

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.

Proposal: 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 non-substantive amendment for time extension decision is made by resolution of Community Council.

**Notifications
Mailed**



N/A

**Meeting
Attendees**



N/A

**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