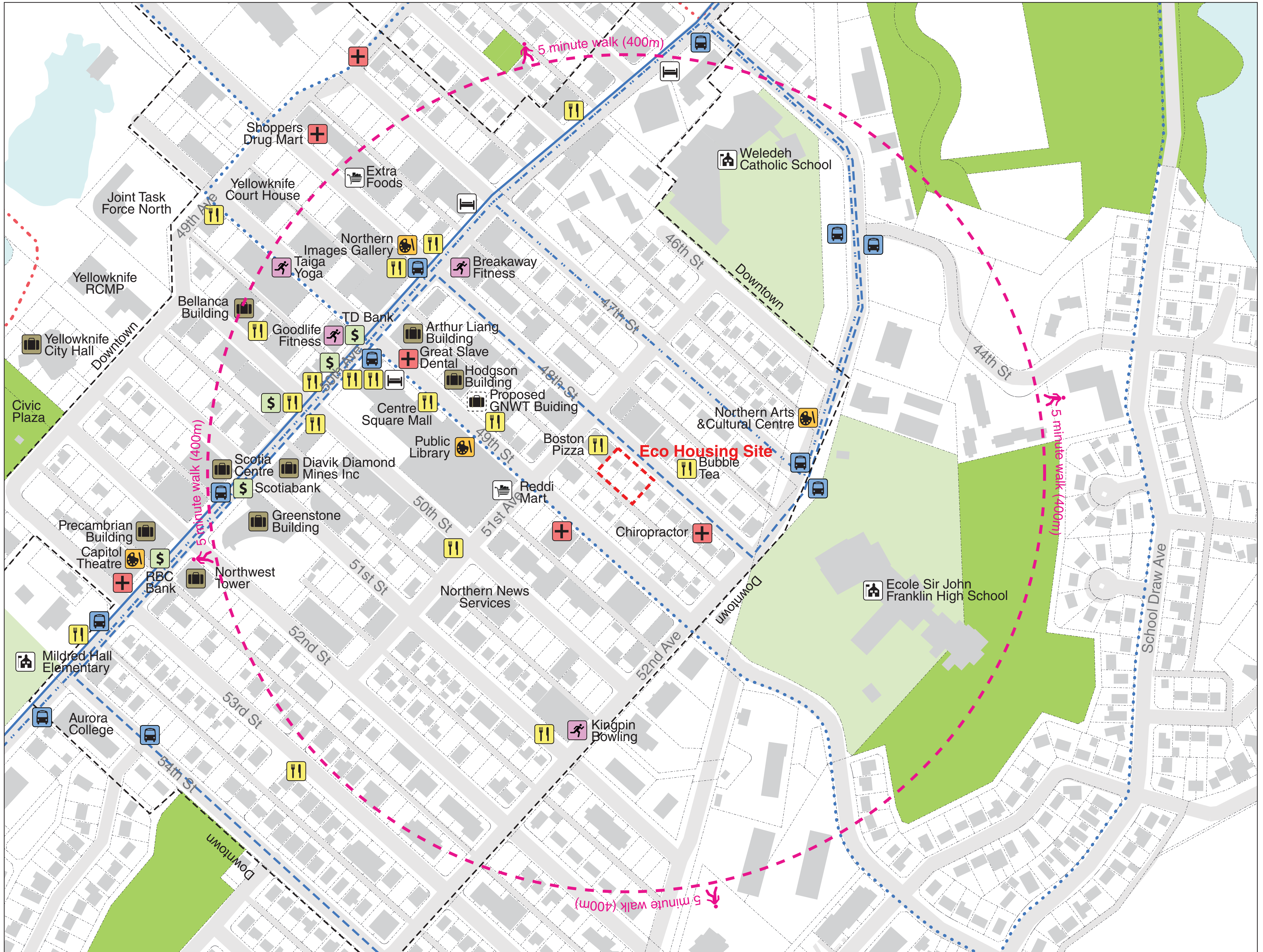


SITE & NEIGHBOURHOOD



NEIGHBOURHOOD CONTEXT PLAN

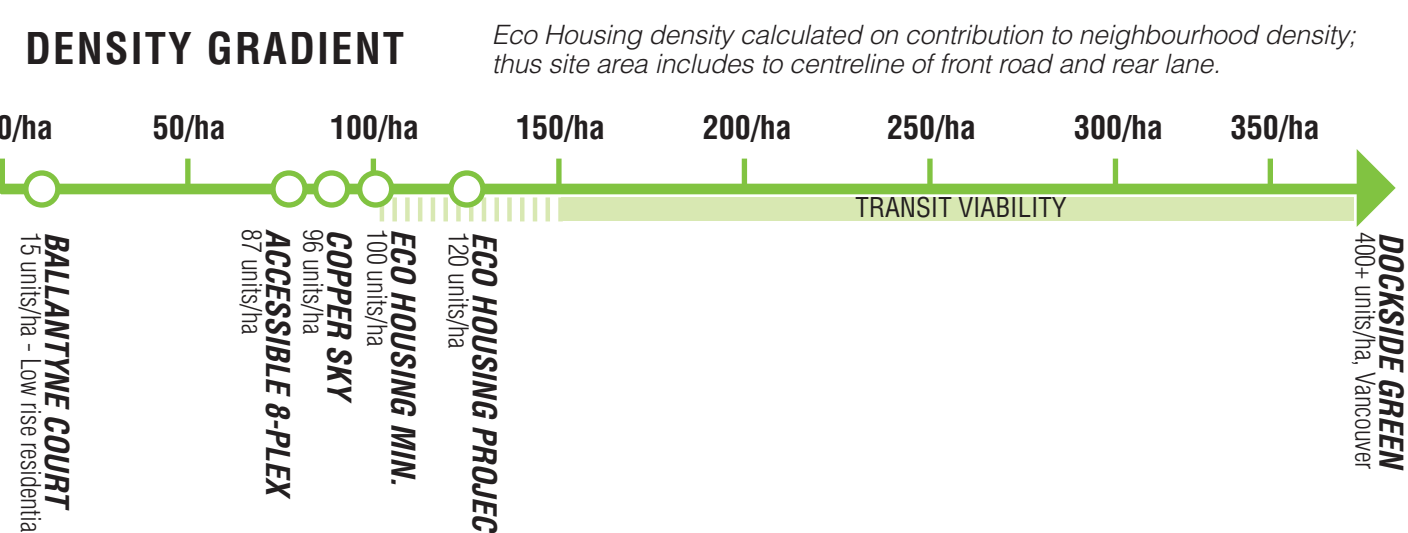
A DOWNTOWN LOCATION



The Eco Housing project's central location supports a wide array of opportunities to 'live, work and play' in close proximity and its mixed use character further contributes to a livable community with diverse land uses and employment opportunities.

COMPACT DEVELOPMENT

Consistent with Smart Growth principles, the Eco Housing project is envisioned as a mixed use development that achieves the highest and best use of the land. Ground floor commercial space will contribute to a vibrant and active streetscape. 24 residential units on the floors above will further add to this and provide 'eyes on the street.' Set on a 100' x 150' lot, the proposed Eco Housing project will be in the range of 120 dwelling units/ha. Increasing density with a compact building in an already developed area will contribute toward more efficient use of land, infrastructure, and public facilities such as schools as well as improve transit viability.



ACCESS TO MANY AND DIVERSE AMENITIES

Centrally located, everything downtown has to offer is only a short distance away; from schools to shopping, dining to fitness and health.

WHY IT MATTERS?

The distance to amenities such as schools, recreation areas, food and retail services is an indicator of livability. Residents are given an option to drive less and there is more potential for increased daily physical activity and social interaction. The distances to a mere handful of these amenities are mapped above and charted below.

DISTANCES TO VARIOUS LOCAL AMENITIES

	WALK	DRIVE
GROCERY		
Extra Foods	3min.	2min.
Reddi Mart	2min.	1min.
BANKS		
TD Bank	5min.	2min.
Scotiabank	6min.	2min.
CIBC	5min.	2min.
RBC Bank	8min.	3min.
FITNESS		
GoodLife Fitness	4min.	2min.
Breakaway Fitness	2min.	1min.
Taiga Yoga	5min.	2min.
SHOPPING		
Centre Square Mall	2min.	1min.
DINING		
Boston Pizza	1min.	1min.
KFC	3min.	2min.
Sushi Cafe	9min.	2min.
A Taste of Saigon	6min.	2min.
Vietnamese Noodle House	4min.	1min.
Gold Range Bistro	4min.	1min.
Black Knight Pub	5min.	2min.
HEALTH		
Shoppers Drug Mart	6min.	2min.
SCHOOL		
Ecole Sir John Franklin	3min.	1min.
Weledeh Catholic School	3min.	1min.
Mildred Hall Elementary	9min.	3min.
Aurora College	10min.	3min.
ACCOMMODATIONS		
ARTS & CULTURE		
MAJOR EMPLOYERS		
TRANSIT STOP		

ALTERNATIVE TRANSPORTATION

The Eco Housing project is ideally suited to support a range of alternative transportation choices that will contribute to an active lifestyle as well as reduced automobile dependence and environmental impacts.



TRANSIT ACCESSIBLE

- the project site is well serviced by Yellowknife's public transit system;
- easily accessible bus stops are only a couple minute walk away;
- Bus Route 2 access west of the building at 50th Avenue; and,
- Bus Route 1 access around the corner on 52nd Avenue



BIKE FRIENDLY

- easy access to existing Bicycle Routes, including along 49th St;
- will include visible, secure and enclosed bicycle storage for Eco Housing residents; and,
- the building's central location means everything downtown Yellowknife has to offer is only a short ride away

WHY IT MATTERS?

Transportation accounts for both a significant amount of energy consumed as well as is a major source of greenhouse gasses and other pollutants. A high mode share for walking or cycling is desirable as these modes are energy and resource efficient, non-polluting, quiet and have low or no cost associated with them. Both modes offer health benefits through fitness. A high mode share is desirable for public transit providing an alternative mode of transportation, particularly for longer trip distances and for times of inclement weather.

ACCESS TO EMPLOYMENT



The project's central location means the entirety of downtown Yellowknife is within a short 10 minute walk of your doorstep. This provides excellent opportunities for building residents to find employment close by reducing the chance of long commute times or the need to rely solely on a car to do so. It promotes healthy, active lifestyles while reducing fuel use, emissions, cost and environmental impacts.