

RE: BID FOR SITE OF THE HASTINGS STREET URBAN RENEWAL AREA
 LOT 57, D.L. 116, GROUP 1, PLAN 63799
REZONING REFERENCE # 142/81

The Commission has not had the opportunity to review the matter of administration of the public square, and as a result, the staff will be undertaking a telephone poll of the members of the Commission to determine their views in this respect. From a procedural point of view, the public square should be officially turned over to the Commission for maintenance purposes once it has been completed.

Parks & Recreation staff have actively participated in the design of the public square to ensure that the objectives of high quality and low maintenance are met.

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director Planning & Building Inspection be adopted.

* * * * *

TO: MUNICIPAL MANAGER 1983 October 27

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: BID FOR SITE 3 OF THE HASTINGS STREET URBAN RENEWAL AREA
 LOT 57, D.L. 116, GROUP 1, PLAN 63799
REZONING REFERENCE #142/81 (Sketch #1 Attached)

RECOMMENDATIONS:

1. THAT the public tender bid of Bosa Bros. Construction Ltd. be accepted in accordance with the terms of this report.
2. THAT the concurrence be obtained of the Federal and Provincial partners in the Hastings Street Urban Renewal project to the public tender bid of Bosa Bros. Construction Ltd.

REPORT

On 1983 October 14, at 16:10 h in the Legal Department, the sole bid received from a public tender call for the sale of Site 3 of the Hastings Street Urban Renewal Area was opened. The bid was made by Bosa Bros. Construction Ltd.

The public tender bid of Bosa Bros. is for a land price of \$1,710,000 and a closing date of no later than 1984 June 30. The following modifications or clarifications are also applicable to the completion of the land sale and this development:

- a) The public square area (Site 1) provided in accordance with the adopted community plan encompassing the urban renewal property and the Urban Renewal Agreement of 1966; and the provision of \$250,000 guaranteed by Letter of Credit by this developer for the full, high-quality development of the public square are considered to meet the full park requirement for this Site 3 development. Accordingly, in order to avoid double charging, no additional Neighbourhood Parkland Acquisition charge will be required.

ITEM	SUPPLEMENTARY	11
MANAGER'S REPORT NO.		65
COUNCIL MEETING	1983 10	31


- b) A number of adjustments to the current design are also being pursued to improve its efficiency and economic viability. These include:
- i) Greater efficiency and improvement of the layout of storage areas, common recreation facilities for the residential component, exit stair relocation on the typical floor plan of the apartment tower, mechanical equipment areas, and parking areas with negligible change to the appearance of the development.
 - ii) Substitution of other commercial uses for the commercial racquet court facility.
 - iii) Other refinements which maintain and reinforce the high quality of the development.
- c) The development will continue to comply with all other requirements of Rezoning #142/81.
- d) It is the general wish of the bidder to commence construction in the early spring of 1984 and, therefore, the stated closing date of 1984 June 30 would be adjusted accordingly.

It is proposed that this purchase offer by Bosa Bros. be pursued on this basis. It is considered to be in the public interest to promote the early redevelopment of this site in order to assist in stabilizing the economic viability and community environment of the Hastings Street area and to place a major development on the tax rolls for a site which has been publicly owned and vacant since the late 1960's.

Upon the approval of Council to this purchase offer by Bosa Bros. in accordance with this report, the concurrence of the Federal and Provincial partners would be requested to this purchase offer. The concurrence of the partners will enable staff to pursue the early completion of the land sale and the development proposal.

KI:lf

cc: Director Finance
Director Recreation & Cultural Services
Municipal Solicitor


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

- 1- Public Square 0.22 Acres
- 2- Community/Institutional Use 0.70 Acres
- 3- Comprehensive Development - Mixed Medium Density Residential/Commercial (RM4 & C2 Type) 2.2 Acres
- 4- Comprehensive Development - Commercial (C2 Type) 1.17 Acres
- 5- Comprehensive Development - Medium Density Residential (RM4 Type) 1.62 Acres

LEGEND: Reference Date 1980 Nov. 10

1	2	32	7	A
---	---	----	---	---

ITEM SUPPLEMENTARY 11
 MANAGER'S REPORT NO. 65
 COUNCIL MEETING 1983 10 31

SKETCH #1
 URBAN RENEVAL
 HASTINGS STREET
 COMMUNITY PLAN AREA "A"
 NORTH
 SCALE: 1"=100'

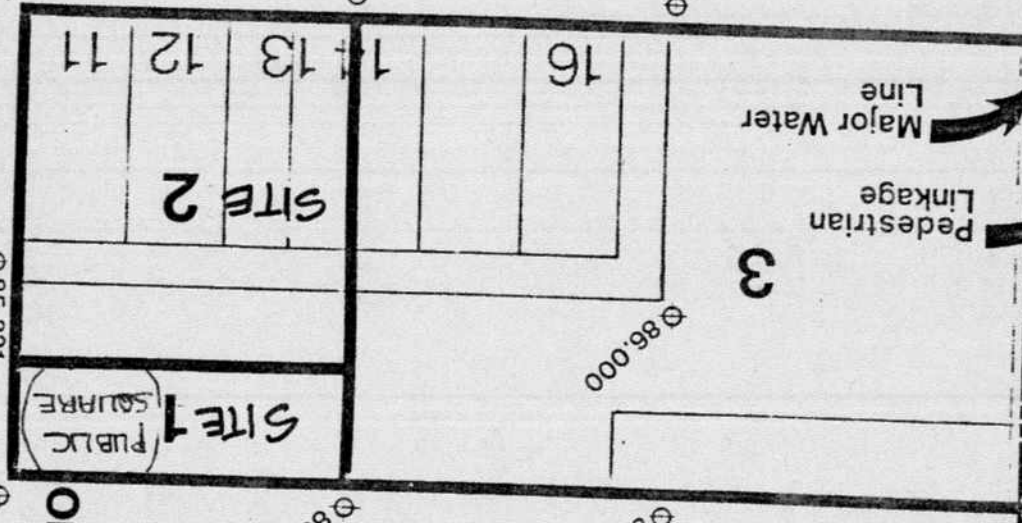
A	7	8	9	10	33	A B C
---	---	---	---	----	----	-------

A	1
---	---

Geodetic Metric Grades

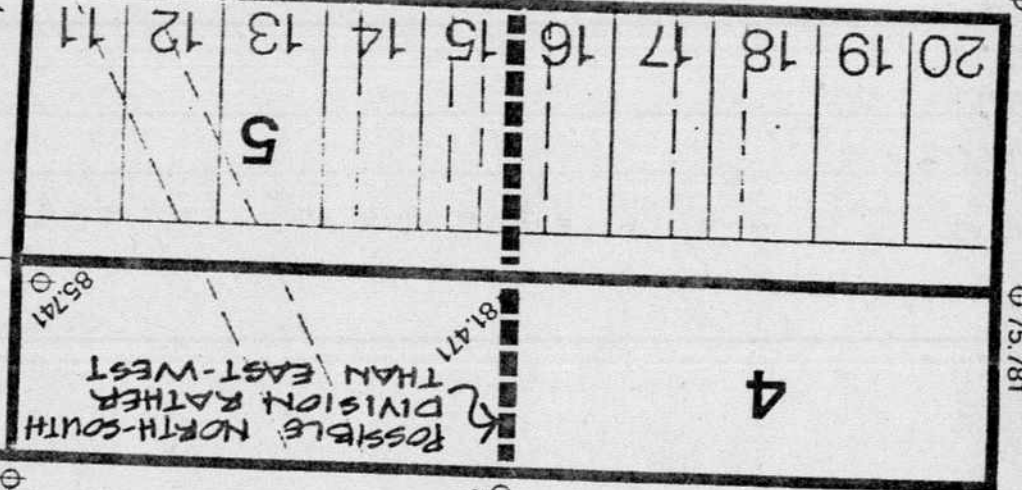
1

MACDONALD AVE. or 3a

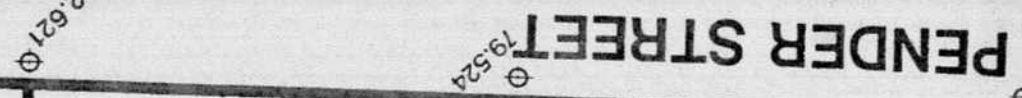


INGLETON AVE.

20	19	18	17	16	15	14	13	12	11
----	----	----	----	----	----	----	----	----	----



ESMOND AVE.



HASTINGS STREET

PENDER STREET

