

Nelson Grosse
Right and Ready Homes Inc.
96 Brooks Drive
East Preston, NS
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January 11, 2016

Ben Sivak
Halifax Regional Municipality
Planning Applications
Alderney Gate
PO Box 1749
Halifax, NS
B3J 3A5

SUBJECT: Development Agreement - 1220 Highway 7, Westphal

Mr. Sivak,

Please accept our Development Agreement application to build a sports and recreation facility in our community. The Preston's Sports Heritage Centre (PSHC) will be a 120,000 +/- square-foot multi-plex facility located on the parcel of the corner of the existing Ross Road and Main Street, Highway 7 in Cole Harbour- Westphal. The world class facility will be a comprehensive multi sport specific training facility. The building will include but is not limited to the following:

- Museum and interpretive centre devoted to the education and celebration of Black sports heritage.
- Two (2) NHL-sized ice surfaces with six (6) oversized fully services dressing rooms for each ice surface.
- Two (2) practice sized indoor turf fields for soccer, football, rugby, etc.
- 300+ person capacity viewing stands for each individual ice surfaces.
- Sports specific fitness facility for athletes, seniors and entire community.
- 300-meter walking and running track for athletes, seniors and community.
- Atrium entrance with concessions area.
- Restaurant with outdoor patio.

The vision of the development is satisfying a huge need for ice rental and soccer in this underserved area which encompasses the areas of Cole Harbour, Westphal, Lawrencetown, Preston, Cherry Brook, Dartmouth, Lake Echo, Porters Lake, Chezzetcook, Musquodoboit and others. Young and old can all enjoy a walk in the indoor track, play a game of hockey, enjoy a bite to eat, visit the sports heritage memorabilia or practice their soccer skills or get fit at the sports facility so the users and possibilities are endless.

Not only will the proposed community centre serve to provide a place where local residents can be more active, but it also will provide much needed employment opportunities. During the proposal process, we have had the opportunity to meet with local politicians and community leaders, who are very excited to welcome a facility to bring pride and employment to their area.

Please feel free to contact me at any time any questions or feedback as I may be reached at (902) 441-0238.

Sincerely,

Nelson Grosse

President

Right and Ready Homes Inc.