### HALIFAX

# Resolution for Case 21727

Development Agreement Time Extension 72-74 Primrose Street, Dartmouth

Harbour East Marine Drive Community Council August 2, 2018

### **Applicant Proposal**

Applicant: Innovation Architects on behalf of property owner, Ameya Properties Ltd.

Location: 72 and 74 Primrose Street, Dartmouth.

<u>Proposal</u>: Requesting non-substantive amendments to extend the date of commencement for construction by 3 years.



# Site Context 77 Lakecrest Drive

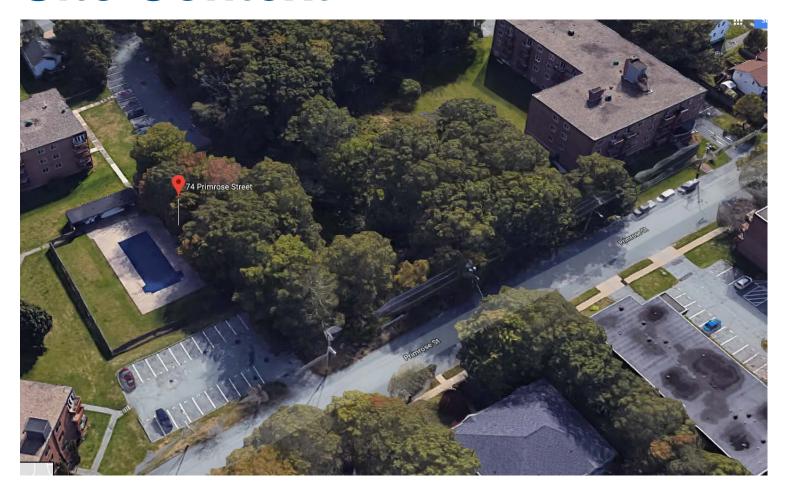


General Site Location
Site Boundaries in Red





### **Site Context**



Subject Site from Primrose Street



### **Proposal**

- On March 7, 2013, Harbour East-Marine Drive Community Council approved a development agreement to allow for a four-storey, 43-unit residential building to commence within five years from the date of registration of the agreement (2018).
- The request is to extend the commencement date by three years resulting in a commencement date in 2021, or eight years from the date of registration of the existing agreement.
- No changes to the development itself.



### **Planning Policy**

**Dartmouth Municipal Planning Strategy** 

#### Designation

Residential, Pinecrest-Highfield Park Secondary Plan

#### Enabling Policy

IP-5 and IP-1(c)



### **Public Engagement**

 A public information meeting or public hearing is not required. A nonsubstantive amendment for time extension decision is made by resolution of Community Council.

> Notifications Mailed

<u>N/A</u>

Meeting Attendees



<u>N/A</u>

Letters/Emails Received



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### **Staff Recommendation**

Staff recommend that Harbour East Marine Drive Community Council:

- 1. Approve, by resolution, the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A of this report, to extend the development commencement date for the proposed development at 72-74 Primrose Street, Dartmouth; and
- 2. Require the amending development agreement be signed by the property owners within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.



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### **Thank You**