



DALHOUSIE
University

19 February 2007

Clerk of the Board,
UARB,
PO Box 1692, Unit "M",
Suite 300, 1601 Lower Water Street,
Halifax, N.S. B3J 3S3.

Dear Sir/Madam,

Re: United Gulf Developments Limited hotel and residential towers proposal

United Gulf Developments Limited is proposing to build two 27 storey, 250 room towers, located at the northern half of the block bounded by Granville, Sackville, Hollis and Salter Streets. My concern with this project deals with how the developers plan to heat the building.

The cost of almost all forms of energy is increasing and there is nothing to suggest that this trend will cease over the next quarter century. At present, Nova Scotia relies on imported energy to meet almost 90 percent of its energy needs, making Nova Scotia vulnerable to fluctuations in world energy prices. Buildings that are heated with electricity, oil, or natural gas will be at risk, while those using geothermal, biomass, or solar will offer their occupants a greater degree of security.

From what I have seen of their proposal, it is unclear how United Gulf Developments Limited plans to heat the proposed towers. The choice of energy source for this building will determine the project's long-term viability and could have potential ramifications for HRM should tenants abandon the building because of energy costs.

If you have any questions regarding this letter, please feel free to contact me at larry.hughes@dal.ca.

Yours sincerely,

Larry Hughes, PhD
Professor

ENERGY RESEARCH GROUP

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