

LOOKOUT INVESTMENTS LTD

1583 Hollis St, Apt 1604, Halifax, NS B3J 0E4

**Re: Request for Non-Substantive Amendment – Extension
For Development Agreement case # 22847**

Apr. 23, 2024

To whom it may concern,

Lookout Investments is seeking a non-substantive amendment for its development agreement for the construction of two 60-unit apartment buildings. This non-substantive amendment is for the extension to the date of commencement of construction three extra years, from October 4 2024 to October 4 2027, and the granting of an extension to the length of time for the completion of the development.

The construction industry in Nova Scotia continues to struggle in the post-pandemic era. This development continues to offer challenges in attracting labour workers.

We received the building permit in summer of 2022; however, as we were set to begin, a major contract – the concrete form company – pulled out last minute, stranding us unable to begin without the most foundational trade. Unfortunately, this has become a regular occurrence in this post-pandemic era.

The revised timeline proposed in this application is not only necessary but essential for maintaining the project's feasibility. The extension allows us to re-establish a stable supply chain and secure the required labour, ensuring that we can meet project milestones with certainty. This adjustment also provides us with the flexibility needed to navigate these unpredictable variables and guarantee the successful completion of the development in alignment with our commitment to quality and sustainability, at the best possible rates.

We have already renewed the Building Permit and Halifax Water Permit.

Should you have any questions or concerns, do not hesitate to reach out to me.

Sincerely,

