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THE 127 SOCIETY

FOR HOUSING

Dear Friends,

June, 2011



1050 Expo Boulevard Project

At long last a revised development permit application has been made to the City by our architects for development of our building at 1050 Expo Boulevard. The site notice has been erected informing the public of this (as you can see from the picture above) and a mailed notification has been sent to neighbours in the proximity of the proposed building. The timing of this coincided with the opening of the 127 Society's website (127society.ca) on which details of the proposed development and frequently asked questions and answers related to it have been posted. Concurrently the architects are proceeding with preparation of working drawings and a new scaled model for presentation to the City's Urban Design Panel (UDP) on June 15th when the development will be assessed. Clarifications required by the panel will need to be answered before a public meeting can be held. We are working with an experienced public relations consultant to ensure that we proceed in an open and effective way for a meeting anticipated in September.

The transfer of the site title from Concord Pacific to the City is a slow process but is proceeding. The extent of the environmental

clean-up required on the site before and during construction and the responsibility between the various parties is under discussion.

Construction costs based on the current designs have been estimated by our construction manager and verified independently by BC Housing's consultant.

The operating agreements with BC Housing have been under discussion between the various societies on the twelve City sites for several months. Under the guidance of the BC Non-profit Housing Association an attempt is being made to establish an agreement common to the operation on all of the sites. Good progress is being made.

There has been slippage in the schedule due to the delays in the DP application submission. It is anticipated that work on the piled foundations will begin in early 2012 with construction of the building in the Spring/Summer dry season of that year. Occupancy is now expected in late 2013.



Hilda Gregory (President)

Graham Rawlings (Vice-President)