



**Downtown Dartmouth  
Business Commission**

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# BUSINESSTALK

Updating the Downtown Dartmouth Business Community

Editor: Tim Olive

## Heavy Equipment Tells the Story Kings Wharf Is Under Construction



On June 9th, 2010 after nearly four years of planning, public meetings, plan amendments and persistence on behalf of the developer Kings Wharf was given its development permits from HRM. Mr. Francis Fares, project proponent of the development company Atlantis Realty was philosophical in finally reaching this day when he stated: *"This has always been a great project not only for downtown Dartmouth and this municipality but for the entire province"*. His passion for the project and his soft spoken demeanor and persistence have been the hallmark of this project as it moved through the many hurdles thrown it at from many corners.

This project is the catalyst that downtown Dartmouth has been waiting for in order to spur on other improvements in our retail and commercial business sector.

*Continued on page 5*

## The Lofts at Greenvale-Heritage and Development as Partners



The Lofts at Greenvale - [www.theloftsatgreenvale.com](http://www.theloftsatgreenvale.com)

The first of its kind in the Halifax area, The Lofts at Greenvale is the second story told by the red brick two-storey at the corner of Ochterloney and Pine Street in Dartmouth, Nova Scotia. The first story of this grand structure began in 1915. This development was first Greenvale School, which was itself constructed to replace a previous school, destroyed by fire in 1914.

*Continued on page 4*

**Check out our Webpage at**  
**[www.downtowndartmouth.ca](http://www.downtowndartmouth.ca)**



[www.myhrm.ca](http://www.myhrm.ca)

**We want to hear from you! If you have any questions, comments, or would like further information about BusinessTalk, please call 466-2997 or email [info@downtowndartmouth.ca](mailto:info@downtowndartmouth.ca)**

## The Fear of Crime

Extracts from a paper by Mr. Lawrence Houstoun

"It is not the act of crime but the fear of crime that creates the negative environment in many small downtowns ..." says Lawrence Houstoun when discussing crime prevention in our downtown business districts. The following information was extracted from a paper written by Mr. Houstoun as he outlines some program options to counter crime and fear without overwhelming our resources. Some additional comments were added to emphasize points related to reducing the fear of crime in our downtown Dartmouth.

### A comprehensive plan to counter crime should include:

- **Improving lighting-** Advocate lighting designed for pedestrians to replace the fixtures 30 plus feet in the air. Recommend halide lamps that produce white, rather than amber, illumination. The latter makes places look like dingy industrial areas. Encourage lighted shop windows after dark.

- **Diversify with night and day-oriented businesses-** Work hard at getting people on the sidewalks after dark as well as during the daytime. The more pedestrians, the less fear.

- **Getting rid of signs of disorder-** These include solid steel security gates. Most provide no security benefit and give the place the image of a perpetual crime scene.

- **Keep Green and Clean-** Both public and private property owners have a primary responsibility to maintain their environment. A clean and green pedestrian environment encourages return visits both day and night and reduces the fear of crime.

- **Emphasizing friendliness-** If the business district has uniformed and identifiable cleaners, train them to answer frequently asked questions. The communications strategy should focus people on downtown's desirable features.

- **Evaluating CCTV monitoring of public places-** Closed circuit TV systems functioning in public spaces-parks and plazas as well as sidewalks-will become more common throughout our downtowns. Modern camera systems are popular with business operators, shoppers and employees. They cost little, do not require monitoring, and can be moved as circumstances require.

*Continued on page 6*

## Margaret House Facelift



Improvements are underway at Margaret House at the corner of Ochterloney and Wentworth Streets in downtown Dartmouth. This project is another initiative of the nonprofit volunteer group of citizens (FOOD) aimed at improving the lives of those less fortunate who in many cases call the streets their home. This visual streetscape enhancement to this facility is a major improvement to the overall pedestrian environment in this area of our downtown and the proponents of this project should be congratulated for this initiative.

Feed Others of Dartmouth (FOOD), is a community group that feeds the homeless. It began in 1994 and sprang from the compassionate and productive mind of Neil Black, inspired by long-time patrons John and Margaret Savage and carried on each year by an army of dedicated volunteers that has for over a decade made this service possible.

On average Margaret House feeds 80-100 people daily-upwards to 125 on some occasions. They have staff and volunteers preparing, serving and cleaning. They offer a supper program three evenings a week in addition to serving a noon meal 365 days a year.

*Continued on page 8*

**If you know of any area residents that would like to receive our e-mail newsletter, they can request the newsletter by emailing us [info@downtowndartmouth.ca](mailto:info@downtowndartmouth.ca)**

## The Bright Side - Opening Soon



**Urchin Holdings** are moving forward towards early completion of another mixed use development in downtown Dartmouth. The building located at 19 Portland Street is

nearing completion and will be five stories with retail on the ground floor and both residential and commercial suites on the upper levels.

Roger Eckoldt, building owner says: "*he drew his inspiration for the building from Europe, where five- to six-storey buildings with commercial operations on the street level and flats upstairs is the norm*"; he added: "*People live, work and shop in the one area in many European settings. Locally we have seen growth in this region however, people lived in one area and shopped and worked in another. It is nice to see that with zoning changes and a new attitude towards urban development, opportunities like ours are now becoming the norm*" he concluded.

*Continued on page 13*



## Navigator Project - BID Success Story

By Bernard Smith: Manager of the Spring Garden Area Business Association and edited for inclusion )

The **Navigator Program**, based on the Spring Garden Road experience, was introduced by the Business Improvement Districts in partnership with HRM and the Provincial Department of Justice with the support of the Department of Community Services and Health. It is this program which places those in need on the streets of the inner city areas in contact with the appropriate agencies to deal with their immediate needs. A great deal of emphasis is placed on getting those who are found employable into work or training with many simple barriers to successful stable employment being routinely handled.

In this changing environment, the Spring Garden area has remained busy and successful, with the highest pedestrian traffic East of Montreal, variously referred to as the "spark plug" for the restart of a more successful Capital District but also as the last remaining outpost of success in the inner-city areas. This remaining vitality and pedestrian traffic also attracts a street population of needy persons, many who virtually make the streets of the area their home. This situation adds to the challenges being faced by business and particularly retail business in downtown business districts. Struggling with an eroding downtown business base, and an obvious lack of municipal reinvestment in the infrastructure in the area, business in the Spring Garden area elected to be trendsetters in helping their street population move back into productive society.

The question of keeping a newly employed street person operating until they can collect their first paycheque can be insurmountable, but in this case has been dealt with by paying a daily maintenance amount until that first paycheque arrives. This seems a pretty obvious approach, but one which is not available in alternative government programs. This program has resulted in literally dozens of people being employed who would otherwise be on the streets. Even cashing that first paycheque, insurmountable for a person with no identification and no bank account, is handled.

Other barriers to employment such as protective clothing or even tools are within the capacity of the Navigator to provide on behalf of the Business Associations. Taking a positive proactive approach, the Navigator Program emphasizes the objectives wherever possible, getting people off the street, into employment, training or treatment.

*Continued on page 11*

## Capital Ideas: Leveraging Urban Investment for Regional Prosperity

(Streetscape Capital Projects Implementation Strategy)

The following excerpts are taken from an HRM staff report to Regional Council presented on July 6th, 2010 by Andy Fillmore, Urban Design Project Manager

A healthy urban core is the most powerful tool available for addressing the financial and environmental challenges facing all cities. A vital urban core creates the financial strength necessary to provide amenities and services to all communities within a city region. Simply put, strategic urban investment creates regional prosperity.

Today HRM's urban core (the Regional Centre) is not positioned as a strategic economic asset by the municipal, provincial, or federal levels of government. As a result it has missed out on economic development opportunities that would have benefitted all residents. Because its population is either stagnant or in decline, because businesses are struggling, and because several major approved developments have not proceeded, the Regional Centre is at risk of "hollowing out." If we want it to be more like downtown Boston (dense, livable and prosperous) rather than like downtown Detroit (hollowed-out, in decline) then expedient action is required.

The most recent indication of the pressing challenges facing HRM's urban area was Corporate Knights Magazine's straightforward reporting that in the context of other Canadian cities, "HRM has too little urban density, too much suburban sprawl, and not enough public space." While there has been ongoing baseline maintenance investment in the core, the last major capital improvement project downtown was undertaken 14 years ago in 1996 in relation to the G-7 Summit. Indeed much of the public infrastructure in the Capital District is over 40 years old and near the end of its useful life. That we are on the eve of building a new Central Public Library in close proximity to a proposed new Convention Centre provides an excellent example of the kind of downtown investment that is required: Strategic action now can help ensure that a major streetscape improvement plan will knit together these two unparalleled initiatives, further enhancing their economic impact and positioning HRM's urban core as destination of choice for residents, business and visitors.

The staff report presented to Council on July 6th, 2010 (available online at <http://www.halifax.ca/council/agendasc/cagenda.html>) sought to win Regional Council's endorsement for a proposed solution to this challenge. Council was asked to approve in principal the discussion paper titled, "Capital Ideas: Leveraging Urban Investment for Regional Prosperity" as well as a series of next steps.

*Continued on page 10*

## Shubie Canal Fishery



Recently reports have surfaced on a resurgence of fish stock in the Shubie Canal near Dartmouth Cove. Walter Regan of the Sackville River Advisory Group is a keen observer of our local streams, rivers and inlets and indicated in a recent discussion that: "... I observed a large school of shad milling about at the downstream end of the Alderney Drive culvert, attempting to make their way upstream to Sullivan's Pond and beyond." He went on to comment: "Water in the stream formerly known as Sawmill River is very clear now, and the hundreds of fish were clearly visible. Of course, their migration is blocked by the Sullivan's Pond and Lake Banook dams."

*Continued on page 14*

## The Lofts at Greenvale-Heritage and Development as Partners

*Continued from front page*

The construction of the new fireproof building, by Rhodes and Curry of Amherst, was so sound that it calmly withstood the Halifax explosion of 1917; and was even used as a sanctuary for the homeless after the disaster. Then, after more than 70 years as a school of firsts (first kindergarten, first high school, etc.) Greenvale closed in 1987, standing empty until it could be rescued for this project in 2006.

Today, architect Michael Napier breathes new life into this charming historical fixture, preserving the original grace of the property with its proud columns and heritage trees, while gently and subtly bringing full modern function to a unique living space. The Lofts at Greenvale are located at Ochterloney & Irishtown Town Road (formerly Pine Street Extension) in Old Dartmouth, Nova Scotia.

For more information, please contact: Crystal Sutherland, Apartment Leasing Agent, 404-5638 (LOFT)/ 444-7368 (RENT)

**Email:** [info@paramountmanagement.ca](mailto:info@paramountmanagement.ca).

**Building Address:** 19 Irishtown Road, Dartmouth, NS  
B2Y 1C7

## BUSINESS GROWTH VS AFFORDABLE RENT

"As we leave the recession, affordable downtown retail rents are imperative to revitalization".

Excerpts from an Article by N. David Milder,  
President DANTH Inc. Consulting Firm

As we slowly emerge from the Great Recession, the time has come for downtown organizations to work hard on encouraging small independent retailers to seek affordable rents, and for landlords to offer them. If they do not, downtown retail will contract, and street-level storefronts will be occupied even more by financial and personal service operations, or remain vacant for long periods of time.

In the new normal, small downtown retailers will be facing increased pressures to keep their operations lean and mean, because capturing sales from today's deliberate consumers is far more difficult than from the abnormally free-spending shoppers of the 1990s and 2000s. One budget line item they can focus on is the cost of the spaces they lease for their stores. This is a major long-term business expense and it is important that these retailers do not pay more than they can afford. It is also a business cost where newbie retailers dominate those going astray, though badly inept or unscrupulous merchants also tend to pay a lot more than what savvy merchants would deem affordable.

Looking at the other side of the coin, it is also in the interest of landlords to offer rents competent retailers can afford. In the new normal, far fewer stores will be opened by national chains and, among those, a smaller percentage than in the past will be placed in downtowns. Landlords, as a result, will need many local independent retailers to fill their storefronts. This will also be true to a significant degree for those who have built new mixed-use buildings with expensively constructed ground floor storefronts. Additionally, as their rents reach ranges considered unaffordable by savvy merchants, the more likely they are to attract incompetent or sleazy businesses and to have storefronts stand vacant for long periods of time.

A useful formulation for determining an affordable retail rent is roughly 15 percent of the store's annual sales. DANTH's merchant surveys and personal interviews with merchants over many years as well as the work of other firms such as, Urbanomics, found that downtown merchants generally felt that they could afford total rent costs that were eight to 12 percent of their annual sales. However, more recently merchants say they are OK with 15 percent.

*Continued on page 6*



## Heavy Equipment Tells the Story

*Continued from front page*

There are many local municipal units in Canada and around the world that will look with envy on the fact that a project of this magnitude is being developed next to a downtown business district that has been in decline for nearly fifteen years. That decline began to reverse in 2002 with the announcement of a new waterfront community college and the accompanying economic spinoffs from that project.

The establishment of the new Dartmouth Crossing, the expansion of Mic Mac Mall, and the growth in housing in the Dartmouth region has sent a clear message to the development community and government that this area of the municipality is moving forward economically. Kings Wharf will become the new focus for that positive image begun by other entrepreneurs who are also investing in our downtown core.

Our business community in downtown Dartmouth would do well to read the signs of economic rebirth in our downtown. Over the life of the Kings Wharf project we will see a population increase in excess of 5,000 residents including those working in this magnificent waterfront location. We will be introduced to new and exciting retail and commercial enterprises. We will experience the feel of our waterfront in Dartmouth Cove that has been out of public reach for over one hundred years. The increase in the resulting tax base from this development for HRM will provide much needed funds for infrastructure upgrades throughout our Capital District and beyond.

*Continued on page 10*

## Board of Directors for 2010-2011 DDBC.



L-R Councillor Gloria McCluskey, Michel Sarrouy, Randy Misener, Andrea Khuroya, Jeff McLatchy, Terry Drisdelle, Alyson Roberts, George Clarke and Kim Wood. Absent from photo Arne Buchanan.

## The Fear of Crime

*Continued from page 2*

Law enforcement officials increasingly embrace them as another useful tool. And best of all CCTV can fit the budgets of many downtown organizations and businesses.

### - Raise the quality of your downtown businesses-

Complacency is a key factor in why downtowns that have declined stay down. For example façade improvements result in higher paying and higher quality tenants and is but one way to climb back up and invigorate the live, shop, work and play environment.

Jane Jacobs, in her landmark book, *Death and Life of Great American Cities*, observed that there can never be enough police to reassure pedestrians. To produce conditions that pedestrians find comfortable requires the presence of lots of other pedestrians, suggesting that Business Improvement Districts should invest more in attracting strong businesses that draw more walking customers. Crowds attract crowds, in part because they successfully reduce pedestrian fear.

With the recent announcement of the start of construction at Kings Wharf downtown Dartmouth is moving into an era of substantial retail growth. During the development of this site in excess of five thousand new residents and workers will be calling downtown Dartmouth their home.

They will have expectations that their daily requirements can and will be met by the business community, whether it is entertainment, goods and services or the multitude of other retail businesses that will want to establish themselves in our business district.

*Continued on page 15*

## BUSINESS GROWTH VS. AFFORDABLE RENT

*Continued from page 5*

While there is certainly some error factor present here, 15 percent is probably plus or minus just a few percentage points off the correct number. In reviewing the statistics it is clear that more and more of a downtown's most successful merchants cannot afford to occupy the amount of space they might-even minimally need for their operations.

Affordable rents should be tied in with balloon leases, where rents increase at an agreed-upon rate (say, 15 percent) as the retailer's sales grow. Some savvy downtown landlords are already using balloon leases, where rent is contingent on sales and the landlords have access to the books of their tenants. While low-cost rent is needed to bring new independent retailers into spaces, once they gain traction and start making money, they can afford to pay a more substantial rent.

*Continued on Page 8*

## Harbourview Market Growing



Those that have visited the Canal Street location of the Harbourview Market will notice some major changes to this unique shopping experience. While it is not primarily a farmers market it does provide that option to visitors. What it also provides is a wide range of high quality goods from home made carvings and jewelry to women's fashions and a diverse food court, all under one roof.

Based on similar markets in Ontario and the United States Harbourview Market provides opportunities for small business people to showcase their products and become a meaningful part of our downtown Dartmouth shopping bonanza.

*Continued on page 13*

## Community Events

### Through to Sept 5th - Time Travel in Dartmouth Walking Tour:

Learn about the personalities, the industries, the communities and the people that shaped Dartmouth. Dartmouth Heritage Museum. Short tour, 10-11 am, 5\$. Long tour, 2-4:45 pm, \$10. For more info, call 464-2300 or visit [www.dartmouthheritagemuseum.ns.ca](http://www.dartmouthheritagemuseum.ns.ca)

### Alderney Landing Childrens Camps, ages 7-12:

Haunted Sculpture Art Camp - July 12-16, July 19-23. Theatre Camp - July 26-30. Monday to Friday, 8:30 to 4:30. \$165 for the first child and \$145 for the second child. To register visit [www.alderneylanding.com/theatre/theatrevents.html](http://www.alderneylanding.com/theatre/theatrevents.html).

### Saturday, July 24 - 'Scotiabank Saultes the Navy':

8am-2pm. Pancake breakfast, visit HMCS Sacville & much more. for more info call 461-8401.

### Thursday July 29 - August 2 - Alexander Keith Natal Day Festival:

Birthday celebration of the cities of Halifax and Dartmouth. Come celebrate with parades, breakfasts, live entertainment, sporting events, fireworks and more. For more info call 490-6773 or visit [www.natalday.org](http://www.natalday.org)

### Saturday July 31 - Kiwanis 3rd Annual Mother Goose Festival:

Nursery rhyme characters will be there as well as crafts, games, stories and more. 10am-1pm at the Dartmouth Ferry Terminal Park. for more info call 461-8401

*Thank You*



*For hosting a successful  
BusinessLinks in May*

### Downtown Dartmouth Business Commission

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Executive Director, *Tim Olive*  
Office Manager, *Christine Atkins*

### 2009/10 Board of Directors:

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Councillor Gloria McCluskey

### Associate Members

Honourable Marilyn More, MLA  
Terry Drisdelle, WDCL

## Findlay Park - A Family Tradition



For years the residents of Dartmouth have enjoyed a quiet little park across from Sullivan's Pond that hides one of the most exciting public Horseshoe Pits in this region. Adjacent to the former Findlay School which has been converted to an HRM Community Center this fully accessible public park is another gem in the public spaces available to our residents who choose to live, shop, work and play in downtown Dartmouth.

## Margaret House Gets a Facelift

*Continued from page 2*

Feeding Others of Dartmouth depends on the financial support and in-kind contributions of many local churches, organizations, businesses and individuals. They have an ongoing need for support. To make a financial donation make your check payable to the Feeding Others of Dartmouth and mail it to: P.O. Box 664, Dartmouth, Nova Scotia B2J 3Y9. For further information call them at 464-2919 or fax at 461-4911 and someone will be in touch immediately.

## BUSINESS GROWTH VS AFFORDABLE RENT

*Continued from page 6*

**To landlords and developers who groan** that they need high incomes from their new and expensively constructed retail spaces to pay off their loans:

- You are big boys and girls, and you like to brag about that, so man and woman up
- You either goofed in your calculations or you really did not understand that in most downtown mixed-use projects outside of the places like Manhattan and downtown Chicago, etc., the residential and office rents, probably for some time, will have to subsidize the retail spaces. This is especially true of unproven, revitalizing downtown locations.
- Given the current economic conditions, your options are really either affordable rent that will diminish your losses or long-term vacancies and continued lack of retail rental revenues.

**To Landlords who believe they should get market-rate rents** as defined by the highest asking rents they've heard about in the district:

- Your unaffordable rents are likely to produce vacancies, because so few accomplished retailers would be interested, and/or perpetual churn, because you are likely to attract inept or schlocky merchants who are prone to failing or disappearing.
- This will affect the resale value of your property - and this is not a great time for any commercial property
- Have you really calculated the difference between the income that an affordable rent will yield and the zero dollars you will likely reap from the months your stores stay vacant because you want higher rents?

*Editors Note:*

Downtown Dartmouth is still experiencing some stagnant growth in some properties that in many cases is directly associated with the property owners need for an adequate return on their original

investment offset by their lack of vision and community commitment. As a result the owners in question continue to neglect their properties and demonstrate a total disregard for their neighbours and the future economic growth of the downtown business district. It is clear a small investment in those neglected properties will begin the recovery process both from the financial success of progressive new upscale tenants and the resulting return to the owner based on reasonable rents on a sliding scale. It is logical to believe that all those involved in business enterprises are interested in improving both their financial situation and that of the business community they reside in--or is it? The option of course is for those apprehensive landlords to dispose of their property and allow others to respond to the vision of a revitalized downtown Dartmouth.

GOOD NEIGHBORS MAKE GREAT  
NEIGHBORHOODS - DO YOU QUALIFY?



## A Banner Season for Dartmouth

A place to Live, Work, Play and Shop is what our residents have always known as being the attributes of life in downtown Dartmouth. Our new Banner Project puts that philosophy out front for all to see and in bright red, blues and greens for all seasons. Marketing your downtown is tricky at

best and creating that balance of messages that can be directly associated with the majority of residents and businesses is key.

The Downtown Dartmouth Business Commission believes that the current Banner Project meets the goal of objective, honest and attention getting marketing.

*Continued on page 14*



02.2011  
What will you bring?

canadagames.ca



### Halifax 2011 Canada Games is proud to welcome the Downtown Dartmouth Business Commission as a Community Partner.

From February 11-27, 2011, all eyes will be on the city of Halifax and Dartmouth as we showcase the best young athletes from across Canada.

Dartmouth will be hosting one of Canada's most popular sports - Hockey. The Dartmouth Sportsplex will showcase both Men's and Women's Hockey over the full two weeks of the Games. Cole Harbour Place will also be hosting Ringette during week one of the Games.

The Downtown Dartmouth Business Commission and the Halifax 2011 Canada Games want you to become a partner of this great event. Help us welcome the over 10,000 people who will be descending on our community to watch the next Sidney Crosby or Catrina le May Doan.

Sponsorship begins at only \$1000 and sponsor benefits can include:

- **Rights** - Right to non-commercial use of respective level sponsor mark
- **Recognition** - Recognition Board at Games Headquarters and in the media
- **Hosting and Hospitality** - Invitation to the Friends of the Games Reception which is an excellent opportunity to network with those in the community
- **On-site Presence** - Company name listed on Friends of the Games sponsor board at all 13 Games venues

For more information contact:

**Angie Lynch**  
*Friends of the Games Coordinator*  
902.490.5896  
lyncha@canadagames2011.ca  
902-490-2011  
1-888-902-2011



## Heavy Equipment Tells the Story

*Continued from page 5*

On a more parochial note, scenes from Dartmouth, through the development of Kings Wharf, will supplant the twenty year old tourist shots of the Halifax skyline and Dartmouth will become the signature location for many national and international companies, organizations and events.

It is not without notice that the upcoming decision by the Provincial Government whether to support the construction of a new Convention Center becomes even more significant. A positive decision will form the foundation of a new International Tourism Marketing Strategy that will be needed to meet the demands that Kings Wharf and subsequent major developments will bring on our service industries in the Capital District and region wide.

The Board of Directors of the Downtown Dartmouth Business Commission, on behalf of its membership, congratulate Mr. Francis Fares and his associates at Atlantis Realty on this achievement and thank him for his perseverance and faith in our community and our people.



**GOOD NEIGHBORS MAKE GREAT NEIGHBORHOODS**  
- and Kings Wharf has set a new high standard.

## Capital Ideas: Leveraging Urban Investment for Regional Prosperity

*Continued from page 4*

The discussion paper describes an approach to identifying key strategic public investments in the Regional Centre that will catalyze private investment, resulting in strong economic impacts throughout the municipality. It is an approach that brings the major Regional Centre stakeholders to

On July 6, 2010 Regional Council approved in principle the Capital Ideas approach and the next steps to move it forward which are:

- HRM staff will undertake discussions with potential members of the proposed Strategic Urban Partnership (SUP), and subsequently impanel the SUP for the purpose of creating a Terms of Reference.

- In collaboration with SUP members, create a Terms of Reference document to guide the SUP mandate (final Terms of Reference to be endorsed by HRM Council and other members).
- HRM staff will explore and develop a variety of financial and policy tools to encourage development and investment in the Regional Centre.
- HRM staff will define an operational model for the proposed Opportunity Sites Task Force.
- Report back to Regional Council on progress in approximately 6 months.

### Editors Note:

This project is a major advance forward for the sustainability of both downtown Halifax and Dartmouth. Halifax recently completed its HRM by Design and Dartmouth completed its Secondary Municipal Planning Strategy over six years ago. Both of those processes required initiation of this next step through the full support of Regional Council, the Provincial and Federal Governments and the private sector in order to meet the challenges of economic growth in our downtown core. HRM staff and in particular Peter Bigelow, Jim Donovan, Andy Fillmore and Bruce Fisher are to be commended on their preparation of this detailed and frank outline of the issues and solutions revolving around the current decline of our downtowns in the Capital District. The coordinated approach to these challenges is the key to its success and the one element that has evaded all of those involved to date. Maintaining an ongoing commitment as outlined in the discussion paper and ensuring the political will to succeed will determine its overall success. All residents and business owners are encouraged to read this insightful and significant discussion paper at <http://www.halifax.ca/council/agendasc/cagenda.html>



## Street Feet - Navigator Project

*Continued from page 7*

The hard costs of achieving these transitions, be it clothing, equipment, transportation, a sustenance level of food or even accommodation and a security deposit, under some circumstances, are shared with the Halifax Association for Improving the Conditions of the poor which has proven a valued supporter of these efforts.

One of the requirements of the Navigator is to draw attention to the gaps in the support services available to people on the street. This process has already contributed to the introduction of the Mobile Outreach Street Health (MOSH) team. Identified gaps have increasingly resulted in the Navigator working to find the means of providing the needed services such as shelter and accommodation. Many of the males on the street resort to the Turning Point Shelter for accommodation, but until very recently there was no obvious path available to provide for graduation from the Turning Point Shelter to other supervised but "next step" housing. This situation is now much improved, as a result of the cooperative efforts of a number of agencies and in particular Metro Non-Profit Housing.

Addiction treatment has not been effectively available to street people, many of whom are addicted simply because the "public system" believed it was pointless treating someone who was going to revert back to previous lifestyle and living arrangements; however positive steps are being implemented to tie addiction treatment to that "next step" programming. Housing, the provision of appropriate training opportunities and a sheltered workshop environment should be available to persons upon graduation from addiction treatment. Notwithstanding the above however, there is a very severe need for additional sheltered workshop facilities to meet the demand. It is to be hoped that MetroWorks, which is the legitimate training agency for the area, can be funded sufficiently to meet this need for enlarged sheltered workshops.

The need for a "managed alcohol program" for the most severely addicted alcoholics has also been identified by the Navigator Program. The Navigator Program has had contact with hundreds of people in the last 12 months, of whom 87 have been interviewed in depth, and of those, 50 have been put into work, training or treatment. That is the reason behind the Business Improvement Districts getting involved in a solution to this growing social problem associated with the street population.

*Continued on page 15*

## Waterfront Murals



Mural depicts "Street Art" sometimes referred to as graffiti but in this case the unique artistic abilities of the artist comes through in this form of expression.



Mural depicts another form of "Street Art" where the artist utilizes characters and scenes familiar to the audience in an effort to enhance the local environment and improve the pedestrian scene along the Dartmouth Waterfront and Harbourfront Trail.



Portland Physiotherapy Health & Wellness Centre has been accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF) for the following programs: Occupational Rehabilitation

# 16th Annual Spring Clean-up

Our 16th clean-up, held on June 2nd, turned out to be another great success. Over 110 volunteers were able to collect 87 bags of garbage along with larger items, making our downtown a cleaner place



Credit Union Atlantic - "The Green Team" before the clean-up.



DFO "Trash Talkers" ready for action.



DFO "Queens of Green" took home one of the prizes for best dressed team.



A thank-you to the King St. Firemen, who barbequed for all of our volunteers.



Heritage Gas shows their spirit for keeping things clean.



Halifax Harbour Bridges won most garbage collected for the 2nd year with 12 bags!



## The Bright Side - Opening Soon

*Continued from page 3*

**The Bright Side** development will have an exterior of brick and steel, with a sloped copper-colored roof and 30- to 40-foot terraces with glass fronts. The street level storefront will be stone, with an upper mezzanine. The third and fourth storey's will each house two 900-square foot units, suitable for either commercial or residential use.

*"It's going to be a major improvement for the area,"* said Ursula Prosegger, manager with Urchin Property Management Inc. *"We're hoping it will provide an incentive to other property owners in the area to invest in their properties also."* Urchin Holdings owns and manages about 60,000 square feet of commercial and office space in the downtown Dartmouth area.

For additional information on this project or other properties associated with Urchin Holdings call 469-5449 or by email at [office@urchinholdings.com](mailto:office@urchinholdings.com).

**GREAT NEIGHBORS MAKE GREAT NEIGHBORHOODS** - Urchin Property Management Meets the Standard.



## Façade Project Moving Forward



The Business Commission continues to provide funding to local businesses in our downtown in support of façade improvements. The most recent project has been completed by Bill Waugh at 15 Victoria Road and included siding, signage and window upgrades. Waugh Associates are a long established Consulting Engineering Firm in Dartmouth that operates internationally from their Dartmouth based offices. For more information on Waugh Associates contact Bill Waugh at 463-5446 or by email: [billwaugh@eastlink.ca](mailto:billwaugh@eastlink.ca).

For information on the Façade Improvement Project in downtown Dartmouth visit the DDBC website at [www.downtowndartmouth.ca](http://www.downtowndartmouth.ca) or call the office at 466-2997. Applications are available for those interested in pursuing a financial grant towards business façade improvements.

## Harbourview Market Growing

*Continued from page 6*

Establishment of this new era marketing experience is seen as being complimentary to the long established Farmers Market operated at Alderney Landing and a staple in our community for many families needing fresh vegetables, plants and other food items. With the expansion of the Alderney Market to accommodate its growing vendor list the residents of this region are being well served by both the Harbourview Market and the Alderney Landing Market.

These shopping alternatives are of particular importance given the recent announcement of the start of the Kings Wharf Project at Dartmouth Cove and the anticipated increase in our downtown population over the next few years, expected to peak at over 5,500 new residents and workers. This growth in our economy makes downtown Dartmouth truly a place to Live, Work, Shop and Play.



If you have any upcoming events for the newsletter you can e-mail us at [info@downtowndartmouth.ca](mailto:info@downtowndartmouth.ca) with the information



## Shubie Canal Fishery

*Continued from page 4*

This is an exciting time for the Shubenacadie Canal Commission with its official opening of the Inclined Plane Park on Prince Albert Road and the pending designation of the Canal System as a National Historic Site. With the return of fish stock to the Canal System the Canal Commission is anxious to have the waterway opened to allow the migration of fish through the canal and into the lake system. Dusan Sudek also witnessed this encouraging transition in the Shubie Canal questioned whether they were gaspereau or shad. *"The fish I saw the other day milling about downstream of the Alderney Drive culvert, at mid-tide, appeared too large to be gaspereau. They were very, very large. Unfortunately, it's next to impossible to take photos of them underwater or to measure them. But they looked to be way, way over a foot long."* he confirmed.

The Shubenacadie Canal revitalization project will continue to develop for many years. This latest news regarding fish stocks is another example of the unique environment in which our Dartmouth residents can live, work, shop and play in downtown Dartmouth.



Councillor McCluskey and new Director Randy Misener, CIP from WCL Bauld Insurance.

## Sullivan`s Pond Running-a-Fowl



The wildlife has returned to one of the most unique inner city Parks in HRM, Sullivan's Pond Park in central Dartmouth. HRM are continuing their upgrades to this park and the public will notice this season positive additions to the area adjacent to Hawthorne Street. Over the past few years a Water Fountain has been added courtesy of the Kiwanis Club of Dartmouth and the Halifax Foundation. The Business Commission installed a new Welcome to Downtown Dartmouth sign in the Park to further enhance its attraction to visitors. Special thanks to HRM Parks staff who continue to maintain these features as the residents and visitors look forward to the wonderful flower beds that develop courtesy of HRM as the summer season approaches.

## A Banner Season for Dartmouth

*Continued from page 8*

The costs of the project were shared between the membership of the business commission, HRM Capital District Joint Initiatives funding program and also with a generous donation from Councillor Gloria McCluskey who supported this project, as she does many in her constituency, from her community fund. It is of interest to note that Councillor McCluskey was also instrumental in funding the installation of the Banners along Lake Banook to welcome the World Canoe Championships to Dartmouth, a project of the DDBC.

The business community welcomes any input on the ongoing efforts by the DDBC to market our downtown and to create a pedestrian friendly environment for our residents and visitors. Positive growth in our community depends on the participation of all its citizens and the continued support of our HRM staff who work tirelessly on the streets and in the parks of our neighborhoods. We are fortunate to live in a great community and fortunate that those that provide our public services share in our dream of a safe and prosperous future for our families.

## Street Feet - Navigator Project

*Continued from page 11*

With our three year program coming to a close this year the issues surrounding the negative effects on our local economy are being resolved through this important initiative by the business community.

Given more accessible and focused addiction treatment the streets will become more pedestrian friendly and economic growth will return. While all of the innovation and patience shown by the business associations will have paid off, by putting literally hundreds of people back in society, our respective business associations have demonstrated a new level of civic responsibility in taking a lead in resolving this particular social ill.

### *Editors Note:*

*It is our hope that the various levels of government will continue this program initiative for the benefit of their clients and in support of the economic viability of our downtowns. Like the Spring Garden Road Business Improvement District it will take participation by the full membership of our Downtown Dartmouth Business community to secure and ensure our return to economic vitality and growth.*

GOOD NEIGHBORS MAKE GREAT NEIGHBORHOODS  
- IT'S TRUE !



### **By-Law Number S-300 Respecting Streets**

Abutting property owners are responsible for the ongoing maintenance of HRM property adjacent to their land. For further clarification go to:

[www.halifax.ca/legislation/bylaws/hrm/index.html](http://www.halifax.ca/legislation/bylaws/hrm/index.html)



Cst. Jeff Stark, newly assigned HPD Community Police Officer with Director Jeff McLatchy, Celtic Corner Public House and Board Chair George Clarke, Boyne Clarke

## The Fear of Crime

*Continued from page 6*

The time for complacency and continued disregard for the downtown business community by a number of local property owners is coming to a close. Those that perpetuate the fear of crime through their disregard for our business sector by harboring unsavory activity or neglecting their properties need to step up to the plate and share a common vision with those peers that are consciously preparing for economic growth and future success.

Over the next few years Dartmouth is going to become the location of choice for residents, companies, businesses and a home for the thousands of families that will be proud to again call Dartmouth their home. The question that remains is the business community and in particular are the property owners in the downtown up to the challenge. Time will tell and the time is now.

Editor

