

**Submitted to:**

Elaine Wagner, Appeals Officer/Clerk  
Nova Scotia Utility and Review Board  
3rd Floor, 1601 Lower Water Street  
Box 1692, Unit "M" Halifax, NS B3J 3S3

**Date of Submission:** December 18th, 2008

Re: Public Hearing, Regarding Armour Group, January 20<sup>th</sup> 2009

In the opinion of the Halifax Chamber of Commerce, Council's decision regarding the Armour Group Waterside development is not consistent with the intent of the Municipal Planning Strategy.

The overall intent of the Regional Plan is stated on page 10, which is to *“outline how future, sustainable growth should take place in the HRM, in a way that preserves the environment, while at the same time maintaining a strong economy. The overarching goal of this Plan is to achieve a shared vision of the future of HRM, a vision of healthy, vibrant and sustainable communities, without taking away from the character that makes HRM a distinct and attractive place to live.”*

The proposed Waterside Centre clearly meets all of the above criteria. If approved, the Waterside will:

- Preserve the 19th-century façades of six buildings, meeting the Regional Plan requirement to preserve heritage and;
- Will create a new six-storey office building on top of the existing buildings, adding much needed office space to our downtown and our first new building in twenty years. This meets the Regional Plan requirement to maintain a strong economy

What is the alternative? Does Regional Council expect developers and commercial property owners to maintain buildings that only cost them money? Of course, developers and property owners cannot and will not do that. Commercial properties are investments and must be feasible for owners to maintain.

It is our view that Council lost sight of the intent of the Municipal Planning Strategy and the overall goal of the proposed development, which is to save these buildings from destruction. We plan to present our views to the Board as a presenter at the public hearing on January 20<sup>th</sup>, 2009.

Regards, Valerie Payn, President & CEO

