

July 2018

# DOWNTOWN YELLOWKNIFE

THEIA PARTNERS



Who are we?

### ABOUT THEIA

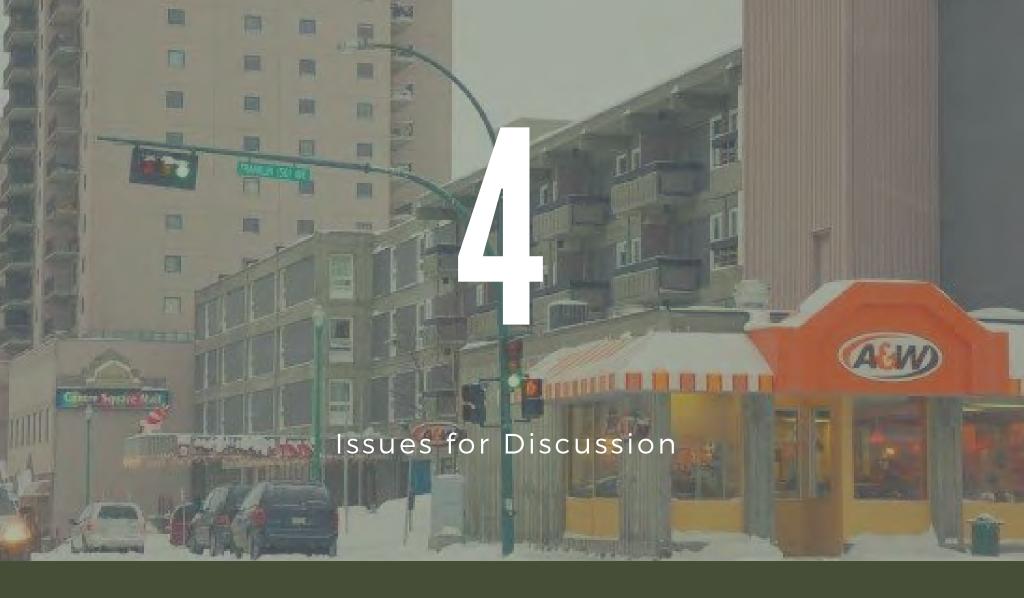
Real estate developers and consultants.

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.



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:

- 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





Downtown Yellowknife

## DISCUSSION

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