

October 30th 2008

Submitted to:

HRMbyDesign Office
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As a participant in the August 6th, 2008 stakeholder workshop, the Chamber would like to formally respond to the invitation for comment regarding HRMbyDesign's Land Use By-law (LUB).

The LUB is an extensive and technical document. The Chamber would like to congratulate HRM for paying attention to detail, as it is within this detail, that clarity in process will be found.

The Chamber has two main points of concern relating to the LUB and the August 6th workshop:

1. If time permitted for application decisions expire, the applications are automatically rejected.

It is our understanding that the Urban Design Review Committee will have 30 days to render a decision on a complete application. If the 30 days expire before a decision is rendered, the application is rejected. Similarly, appeals of the decisions of the Design Review Committee go to Regional Council. Council has 60 days to render a decision. If time expires, the application is rejected.

The Chamber is concerned that this option will allow for applications to simply expire without decisions being rendered. This expiration option does not contribute to the overall goal of HRMbyDesign, which is to bring decisiveness into the development approval process. The Chamber would encourage revision of this process, to ensure votes are taken or before the 30 day (UDRC) and 60 day (Regional Council) deadlines.

2. Ensure that the Barrington Street Historic District (BSHD) remains an integral part of HRMbyDesign.

The Chamber is concerned that the much anticipated BSHD will not be included as part of the overall plans for HRMbyDesign. Business owners and citizens have been waiting for BSHD plans to move forward since 2004. If the BSHD is unbundled from HRMbyDesign, business owners in the area will be left with uncertainty as to what rules they will be allowed to develop under. There is also \$3 million dollars included in the Barrington Plan over five years that businesses have been planning for access to.

Thank you for the opportunity to comment on HRMbyDesign. If you have any questions, please contact Nancy Conrad, Senior Vice President Policy at nancy@halifaxchamber.com or 481-1231.

