



## Harbour Royale Development Limited

Cape Breton Regional Municipality  
Received

JUN 23 2021

MAYOR'S OFFICE

Dear Mayor and Council,

June 23, 2021

### **Re: HRDL-CBRM Waterfront Pre-Development Agreement (Agreement)**

As you are aware, the Agreement is under threat of expiration pursuant to Agreement section 5 (v). In her June 2<sup>nd</sup>, 2021 email to me, Mayor McDougall encouraged HRDL to seek an extension of the contract and to continue to advance the development work associated with this important and potentially transformative project for CBRM (the Proposal). The lack of clarity regarding CBRM's intentions with respect to the waterfront library have delayed our response to that request.

The entire vision embodied in the CBRM approved Proposal was built around a new waterfront central library. HRDL continues to believe that the best and highest use of the waterfront lands includes the new central library. It is not alone in its assessment, as evidenced by the strong level of support from advocacy groups, First Nations and members of the public.

Based on HRDL's now three year involvement and countless discussions with funding partners at both the political and staff level, its assumption continues to be that with a \$7M cash contribution from CBRM, and the planned community library capital campaign, CBRM can realize the most important piece of civic infrastructure in a generation on the waterfront, as a catalyst to private sector investment and downtown revitalization, and should it chose to embrace the opportunity presented by First Nations at a time when Reconciliation in the aftermath of the Residential School experience is firmly in the national discourse, an important statement about how the community sees itself in Unama'ki.

Please accept this letter as a formal request for a second 18-month extension of the HRDL-CBRM Waterfront Pre-Development Agreement. This letter will be followed later this week by a Development Plan Application (DPA) that will include a new central library and a multi-residential apartment building. The DPA is being submitted to cover the eventuality that this extension request is refused, providing an alternative means of keeping the Agreement alive.

If the decision is made to proceed with a new central library on the waterfront, and to seek design development funding as a stepping stone to a capital funding proposal as your prospective funding partners have requested, then as your contractual development partner selected through a competitive process that has met all its obligations and owns all of the relevant design development data, HRDL expects to continue to lead the design development exercise and to be appropriately compensated in accordance with the applicable industry standards used to establish the design development budget. Should CBRM go on to achieve project funding and eventually tender for library construction, it could determine at that time whether there was any further role for HRDL in this part of the waterfront development.

HRDL wishes to continue to work on this important waterfront development site with CBRM, in a renewed spirit of cooperation and collaboration, and believes it is entitled to do so whether or not CBRM has changed its mind about the inclusion of a new library. It is time for candour and decisions from CBRM as to its intentions regarding the library.

Yours truly,

Original Signed By

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Martin Chernin, C.M., President