



**Downtown Dartmouth
Business Commission**

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BUSINESSTALK

Updating the Downtown Dartmouth Business Community

Editor: Tim Olive



Christmas Message

It has been an exciting few years of economic growth in downtown Dartmouth that culminated this year in the final approvals for the most progressive, imaginative and substantial development this region has seen in over twenty years, the Kings Wharf Project. We have much to be thankful for in downtown Dartmouth as we move forward in full partnership with the outstanding staff employed with the Halifax Regional Municipality and the infusion of new young entrepreneurs who bring a new level of interest and vitality to our downtown.



Our business community is growing together through our monthly Business Network Events to create a positive business friendly environment that supports each other and looks to each other in support of our common goals towards economic independence. During the year the business commission receives tremendous support from our membership in supporting, both in services and in kind as well as volunteer hours, the many projects we undertake.

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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

Best Restaurants - Dartmouth....

Best Restaurant (Dartmouth)
Nectar Social House
by Carsten Knox
(reprinted from the Coast)

In their second year of business, Nectar takes on all comers and takes the prize for Best Dartmouth Restaurant the second year running. That's pretty impressive, a sign that whatever it is they're doing, they're doing it right: It's in the brunch, lunch and dinner menus---try the beef carpaccio or the Thai curry penne---the sparkling cocktails and desserts made fresh. It's in the patio, the lounge, the set menus for parties of 20 or more. It's in the upscale atmosphere, bringing a modern cosmopolitan vibe to downtown Dartmouth that the locals---and visiting Haligonians---are embracing wholeheartedly.

First Runner-up: La Perla



View Planes and Development

Recently the Halifax Regional Municipality engaged the services of CBCL to investigate the "View Planes" from both Brightwood and the Dartmouth Common. The intention of the study was to prepare alternatives in the view planes that would better serve the needs of the community. During that process, that included a public meeting on July 7, 2010, and as a result of the report submitted it became clear that this realignment as proposed in draft form would severely restrict the potential development of up to twenty sites in the downtown core over the next twenty years.

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Greenfield site - Canal Street

Destination Shops Return

Downtown Dartmouth is fast developing into the destination shopping experience that it used to pride itself on. Remember the days of Chester's Mens Wear, Jacobson's Clothing, and House of Bridal Fashions. Well those days are returning with the recent addition of Hiltz Shoe Repair, Two If By Sea, Celtic Corner Public House, Uptown Girl, Allure Hair & Esthetics, Nectar Restaurant and The Moore Wealth Group to name just a few of the over three dozen new business ventures setting up shop in downtown Dartmouth. Add these new locations to the long list of established businesses who have maintained a high level of service and quality over many years such as La Perla, Ramey Investments, Neiforth's Furnishings, Janet's Flowers, Fisher's Stationery, Oak Leaf Interiors and Interlude and Spa and it is clear that the economic growth within the metro region is happening in downtown Dartmouth.

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Christmas Message

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This past year we have noticed an increase in our pedestrian traffic in the downtown from the results of our fourth pedestrian study since 2004. Over the past three years we have seen forty new business enterprises move to or begin new businesses in our district and while we have lost some others many of those have moved to larger locations to support the growth they experienced while in our downtown core.

Through closer cooperation with many social agencies the downtown business district has seen a positive move towards a more pedestrian friendly environment. We have witnessed improvements in Margaret House, positive advances for those less fortunate through our Navigator Program in cooperation with the province and HRM and a decrease in the level of panhandling in our downtown business district. The business community can be proud of its proactive approach to a resolution of some of the issues that have concerned the community over many years.

There is much more to be completed over the next few years to prepare downtown Dartmouth for the influx of new business; Businesses that will relocate within our business district to support the thousands of new residents and professionals that will move into our new developments. We look forward to continued growth in our downtown through further development of nearly two dozen potential building sites that will provide the necessary housing for a large cross section of our community.

Downtown Dartmouth is the place to Live, Shop, Work and Play and its growth will continue with the ongoing support of our residents and our business community who depend on the local support of all our neighbors. **The DDBC Board of Directors, the Staff and the Membership wish everyone a very Merry Christmas and a Happy Holiday Season.**



Heritage Building Evolution



Reliving the historic significance of old Dartmouth is demonstrated in the relocation of WCL Bauld Insurance to Wentworth Street



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



VIEW PLANES AND DEVELOPMENT

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The DDBC in a letter to Councillor McCluskey dated August 12, 2010 highlighted the need for balance and the need to not place restrictions on development that would directly inhibit the long range economic growth of our downtown core. The following is an edited version of the letter sent to Councillor McCluskey and it is hoped that HRM Planning Staff will review all aspects of the proposed new View Plane amendment with the future of our downtown used as significant factor in its implementation:

"August 12, 2010

Councillor Gloria McCluskey
 Chair, Harbour East Community Council
 Halifax Regional Municipality
 1841 Argyle Street, Halifax, NS
 B3J 3Y8

Dear Councillor McCluskey:

I am writing to you on behalf of the Downtown Dartmouth Business Community in response to the Public Information Meeting held July 7, 2010 to discuss the protected view planes in downtown Dartmouth.

Let me begin first by stating that the primary focus on the realignment of view planes in Dartmouth must consider the long term economic development of our downtown core region. In particular, the potential for expansion of our infrastructure through appropriate new construction that will accommodate our need for both increased commercial and retail activity and an increase in the number of residents able to live, shop, work and play in our downtown core in years to come.

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Shubie Canal horticulture

HRM Parks staff have completed another year of creating a friendly pedestrian environment throughout our business district. Congratulations go out to all those HRM employees who toil daily to make our downtown a premier place to live, shop, work and play. In the photo the parks staff are preparing our public spaces for next year's new growth as well as ensuring that we have a safe pedestrian environment by cutting back hedges and shrubs.

Congratulations

Congratulations to Two If By Sea and Nectar who received well deserved recognition in the most recent Halifax Magazine (Dec 2010). While Dartmouthians have warmly embraced both local food emporiums it is great to see that our entrepreneurs, who recognize the potential in downtown Dartmouth, have become a significant addition to the larger selection of fine restaurants and quality coffee shops in the Halifax/Dartmouth region. Well done and thank you for your commitment to the growth of our downtown and your support of our larger community.

Destination Shops Return

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Our venture into the health and wellness field has also been quite significant with the established services through our medical clinics to the physiotherapy, health and wellness and life skills teaching companies that continue to group and expand within our downtown core. Companies such as Portland Physio, A Body In Balance Therapy Clinic, Alderney Chiropractic, Body & Sole Orthopedic, Casaroma Wellness Center and Core Essentials.

The downtown business community can boast a membership of over three hundred and fifty businesses and growing weekly. Our website www.downtowndartmouth.ca has a list of our members and is updated regularly. Combine that with the anticipation of what will evolve as Kings Wharf comes on stream and the mood of the business community is very high and very positive.

As in all business districts however it is the support of our surrounding community that is key to our overall success, as it was in years gone by. While some bemoan the loss of our distinct identity under our old city charter we carry on knowing that at the very least the Borough of Dartmouth is alive and well and will continue to be a major element in the economic growth of our region and our province.



GRAFFITI

Please report any graffiti locations to the
DDBC @ 466-2997

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

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Blair MacKinnon, Heritage House Law
Michel Sarrouy, Heritage Gas
Councillor Gloria McCluskey

Associate Members

Marilyn More, MLA
Terry Drisdelle, WDCL

Build It and They Will Come

Downtown Dartmouth is poised to grow at an alarming rate over the next ten years and it is no wonder with the large number of development sites that are just waiting for the right opportunity. Already we have the successful opening of Urchin's The Bright Side and The Lofts and Greenvale and with that, the pending development agreements for the Dixon property on Irish Town Road and the former Fergusons Auto Parts on Ochterloney Street the future looks very bright indeed.

Within this newsletter are depictions of potential development sites that demonstrate the extent to which our downtown business and residential district will grow.

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View Planes and Development

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Development of land use policy should foster a village atmosphere at street level. This village atmosphere can only be attained through a substantial increase in our population, an influx of new street level retail shops and an increase in the tax base to meet growing demands on the municipality. Consideration of this vision during the discussion phase of the view plane changes would ensure urban densification and maximum use of existing infrastructure, both areas of considerable concern in the development and implementation of the Regional Plan.



Dixon development - adjacent to park

While many interveners on this issue will suggest a wider scope of view planes it is important that comments voiced at the public meeting be restated here for clarity. View planes should not protect views that benefit only a very few, a situation if allowed that would compete with the greater public good. That views from private property should not be protected and therefore not be a consideration in the decision making process.

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If you know of any area residents that would like to receive our e-mail newsletter, they can request



Check out our Webpage at
www.downtowndartmouth.ca

The Coast - 2010
Best Café
Two If By Sea Café
by Carsten Knox
(reprinted from the Coast)

Open since November 2009, the Two If By Sea Cafe has made such a huge impact on the complexion of downtown Dartmouth, it's drawing folks from across the harbour. On the afternoon we speak to Zane Kelsall---co-owner with Tara MacDonald---there's not a free seat in the place. The coffee is excellent and the cookies and croissants already legendary, but Kelsall says it's the personality of the place and the quickly formed relationship with the customer that's turned TIBS into a hotspot in such a short period of time. "People who live here really want Dartmouth to succeed, they've wrapped their arms around us," says Kelsall. With 10 years experience as a barista, Kelsall has a sixth sense for how to manage his cafe and his staff. If that wasn't enough, he's created a training regime---complete with a manual of sorts---a six-week to two-month process that teaches the new barista about coffee, milk and lattes before they even talk to customers, a training completed with a series of tests. Only after a 100 percent result will Kelsall allow the new recruit onto the floor to join the dozenish cafe crew.



TIBS staff ready to serve

View Planes and Development

Continued from page 6

If building heights are limited to 4-6 stories it would require large building footprints with more units per floor. It would be better to allow taller but much narrower buildings using the point tower form thus ensuring a view open between the buildings from the Dartmouth Common. This would also accommodate maintaining visual connections to the harbour from street level, rather than presenting a wall of low rise buildings along the streetscapes.

There exists a potential for a major construction boom over the next twenty five years in downtown Dartmouth to meet the needs of the expanding economy. Restrictive view planes to meet the perceived needs of today's citizens without consideration for the future growth of our local economy would be unfortunate and counterproductive. It is recommended that HRM Planning Staff include an overlay as part of the decision making process to ensure that the full ramifications of the new view planes is visible as it relates to potential new construction as noted previously. The ability of HRM Planning to present a rational proposal for new view planes based partly on our long term vision will reduce further conflicts in development proposals.



King Street opportunity

In closing it must be stated that the business community supports the concept of maintaining public views of the harbour from public lands. That in the realignment of view planes to meet that objective consideration must be given to the future development of our downtown core as outlined in the Regional Plan that clearly supports urban growth and the economic viability of our downtown core in HRM.

The Downtown Dartmouth Business Commission and its members look forward to further public discussion on this very important issue before Harbor East Community Council and thank you for taking the time to review this correspondence.

Respectfully submitted,
T. A. Olive
Executive Director
Downtown Dartmouth Business Commission"

Winter Parking ban begins December 13th

The winter parking ban will come into effect in Halifax on the night on December 15th until March 31st, 2011

Drivers won't be allowed to park their cars on the street from 1 a.m. to 7 a.m. For more information go to www.halifax.ca

Dartmouth Businesslinks Christmas Bash

Celebrate Christmas with the business community....

Enjoy light food and refreshments while listening to Christmas Carols sung by the Hawthorn School Children's Choir.

Monetary Donations will be gratefully accepted for Feed Others Of Dartmouth and the Hawthorn Music Program.

We will again be featuring draws for some allegedly fabulous gifts courtesy of our members, but you must be present to win. A Business Card is your entry to the Draw.

Come out and enjoy the most exciting Downtown Dartmouth Business Commission Business Networking Event of the Year.



DOWNTOWN DARTMOUTH
BUSINESS COMMISSION



Alderney Landing
Cultural Collection Centre



December 15th, 2010 from 3:00 to 5:00 pm
Alderney Landing Rotunda,
Ochterloney Street, Dartmouth
For more information and to RSVP please
contact info@downtowndartmouth.ca
or telephone 466-2997.



Downtowns Atlantic

In October 2010 a newly created Downtowns Atlantic association was formed and held its first AGM in Fredericton, NB. Elected to the Board of Directors were L-R Kenneth Savoy, Tracadie NB, Trina MacDonald, Fredericton North NB, Scott Cluney, St Johns NFLD, Bruce McCormack, Fredericton NB and Tim Olive, Dartmouth NS. Absent from photo is Paul MacKinnon, Halifax NS.



Build It and They Will Come

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With that growth comes new and exciting building designs and functions more suited to expansion of our economy as a world leader. Dartmouth has the space and opportunity to open up our downtown to the world in a location that has no equal insofar as waterfront access and views. We can expect to see constructive development that meets the needs of society as a whole without obliterating our views, our heritage or our unique neighborly character.



Fegusons redevelopment pending

Development of our downtown is dependent upon a welcoming environment for investors which provides them with the positive feedback they will need to ensure that downtown Dartmouth remains the best place in this urban core to Live, Shop, Work and Play.



Further growth on Ochterloney Street

The Lofts at Greenvale Grand Opening



Opening day @ The Lofts



Interior view



View from Ochterloney St.

Downtown Dartmouth Holiday Events 2010

Victorian Christmas at Evergreen Exhibit at the Dartmouth Heritage Museum

November 30th – December 18th, 2010 For more information call 464-2300

Have you ever wondered what Christmas was like before the days of electricity and shopping malls? Join us for a traditional Victorian Christmas! Tour Evergreen House and learn about Christmas decoration, gifts and food from long ago.

Christmas at the Cut 'n' Curl: a puppet show presentation based on an original story by local writer Kate Watson - Ages 3+ - Alderney Gate

Saturday December 4th / 10:30 am

Wednesday December 15th / 9:45 am (groups); 10:30 am

(families and individuals) Registration for groups begins December 1st

Free tickets 30 minutes in advance for families and individuals -30 mins

Seasonal Family Sing-along - All ages -Alderney Gate

Saturday December 18th / 10:30 am -Take time out from hectic shopping

to celebrate the season with some festive songs and stories perfect for all ages.

Bring your family, friends, and neighbours and join Marguerita

and Janet as they perform Christmas songs in this fun-filled holiday celebration! -45mins

Free tickets 30 minutes in advance

Holiday Craft Table -All ages -Alderney Gate

December 1st – December 24th -Stop by our children's craft table to make a winter decoration.

There will be a different craft each week to decorate and enjoy in celebration of the holiday season.

Plus colouring sheets all month long!

Christmas Around the World -Ages 5+ -Alderney Gate

Join us for a sparkling afternoon of stories, songs and glittery crafts as we see how Christmas is celebrated around the world.

Saturday, December 11/2:30-3:15 p.m.

Dartmouth Senior Service Centre Presents Prelude to Christmas

Come join us in a musical offering of Christmas Carols and songs performed by various choirs, musical organizations and soloists. After the performance, ('Afterglow') we will adjourn to the DSSC for hot cider and goodies. December 6, 2010 7:00pm \$5.00 For information and tickets call 465-5578

Alderney Landing –Dinner Theatre – All I want for Christmas is you!

No one likes to be alone at Christmastime. Join the meager members of Halifax's Lonely Hearts club as they search for love at this, the loneliest time of the year. Fun, Frolic and maybe even a little romance await our eligible (and increasingly desperate) bachelors and bachelorettes. Join us for a scrumptious holiday feast, your favorite Christmas songs and a story that will warm your heart, and tickle your funny bone! December 9th-12th & 16th -19th Doors open at 6pm show starts at 7pm -For tickets call 461-8401

Communications Group Selects Dartmouth

One of eastern Canada's largest Marketing and Communications firms has set up shop in downtown Dartmouth. M5 headquartered in St John's Newfoundland has established its Nova Scotia Branch office in Dartmouth at 45 Alderney Drive. *"This is a very exciting time for our downtown and to have such a high caliber company with a wide reaching marketing and communications capability is a tremendous boost to our local economy and business sector"* said Jeff McLatchy, Board Chair, Downtown Dartmouth Business Commission upon hearing the news of this relocation.

The M5 web site www.M5.ca is unique and demonstrates its range of services and the quality of the product its professionals produce. It states in part: *"Years ago, a successful advertising campaign could consist of a single print ad. In today's multi-media, ever-changing, over-stimulated marketplace, we've simply got to do more to reach people. M5 reaches people... by first reaching out to each other to share expertise and resources. We are a multi-talented communications group who constantly collaborate to ensure the best possible results for our clients."*

The web site continues: *" We have the highest client retention rate among major agencies in Atlantic Canada. Some of our accounts have been with us for close to 20 years. Clients stick with us because we get results. It's that simple. Just ask Paint Shop Home Decorating Centers, Hickman Automotive Group and General Motors"* said Jim Megann, Senior Vice President, Client Services.

For further information on this new addition to our business community go to www.M5.ca or call Jim Megann at 422-5559 or email Jim at jim@m5.ca.



*A most exciting development opportunity
@ Park Street and King Street*

