



# LAMBIE CONSTRUCTION

800A WINDMILL RD SUITE 1 DARTMOUTH NS B3B 1L1  
OFFICE 902.481.9661 FAX 902.481.7496

## PROJECT: EVERGREEN TOWNHOUSE DEVELOPMENT

<b>PROJECT TYPE:</b>	<b>16 UNIT TOWNHOUSE</b>
<b>GEOGRAPHICAL COVERAGE:</b>	<b>COLE HARBOUR/WESTPHAL - EVERGREEN DRIVE</b>
<b>PROPERTIES:</b>	<b>PID 00398552 AND PID 40414633 [ LOTS EG1 &amp; EG2]</b>
<b>EXECUTING AGENCY:</b>	<b>LAMBIE CONSTRUCTION INC</b>
<b>DURATION:</b>	<b>2020-2021 - 1 YEAR</b>
<b>BUDGET:</b>	<b>\$3.6 MILLION</b>

August 14, 2019

Maggie Holm, Principal Planner  
Planning & Development  
40 Alderney Drive  
Dartmouth NS B2Y 2N5

Dear Mrs. Maggie Holm

It is with pleasure that Lambie Construction Inc. submits to you, this letter of intent in pursuit of land use and related development approvals for the 1.4 acres (60,705 sqft) of property located at the end of Evergreen Drive in Cole Harbour, Nova Scotia. (PID 00398552 & 40414633) Our pending purchase agreement with the current property owner, Marc Girouard states that until such a time that Lambie Construction Inc. acquires all necessary development approvals the land will remain in his ownership, however, we have his full cooperation and consent to pursue all relating land use approvals prior to Lambie Construction Inc. taking possession of the property.

### SUMMARY

Lambie Construction Inc. is requesting that Harbor East Community Counsel extends the time limit and re-approve development for 16 townhouse units in Cole Harbor, on an unconstructed section end of Evergreen Drive. The property is approximately 60,000sqft in size collectively and is currently undeveloped. The original policy agreement is still in effect with this request. In 2008 community council had accepted Development of 16 townhouse units on the property, community interest has not changed.

## **RATIONALE**

There is a growing need for single family dwellings within the Cole Harbour/Westphal area. Evergreen Drive provides an optimal location with schools and amenities close by. It is our opinion that this proposed development agreement is in line with the intent of the MPS for townhouse development within the Urban Residential designation. The Developer will be responsible for all costs, expenses, liabilities and obligations imposed under or incurred in order to satisfy the terms of agreement.

## **PROJECT DESCRIPTION**

The subject properties will accommodate 16 single unit dwellings in accordance with the R-1 Zone provisions. It will also be in line with the subdivision agreement with the Municipality for the terms related to construction and acceptance of the municipal services. An un-built extension of Evergreen Drive will be extended to form a short cul-de-sac to accommodate the subdivisions entrance. The outcome of finished properties will bring growth and infrastructure to the Cole Harbour/Westphal area, especially for families living within the property. There will be landscaping and sidewalks that will enhance the area for ideal subdivision living. Lambie Construction Inc. is best suited as the General Contractor to construct all units and streets within the development. Any issues that may occur will be addressed and looked after by Lambie Construction Inc

## **PARTNERSHIP & COORDINATION**

LAMBIE CONSTRUCTION will use key members in the company to oversee and implement this development, these parties are:

Floran Lambie	-	CEO	ROLE - Owner/ Project Management
Fraser McArthur	-	CFO	ROLE - Chief Financial Officer/ Accounts / Project Management
Mark Higgins	-	COO	ROLE - Chief Operations Officer / GM / Project Management
Corey Butler	-	Construction Manager	ROLE - All on-site Construction Operations

This project management structure will ensure the success and coordination of Evergreens Development.

## **PROJECT OBJECTIVES & BENEFITS**

The Evergreen Development will benefit the Area of Cole Harbour in the following ways:

- Increase annual real estate taxes generated by Evergreen property by an estimated \$644,600.00
- Offers a new, unique housing alternative for families to afford to this part of Cole Harbour.
- Allow for a live-work relationship with the surrounding area.
- Provide the community with new residents who will work and shop in the area.

## PROJECT SPECIFICS

<u># of Units :</u>	16 Townhouses with garage 4,000 sqft approximately
<u>Location:</u>	EG1 & EG2 Evergreen Drive Behind Canadian Tire Building
<u>Rental Sq. Ft:</u>	64,000
<u>Average Rental:</u>	\$1,600.00 per Townhouse - Electrical & Water separate
<u>Type of Building:</u> <u>Zoning</u>	(3) Duplex, (5) Duplex & two (4) Duplex - two story with garage R-1 & R-5
<u>Land Area:</u>	1.4 Acres [60,705sqft]
<u>Real Estate Taxes:</u>	Estimated \$644,600.00
<u>Vehicle Traffic:</u>	New Cul-de-sac end of Evergreen with extension private driveway

This Project will be accessed by Evergreen Drive, close to bus stops 1 block away on Popular Drive, 5 min walk to Junior High School. It is adjacent to grocery store, bank and pharmacy plaza on Forest Hills Parkway.

## COMPLIANCE WITH HRM PLANS

This development complies with Subdivision Approval File No. 20345. Compatible with the regulations of Policy UR-8 to enable townhouse development where all units have access to public street via shared internal driveway. Achieving harmony with the surrounding neighborhoods by ensuring that controls are established relative to building and site designs, codes and parking, roads and sidewalks.

## PROJECT FINANCIAL INFORMATION

Value of Land: The land is currently assessed at \$200,000

Estimated Project Cost: \$3.6 million

Number of Construction Jobs Created: 40 construction jobs - 6 Full-Time Management - 1 Full Time Superintendent - Hired work with maintenance and lawn care.

## **PROJECT CONSTRUCTION SCHEDULE**

This will be a joint effort between sub trade parties listed below:

<b>CONSTRUCTION PLANS:</b>	B&L House Plans
<b>ARCHITECT:</b>	TBD
<b>CIVIL ENGINEERING:</b>	GEMTEC Consulting Engineers & Scientist
<b>LANDSCAPE DESIGN:</b>	GEMTEC Consulting Engineers & Scientist
<b>STRUCTURAL ENGINEERING:</b>	G.Veinot Metal Fabrication Ltd.
<b>LAND SURVEYOR :</b>	Servant Dunbrack McKenzie & MacDonald
<b>INTERIOR DESIGN:</b>	InVogue Home Design Ltd.

In closing, we look forward to working with the City and Harbour East Community Counsel throughout the approval process to transform this un-development property on Evergreen Drive into a beautiful townhouse subdivision.

Sincerely,

Floran Lambie  
CEO  
Lambie Construction Inc.