

RE: Development Agreement Extension for 19 Hamlet Lane (PID 41028556)

November 4, 2021

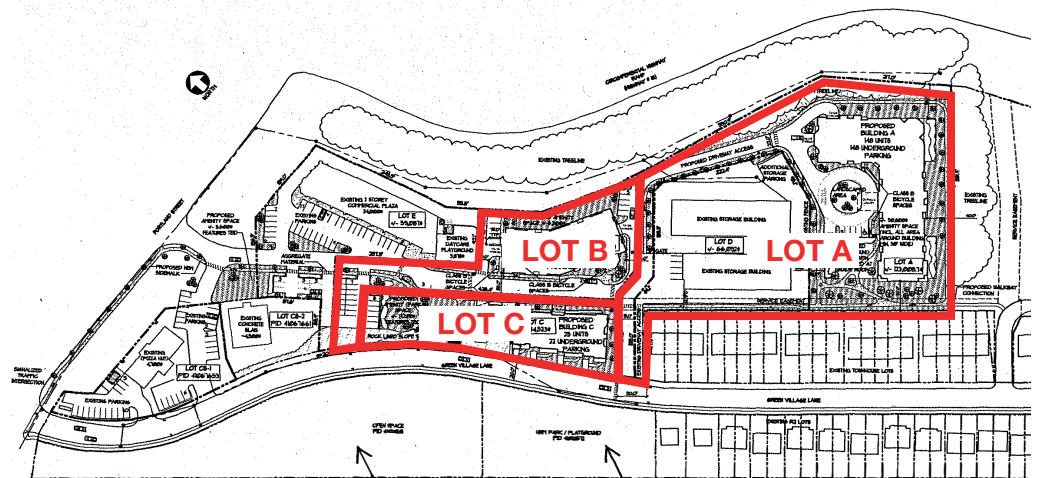
Carl Purvis
Program Manager
Planning Applications
Halifax Regional Municipality
PO Box 1749
Halifax, NS B3J 3A5

Dear Mr. Purvis,

I am writing on behalf of our client, Pinnacle Construction (Dartmouth Self Storage Ltd.), to request a non-substantive amendment to the development agreement at 19 Hamlet Lane in Dartmouth (PID 41028556). The requested change is to extend the completion date by two years.

Background

The subject properties are part of the larger Green Village Lane development, approved in a 2000 development agreement (Doc. #35871). The agreement has been amended multiple times since then to address various aspects of the overall development. Material to the current application, the agreement was amended in September of 2016 to enable 263 residential units and associated amenity space in 3 buildings on 3 separate lots (Doc. #110592277).



Excerpt from 2016 Development Agreement Site Plan

Lot C, which fronts on Green Village Lane, is now complete and contains 25 residential units with underground and surface parking.

Lot B is currently a vacant field located between the existing commercial plaza and existing self-storage facility. It is intended to host 90 residential units. Our client reports that this portion of the development is currently under permit and construction will commence shortly.

Lot A is a vacant field located south-east of the existing self-storage facility. It is planned for 148 residential units in a 10-story building. This portion of the development is pending completion of Lot B and other various projects our client has under construction.

Section 3.4 of the amending agreement states that Council may discharge the development agreement if the developer fails to complete the development within five years from the date of the agreement's registration at the Land Registration office. Based on the April 11, 2017 registration date the current "completion date" would therefore be April 11, 2022.

Request

I am requesting that Section 3.4 of the development agreement be amended to allow a further two years for completion of the development.

This request is enabled as a non-substantive amendment under Subsection 2.10.1 of the agreement:

2.10.1 The following items are considered by both parties to be not substantive and may be amended by resolution of Council:

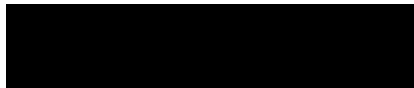
[...]

1) The length of time for the completion of the development as identified in Section 3.4 of this Agreement.

Further, this request is consistent with Policy IM-34 of the Regional Centre Secondary Municipal Planning Strategy, which allows for one extension of up to two years for development agreements approved prior to the adoption of that Plan.

I have not enclosed in this application any drawings or studies because this is a simple textual amendment to the timeline of an already-approved development. However, please do not hesitate to reach out if you have any questions or require further information about the subject site.

Sincerely,



Ian Watson, Senior Planner, MCIP