

**LEGISLATIVE ASSEMBLY OF THE
NORTHWEST TERRITORIES
6TH COUNCIL, 38TH SESSION**

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TARD-ETT
DEO 24/60
THE COMMISSIONER
NWT GOVT
YELLOWKNIFE NWT

TD # [unclear]

PROBESER BAY CENTRE TRANSFERRED TO EDMONTON FIRMS

OTTAWA DECEMBER 23/69 CONSTRUCTION WILL SOON START ON THE PROBESER BAY COMPLEX A MODERN PLANNED TOWN CENTRE WITH BUSINESS RECREATION AND SHOPPING BUILDINGS NEW HOUSES COMPLEX WITH PATIOS AND A SIX-STORY APARTMENT BLOCK

THE PROPOSAL OF A CONSORTIUM OF EDMONTON FIRMS SOLAR CONSTRUCTION CO LTD LOCKERBIE HOLE (SYSTEM) LTD AND BATHON WINDSOR HAS BEEN ACCEPTED IT WAS ANNOUNCED TODAY BY NORTHERN DEVELOPMENT MINISTER BEAN CHRISTIE

MR CHRISTIE POINTED OUT THAT THE PROBESER COMPLEX BRINGS A NEW SOCIAL AND ECONOMIC APPROACH TO NORTHERN DEVELOPMENT "ARRANGEMENTS HAVE BEEN MADE " MR CHRISTIE SAID " TO MAKE SURE THAT APARTMENTS AND TOWN HOUSES WILL BE AVAILABLE FOR BOTH ESKIMO AND NON - ESKIMO AT PROBESER " " THERE WILL BE NO DISCRIMINATION " MR CHRISTIE EXPANDED " AND THE RECREATIONAL FACILITIES THE THEATRE SWIMMING ALLEY SWIMMING POOL SAUNA AND TENNIS COURT WILL BE AVAILABLE TO ALL THE ESKIMO AND NON-ESKIMO RESIDENTS OF THE COMMUNITY WILL ALSO HAVE A VOICE IN THEIR MANAGEMENT " THE MINISTER SAID

IN JUNE THE DEPARTMENT INVITED PROPOSALS FROM PRIVATE ENTERPRISE FOR TWO SITES TO BE DEVELOPED IN ACCORDANCE WITH THE MASTER PLAN AND TERMS OF REFERENCE PREPARED BY THE DEPARTMENT FIVE PROPOSALS WERE RECEIVED

THE CONSORTIUM WILL BUILD A CIVIC SQUARE COMPLEX (SEE ARTIST'S SKETCH) A SYSTEM OF MODULAR PRE-CAST CONCRETE WITH DEVELOPMENT BY BATHON - WINDSOR WILL BE USED FOR THE TOWN CENTRE BUILDINGS THE ON SITE MANUFACTURE AND ASSEMBLY OF THE PRE-CAST UNITS WILL PERMIT THE USE OF LOCAL LABOUR FOR ALL PHASES OF CONSTRUCTION AS WELL AS FOR THE ONGOING OPERATION AND MAINTENANCE OF THE BUILDINGS

THE GOVERNMENT WILL LEASE THE SITE TO THE DEVELOPERS FOR A 20 YEAR TERM AT THE END OF WHICH THE RENTAL BUILDINGS (APARTMENT BLOCKS OFFICE AREA AND ROW HOUSING UNITS) REVERT TO THE GOVT FOR 25.00 THE ENTREPRENEURS WILL BE RESPONSIBLE FOR THE OPERATION LEASING AND MAINTENANCE OF THE BUILDINGS THE GOVERNMENT WILL PROVIDE HOUSING FOR ESKIMOS AND PUBLIC SERVANTS BY LEASING ACCOMMODATION FROM THE ENTREPRENEUR AND ALLOW LETTING TO OCCUPANTS THE EQUIVALENT OF A GUARANTEED RENTAL SCHEME THE VARIOUS GOVT DEPARTMENTS HAVING OFFICES IN PROBESER BAY WILL ALSO RENT OFFICE SPACE IN THE COMPLEX

" WE ARE WILLING TO SHARE THE RISK OF NORTHERN DEVELOPMENT WITH THE PRIVATE SECTOR " MR CHRISTIE HAS STATED " THE RESULTS OF SUCH DEVELOPMENTS WILL BENEFIT ALL CANADIANS "

PROBESER BAY CENTRE BACKGROUND

THE PRIMARY OBJECTIVES OF THE PROBESER BAY COMPLEX ARE:

- THE ESTABLISHMENT OF THE TOWN CENTRE
- TYING TOGETHER OF EXISTING SCATTERED SETTLEMENTS
- THE DEVELOPMENT OF A FULLY INTEGRATED COMMUNITY
- THE PROVISION OF UNEQUALY SERVED HOUSING WHICH WOULD BE ALLOCATED ON THE BASIS OF NEED
- THE EXTENSION OF WATER AND SEWER SERVICES THROUGH THE COMPLEX TO AN UNSERVED AREA
- THE ATTRACTION OF PRIVATE INVESTMENT CAPITAL TO THE NORTH
- THE TRANSFER TO PRIVATE ENTERPRISE OF FUNCTIONS NOT NORMALLY A GOVERNMENT RESPONSIBILITY (CATERING AND THE PROVISION OF TRANSPORT ACCOMMODATION)

SPECIAL ADVANTAGES OF THE PROPOSED SYSTEM OF BUILDING WITH MODULAR PRECAST CONCRETE UNITS ARE:

- LOCAL ROCK CAN BE USED AS AGGREGATE REDUCING THE AMOUNT OF MATERIAL WHICH MUST BE SHIPPED INTO THE SETTLEMENT
- THE MANUFACTURE OF COMPONENTS UNDER COVER CAN CONTINUE THROUGH THE WINTER WHEN OUTDOOR CONSTRUCTION IS DIFFICULT
- CONCRETE IS MORE DURABLE AND FIRE-PROOF THAN MATERIALS PREVIOUSLY USED
- THE MODULAR FORM BRINGS BOTH VERTICAL AND HORIZONTAL EXTENSION TO THE BUILDINGS WITHOUT DISRUPTION OF THE GENERAL APPEARANCE

THIS FLEXIBILITY WAS A SIGNIFICANT FACTOR IN THE SELECTION OF THE SCHEME AND REFLECTS A NEW ATTITUDE TOWARDS DEVELOPMENT IN THE NORTH IN THE EARLY TWO DECADES A NEW BREED OF NORTHERNER WILL EMERGE YOUNG WELL INFORMED EDUCATED AND TOWN ORIENTED (how is it flexible?)

NEW SOCIAL SYSTEMS WILL BE ESTABLISHED WHICH CAN ACCOMMODATE CONSTANT CHANGE AND KEEP PACE WITH THE EVOLUTION OF THE COMMUNITY SIMILARLY A RIGID TOWN PLAN THAT CONSTRAINS THE INDIVIDUAL MUST GIVE WAY TO DYNAMIC FLEXIBLE PLANS THAT CAN ADAPT TO THE PHYSICAL NEEDS OF THE COMMUNITY AND FREE IT FROM THE PROBLEMS THAT THREATEN CLEAN CITIES ENVIRONMENTAL POLLUTION TRAFFIC CONGESTION NOISE OVERCROWDING AND THE APPARENT EVILS OF DISEASE PETTY CRIME AND VIOLENCE OK

THE PROBESER TOWN CENTRE EMBODIES THIS NEW PHILOSOPHY FOR THE NORTH

BUILDINGS CAN EXPAND OR CONTRACT UPWARDS SIDEWAYS OR IN LENGTH THEY CAN BE JOINED OR OVERLAPPED THE MODULAR FORM ALSO ALLOWS FOR THE DEMOLITION AND REPLACEMENT OF A BUILDING OR PART OF THE BLOCK WITHOUT DETRIMENT TO THE COMPLEX AS A WHOLE SIMILARLY THE INTERFACES OF THE BUILDINGS ARE EQUALLY FLEXIBLE WITH GREATER POSSIBILITIES FOR ADDITION OF CHANGE

IN THE RESIDENTIAL SECTOR OF THE TOWN THE APARTMENTS AND TOWN HOUSES WILL PROVIDE A WIDE RANGE OF ACCOMMODATION IN CONTRAST TO THE SINGLE FAMILY DWELLING BLOCK IN THE PAST THEY WILL BE MADE AVAILABLE TO BOTH ESKIMO AND NON-ESKIMO FAMILIES WITHOUT DISCRIMINATION

RECREATIONAL FACILITIES WILL ALSO BE MADE AVAILABLE TO ESKIMO AND NON-ESKIMO FAMILIES AND RESIDENTS OF PROBESER BAY WILL HAVE A VOICE IN THEIR MANAGEMENT

THE INTRODUCTION OF MULTIPLE FAMILY DWELLINGS REDUCES SERVICES COSTS PROVIDES FOR A MORE TIGHTLY knit COMMUNITY AND CONCENTRATED AND THE HIGHEST DENSITY OF POPULATION NEAR THE TOWN CENTRE

THIS IS A LARGE - SCALE PROJECT EVEN BY NORTHERN STANDARDS

- 26,000 SQUARE FEET OF OFFICES
- 6,000 SQUARE FEET OF PRIME COMMERCIAL SPACE (About 170 employees can fit in here!)
- 48 ROOMS HOTEL WITH RESTAURANT AND LOUNGE
- 300 SEAT THEATRE SWIMMING ALLEY SWIMMING POOL SAUNA AND TENNIS COURT
- 152 APARTMENT SUITES (50 EACH 2 1/2 BR AND 102 2 - BR)
- 70 3 AND 4 - BR TOWN HOUSES

THE APARTMENT AND TOWN HOUSES WHICH ARE INTENDED PRIMARILY FOR FAMILIES WITH YOUNG CHILDREN ARE LOCATED ON THE INSIDE OF THE COMPLEX ADJOINING A LARGE CENTRAL PARK WHERE CHILDREN MAY PLAY SAFELY DISTANT FROM THE TRAFFIC ON THE NEW RING ROAD SURROUNDING THE CENTRAL BUSINESS DISTRICT

THE CONSTRUCTION SCHEDULE IS RIGIDLY MORE THAN 60 PERCENT OF THE HOUSES READY FOR OCCUPANCY BY THE END OF 1969 AND THE BALANCE OF THE COMPLEX COMPLETED BY JULY 1970 THE PRINCIPALS OF THE CONSTRUCTION FIRMS ARE CONFIDENT THAT THEY CAN MEET THEIR TARGETS THEY BELIEVE THAT THE EXPERIENCE GAINED ON CONSTRUCTION PROJECTS IN THE NORTHWEST AND THE HIGH AIDED GIVES THEM INSIGHT INTO THE PROBLEMS WHICH WILL BE ENCOUNTERED IN PROBESER BAY THEY WILL DRAW ON THE EXPERTISE OF THE ENGINEERING (NORTHERN) DIVISION TECHNICAL SERVICES BRANCH DEPARTMENT OF INDIAN AFFAIRS AND NORTHERN DEVELOPMENT WHO ARE OVERSEEING THE PROJECT

MARCEL MOET DISTRIBUTION OFFICER DEPT OF I & M J

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