



Halifax Harbour Properties

20F Rosedale Drive Dartmouth, Nova Scotia B3A 1L8
admin@halifaxharbourproperties.com / 902-423-4663

December 17, 2024

HRM Planning & Development
5251 Duke St, 3rd Floor, Suite 300, Duke Tower
Halifax, Nova Scotia
B3J 3S1

To HRM Planning:

This letter addresses our registered Development Agreement dated the 10th day of February 2022 applicable to our Dartmouth properties: **PIDs 41054339, 00044792, 00066936**

We are writing today to request two changes to the development agreement:

- 1) Remove PID 41054339 from Development Agreement as this PID is not required for the development.
- 2) We are formally requesting an extension to the commencement date of construction and Completion under PART 6, clause 6.1.1(f), which can consider granting an extension to the date of commencement of construction as a non-substantive item.

Where we had two Development Agreements approved at the same time and are working on other as-of-right developments, we require more time to manage the professional design phases of our projects. Additionally, the availability of professional consultants and market conditions has impacted on our timelines beyond our control. We intend to fully deliver this project but require an additional 3 years to complete construction drawings and tender the project as defined by section 7.3.2 of our Development Agreement. We would also need an additional 3 years to complete construction as a result of this delay.

Please contact me to review this request.

Sincerely,



Joseph Arab
President, Rosedale Investments Limited
Phone: 902-209-3327
email: arabjoey@hotmail.com