

November 10, 1970

Our File 7328-1

Mr. R. D. Mussett
Vice-President - Production & Development
Oland & Son Limited
3055 Agricola Street
Halifax, Nova Scotia

Dear Mr. Mussett:

RE: KEITH'S BREWERY, LOWER WATER STREET, HALIFAX-BUILDING
INVENTORY & PLANS

We are now pleased to present in this booklet
the inventory and plans relating to your Company's
facilities at Lower Water Street, Halifax as requested.

The documentation consists of the following
items;

1. An inventory of existing facilities in
terms of total floor-area and usable
floor-area for possible leasing and renting,
together with comments relating to access
physical features and content.
2. A set of site and building plans locating
each item in the inventory.
3. General comments as to the potential re-use
of the usable floor-areas together
with plans indicating their specific location,
accessibility, circulation and possible
minor renovations and improvements.

In preparing this report we have attempted to
provide a concise guide to the potential and immediate re-use
areas on the Keith's Brewery site.

Mr. R. D. Mussett

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We trust that you will find the information useful and would be happy to assist you further in the matter should you so desire. All plans and written documentation is supplied to you from originals and negatives which we propose to forward once you have reviewed the material and any subsequent minor revisions have been made.

All of which is now submitted.

Yours very truly,

HANCOCK LITTLE CALVERT ASSOCIATES,

P. J. Smith

P. J. Smith

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SUPERFINE
FILM RECORD
400-NRAG-CANADA-

1. SCHEDULE OF PLANS

The following plans have been prepared in connection with the project:-

General	Location and Zoning Map
Drawing 1:	Site Plan
Drawing 2:	Key Plan (Units) and Parking Areas
Drawing 3:	Unit C - Cellar, First and Second Floor Plans
Drawing 4:	Unit C - Third and Fourth Floor Plans
Drawing 5:	Unit B - Cellar and Ground Floor Plans
Drawing 6:	Unit B - First and Second Floor Plans
Drawing 7:	Unit A - Ground and First Floor Plans

2. SCHEDULE OF ROOM UNITS

Drawing 2 indicates the overall location of each Unit of building spaces.

The following schedule of room numbering has been utilised in preparing the inventory of existing space and is also indicated on the respective drawings;-

- | | | | |
|----|---------|--|---------|
| 1. | Unit C; | - Rooms-C-101 To C-110 - Cellar Floor Plan) | Drawing |
| | | - Rooms-1-111 to 1-120 - 1st Floor Plan) | 3 |
| | | - Rooms-2-121 to 2-122 - 2nd Floor Plan) | |
| | | - Rooms-3-123 to 3-133 - 3rd Floor Plan) | Drawing |
| | | - Room-4-134 - 4th Floor Plan) | 4 |
| 2. | Unit B; | - Rooms-C-135 to C-140 - Cellar Floor Plan) | Drawing |
| | | - Rooms-G-141 to G-152 - Ground Floor Plan) | 5 |
| | | - Rooms-1-154 to 1-160 - 1st Floor Plan) | Drawing |
| | | - Rooms 2-161 to 2-165 - 2nd Floor Plan) | 6 |
| 3. | Unit A; | - Room-G-166 to G-170 - Ground Floor Plan) | Drawing |
| | | - Room-1-171 and 1-172 - 1st Floor Plan) | 7 |
| | | - Room-1-173 and 1-174 - 1st Floor Plan) | |

3. INVENTORY & AVAILABILITY OF SPACE

The following schedule outlines specifically the usable area, total floor-area, accessibility and situation of each individual room and building area in the building complex. (The schedule should be read in conjunction with Drawings 1-7 that immediately follow this inventory);

A. UNIT C (Drawings 3 and 4)

FLOOR	ROOM NO.	USABLE AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)	ACCESS (TO & FROM)	REMARKS
Cellar -Floor (Dwg. 3)	C-101	1,725	1,725	C-102 & yard C	Clear space
	C-102	-	2,440	Stair & yard C	Tanks in (easy to remove)
	C-103	-	3,005	C-105 & stair yard C	Tanks in
	C-104	-	775	C-105	Equip in (easy to remove)
	C-105	1,000	1,675	Yard B & C2	Some Equip. (75% usable floor space)
	C-106	120	120	C-105	Clear space
	C-107	540	720	Tunnel, C-108 & C-105	Some Equip.
	C-108	-	1,220	C-107	Tanks in (unuseable)
	C-109	-	2,090	C-109A & Water St.	Boiler room, keep clear
	C-109A	-	440	Stair & C-109	Pass way kept clear
	C-110	95	95	C-109	Clear Space
First Floor (Dwg. 3)	1-111	1,900	2,120	Yard B & Stair	Equip. in (easy to remove)
	1-111a	215	215	1-111 & Yard C2	Entrance keep clear
	1-111b	52	52	1-111a & Yard C2	Entrance keep clear
	1-112	-	795	1-111 & 1-113	Equip. in (compressor room)
	1-113	200	200	1-112 & Stair	Clear Space
	1-114	85	85	1-113 & Stair	Clear (25% usable floor space)
	1-115	650	2,570	Stair & 1-111	Tanks in
	1-116	360	360	1-115	Clear (approx. 50% usable floor space)
	1-117	335	775	1-111	Tanks in
	1-118	-	95	1-111	Equip. in (easy to remove)
	1-119	400	400	1-111 & 2-121	Clear Space
	1-120	-	1,220	C-108	Tanks in (unusable)

UNIT C DRAWINGS 3 & 4.

FLOOR	ROOM NO.	USABLE AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)	ACCESS (TO & FROM)	REMARKS
SECOND FLOOR (DWG 3)	2-121	360	360	1-119 & 3-124	Clear (about 75%) (usable floor space) Equip. in
	2-122	430	572	1-111 & 3-131	
THIRD FLOOR (DWG 4)	3-123	123	123	3-124	Clear space
	3-124	157	157	2-121, 3-125, Roof	" "
	3-125	1,995	1,995	3-216, 3-130, 1-111	" "
	3-126	125	125	3-125	" "
	3-127	112	112	3-125	" "
	3-128	300	300	3-130	" "
	3-129	105	105	3-130	Clear (25% usable floor space)
	3-130	650	2,570	3-125	Tanks in
	3-131	635	635	2-122 & 3-125	Equip. in (easy to remove)
	3-132	390	390	3-125	Clear space
	3-133	-	250	Roof area	Air conditioning room (not rentable)
FOURTH FLOOR (DWG 4)	4-134	-	162	3-125 & Roof	Cooler Room (equip. in)

B. UNIT B (Drawings 5 and 6)

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FLOOR	ROOM NO.	USABLE AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)	ACCESS (TO AND FROM)	REMARKS
Cellar	C-135	1,950	1,950	Elev. & Parking	Clear space
-Floor (dwg 5)	C-136	1,860	1,860	Tunnel & C-135	" "
	C-137	1,325	1,325	Tunnel	" "
	C-138	-	1,535	Tunnel & G-148	Tanks in (Unusable)
	C-139	-	1,055	Tunnel & G-148	" " "
	C-140	-	1,155	Tunnel & G-168	" " "
	Tunnels	-	Not Calculated	Tunnel & G-168	Not reusable

FLOOR	ROOM NO.	USABLE AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)	ACCESS (TO AND FROM)	REMARKS
Ground Floor (Dwg 5)	G-141	1,075	1,075	Yard B, & G-141 a	Clear Space
	G-141a	1,600	1,600	G-141 & Pkg.-E	" "
	G-142	800	800	Offices & Pkg.E	" "
	G-143	175	175	Offices & Pkg.-E	" "
	G-144	410	410	Offices & Pkg.-E	" "
	G-145	160	160	Offices & Pkg.-E	" "
	G-146	740	740	G-142 & G-148	" "
	G-147	245	245	G-146 & G-148	" "
	G-148	770	770	G-146, G-147 G-149	" " (Passway)
	G-149	340	340	G-148 & G-142	" " (Plus W.C. & Shower)
	G-150	136	136	G-151	" "
	G-151	150	150	G-152 & G-148	" "
	G-152	86	86	G-151	" "

First Floor (Dwg 6)	I-154	138	138	G-142	Clear Space
	I-155	1,525	1,525	G-148 & 2-163	" "
	I-156	-	160	I-155	Electrical Room
	I-157	90	90	I-155	Clear Space
	I-158	300	300	I-155 & Elevation	" "
	I-159	165	165	I-155	" "
	I-160	285	285	I-155	" "

Second Floor (Dwg 6)	2-161	-	1,560	2-163 (Elevator)	Bluenose Storage (Not for rental)
	2-162	2,400	2,400	2-163 (Elevator)	Clear Space
	2-162a	310	310	Elevator&to Roof	Clear Space
	2-163	5,320	5,320	Elevator & 1-155	Clear (possible changes at elevator)
	2-164	600	600	2-163	Clear Space
	2-165	960	960	2-163	Clear Space

C. UNIT A (Drawing 7)

FLOOR	ROOM NO.	USABLE AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)	ACCESS (TO AND FROM)	REMARKS
Ground Floor (Dwg 7)	G-166	1,660	1,660	G-167 & loading area	Clear Space
	G-167	4,310	4,310	G-168 & G-166	Clear Space
	G-168	2,050	8,275	G-167, G-170 & loading area	Equipment in (easy to remove thru garage)

FLOOR	ROOM NO.	USABLE AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)	ACCESS (TO AND FROM)	REMARKS
Ground Floor	G-168a	1,190	1,190	G-168, 1-171 & 2-168	Clear Space
(Dwg 7)	G-169	80	80	G-168	" "
Cont'd.	G-170	6,250	6,250	G-168 & loading area	" "
First Floor	1-171	8,385	8,385	G-168 & Hollis St.	" "
(Dwg 7)	1-172	210	210	1-171	" "
	1-173	-	115	1-171 (to be changed)	Telephone Room
	1-174	200	200	1-171	Clear Space (A. Keith File Storage)

D. SUMMARY OF SPACE INVENTORY

i) UNIT - C

Usable Total Area	=	13,059 sq. ft. (approx. 40%
Total Floor Area	=	31,048 sq. ft. Total area)
Yard - C1 Total Area	=	3,475 sq. ft.
Yard - C2 Total Area	=	1,260 sq. ft.

UNIT - B

Usable Total Area	=	23,915 sq. ft. (approx. 80%
Total Floor Area	=	29,380 sq. ft. Total Area)
Yard - B Total Area	=	2,565 sq. ft.

Note: Unit - B has also access and parking space in Parking Area E.

UNIT - A

Usable Total Area	=	24,335 sq. ft. (Approx. 80%
Total Floor Area	=	30,675 sq. ft. Total Area)

- Notes: a) Unit - C also has access and parking space in Parking Area E.
b) For parking areas and capacity see dwg. No. 2.
c) Areas are approximate only.

E. GENERAL ACCESSIBILITY

Access to Units from exterior of site;-

- i) UNIT - C
 - a) From Lower Water Street through Yard C-1
 - b) From Lower Water Street through Yard C-2 (tunnel)
 - c) From Parking H through stair
- ii) UNIT - B
 - a) From Salter Street through Parking - E
- iii) UNIT - A
 - a) From Salter Street through Parking - E
 - b) From Hollis Street through Old Shipping Room (Room 1-171)

4. GENERAL RE-USE POTENTIAL

The following general comments can be made in relation to the renting or leasing of space;-

- i) The Keith Brewery as a whole does not present itself as a total and individual rentable space.
- ii) Essentially building Units A, B & C can probably each only become rentable to individual occupiers.
- iii) The building and yard areas contained in Units A, B and C appear to represent the best grouping of space for leasing by virtue of continuity, service facilities, parking space, etc..
- iv) The prime re-use by virtue of the physical situation of existing space would probably be with warehousing, storage, etc. of medium and small size articles together with back-up office and possibly commercial display areas.
- v) Unit C: This space would be best used for storage of medium size, easily handled goods. Yard C-1 is available for small vehicle loading and limited car-parking. Room C-107 could have a separate occupier from the other higher floor-levels. Joint use of Yard C-1 would be necessary.
- vi) Unit B: This presents a good area for leasing. Again one would be limited to smaller article storage. One occupier appears to be indicated in view of the large number of small room areas, accessibility, etc.. The older buildings on Lower Water Street have the existing office and canteen facilities which are an added existing feature available to the future occupier. Future use would seem to be storage with the scope of a good office facility for service and marketing purposes.

vii) Unit A: Visitor access is possible directly from Hollis Street, and service access from Salter Street. The Hollis Street area could serve as a display/room - office area (Old Shipping Room) with storage above and to the rear of this area. The major re-use potential would appear to lie with a commercial or wholesaling enterprise with the need for on-site back-up storage and distribution facilities.

viii) Drawings 2 - 7, following this final section outline certain minor improvements, general accessibility, the detailed internal circulations etc., for each unit in relation to their respective re-use prospects.

ЗАБЕВЪЛНЕ



LOCATION AND ZONING MAP

