumpsters, and in an area known for drug trading and loitering, making for an uninviting place.



Rating of Downtown Streetscaping Priorities
2008 Smart Growth Development Plan, City-Wide Interview Results

“The problem... is that streetscaping is being done wherever road repairs are needed, not necessarily where it can have an impact on revitalization.”

examples of how to develop an engaging downtown



Engaging Building Frontages

From left to right - general components of public frontages, general components of residential frontages, mews (alley) street type.



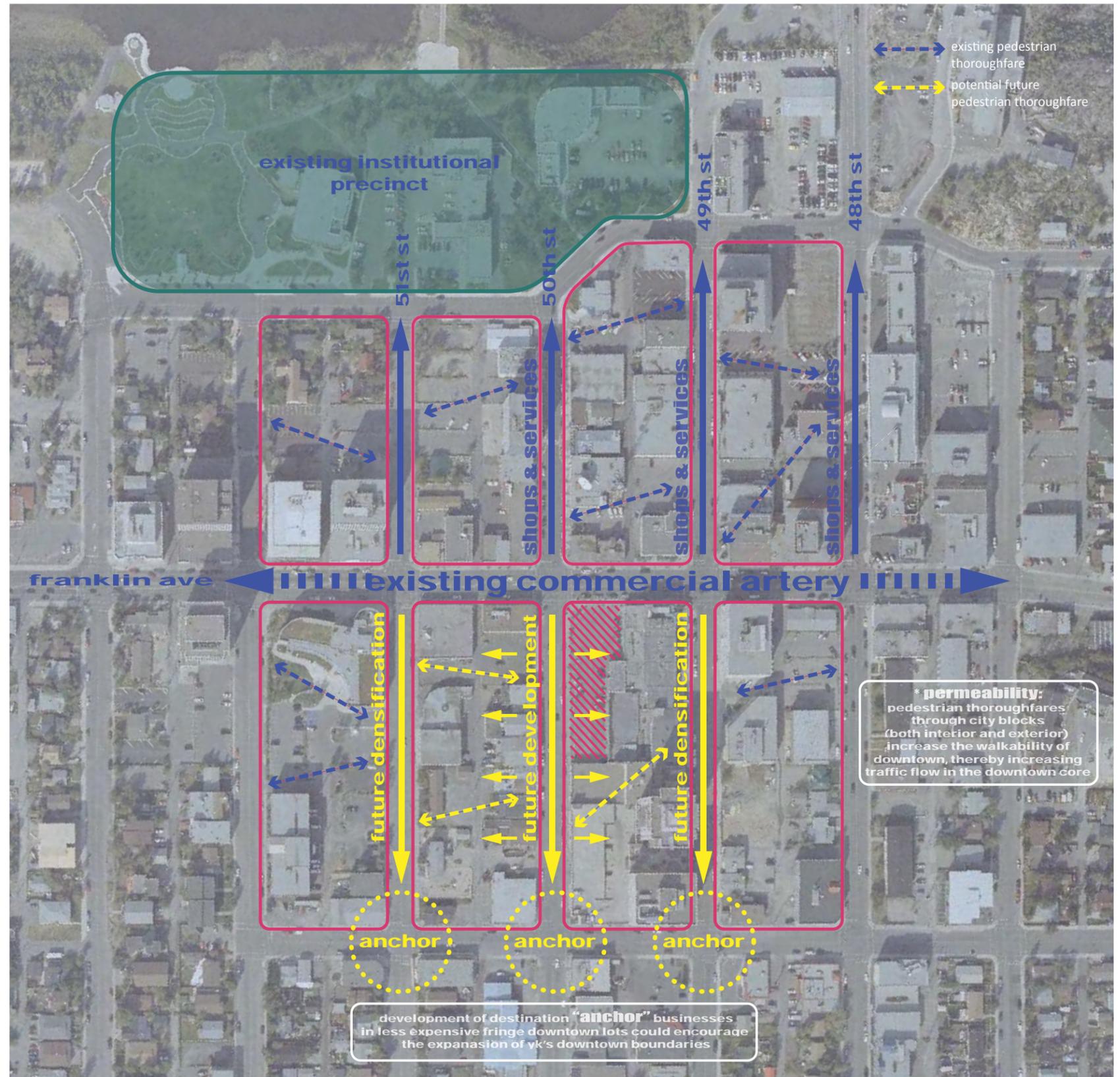
Engaging streets - mixed use buildings

From left to right - wide sidewalks, greenscaping and engaging building frontage in downtown Fredericton, NB; pedestrian street in downtown St John's, NL; pedestrian bar/nightlife area (George Street) in St John's, NL



Civic Spaces

From left to right - Yellowknife summer market in Sombe Ke Park; City Hall - Fredericton, NB; exterior public stage in downtown Winnipeg, Manitoba.



Map of Downtown Yellowknife - areas for potential growth and development

Developed by Taylor Architecture Group, 2015

areas for potential growth and development

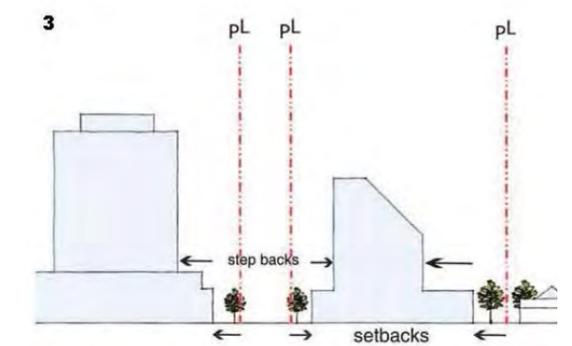


Development plan of downtown
developed by the City of Yellowknife in 2010 as part of the Smart Growth Development Plan Study



Streetscapes

Fig 1. Streetscape development on 50th street which can be used as a precedent - use of curb extensions, site furnishings, public art, building signage, etc.
Fig 2 & 3. Idea for utilizing flexible street space for both vehicles and pedestrians at different times of the day.



Setbacks & Facade Improvements

Fig 1 & 2. Examples of facade enhancement treatments.
Fig 3. Building setbacks - the City of Yellowknife presently allows for a maximum building 'podium' of four floors, above which the building steps back.



Range of Housing Types and Models

Fig 1-3. Illustrate range of housing types and densities common in communities across North America. Relationship to street and the provision of semi-private and/or transitional space vital.
Fig 4. Lane-way Development, Vancouver, BC. These connections have added greenspace opportunities for higher density areas.
Fig 5. Innovative housing in lane-ways, which can intensify existing residential areas in downtown.

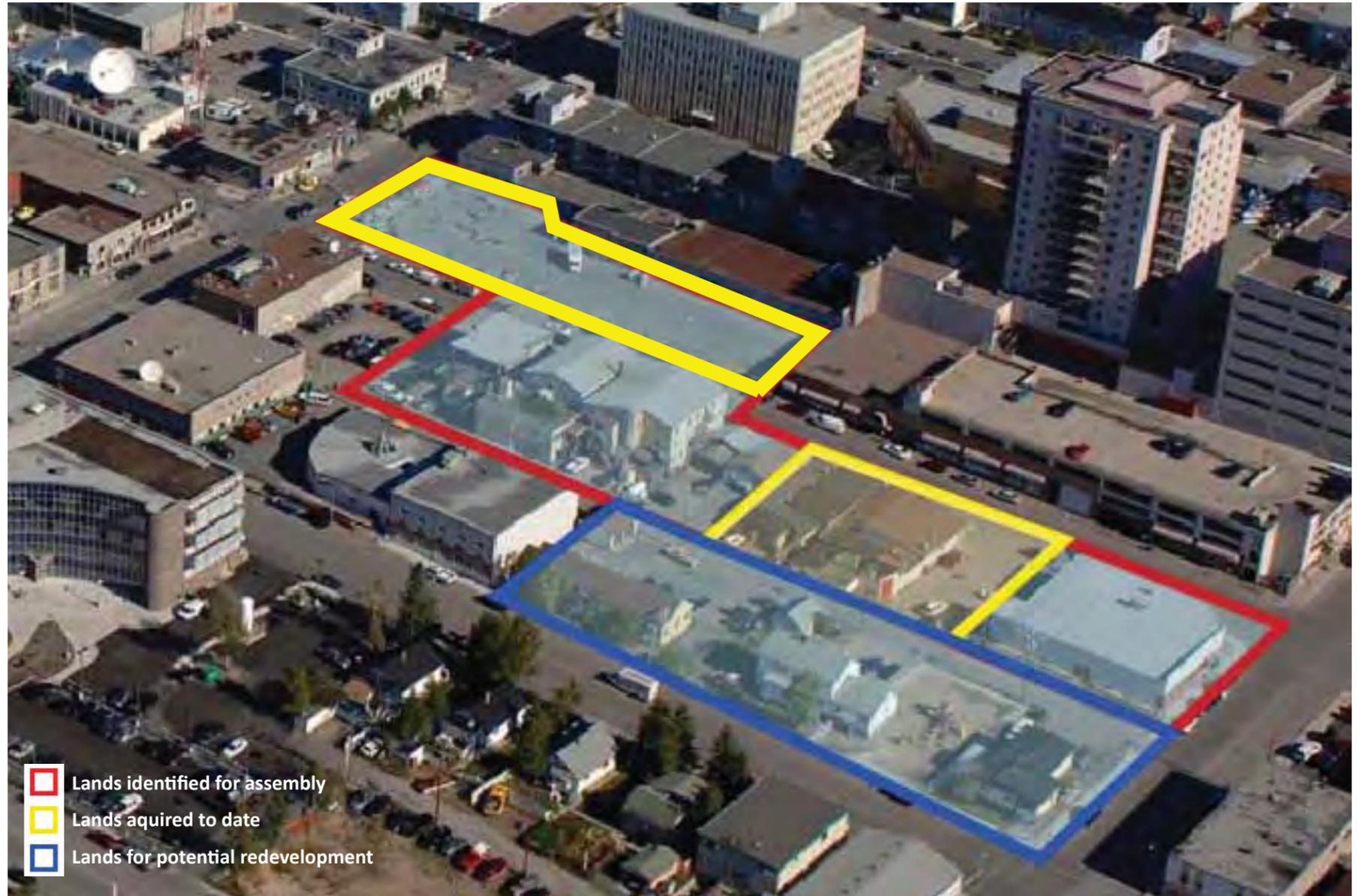
smart growth development plan (city of yk 2010)

ideas for how to develop 50th street



POTENTIAL INCENTIVES/POLICIES

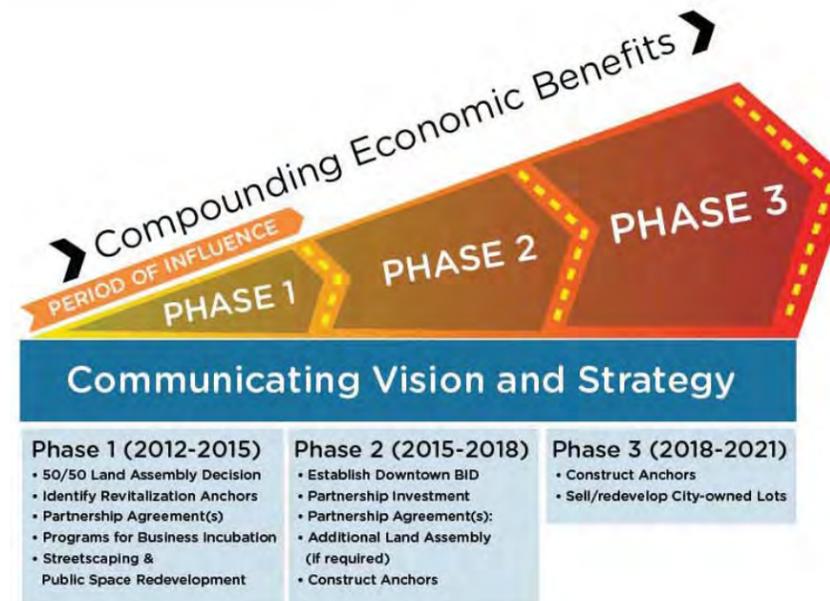
- Business improvement district
- Parking tax/fee increase
- Alcohol tax
- Change foot patrol by-law
- Development incentives for downtown
 - facade improvement grant
 - 10yr property tax abatement for new residential development
 - discontinue secondary area residential intensification incentives
 - tax abatement for businesses - physical upgrades
 - allow businesses to defer payment of development & permit fees until 1 year
 - decrease parking requirement
- Adjust commercial property tax (support start-up businesses)
- Business incubation & incentive program
 - entrepreneurship mentorship program
 - specialized networking opportunities (new owners)
 - subsidize office space (start-up businesses)
 - guidance with grants & loans programs & discounted support services
 - expansion of business visitation program



- Lands identified for assembly
- Lands acquired to date
- Lands for potential redevelopment

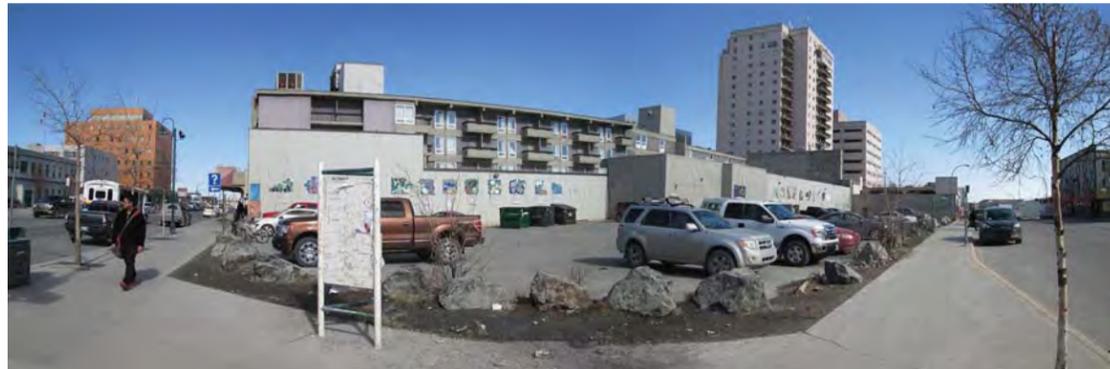
50th Street - land for development

50th street



DEVELOPMENT PLAN

- investment by the City
- development of:
 - park/plaza
 - public amenities
 - private amenities
 - streetscape design
 - anchors
- ongoing economic spin-off



View of parking lot (50/50 corner)
empty parking lot and opaque walls with no entrances make for little activity



View of parking lot (50/50 corner) - elevation
empty parking lot and opaque walls with no entrances make for little activity



Centre Square Mall - entrance
dark entrance with little effort to streetscaping, facade and signage



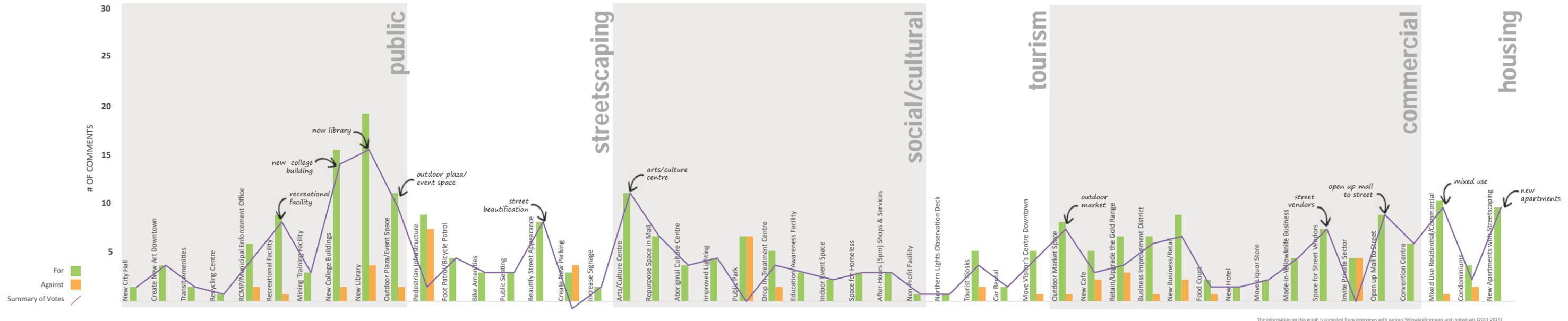
Gold Range - 50th street
little activity during the day and lack of physical of visual permeability makes for inactive and unsafe feeling area



Aerial view of 50/50 parking lot
opaque wall does not allow for any visual or physical permeability, making for an inactive and unsafe-feeling area

50/50 LOT existing condition

what are yellowknifers' ideas for the downtown ?



The information on this graph is compiled from interviews with various Yellowknife groups and individuals (2013-2015)

ideas for the downtown



50/50 LOT

site plan 1:500

what have other cities done to improve their downtown



Calgary, AB - east village

development of neglected area near downtown with social issues



East Village - existing site plan



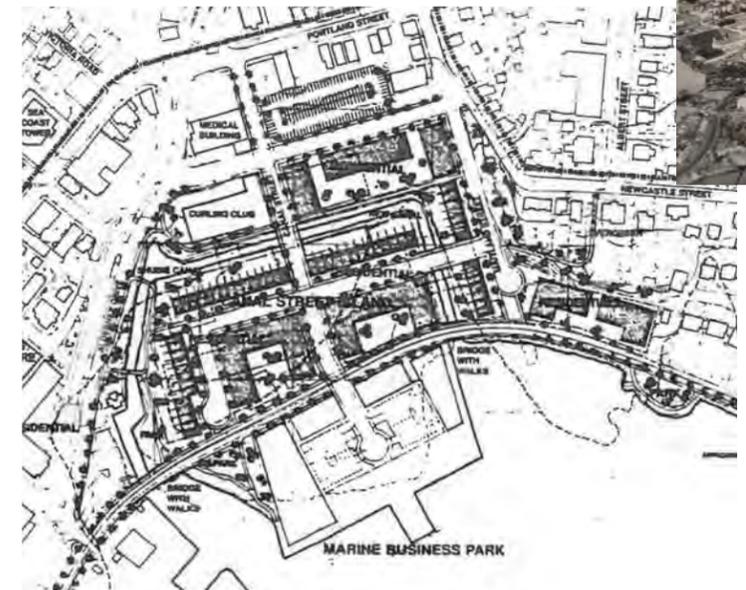
aerial view 2009



East Village - proposed development plan (currently under development)

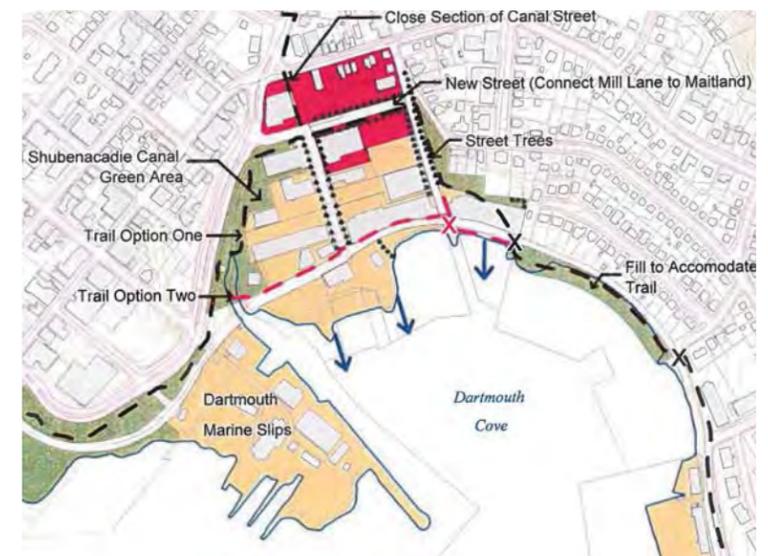
Dartmouth, NS - waterfront

development plan for downtown area by waterfront



aerial view 1950

2000 - downtown Dartmouth Secondary Planning Strategy



Dartmouth Cove Land Use Development Plan

Whitehorse - Riverfront



Whitehorse - riverfront development plan

IDEAS TO TAKE AWAY

- increase density - accommodate new housing units
- implementing housing strategy to reduce energy costs
- partnering with non-profit organizations and territory governments (economic development)
- provide recreational areas and community opportunities
- enhance the area to become city-wide destination
- street enhancements - encourage active transportation and improve traffic and parking issue
- policy and regulation changes - allow for new uses and building heights

IDEAS TO TAKE AWAY

- Implement relevant strategic city policies - efficient use of land, infrastructure and services
- support timely redevelopment (reduce time that land and buildings remain vacant)
- community and social development
 - encourage a diversity of housing options (age, income and lifestyle groups)
 - mixed-use developments - increase quality and accessibility of community facilities
 - continue to provide services for homeless and those in transition
 - improve public safety (clean, safe, pedestrian and cycling-oriented)
- make great streets (build to sidewalk, make streetfront visually and physically permeable)
- create public spaces at key nodes
- connect key areas and make the development as pedestrian friendly as possible
 - use diagonal paths to cut through buildings and spaces

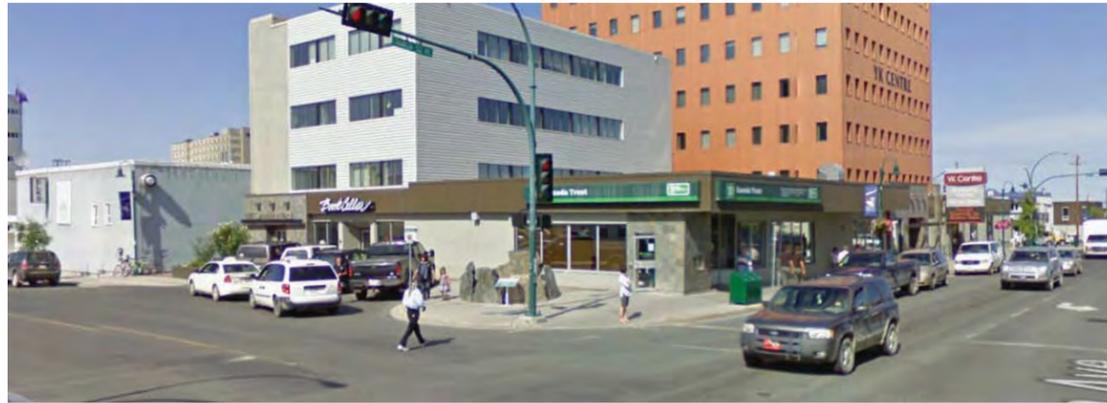
IDEAS TO TAKE AWAY

- create destination/anchor points
 - need special spaces to draw people in and layer small attractions that work together (restaurant, playground, etc.)
- use parks to connect destinations, not as destinations unto themselves
 - avoid too much passive space or recreation (instead use to connect active areas)
- integrate seasonal & night activities & design for flexibility & adaptability
- create multi-purpose destination - avoid single-use developments

PRECEDENTS

ideas from other cities

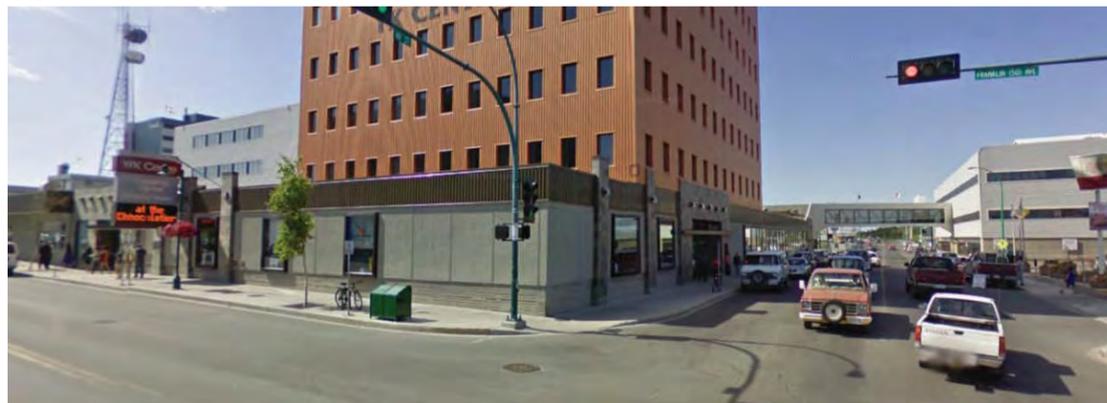
example of successful areas in downtown Yellowknife



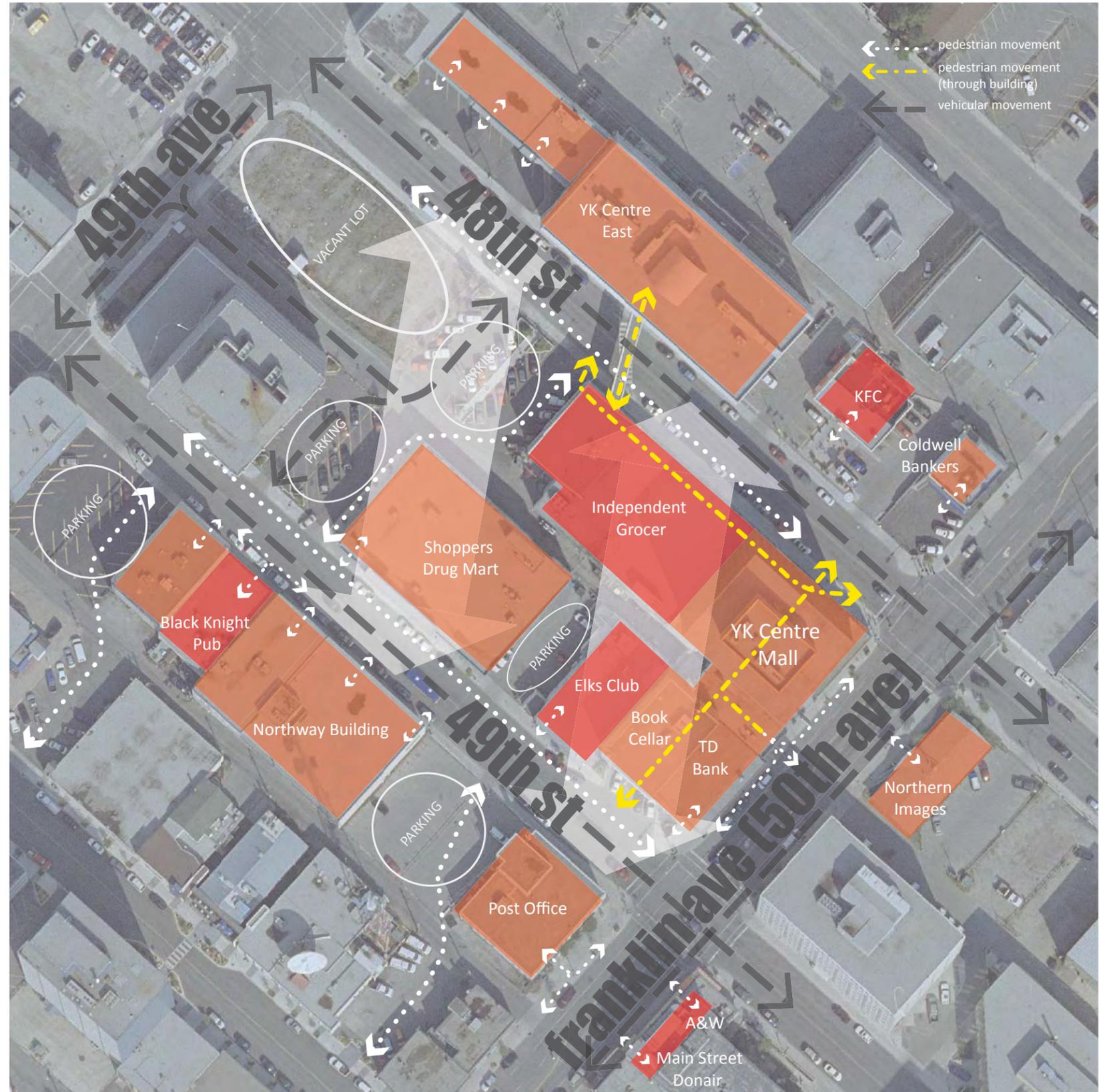
Corner of 49th Street & 50th Ave - Bookcellar, TD & YK Centre Mall
 Streetscaping in front of the Bookcellar makes for more pleasant environment, provides parking and controls movement.



49th Street - Active zone between Shoppers and Black Knight
 Anchor points (big box stores, grocery store (to left), local shops and offices and pub make for an active area



Corner of 48th Street & 50th Ave
 Passages through mall allow for ease of access and shelter from the winter winds



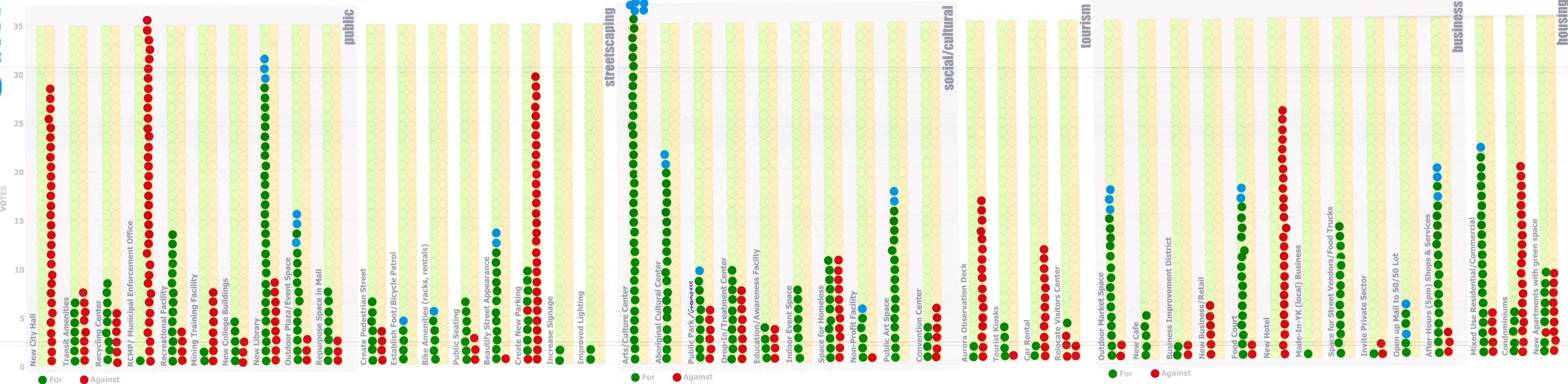
Aerial view of area by Shopper's Drug Mart, YK Centre & Independent Grocer
 Passages through mall, shops and grocery store allow for flexible pedestrian movement, ease of access to different areas and shelter from the winter winds.

Yellowknife precedent - 49th & 48th st by shoppers, independent & yk centre

APPENDIX 4

Drop-in Feedback (“Dotmocracy”)

what are YOUR favorite ideas for the 50/50 lot

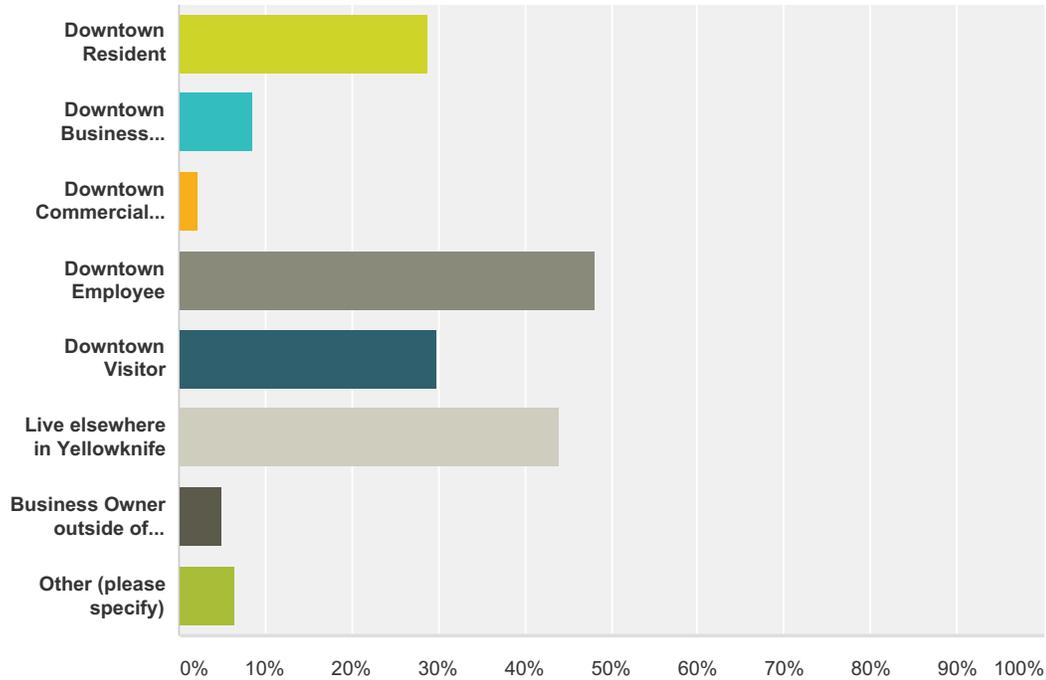


APPENDIX 5

Public Online Survey Results (City of Yellowknife)

Q1 Which of the following best characterizes your primary interest(s) in the Downtown? (check all that apply)

Answered: 295 Skipped: 2



Answer Choices	Responses
Downtown Resident	28.81% 85
Downtown Business Owner/Operator	8.47% 25
Downtown Commercial Property Owner	2.37% 7
Downtown Employee	48.14% 142
Downtown Visitor	29.83% 88
Live elsewhere in Yellowknife	44.07% 130
Business Owner outside of Downtown	5.08% 15
Other (please specify)	6.44% 19
Total Respondents: 295	

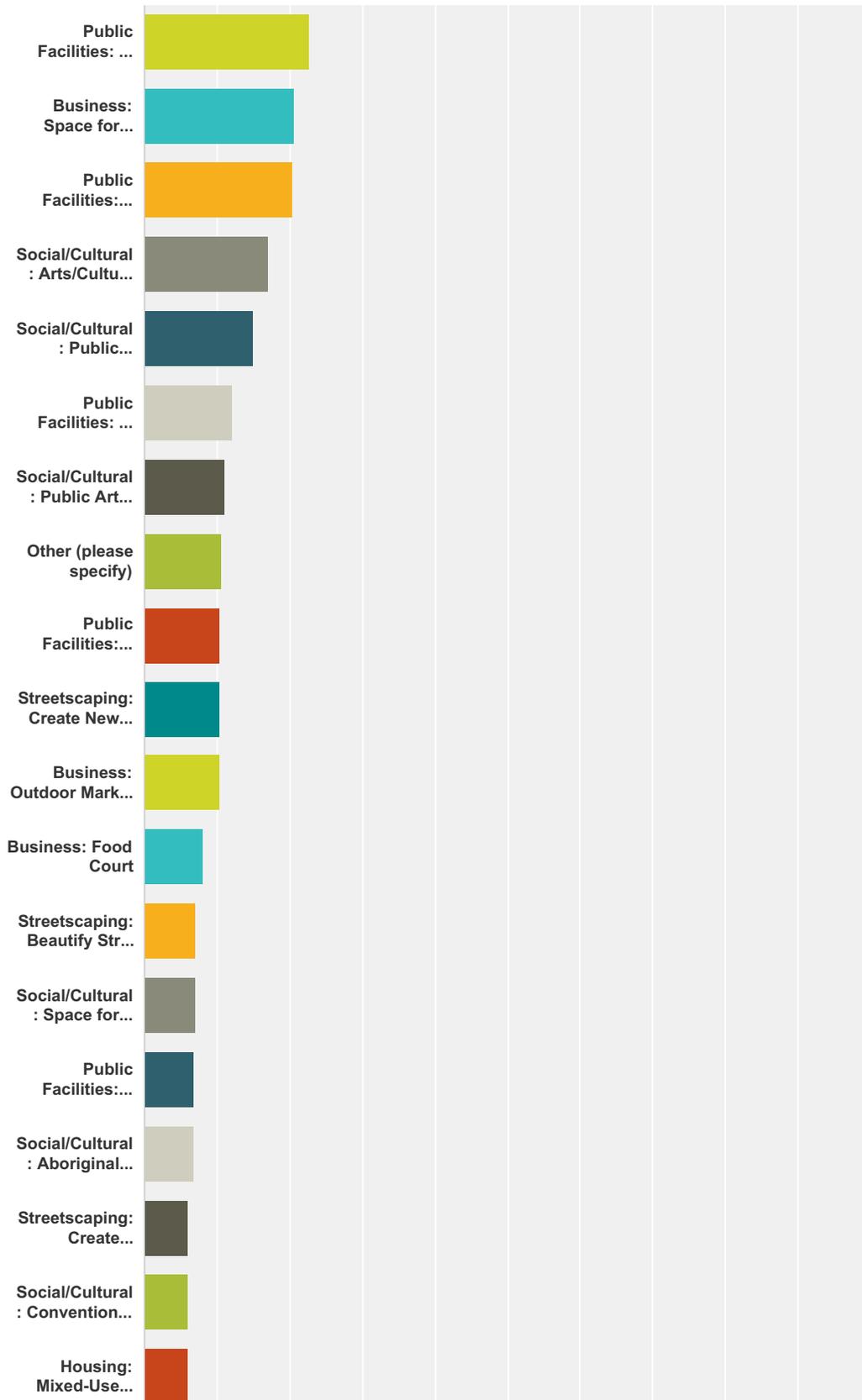
#	Other (please specify)	Date
1	Consistent and positive character	6/8/2015 5:52 PM
2	Live just outside of downtown but value proximity to downtown and services it provides	6/8/2015 4:30 PM
3	Concerned Tax Payer	6/8/2015 11:34 AM
4	Cultural and Arts Centre - TRC Centre of Information	6/5/2015 10:57 AM

ReSpark Our Downtown: 50/50 Corner Revitalization Survey

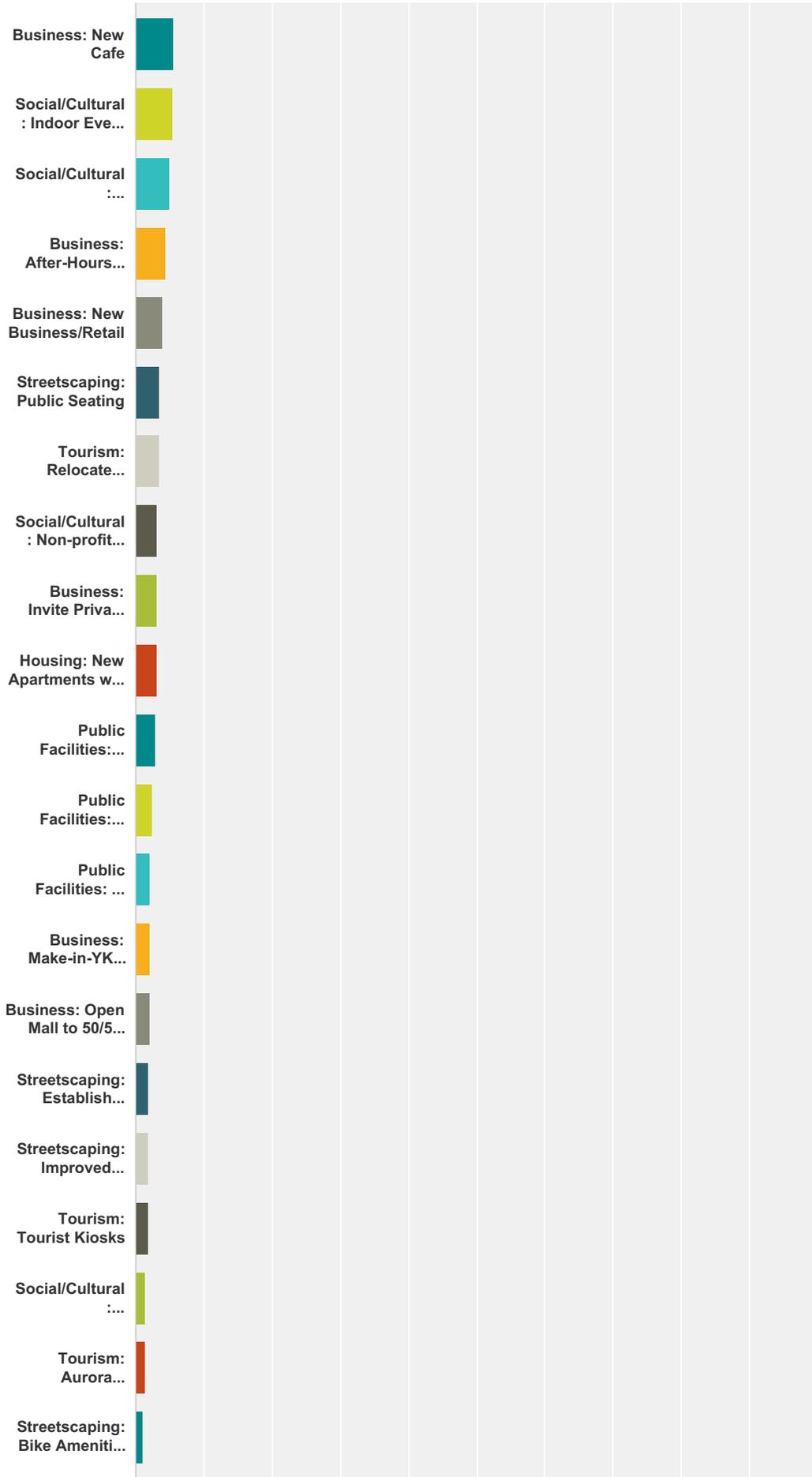
5	I live within walking distance of downtown and remember when it was a viable downtown area	6/5/2015 8:09 AM
6	Life long Yellowknifer	6/4/2015 11:33 PM
7	Use to live in Yellowknife and visit very often	6/4/2015 11:23 PM
8	I shop downtown for groceries, visit post office, etc.	6/4/2015 10:47 PM
9	I do as much of my shopping and entertainment in the downtown as possible. I work downtown and want it to be an inviting, diverse, dynamic part of Yellowknife	6/4/2015 10:41 PM
10	To be proud of our downtown again.	6/4/2015 8:44 PM
11	Former resident	6/4/2015 5:55 PM
12	to clean it up so we have somewhere for us and tourists to shop and enjoy	6/4/2015 1:22 PM
13	Long time resident of the City (30 years)	6/4/2015 12:36 PM
14	Shopping and dining	6/4/2015 10:53 AM
15	I live close on 44th Street	6/4/2015 10:44 AM
16	non-downtown resident who lives within walking distance and would like to see a more vibrant downtown	6/4/2015 10:31 AM
17	taxpayer	5/30/2015 7:36 AM
18	its the heart of the city	5/22/2015 8:58 AM
19	Member of Not For Profit Organization located Downtown	5/21/2015 5:49 PM

Q2 What are your favourite ideas for the 50/50 lot? (Please select up to 3 responses)

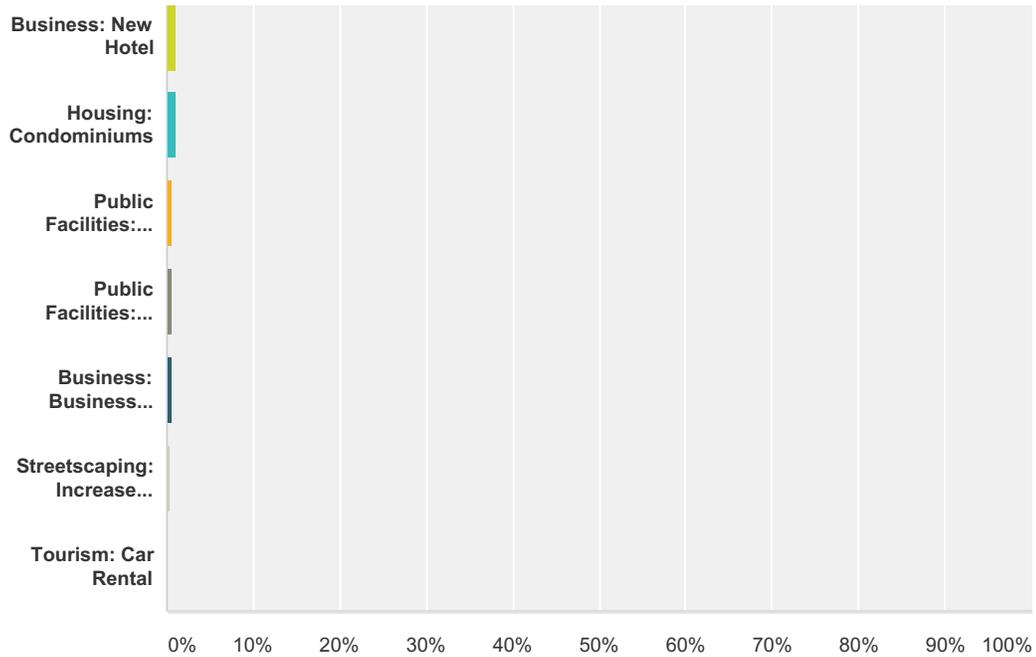
Answered: 280 Skipped: 17



ReSpark Our Downtown: 50/50 Corner Revitalization Survey



ReSpark Our Downtown: 50/50 Corner Revitalization Survey



Answer Choices	Responses	Count
Public Facilities: New Library	22.86%	64
Business: Space for Street Vendors/Food Trucks	20.71%	58
Public Facilities: Outdoor Plaza/Event Space	20.36%	57
Social/Cultural: Arts/Cultural Centre	17.14%	48
Social/Cultural: Public Park/Greenspace	15.00%	42
Public Facilities: New College Buildings	12.14%	34
Social/Cultural: Public Art Space	11.07%	31
Other (please specify)	10.71%	30
Public Facilities: RCMP/Municipal Enforcement Office	10.36%	29
Streetscaping: Create New Parking	10.36%	29
Business: Outdoor Market Space	10.36%	29
Business: Food Court	8.21%	23
Streetscaping: Beautify Street Appearance	7.14%	20
Social/Cultural: Space for Homeless	7.14%	20
Public Facilities: Recreational Facility	6.79%	19
Social/Cultural: Aboriginal Cultural Centre	6.79%	19
Streetscaping: Create Pedestrian Street	6.07%	17
Social/Cultural: Convention Centre	6.07%	17

ReSpark Our Downtown: 50/50 Corner Revitalization Survey

Housing: Mixed-Use Residential/Commercial	6.07%	17
Business: New Cafe	5.71%	16
Social/Cultural: Indoor Event Space	5.36%	15
Social/Cultural: Drop-in/Treatment Centre	5.00%	14
Business: After-Hours (5pm) Shops & Services	4.29%	12
Business: New Business/Retail	3.93%	11
Streetscaping: Public Seating	3.57%	10
Tourism: Relocate Visitors Centre	3.57%	10
Social/Cultural: Non-profit Facility	3.21%	9
Business: Invite Private Sector	3.21%	9
Housing: New Apartments with Green Space	3.21%	9
Public Facilities: Repurpose Space in Mall	2.86%	8
Public Facilities: Recycling Centre	2.50%	7
Public Facilities: New City Hall	2.14%	6
Business: Make-in-YK (Local Business)	2.14%	6
Business: Open Mall to 50/50 Lot	2.14%	6
Streetscaping: Establish Foot/Bicycle Patrol	1.79%	5
Streetscaping: Improved Lighting	1.79%	5
Tourism: Tourist Kiosks	1.79%	5
Social/Cultural: Education/Awareness Facility	1.43%	4
Tourism: Aurora Observation Deck	1.43%	4
Streetscaping: Bike Amenities (racks/rentals)	1.07%	3
Business: New Hotel	1.07%	3
Housing: Condominiums	1.07%	3
Public Facilities: Transit Amenities	0.71%	2
Public Facilities: Mining Training Facility	0.71%	2
Business: Business Improvement District	0.71%	2
Streetscaping: Increase Signage	0.36%	1
Tourism: Car Rental	0.00%	0
Total Respondents: 280		

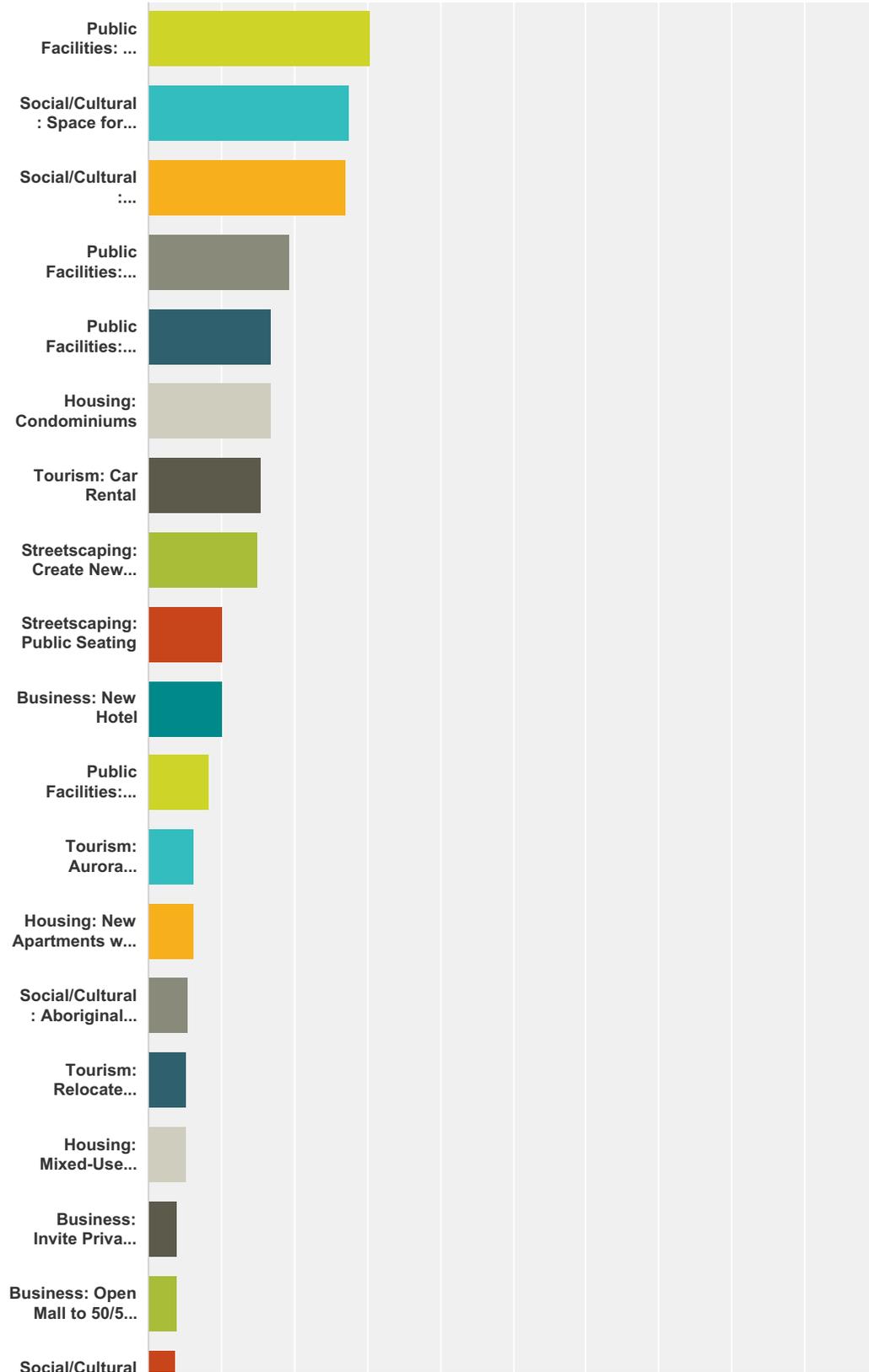
#	Other (please specify)	Date
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ReSpark Our Downtown: 50/50 Corner Revitalization Survey

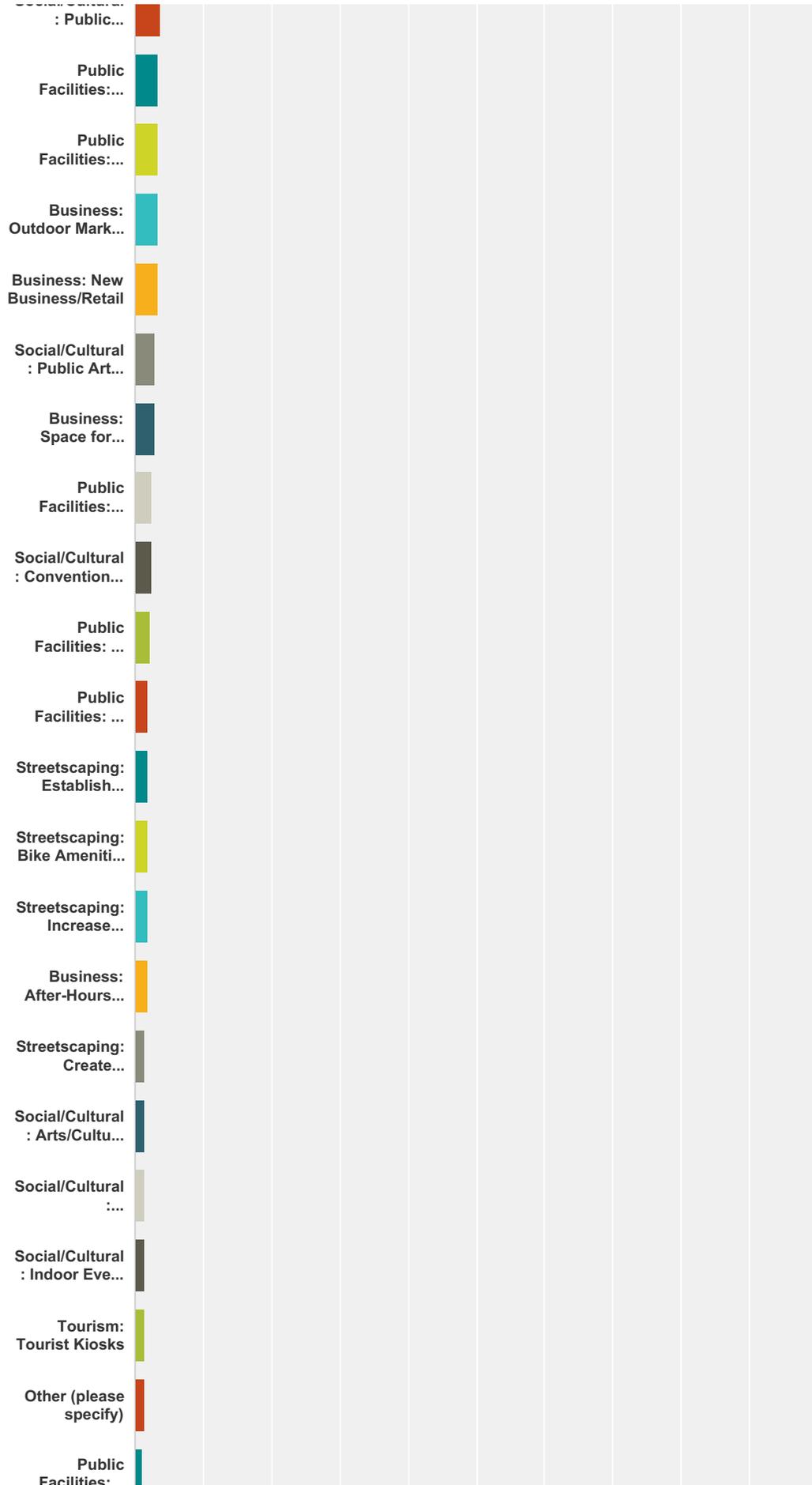
1	multi level parkade to create revenue and fix current parking shortage downtown.	6/9/2015 10:25 AM
2	indoor kids facility / water park / family restuarant with playplace	6/8/2015 7:31 PM
3	Arts and training and rec center dedicated to reconciliation of residential schools	6/8/2015 6:58 PM
4	Small car parking only Recharge zone for electrical cars	6/8/2015 11:38 AM
5	Art Gallery for Visual Art (paintings, sculpture, etc) - not for sale and owned operated by the City only	6/7/2015 12:16 PM
6	Library with new performing arts space to replace NACC, public (curated) art gallery, offices for not for profit arts organizations, the NWT Arts councc and the NWT Film Commissioner.	6/5/2015 5:01 PM
7	Wendy's restaurant	6/5/2015 1:06 PM
8	Seniors' housing	6/5/2015 1:02 PM
9	Denny's Restaurant	6/5/2015 12:08 PM
10	Denny's	6/5/2015 9:18 AM
11	bring back the miners mess	6/5/2015 8:11 AM
12	Fast food franchise	6/5/2015 7:36 AM
13	Whatever goes in needs to have adequate parking available	6/5/2015 7:26 AM
14	24hr resturaunt, maybe Denny's	6/5/2015 6:15 AM
15	splash park	6/5/2015 12:26 AM
16	Sell it and cut the losses.	6/5/2015 12:17 AM
17	Please put a sidewalk on Calder Crescent. It's currently dangerous for kids. Or put a dead-end barrier through the bottom section of the street. This would stop speeding drivers.	6/5/2015 12:11 AM
18	Sell it, the city should stay out of the real estate market and focus on maintaining our current facilities and roads...use the money for a new pool! It is simly a disgrace!	6/4/2015 9:50 PM
19	Housing for homeless	6/4/2015 12:10 PM
20	Half food court/food truck parking and half park with picnic tables and grass etc.	6/4/2015 11:36 AM
21	Community Hall for public events, Yellowknife Museum (including mining museum?)	6/3/2015 8:54 PM
22	use an arts project as part of the regeneration efforts	6/3/2015 4:53 PM
23	Affordable housing	6/1/2015 3:26 PM
24	homless shelter	5/30/2015 7:38 AM
25	Outside entrances to mall shops from lot with rest of space outdoor plaza, seating, fountain	5/28/2015 8:59 AM
26	Starbucks:)	5/26/2015 5:09 PM
27	Martial Arts building	5/25/2015 2:14 PM
28	Fix Homelessness Problem, lot doesn't matter while homelessness is such a large issue	5/25/2015 10:41 AM
29	Public Washrooms	5/23/2015 11:20 AM
30	scientology centre	5/22/2015 11:49 AM

Q3 What are your least favoured ideas for the 50/50 lot? (Please select up to 3 responses)

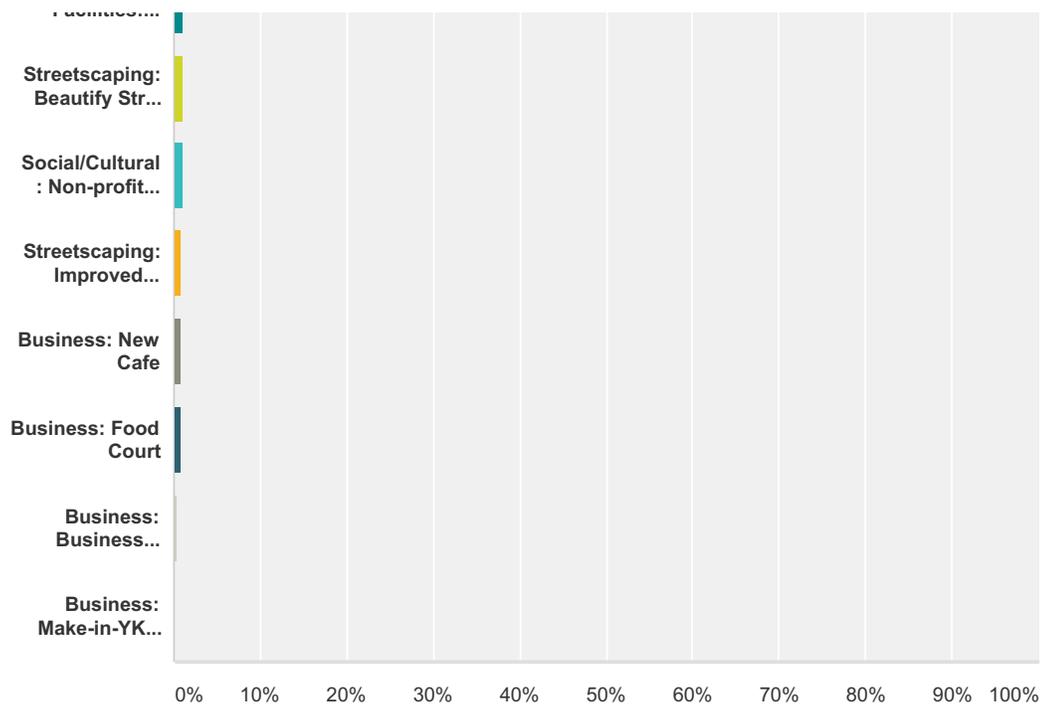
Answered: 273 Skipped: 24



ReSpark Our Downtown: 50/50 Corner Revitalization Survey



ReSpark Our Downtown: 50/50 Corner Revitalization Survey



Answer Choices	Responses	Count
Public Facilities: New City Hall	30.40%	83
Social/Cultural: Space for Homeless	27.47%	75
Social/Cultural: Drop-in/Treatment Centre	27.11%	74
Public Facilities: RCMP/Municipal Enforcement Office	19.41%	53
Public Facilities: Recycling Centre	16.85%	46
Housing: Condominiums	16.85%	46
Tourism: Car Rental	15.38%	42
Streetscaping: Create New Parking	15.02%	41
Streetscaping: Public Seating	10.26%	28
Business: New Hotel	10.26%	28
Public Facilities: Mining Training Facility	8.42%	23
Tourism: Aurora Observation Deck	6.23%	17
Housing: New Apartments with Green Space	6.23%	17
Social/Cultural: Aboriginal Cultural Centre	5.49%	15
Tourism: Relocate Visitors Centre	5.13%	14
Housing: Mixed-Use Residential/Commercial	5.13%	14
Business: Invite Private Sector	4.03%	11
Business: Open Mall to 50/50 Lot	4.03%	11

ReSpark Our Downtown: 50/50 Corner Revitalization Survey

Social/Cultural: Public Park/Greenspace	3.66%	10
Public Facilities: Transit Amenities	3.30%	9
Public Facilities: Outdoor Plaza/Event Space	3.30%	9
Business: Outdoor Market Space	3.30%	9
Business: New Business/Retail	3.30%	9
Social/Cultural: Public Art Space	2.93%	8
Business: Space for Street Vendors/Food Trucks	2.93%	8
Public Facilities: Repurpose Space in Mall	2.56%	7
Social/Cultural: Convention Centre	2.56%	7
Public Facilities: New College Buildings	2.20%	6
Public Facilities: New Library	1.83%	5
Streetscaping: Establish Foot/Bicycle Patrol	1.83%	5
Streetscaping: Bike Amenities (racks/rentals)	1.83%	5
Streetscaping: Increase Signage	1.83%	5
Business: After-Hours (5pm) Shops & Services	1.83%	5
Streetscaping: Create Pedestrian Street	1.47%	4
Social/Cultural: Arts/Cultural Centre	1.47%	4
Social/Cultural: Education/Awareness Facility	1.47%	4
Social/Cultural: Indoor Event Space	1.47%	4
Tourism: Tourist Kiosks	1.47%	4
Other (please specify)	1.47%	4
Public Facilities: Recreational Facility	1.10%	3
Streetscaping: Beautify Street Appearance	1.10%	3
Social/Cultural: Non-profit Facility	1.10%	3
Streetscaping: Improved Lighting	0.73%	2
Business: New Cafe	0.73%	2
Business: Food Court	0.73%	2
Business: Business Improvement District	0.37%	1
Business: Make-in-YK (Local Business)	0.00%	0
Total Respondents: 273		

#	Other (please specify)	Date
1	would rather something for homeless be off Franklin	6/4/2015 10:58 AM

ReSpark Our Downtown: 50/50 Corner Revitalization Survey

2	Any building structure	6/4/2015 10:56 AM
3	Anything that just encourages another area similar to the front of the postoffice or mall entrances	5/28/2015 9:01 AM
4	again none of these are good unless homelessness problem is fixed	5/25/2015 10:41 AM

ReSpark Our Downtown: 50/50 Corner Revitalization Survey

Q4 Do you have any other comments or suggestions on the 50/50 Lot and/or 50th Street?

Answered: 115 Skipped: 182

#	Responses	Date
1	If the city were to STOP WASTING MONEY on stupid things and focus on the real problems like getting the homeless OUT of the downtown core and creating parking areas to generate revenue, then this would be a much nicer place to live. My wife works at Centre Square, and there is a daily gong show of drunk and begging aboriginal folks from the drop in centre spitting, puking and god knows what else int he area. This MUST be stopped if you want to attract anyone to do business or even shop for that matter. Absolutely DISGUSTING, no other city on the planet would allow this to happen in their most prominent areas, CLEAN IT UP!!!!	6/9/2015 10:33 AM
2	A Community Hall for Yellowknife is needed and would be a welcome site. Not necessarily in this area, but is sadly missed since the closing of the Con Rec Hall and the re-purpoing of the Elks Hall upsairs rental space.	6/9/2015 9:46 AM
3	needs to be used year-round. we already have a summer outdoor space in front of city hall. Yellowknife is a winter and a summer city and we need to honour and celebrate both extremes. the 50/50 corner is effectively dead most of the year and we really need something to bring downtown to life. The Centre Square Mall is decrepit and depressing, and its revitalization needs to be part of the plan. If the city can create an ***INDOOR*** public space, that will be a huge accomplishment. Whatever is done needs to recognize homeless people downtown, and ideally should contribute to furthering the recommendations of the recent Truth and Reconciliation Commission report, while still being welcoming to all Yellowknifers, old and new.	6/8/2015 11:11 PM
4	The city needs more green space. Most major downtown cores have a centrally located multi purpose green space.	6/8/2015 8:20 PM
5	Currently this street seems to be a space for "bad happenings " and social disorder. I would highly suggest reclaiming this street for safe family and tourism because anything like transit, parking etc will continue to invite the same presence and backstreet culture.	6/8/2015 7:35 PM
6	Keep the space primarily public and/or have it developed by a private entity who proposes a use that meets city-stated objectives for site. It's a prime piece of downtown and whatever happens there will hugely influence future of downtown.	6/8/2015 4:35 PM
7	As is inevitable anywhere, the city has changed. As it's expanded outward, it's lost a lot of what made it a unified community (at least in my mind) when I was younger. Part of that, obviously, is the mines having left, which created a city where many residents only live here part-time (meaning, they aren't as committed as they once were.) Yellowknife is many communities now and the one place where they all overlap still is downtown. Whatever the city does at the 50/50 lot and 50th street can't be at the expense of one group. I'm sure you've received many comments about the homelessness and social issues downtown and how it's a place where lots of Yellowknifers would rather avoid, but adding law enforcement (etc. etc.) is likely not the answer. Whatever the city does, it has to BRING the entire community TOGETHER. That's the only way this lot purchase will be successful. I wish I had a silver bullet answer, but I don't. I just wanted to give my two cents: this should be an inclusive space, somewhere that ALL Yellowknifers will be better for having.	6/8/2015 3:17 PM
8	Please include infrastructure that is sustainable and architecturally pleasing And will allow lots of citizens to enjoy the space. Plans could include some parking. And green space.	6/8/2015 2:05 PM
9	With Sombe K'e Park so close, I don't see the value in creating a similar space at this location. A private sector retail/office building would be a better option.	6/8/2015 2:03 PM
10	we definitely need a treatment center to deal with the social issues that make downtown unappealing but that's not the place for it.	6/8/2015 2:00 PM
11	Concerned for my safety downtown.	6/8/2015 1:57 PM

ReSpark Our Downtown: 50/50 Corner Revitalization Survey

12	Clean it up, set up parking, and leave it. We should never have bought it in the first place with out a clear plan and now we are filling peoples heads with ideas we can not afford. The lack of clear direction on the million dollars spent is absolutely ridiculas. The cities administration's inability to provide direction on the money spent on this property reeks near criminal activity. Especially since we had no concrete plan....what was the hurry ? who benefitted besides the property owners!! the economy is fast turning downward - this spending was a terrible idea with out a game plan. Why would a survey like this be put out with such ridiculas potential response suggestions - the answer to that is simple - reduced focus on achievable proposed uses - all ties back to a hidden agenda by whom ? we cannot afford anything other than parking to support the fledging businesses down town.	6/8/2015 11:52 AM
13	We should not be spending on further development when we are told the city cannot afford to fix our sewers and streets (JDagenais Dr. case in point). Also, there is already a lack of parking, so leave the space for parking until the City can afford both to maintain existing infrastructure and to start new projects. Our streets are testament that this is clearly not the case currently.	6/7/2015 3:12 PM
14	We need a true public art gallery like the Art Gallery of Ontario - to show, not to sell, and City operated (no conflict of interest with artist groups).	6/7/2015 12:23 PM
15	A clean place that the bums don't go	6/6/2015 3:32 AM
16	Help those who need it most	6/5/2015 8:46 PM
17	Make it utilitarian. Designate the space for productive activities..like recycling, studio, etc....	6/5/2015 7:36 PM
18	It was a foolish idea to but the space to begin with but now the city owns it... let it be a cultural centre to liven up the downtown.. managed by the city..	6/5/2015 5:04 PM
19	this is a central part of a capital city so it needs to reflect pride, dignity, celebration of culture as it functions and to/through space. Arts and culture definitely need to be front and centre for this location.	6/5/2015 1:54 PM
20	A submission was made to the City to consider Seniors' housing - why was that option included in the survey questions?	6/5/2015 1:03 PM
21	Please make the space as environmentally friendly as possible.	6/5/2015 11:45 AM
22	Make changes immediately so that the lot is either for paid parking in the short term or close off parking for both this lot and the one further down the street on the other side, for the longer term when street scaping please maintain existing street parking so that street scaping does not reduce the number of street parking spots - until the city has the resources to maintain the existing street scaping for example on 50th Street between Franklin and Veterans way the beautiful plants / shrubs / trees are poorly maintained. Trees have branches broken, tree wells are full of garbage. Tree wells on Franklin have been cleaned but regular maintenance is required on most of the downtown trees.	6/5/2015 11:43 AM
23	A Truth and Reconciliation Centre would be nice. Let's bridge the gap.	6/5/2015 11:00 AM
24	Stop playing developer and make the GnwT fix the social problems. Concentrate on maintaining infrastructure, such as roads, water and sewer and recycling services. Without these essential services we can't live. Remember the homeless don't pay taxes, they are a tax burden. The surveys are a great tool. Good work.	6/5/2015 10:14 AM
25	Denny's please, 24/7.	6/5/2015 9:19 AM
26	19 unit public housing buildings would fit well.	6/5/2015 8:53 AM
27	unfortunately I cant see any new businesses wanting to relocate to that space until the homeless issue is addressed. the mall is already half empty so why would a new business even consider moving downtown? People are afraid to walk down Franklin. This definitely does not lend itself to new startups. The homeless issue also effects tourism. If the first thing tourists see are the fights and issues that arise daily, it cannot do anything but discourage tourists. I feel that the homeless issue is the biggest issue that the city should be focusing on in the downtown core - not the development of anything further till this is dealt with. I've lived in YK for 35 years and am appalled at what the downtown has turned into. I don't go there to shop if I don't have to. I have been accosted, grabbed, spit on and swore at walking past the post office and have done nothing to antagonize anyone. This is one of YK's biggest issues!	6/5/2015 8:26 AM
28	these surveys are really stupid. The city has let the city degenerate into a mess by creating a second downtown on old airport road, by the post office decline the homeless street people etc et all so one lot aint going to turn it around. you need a serious change in philosophy and i dont see that happening with this administration	6/5/2015 8:17 AM
29	Make it look nice and keep the drunks out.	6/5/2015 7:40 AM
30	Do it right! Not like the unbelievable stupid bike lanes we now have!	6/5/2015 6:22 AM

ReSpark Our Downtown: 50/50 Corner Revitalization Survey

31	Denny's restaurant. Or some sort of other 24 hour restaurant. Would create jobs for day and night, attract more people to downtown dining. Also a cool hang out spot for teens and after bar eating.	6/5/2015 6:17 AM
32	Splash Park	6/5/2015 12:28 AM
33	The City should not have bought the 50/50 lot or any of the other real estate on Range street in the first place. Put it up for public auction, (probably) sell it for less than you bought it, and move on to fixing things ie: the water leak by coop that has been pouring into Frame Lake for almost 2 years.	6/5/2015 12:20 AM
34	- library and family centre would be great - sidewalk on Calder Crescent - spray park or splash pad for kids. It could be anywhere in town - new pool - above ground walk ways between downtown buildings	6/5/2015 12:18 AM
35	Good god the last thing that it needs to be is some hippie art space. Turn it into a food truck/bistro area in the summer and free parking in the winter. I really appreciate that extra parking there when I'm. Running my Saturday errands!	6/4/2015 11:16 PM
36	Start making some revenue and turn it into metered parking...monitored, metered parking.	6/4/2015 11:01 PM
37	Make it a public space	6/4/2015 10:57 PM
38	Don't build anything tall enough to shade the post office (especially in winter). The post office is the best public space in the true downtown core ie. along Franklin Ave. Whatever goes in the 50/50 space should compliment that and not try to replace it. I would like to see much of the space landscaped and kept fairly open, but would not be opposed to some sort of structure set back from Franklin. Give the Gold Range the respect it deserves as a YK heritage place, and keep in mind it is home of the Gold Range Bistro, one of the busier restaurants in the downtown core. Would be great to maintain the sight line between the post office and Gold Range - it feels nice and open. Trees would be ok but not a big building.	6/4/2015 10:51 PM
39	I would have liked to choose more than 3 options - lots of the streetscaping ideas would work with the others, eg. bike parking in a public green space with better lighting. Or a downtown recycling depot (blue bins) at the edge of a park with bike parking. Or a small cafe with green space and patio space for street life.	6/4/2015 10:51 PM
40	Keep the Gold Range and associated structures, allow business to develop on that side of street. No more city purchase of lots that sit empty!	6/4/2015 10:38 PM
41	Any structure built should be required to provide public washrooms as a condition of permit	6/4/2015 10:34 PM
42	Don't waste money.	6/4/2015 10:31 PM
43	It's disgusting. I wish that I could allow my kids to go downtown and feel safe. The mall is a disgrace.	6/4/2015 10:11 PM
44	Sell it!!! Use the funds for road upgrades!	6/4/2015 9:54 PM
45	This has to be top priority to clean up 50th Street and all the boarded up and run down buildings. This has been left too long and created a depressed and unsafe environment.	6/4/2015 8:49 PM
46	There needs to be a building put up there. Too many vagrants & homeless hanging around.	6/4/2015 8:16 PM
47	This lot must be filled in order to eliminate the loitering that currently occurs to the detriment of downtown.	6/4/2015 8:06 PM
48	There are a number of tragedies with that space: the neglected mall, the parkade facade further down, the ugly architecture of the block generally. It needs to become a space that will attract aboriginals, whites, townies, and visitors with a venue and activities that will delight and inspire. It's the only way to remove the current blight.	6/4/2015 6:54 PM
49	Food trucks and vendors temporarily for the summer, cleaning up and maintain positive public presence would be a great start, we don't need any more hang-out space.	6/4/2015 6:07 PM
50	It's right on Franklin please make into something other than an attraction for homeless or a hangout for loitering. I've worked downtown 15+ years and it's gotten quite bad.	6/4/2015 5:41 PM
51	Businesses need support and more paid parking is needed	6/4/2015 5:32 PM
52	Yellowknife has no Community Hall for public meetings, conventions, non-profit social events etc. Con Rec hall and the upstairs of the Elks club used to fill this bill but neither are available any more.	6/4/2015 5:28 PM
53	Take a good hard look at the population that actually uses the downtown area regularly and not just 9-5 workers. There is such a high need for life skills and lifestyle coping skills that needs to be developed that it should be overlooked	6/4/2015 5:04 PM

ReSpark Our Downtown: 50/50 Corner Revitalization Survey

54	Revitalizing the downtown core and attracting businesses needs to be done. The mall is abismal, amount of homeless and enbriated people in there is not attractive at all. Without the heart of downtown no one will stay there	6/4/2015 4:58 PM
55	Solve the "social issues" first please.... Pick up the garbage and make people feel safe when downtown	6/4/2015 4:46 PM
56	You folks have your nerve even including new City Hall or new Library on this list!	6/4/2015 4:45 PM
57	Think about the businesses in the area when making a decision. I.e the gold range do not put anything on the lot that encourages loitering by drunk people which may lead to an increase in crimes.	6/4/2015 4:32 PM
58	Sell it or develop it but either way, get moving with it. 1.5 million is allot of money to have sitting in a corner.	6/4/2015 3:50 PM
59	Just do something positive with it.	6/4/2015 3:37 PM
60	It is the downtown centerpiece. Most of the activities/structures proposed could help revitalize downtown if done with thought. It should not be left solely to private developers; the City needs to exercise a lot of control over any development there. Whatever is done should be in the context of recognition of the Dene land on which Yellowknife sits.	6/4/2015 3:25 PM
61	You can make it a multi level parking lot with a park on top.	6/4/2015 3:18 PM
62	The property use must provide revenue, the City cannot continue to afford purchasing properties to remedy social issues at the expense of its tax payers. Yellowknife is a beautiful city, to keep it beautiful we need a reason to visit downtown despite social issues.	6/4/2015 3:02 PM
63	Please think about the generations of people that have been here and still call Yk home. Think of the space as trying to attract people, whether they are visitors, tourists, travel reviewers, residents to try to take back our downtown. Please don't put a treatment centre smack dab in downtown - it will just make our existing problems with drug and alcohol use worse, and make people who live and work downtown feel even MORE unsafe.	6/4/2015 3:01 PM
64	I think the idea (I think was put out there already) of a market would be best. Perhaps the Tuesday market can be held there and a Saturday market at the city hall grounds.	6/4/2015 2:36 PM
65	The best use of the 50/50 lot in my opinion is as a public plaza capable of drawing people and events throughout the year. To be successful I believe the City will need strong buy-in and cooperation from adjacent property owners, especially the both owners of the mall and the YK Inn. If there was a way to reorientate the mall's focus toward the 50/50 lot with storefronts, etc., that would greatly help the vitality of the 50th street corner. Reopening the mall's 50th street entrance and/or creating direct storefronts onto 50th street would also be beneficial, along the lines of the Artist's Renderings in the 50th Street Revitalization Stakeholder Discussion document. Further, if the YK Inn and upper mall were ever to be redeveloped, I would encourage that portion of the block to be opened up to encourage pedestrian connectivity between 49th and 50th streets. As far as anchors in the 50th street area go, my preference would be a new college campus, which would be a valuable resource to the whole community, and would draw people to (and keep people in) the downtown area past the 8:30-5 workday hours. This could be the catalyst to improving the condition of 50th street, which would then make it more palatable for the private sector to develop mixed-use commercial/residential developments in the area.	6/4/2015 2:02 PM
66	It needs to be enclosed for winter but should also have the means to partially be open for summer so that we and tourists can sit and enjoy a meal outside	6/4/2015 1:31 PM
67	yes I wish the city would have asked the tax payer who are paying for this if they should have bought it in the first place. That money could have went to doing something about the amount of homeless people and drug and addictions in the city	6/4/2015 1:25 PM
68	Whatever plan is adopted, Franklin needs to feel safer. It's scary to witness fights in front of the Post Office, even in the middle of the day. I'd like to see Yellowknife be more pedestrian-friendly, and that means not having to fear for personal safety when on foot.	6/4/2015 1:11 PM
69	I think the city should never purchased this lot in the first place, needlessly wasting money when increasing taxes without a firm plan what they were going to go with it!!	6/4/2015 1:08 PM
70	Like the idea of mix-use - business and accommodation...but also like to see pedestrian paths developed through for long-term improvements for walking. Transit needs improvement....there need to be bus shelters and stops should be near high traffic buildings. Need more parking for cyclists....	6/4/2015 12:54 PM
71	It should absolutely NOT be used as a skate/bike park, after-hours market, or for music!! I live in Northern Heights and the NOISE from these activities will impede on on the "peaceful enjoyment of my home". However the lot is developed and used MUST result in a secure revenue stream for the City of YK. My #1 Choice, therefore, is a paid parking lot and it should be SECURED for use, 24-7.	6/4/2015 12:42 PM

ReSpark Our Downtown: 50/50 Corner Revitalization Survey

72	sell it, not the city's business buying property	6/4/2015 12:20 PM
73	I remembered reading these two articles. and that spot might just be the perfect place. http://www.cbc.ca/news/canada/north/yellowknife-s-housing-first-policy-just-makes-sense-says-alberta-mayor-1.2889788 http://www.cbc.ca/news/canada/north/yellowknife-approves-housing-first-model-for-homeless-1.2762211	6/4/2015 12:13 PM
74	The City has wasted enough of taxpayers' money bailing out downtown owners. Whatever happens should pay for itself.	6/4/2015 12:00 PM
75	I believe the City has a great opportunity here to make this a central hub for the City that includes green space and an open inclusive office/retail/residential type development with a big open atrium and green building and public themed space. NGO's in town are looking for space that would enable them to grow in an affordable setting.	6/4/2015 11:57 AM
76	Theatre/auditorium/concert hall with parking underneath.	6/4/2015 11:40 AM
77	Whatever gets done there needs to be beneficial in all seasons, It would be great for all the food trucks in one spot ut need something for the winter months !	6/4/2015 11:40 AM
78	It would be nice to see more green space in downtown. I personally would spend more time in the area if there was a park and a food court type set up downtown. However, it does not matter what is done to the area if the homelessness is not dealt with first. If you put a park in the area or anything for that matter, you will not increase foot traffic downtown unless you eliminate or at least manage the homeless population first.	6/4/2015 11:39 AM
79	Repavement of 50TH Street	6/4/2015 11:39 AM
80	would like something that would encourage lots of people traffic and possible use into the evening.	6/4/2015 10:59 AM
81	I live less then 2 blocks away from this lot. A recycling centre makes the most sense for us down town people	6/4/2015 10:57 AM
82	Just make it a green space park	6/4/2015 10:56 AM
83	Create a space that people will use year-round (ie in the winter too). Homeless people need homes not just 'space' to hang out (ie. subsidized housing is a priority).	6/4/2015 10:42 AM
84	not on this subject but i live on 52 street and as yet i haven't seen bikers use the bike track you messed up 52 ave to achieve for them. what a waste of money and parking space...	6/4/2015 10:41 AM
85	This is a great opportunity for a legacy project with joint partnership with various non-profit, Aboriginal and Territorial / Federal government departments (along with the 50th street lots). Creativity and partnerships can optimize the space for high density use with multiple partners - subsidized housing, cultural and non-profit centre, treatment centre. Revitalizing the downtown with more college presence is brilliant.	6/4/2015 10:37 AM
86	Yellowknife needs a drug and alcohol rehab centre to deal with the overwhelming social problems in the downtown area. Until this happens, nothing the city does will make the downtown more appealing. It is a disaster. I work in the downtown and we live on the edge of downtown - and I am sick and tired of having to deal with literally dozens of drunk people each and every time that I have to venture into the downtown core.	6/3/2015 8:59 PM
87	It would be great to make this into a public space; we can have more public spaces than just some k'e. Parking is a waste of space; we should instead encourage alternative transportation to the downtown through infrastructure/transit upgrades rather than affirm/promote car use. Let's be progressive and proactive!	6/3/2015 2:34 PM
88	For now it should be turned into a parking lot. May not be pretty but at least city will get some revenue from it	6/2/2015 9:38 AM
89	A mixed use development that will create life in this space all times of day, not just late night bar crowd.	6/1/2015 7:33 PM
90	Get rid of the loiterers, until this is done there is no point in trying to beautify this area.	6/1/2015 4:47 PM
91	I feel like it's more about the public, a lot of people are there on a daily basis and majority of the homeless population are particularly around that area. Adding a business/apartment will make the spot smaller and more crowded. Putting something there that gives to the community would make it seem more friendlier. Not putting up walls just to make a profit of the destination but to make it feel more welcoming. Daily events or gatherings would be nice to see in the downtown region, especially if it would be like a fundraising event or a summer cook out. As a Yellowknifer, I am not very well connected to the city as much as I like to be and knowing if there's events to anyone that is welcomed to, I would feel more at home here. I also miss seeing summer events like Raven Mad Days, hint hint.	6/1/2015 2:22 PM
92	Whatever is done there needs to be more police presence on that corner to get a handle on all the drinking and drug trafficking going on in that area	5/30/2015 10:10 PM

ReSpark Our Downtown: 50/50 Corner Revitalization Survey

93	Limit the homeless who panhandle, solicit and loiter in the area	5/30/2015 12:15 PM
94	The city should sell it. It should have never bought it in the first place. Put the money towards lowering outrageous fees and taxes	5/30/2015 7:40 AM
95	Block off access to the bar block of 50th street and cobble stone it- only walking access. This is quite common in other downtown cores. If you done this and added a nice green space to the 50/50 lot, this would improve the "spark"	5/29/2015 9:48 PM
96	Until we deal with the core issue of the people who have chosen to make the downtown their personal property, this won't be a revitalization.	5/29/2015 3:15 PM
97	Make it an area available to food trucks right now. Have food truck spots split between the civic plaza and the 50/50 lot instead of having them spread out.	5/29/2015 1:59 PM
98	I don't think that the city purchasing the lot was a good idea in the first place. I think this was a band-aid solution to trying to make the street more attractive. In my opinion, there are two problems with the downtown core - 1) business is dying and the city refuses to help make retail business a viable option in Yellowknife and 2) the downtown can't help but reflect the huge problem our city and our territory has with addictions. By purchasing the 50/50 lot, the city did two things to exacerbate these problems - for one, instead of helping boost business in the downtown it took away the space where several businesses could and did survive. So my first solution is to give this space back to a Yellowknife business or businesses. This could be for food trucks, a new retail store, etc. The second thing the city did was completely ignore the problem of addictions. The city didn't build a treatment centre, it didn't make a homeless shelter, it bought the space in an attempt to cover up the problems that exist here. So, finally, my second suggestion is for the city to focus its future efforts on constructive solutions that help address our issues with addiction instead of ignoring the real problem.	5/28/2015 3:44 PM
99	There is an urgent need to re-purpose this lot and I am glad the City is undertaking it. I'm very torn about what I would like to see there - services for homeless, an Aurora viewing area (despite light pollution) business development, a beautiful walking street, housing opportunities, a social space with food trucks, markets or events. These all sound promising. It was difficult to choose only 3 of the options you have presented. As far as green space goes, the lot is close enough to the Frame Lake trail/area so I don't think that more green space is necessary. I also am against adding the lot to the existing, and failing, mall as there is already empty space within the mall. I also worry that a treatment center, though an essential service in Yellowknife, across from the Gold Range and immediately downtown, would be a bad idea. I make all these comments from an uneducated-in-urban-development standpoint, so please take them with some salt.	5/28/2015 2:45 PM
100	We need to think about how this space can benefit the people who live here first, then think about tourism. Having a treatment facility in the core of downtown could really improve the condition of the street people in the downtown core, making it more appealing to outsiders. We need to do something that is sustainable, and that can grow and get better with more years of work.	5/28/2015 2:44 PM
101	It would be great if the shops in the mall had outside entrances, all shops that are open evenings like a cafe and similar places, then the rest of the lot left open with some benches, maybe a water fountain in the middle and lots of open space to encourage those working, living or visiting downtown to feel safe to sit outside. Maybe bike racks and ensure the space is regularly or full time patrolled by municipal enforcement. Public intoxication strictly prohibited.	5/28/2015 9:10 AM
102	Make it a gathering space for lunch time. Food vendors and existing restaurants	5/26/2015 5:10 PM
103	Homeless people should be welcome in the space regardless of its purpose. The space should be used by families. Street trucks and vendors should have access - and buskers for all ages. It should be cleaned every morning (two staff).	5/26/2015 1:03 PM
104	I would love for the Lot to be an outdoor space that residents and visitors alike can enjoy, especially encouraging activity there past work hours, so that downtown isn't empty and quiet in the evenings but rather a lively, inviting place.	5/26/2015 6:52 AM
105	Indoor shopping center	5/25/2015 4:38 PM
106	cram as much arts and culture into that lot as possible - a little something for everyone to really liven up that area and the whole downtown.	5/25/2015 2:44 PM
107	The property should be converted into a building to house all martial arts within the city instead of having them scattered throughout different locations. One central location, with multiple floors would be nice. Saves having to rent gym space, set up of equipment, etc.	5/25/2015 2:16 PM

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108	Use the space as a "Food cart Pod" similar to what they have in Portland, Oregon. Carts are on the outside of the space, facing the side-walk, while the interior is used for parking (generates revenue).	5/25/2015 11:30 AM
109	Yes, don't fix the sore toe on the bad leg. Fix the bad leg	5/25/2015 10:42 AM
110	Open for public spacing to have for events, free parking, or a small business to sell merchandise or food. 50/50 lot closed for a long time, it's time to open for public.	5/25/2015 10:17 AM
111	This particular lot can change the way people percept about the whole downtown area in a good or bad way. Keep it Clean and Safe for public. More patrols and relocate/provide homeless people a safe and controlled area.	5/25/2015 9:59 AM
112	The city needs to make sure laws are enforced in the downtown area. The current state of lawlessness keeps people away and degrades the city.	5/22/2015 1:41 PM
113	Works with other levels of gov't (Feds, GNWT, YKDFN) to develop something that addresses social and cultural issues in our diverse downtown.	5/22/2015 9:17 AM
114	Focus on beautifying the space without disrupting the market. Esthetic improvements will improve the value in the area and encourage development.	5/22/2015 6:21 AM
115	Provide incentives for building owners to provide incubation space for start up businesses and not for profits in vacant spaces. The creative class has been a big part in the revitalization of many down and out downtowns.	5/21/2015 6:03 PM

APPENDIX 6

50th Street Traffic Engineering Study

Date: 30 April 2015
Our File No: 5324-01

BY EMAIL

Mr. Jeffrey Humble, MCIP RPP
Director of Planning and Development
City of Yellowknife
4807 – 52nd Street
Yellowknife, NT
X1A 2N4

Dear Mr. Humble,

Re: 50th Street Traffic Engineering Services, Yellowknife, NT

Creative Transportation Solutions Ltd. (CTS) is pleased to submit this **DRAFT** report summarizing our work on the above study. CTS was retained by the City of Yellowknife on, 3 March 2015 to undertake a traffic engineering review of the intersection of 50th Street & Franklin Avenue in downtown Yellowknife to determine if a partial or full closure of 50th Street to create a public plaza was technically feasible from a traffic engineering point of view.

The primary objectives of this study were as follows:

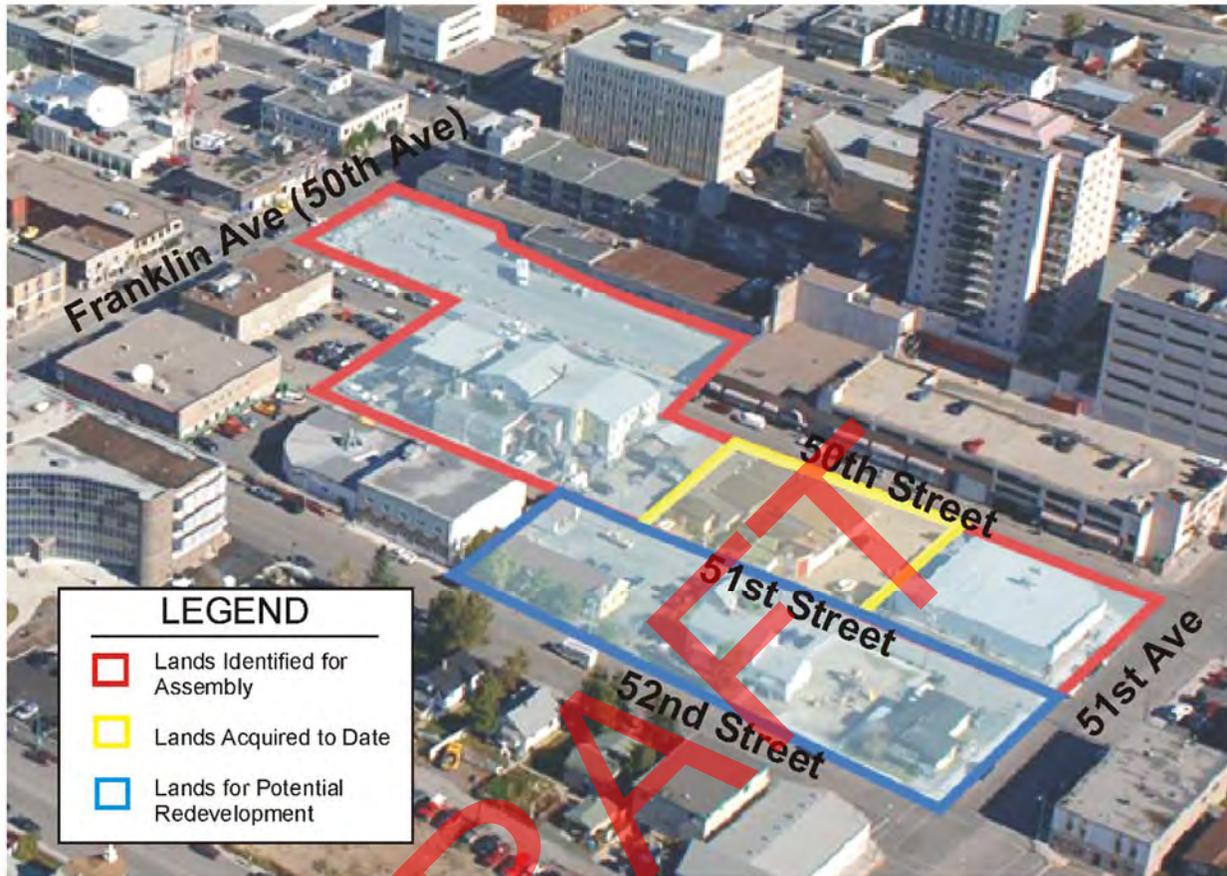
1. To review the existing conditions for 50th Street at Franklin Avenue;
2. To forecast traffic volumes for 50th Street at Franklin Avenue to the year 2020 with and without a possible closure of 50th Street between Franklin Avenue and 51st Avenue;
3. To determine how much traffic would need to be reassigned should 50th Street be closed permanently between Franklin Avenue and 51st Avenue; and
4. To document the analysis in a brief report that meets the requirements of the City of Yellowknife.

1.0 BACKGROUND

1.1 The Site

50th Street Revitalization is a proposed Downtown Development Plan in the City of Yellowknife. The plan dates back to 2008 when the City began assembling land around 50th Street and Franklin Avenue (50th Avenue), which is known as the “50/50” corner. 50th Street is proposed to be the heart of the Downtown Yellowknife with a park, a plaza, public amenities, private amenities and a modified street design. The redevelopment is proposed to be completed by 2020. **FIGURE 1** illustrates the study area and adjacent road network.

**FIGURE 1
STUDY AREA AND ADJACENT ROAD NETWORK**



1.2 The Road Network

Franklin Avenue (50th Avenue) is a major arterial road (ranked Priority #1) connecting downtown with the rest of Yellowknife to the south and Old Town to the north. The posted speed limit is 45 km/h in both directions. Adjacent to 50th Street, Franklin Avenue provides one vehicle lane of travel lane in each direction and on street parking is permitted on both sides.

50th Street is an important local street (rank Priority #2) with a 2 lane urban cross sections and a sidewalk on both sides. On-street parking is permitted on both sides.

2.0 EXISTING TRAFFIC VOLUMES

CTS conducted intersection traffic movement counts on Wednesday, 11 March 2015 from 7:15 to 9:15, 11:30 to 13:30, and from 15:30 to 17:30 to document existing conditions. The traffic count data was tabulated and reviewed to ensure data integrity and validity. The final summary sheets are in **APPENDIX A**. **FIGURE 2A**, **FIGURE 2B** and **FIGURE 2C** illustrate the weekday morning peak hour vehicle, pedestrian and bicycle volumes respectively. Similarly, **FIGURE 3A**, **FIGURE 3B**, **FIGURE 3C** illustrate the weekday

midday peak hour vehicle, pedestrian, and bicycle volumes respectively. For the weekday afternoon peak hour vehicle, pedestrian and bicycle volumes is shown on **FIGURE 4A**, **FIGURE 4B** and **FIGURE 4C**. Available historical data was added where possible.

FIGURE 2A
2015 WEEKDAY MORNING PEAK HOUR TRAFFIC VOLUMES



FIGURE 2B
2015 WEEKDAY MORNING PEAK HOUR PEDESTRIAN VOLUMES



FIGURE 2C
2015 WEEKDAY MORNING PEAK HOUR BICYCLE VOLUMES

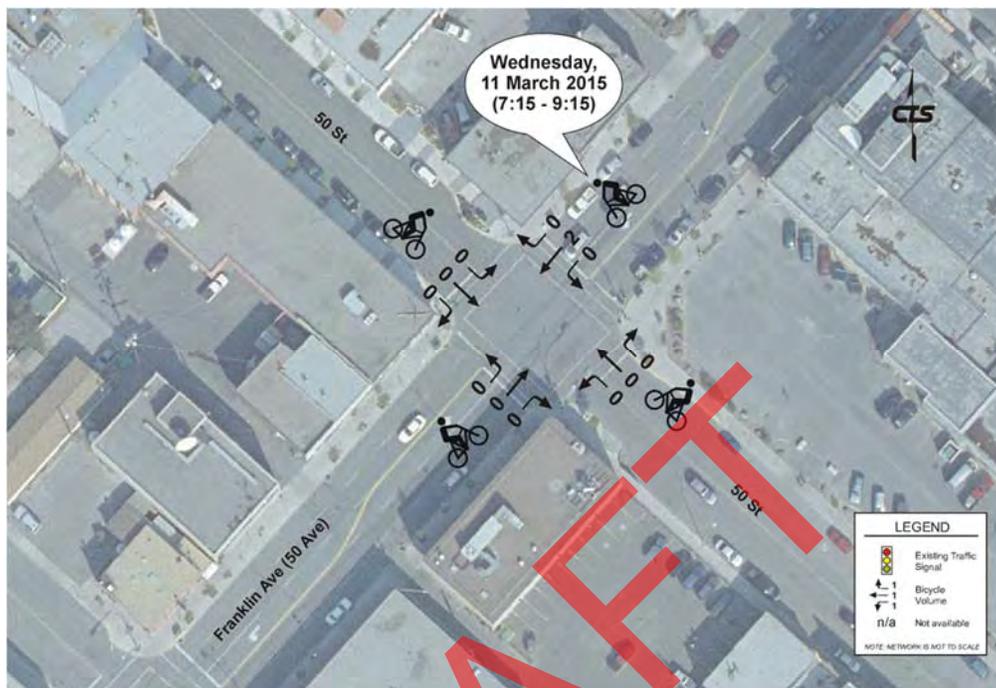


FIGURE 3A
2015 WEEKDAY MIDDAY PEAK HOUR TRAFFIC VOLUMES



FIGURE 3B
2015 WEEKDAY MIDDAY PEAK HOUR PEDESTRIAN VOLUMES



FIGURE 3C
2015 WEEKDAY MIDDAY PEAK HOUR BICYCLE VOLUMES



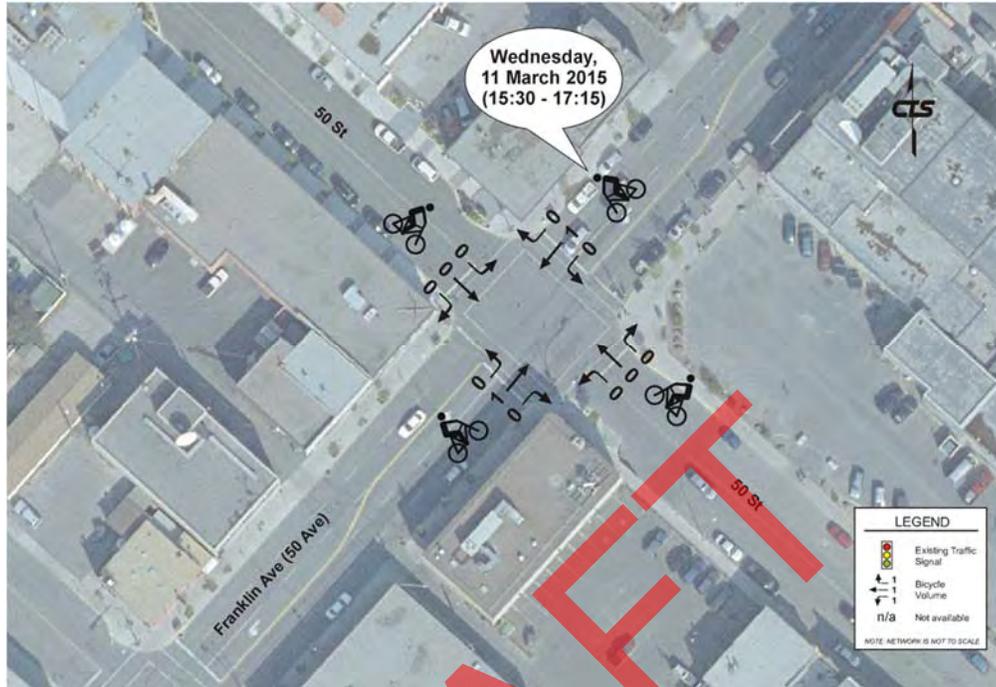
FIGURE 4A
2015 WEEKDAY AFTERNOON PEAK HOUR TRAFFIC VOLUMES



FIGURE 4B
2015 WEEKDAY AFTERNOON PEAK HOUR PEDESTRIAN VOLUMES



FIGURE 4C
2015 WEEKDAY AFTERNOON PEAK HOUR BICYCLE VOLUMES



3.0 FUTURE BASE TRAFFIC VOLUMES

In order to assess the traffic impacts of the proposed partial or full closure of 50th Street on the east side of Franklin Avenue, the 2015 existing base volumes were first factored up by a traffic volume growth rate of 2.0% per annum (simple straight line) to the horizon year 2020. Then traffic volumes from the following two expected new developments were superimposed on the initial base 2020 volumes:

- Proposed Nova Hotel development on Yellowknife Access Road (Old Highway 4) → 131 guest rooms.
- Twin Pine Hill development → 126 multi-family development

3.1 Do Nothing Scenario

For the “Do Nothing” scenario, the existing traffic control devices and laning for both 50th Street and Franklin Avenue were assumed to remain in place. **FIGURE 5**, **FIGURE 6**, and **FIGURE 7** illustrate the projected year 2020 traffic volumes for the weekday morning, midday, afternoon peak hours.

FIGURE 5
2020 WEEKDAY MORNING PEAK HOUR TRAFFIC VOLUMES
(DO NOTHING)



FIGURE 6
2020 WEEKDAY MIDDAY PEAK HOUR TRAFFIC VOLUMES
(DO NOTHING)



FIGURE 7

**2020 WEEKDAY AFTERNOON PEAK HOUR TRAFFIC VOLUMES
(DO NOTHING)**



3.2 Partial Closure of 50th Street

For this scenario, 50th Street is closed in the northbound direction approaching Franklin Avenue. **FIGURE 8**, **FIGURE 9**, and **FIGURE 10** illustrate the future year in 2020 traffic volumes during the weekday morning, midday, afternoon peak hours under the 50th Street One-Way traffic scenario.

FIGURE 8
2020 WEEKDAY MORNING PEAK HOUR TRAFFIC VOLUMES
(ONE-WAY)

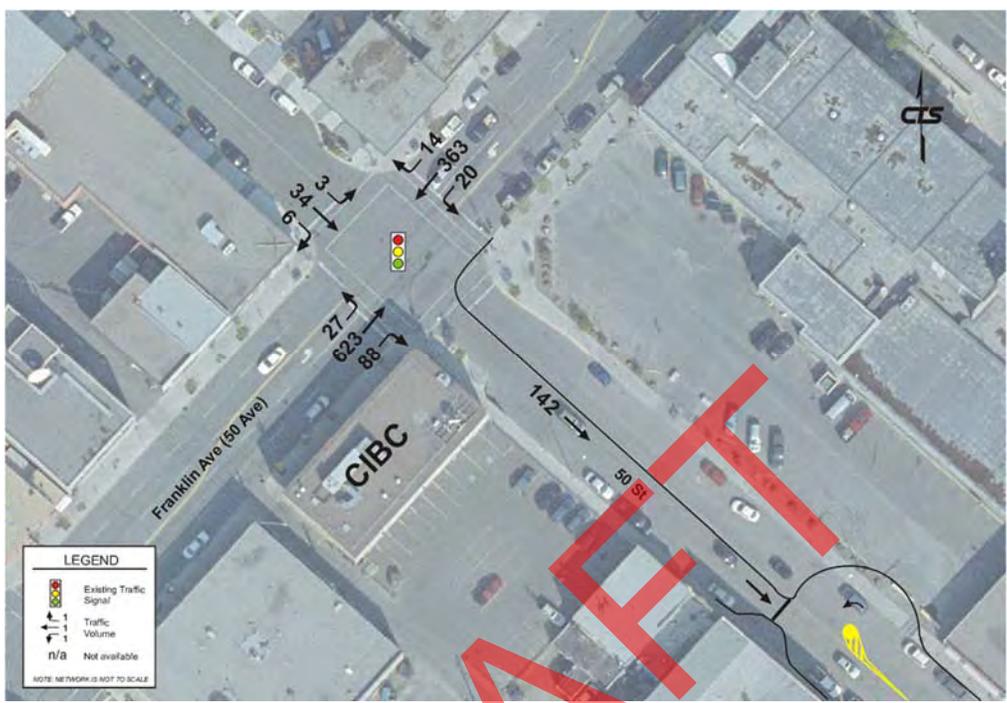


FIGURE 9
2020 WEEKDAY MIDDAY PEAK HOUR TRAFFIC VOLUMES
(ONE-WAY)



**FIGURE 10
2020 WEEKDAY AFTERNOON PEAK HOUR TRAFFIC VOLUMES
(ONE-WAY)**



3.2 Full Closure of 50th Street

This scenario assumes that 50th Street will be closed to all motorized traffic on the east side of Franklin Avenue. The intersection become a “T” intersection with no southbound left-turn, northbound right-turn and eastbound through movements. **FIGURE 11, FIGURE 12, and FIGURE 13** illustrate the projected year 2020 traffic volumes during the weekday morning, midday, afternoon peak hours.

FIGURE 11
2020 WEEKDAY MORNING PEAK HOUR TRAFFIC VOLUMES
(STREET CLOSURE)



FIGURE 12
2020 WEEKDAY MIDDAY PEAK HOUR TRAFFIC VOLUMES
(STREET CLOSURE)



FIGURE 13
2020 WEEKDAY AFTERNOON PEAK HOUR TRAFFIC VOLUMES
(STREET CLOSURE)



4.0 KEY FINDINGS

- 1) This study reviewed the traffic volume impact of implementing a partial or full closure of 50th Street on the east side of Franklin Avenue.
- 2) The peak volume on 50th Street are during the weekday afternoon peak hour when up to 266 vehicles per hour (103 veh/hr eastbound and 163 veh/hr westbound) travel on 50th Street between Franklin Avenue and 51st Street. This is equivalent to an average vehicle demand of 4.4 vehicle movements per minute. From a traffic engineering point of view, this is not considered to be a busy street.
- 3) By the year 2020 and with the addition of traffic from proposed nearby developments, traffic volumes on 50th Street between Franklin Avenue and 51st Street are forecast to increase to 292 veh/hr, which is equivalent to an average demand of 5 vehicle movements per minute.
- 4) At this time, there is nothing to indicate that a partial or full closure of 50th Street on the east side of Franklin Avenue will result in a major negative traffic impact on the adjacent intersections. If a partial or full closure is the preferred solution by the community and decision leaders, it is recommended that the City examine the adjacent intersections on Franklin Avenue and at 50th Street & 51st Street to confirm that the proposed closure required no mitigation measures.

We would like to take this opportunity to thank you for this unique and challenging assignment and we look forward to working with you again in the future. Please call the undersigned should you have any questions or comments.

Yours truly,

CREATIVE TRANSPORTATION SOLUTIONS LTD.

Jan Voss, P.Eng., PTOE.
President

Attachment

DRAFT

APPENDIX 7

Business Incentives and Incubation Strategy Framework Study