

March 11, 2020

Steven Higgins  
Manager, Current Planning  
HRM Planning & Development  
PO Box 1749 Halifax, NS  
B3J 3A5

HAND DELIVERED TO:  
Alderney Gate Office  
40 Alderney Drive, Dartmouth

Dear Steve,

**RE: The Housing Trust of Nova Scotia project, non-substantive amendment for a time extension to a development agreement for PID 00154383 (formerly 2183 Gottingen Street now 2250-2260 Maitland Street, Halifax)**

Please accept this application from the Housing Trust of Nova Scotia for a non-substantive amendment to an existing development agreement on their property at 2250-2260 Maitland Street. The purpose of the application is to enable a time extension for both the commencement of construction date and the period for completion of construction. Attached is the completed application form. As per discussions between yourself and Ross Cantwell of the Housing Trust, it is understood that the typical application fee is not required to be submitted at this time.

#### Background

The Housing Trust of Nova Scotia is a nonprofit housing organization that was formed in 2009 to tackle the growing problem of housing affordability in Nova Scotia. The Board of Directors was selected to provide a wide range of hands on skills, necessary for the complex task of developing high quality housing. In 2010, the Housing Trust received \$3 million of funding from Nova Scotia Community Services (NS Housing) and these funds were used to acquire two large parcels of land at 2183 and 2215 Gottingen Street.

The Housing Trust's goal is to build new high quality mixed income housing projects that have a blend of affordable and market rate units. By combining mixed incomes in one building, the Housing Trust aims to remove the stigma associated with housing subsidy as tenants won't know who has received a subsidy, and is able to use the profit from the market rate units to subsidize the operation on the affordable units.

#### Existing Development Agreement

Halifax & West Community Council in 2014 approved a development agreement under case 18547 to enable a building ranging from 6 to 8 floors at 2183 Gottingen. The project includes a total of up to 113

apartment units, 4 townhouse units along Maitland Street, and ground floor commercial space on Gottingen Street. Under the terms of the Housing Trust's agreement with Housing Nova Scotia, 56 of the units will be reserved for affordable housing. The development agreement was registered on June 2, 2016. Section 7.3 of the development agreement requires commencement of construction within 4 years of that date, by June 2, 2020. Section 7.5 requires completion of the project within 6 years, by June 2, 2022.

Since approval of the development agreement, the Housing Trust has been working with CMHC and Housing Nova Scotia to gain additional financial support to make the project a reality. That additional funding has now been secured and the project should be able to proceed. However as construction will not be able to commence within the four year period, an extension to the timeframes established by the development agreement is being sought.

Assuming the time extension is successful for this first property, it is hoped that the second property (2215 Gottingen) would also start construction 3 to 4 years later.

#### Non-substantive Amendment Application

Sections 6.2 (g), 6.2 (h), and 7.3.3 of the existing development agreement identify changes for time extensions for both the commencement and completion dates of the project as being non-substantive amendments. Any application for a time extension is required to be made at least 60 days prior to the expiration date, which is June 2 2020. Under the new provisions of Centre Plan, Policy 10.28 addresses the issue of time extensions for development agreements that were approved under previous land use policy. This policy limits time extensions for commencement of construction to a one year period. Timeframes for completion of a project cannot be extended longer than two years.

Accordingly, the Housing Trust requests that Community Council:

- grant a one year extension to enable construction to begin by June 2, 2021.
- grant a two year extension to the completion date, with completion to be achieved by June 2, 2024.

It is hoped that given the importance of increasing the supply of affordable housing in HRM that this application will be expedited accordingly. Without the requested time extension, this major opportunity for HRM to support affordable housing may be lost.

Should you have any questions with regard to this application, please do not hesitate to contact me.

Yours truly,

**Original Signed**

Mitch Dickey LPP MCIP  
Urban Planning Consultant

---

**Mitch Dickey Urban Planning**