

July 4, 2019

Andrew Bone, MCIP, LPP
HALIFAX | Planning and Development
PO Box 1749
Halifax, Nova Scotia, B3J 3A5

Dear Mr. Bone:

Re: Application by Cresco Holdings Limited for a Substantive Amendment to the Development Agreement for Sub-Area 9 of the Bedford West Master Plan

Please accept this letter as our application for a substantive amendment to the Development Agreement for Sub-Area 9 of the Bedford West Master Plan (Case 16666) to allow for the allocation of up to 162 persons, equivalent to 72 multiple dwelling units, from our commercial allowable population into our residential allowable population.

We request the existing development agreement be amended by replacing the text “200” in Section 3.3.2 with the text “272”. This request will not affect the total permitted population for the lands by the existing agreement. The total allowable population for the lands will remain the same, i.e., 1210.5 persons as stated in Section 4.4.4 of the existing development agreement (as amended).

This application also will not affect the current land use permitted for the lands. Block CMR-1 will remain the only parcel with permitted land use for General Commercial / Residential Multiple Unit.

We believe that an MPS/SPS amendment would not be required as this proposal complies with The Bedford West Secondary Planning Strategy for Sub-Area 9.

- Policy BW-39B: Further to Schedule BW-7, Sub-Area 9 may be comprised of medium or higher density residential land uses on the northwest side of the site, and general commercial uses south of the interchange. On the south-east portion of the Sub-Area, general commercial or higher density residential land uses may be permitted. (RC-Mar 15/11;E-May 28/11)
- Policy BW-39C: Within the Sub-Area, population assigned under BW-16A may be redistributed throughout the Sub-Area covered by development agreement provided the intent of all policies is maintained. (RC-Mar 15/11;E-May 28/11)

To support planning discussion regarding this proposal, enclosed please find a *Traffic Impact Statement* provided by Harbourside Transportation Consultants and *Sewer/Water Analysis Statement* provided by Strum Consultants.

Please contact me to discuss once you have had an opportunity to review this application.

Yours truly,

Farhang Fotovat
Development Manager

Enclosures