

Attachment B: Applicant Request



CAN-EURO INVESTMENTS LIMITED

www.can-euro.com

RE Case 20653 – Development Agreement 1 Horizon Court

Dear City Council, HRM Planning office and others.

March 31, 2021

I'm writing you to respectfully request a time extension for our approved development agreement located at 1 Horizon Court. We are requesting this extension as a result of unforeseen complications and restrictions both locally and internationally as a result of the global pandemic.

Can-Euro Investments has been operating here in Dartmouth for almost 40 years. Founded in the 1980's by my father, the late Dr. Otto Gaspar, who passed away in 2013. The company began slowly developing four properties which for decades have been very well respected and desired places to live in the community. The Founder Otto Gaspar was planning Tower III with enthusiasm and professionalism. Since his passing the ownership responsibilities transferred to his wife, Annelies Gaspar. In the summer of 2018, Annelies, my mother, then in her mid-eighties decided it was best to transfer the company to me. In 2019 we worked very hard to continue the planning of the project, I made several trips to Canada to work on this project. My last visit was in February 2020.

The global pandemic and travel restrictions stopped me in continuing this detail planning phase significantly as I need to be present in Dartmouth to understand in full, the project my father mainly planned and to connect face to face with the people he worked with and to find those needed for the next phases of the project. I live in a small town in Austria and we had very hard lockdowns not being allowed to travel to the next village for months. Travelling intercontinentally was and is likely impossible. Being able to reach the level of comprehension and totally understanding the design plans of my dad without being in Dartmouth made it increasingly more complicated and did throw my plans significantly back.

I'm really excited to get this project underway. It is an exciting project, for us and the community needs it and economically it is in our best interest to begin as soon as possible. We have tremendous demand and desire from the local community for this project. Currently we have approximately 115 people who have registered to be on our waiting list for this new development, with new people inquiring each week. We also have another 120 people on our waiting list for our existing properties. Obviously not every one of these people will become residents of our homes, but it is a very strong indication of the need for this project and the desire to live amongst our community.

Can-Euro has always been a small family owned and operated business with the goal of providing affordable quality homes in a comfortable nature like setting. The nature of our small company is that the ownership is very hands on and the input of the owner is the driving force for new projects and cannot easily be substituted by somebody else. My heart is committed to Can-Euro Investments Ltd and this new project as I've assisted my family in managing, designing and planning the future of the company over the past 30 years. I am excited to further strengthen our connection to Dartmouth and its residents while also growing the company and preparing it for the next generation where its future will be secured through my daughter Alina Nebes, our Vice President.

Our aim is, not only to develop a new building for our company, but a sanctuary for many people who love stunning views, great service, careful planning, awareness to healthy living and a gateway property so that people can interconnect to each other and to feel as a social community at Horizon Court.

The global pandemic has put very significant restrictions on our ability to continue the process of developing this building, perhaps more so than other companies who have teams of people who work on new projects every day. The company requires the owner to be present and able to interact locally with our management team and consulting companies in order to continue our heritage of our hands-on family approach to development.

Although it is very disappointing to us, the city officials and the community that this project has suffered this unfortunate delay, there was nothing anyone could have done to predict or protect against this worldwide lockdown. The need for this project to be completed has never been more important or more needed for the community. We hope that we are able to be given the time necessary to complete this project. We understand that this current extension application is limited to requesting a one year extension. We truly hope we are able to build this building as soon as possible, but we are also worried the pandemic restrictions and complications will continue to impede our ability to properly develop this building over the coming year.

We hope to find your understanding and to receive a positive answer. With very best wishes and respect for your thoughtful decision.

Yours Truly,

Christiane Gaspar
President
Can-Euro Investments Ltd.