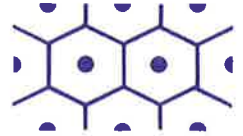


newsletter



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Update

Proposed Federal Building Usurps Neptune Theatre/N. S. Art Gallery Complex

In a desperate attempt to spend its projected \$31.5 billion deficit, the Federal Government announced a \$2.4 billion works scheme on April 25th that included a new federal building for Halifax. In line with its usual policy of fiscal restraint, it chose the prime waterfront site in the Halifax Central Business District. This particular office building concept has been kicking around for 10 years or more, but was previously slated for more mundane and cheaper locations such as the Spring Garden Road merchant's parking lot. That, of course, was in the early '70's when federal deficits were comparatively little things, just a few billion dollars or so.

The 4.77 acre site on Lower Water Street, chosen for the proposed federal building was earmarked for the new Neptune Theatre, the Art Gallery of Nova Scotia and the odd private enterprise office development, all eminently disposable projects compared to a FEDERAL building.

Innovative Design

The Globe and Mail reports that the Federal Government is employing its "fast track strategy" to get the project underway as soon as possible. Since they have only had 10 years to get their plans together, you might be worried that this means more of the usual Government architectural schlock.....the sort of thing that is equally out of place in St. John's or Victoria. Never fear! We can reveal that this building will be constructed of materials native to Nova Scotia. It will epitomize Ottawa's true regard for the Maritimes whilst retaining the dignity and presence that one expects of a FEDERAL building. Yes sirree....this finely appointed structure will be a credit to all who serve in her.....

Using our network of moles in the Department of Public Twerps, and by dint of great daring and subterfuge, we have uncovered photographs of the great federal edifice.....

This \$51.8 million complex is expected to be the most cost effective structure yet completed by the Federal Government.

Flushed with pride, federal Minister Regan announced that he is "very excited about the project".

Sources close to the throne revealed that the low rise structure is expected to house 2000 silly servants (standing up) or one sitting down.



The Mail Star Wednesday, 27th April reported that:-

"Mr. Regan suggested a contest might be held to allow the public to suggest possible names for the new complex. Federal policy dictates that any federal buildings be named posthumously." (We're not surprised!)

"Making the announcement on behalf of Public Works Minister Romeo LeBlanc" (who was away fishing?) "Mr. Regan said both he and his colleague are enthusiastic about the new building."

"By centralizing federal accommodation, we will be able to provide easier public access to federal services", he said. (One at a time we hope!)

"He said that the new complex is anticipated to trigger similar private sector development in the area."!!!

And Now For Something Entirely Different.....

The land the Federal Government proposes to use for its new office building is one of the *finest urban waterfront sites in North America*. The contiguous property is already developed with the recently opened Maritime Museum of the Atlantic. This exciting building celebrates the Maritime's rich ocean heritage. The site the federal government wants for its building was earmarked for the new Neptune Theatre and the Art Gallery of Nova Scotia. They would celebrate Nova Scotia's equally rich cultural heritage.

Together the three buildings, as a single complex, could fire the imagination in the same manner as the Sydney Opera House and firmly establish Halifax as a city of world stature. If this site is developed for a federal building, it will be lost to us for generations.

Halifax is one of the few cities in the world that is not only changing, but is actually getting better. Our public planning process affords ample protection against desecration by private developers. Not so for development on Crown land; witness the Federal government eyesores that litter the country from sea to sea.

Halifax is a place where 'quality of life' is more than an empty phrase. Its downtown area has made enormous strides over the past decade through the efforts of the public, City councils, the Waterfront Development Corporation and private developers. We are involved in real estate, in our working, as well as our private lives. It is an enormous source of satisfaction to witness a city, not only on the move, but also going in the right direction. That is why we feel so strongly about the announcement of this silly scheme.

The proposed federal building will NOT produce more construction jobs. The city is already on the threshold of a real estate boom. The proposed federal building contains sufficient office space to satisfy all the demand in the Central Business District for 2 to 3 years. If it is built, it will actually delay economic revival for that period and will jeopardize many private sector developments. Construction jobs created by the federal building will be counterbalanced by those lost to the private sector developments that are unable to proceed because of the new federal building.

However, if the Federal Government is hell bent on going ahead anyway, let them put their damn building on a less obtrusive and less expensive site. It's surely enough that they contemplate rape and pillage of our cultural heritage without asking us to pay through the nose for it too!

Stand Up and Be Counted!

If you too, do not consider that the ultimate residue of our cultural aspirations is another FEDERAL building, you may wish to register your opinion with our elected representatives by completing some, or all, of the slips below and mailing them to the appropriate parties. Better still, photocopy them too and hand them around to your spouse, kids, dog, friends, etc. Let's see if democracy really works. Remember, this site is unique.....give it your best shot!

Mr. Regan, we don't need another Federal Building. This site is reserved for our new Neptune Theatre and Art Gallery of Nova Scotia.

We don't need Ottawa's brand of 'culture'.

Name _____

Street Address _____

Town _____

Mail to: Honorable G. Regan, House of Commons, 55B Confederation Building, Ottawa, Ontario K1A 0A6 (No stamp required)

Mr. Buchanan, the Lower Water Street site is reserved for our new Neptune Theatre and Art Gallery of Nova Scotia.

We don't need another monument to Federal imperialism.

Name _____

Street Address _____

Town _____

Mail to: Premier J. Buchanan, Province House, P. O. Box 726, Halifax, Nova Scotia B3J 2T1

Mr. Wallace, the Lower Water Street site is reserved for our new Neptune Theatre and Art Gallery of Nova Scotia.

We don't need another shoddy Federal Building.


Name _____

Street Address _____

Town _____

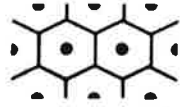
Mail to: Mayor R. Wallace, City of Halifax, P. O. Box 1749,
Halifax, Nova Scotia B3J 3A5

Commercial Comment



Rental Advice

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**TURNER DRAKE
& PARTNERS LTD.**
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6182 north street
halifax, n.s. b3k 1p5
tel. (902) 429-1811

Thinking of moving? Over the past few months we have been approached by tenants in an expansionary mood, contemplating relocation to the new private office space projected to come on stream in late '85.

If you fall within this category, we would counsel you to wait awhile. If the proposed Federal building goes ahead it will empty 27,871 m² (300,000 ft.²) of space in the Halifax and Dartmouth Central Business Districts. Space of this quality is currently available at \$140/\$150 m² (\$13/\$14 ft.²) net absolute, versus the proposed rentals for space in the new developments at \$188/\$231 m² (\$17.50/\$21.50 ft.²).

The dumping of 27,871 m² (300,000 ft.²) of space on the market by the federal government will depress rental levels and you could save a substantial amount on your rental bill by staying where you are.