



*July 2018*

# **DOWNTOWN YELLOWKNIFE**

T H E I A P A R T N E R S



*Who are we?*

# ABOUT THEIA

Real estate developers and consultants.

Fifteen years of experience with some of  
the most ambitious projects in NA.

Masterminds and master-planners  
behind Zibi - Canada's first One Planet  
Community.



# 4

Issues for Discussion

1. 50/50

2. EC DEV

3. DEV CO

4. DWNTWN



# 50/50 LOT

- 1. Clean up caveats
- 2. Upzone
- 3. Incentivize
- 4. Animate
-

# CITY DEVELOPMENT CO.

Keys for Success:

1. Sufficient good sites to justify building a great team.
2. Willingness to staff up with development staff.
3. A really good reason to be in the business.
4. A clear mandate.





## *How do we revitalize downtown?*

1. Incentivize Development
2. Add the sizzle in General Plan
3. Improve Connectivity
4. Better Urban Design
5. Seed BIA
6. Create Parking Strategy
7. Invest in Public Realm
8. Add Density
9. Inspire Aesthetic Improvements
10. Leverage the Arts

An aerial photograph of a coastal city, likely San Francisco, showing a dense urban area with a winding road in the foreground and a large body of water in the background. The city is built on a hillside, and the water is a deep blue color. The sky is clear and blue.

## *Economic Development*

1. Make it a priority.
2. Play where you can win  
(globally)
3. Everyone singing same song.
4. Lay Groundwork for a hub.



*Downtown Yellowknife*

# **DISCUSSION**

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