



**Date:** January 22, 2026  
**To:** Kelly Ash, Manager of Development Service  
**cc:** Rachel, Gilbert, Manager of Planning  
**From:** John Woodford, Director of Planning & Development  
**Re:** Unsubstantial amendment of Development Agreement - 118203000

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## **PLN25-005 Application by Riverstone 214 Ltd**

Part 230(4) of the Municipal Government Act and policy IM36 of the Municipal Planning Strategy enables the Development Officer to approve non-substantive amendments to a development agreement.

### **Proposed amendments**

An application was received from Riverstone 214 Ltd (Paul Ghosn & John Ghosn, ENQORE Developments) to unsubsantially amend an existing development agreement for lands located on Highway 214, Elmsdale. The proposed amendment is to extend the time limits for the development agreement.

### **Background**

In 2025 Planning and Development staff received an application by Riverstone 214 Ltd. to unsubsantially amend an existing development agreement for lands located on Highway 214 in Elmsdale. The proposed amendments included two components but the request to amend the parking layout has since been withdrawn. The application now only requests an extension of the time limits for the six storey building.

As per Section 7.2 of the agreement, matters dealing with extending the time limits identified in section 6 are considered unsubstantial amendments.

### **Analysis**

The original Development Agreement, approved in March 2021, allows for a mixed-use development consisting of three buildings: a one-storey commercial building, a four-storey mixed-use building, and a six-storey multi-unit residential building.



## Time Extension

The applicant has requested that an extension of the time limits to apply for a permit and to complete the development.

Section 6.2 of the current development agreement requires that the Developer apply for development permits for each building within 4 years of entering into the agreement. Once a development permit is issued, the development must proceed in accordance with the site plan within two (2) years, or the agreement may be subject to termination. The Developer has submitted a request for a 5-year extension of these time limits for the six-storey building to allow continued progress on the project. The DA was signed and entered into on March 1, 2021. The deadline to apply for a permit for each of the buildings was four years which would bring us to March 1, 2025. The developer has not applied for a permit for the six-storey building within this timeframe.

The developer has progressed with the original approved development. The single-storey building has been completed and is occupied and the four-storey building is under construction. The proposed six-storey building is located to the rear of the four-storey building and enabling an extension of the timeline for the construction of that building will not result in an area under construction being visible from a public street. In previous discussions with the developer they have explained challenges they have encountered with leasing part of the four-storey building which may have delayed progressing forward with the development of that building. Due to the wording of the DA, the construction of the six-storey building is linked to the completion of the four-storey building.

## **Recommendation**

That approval be given to the unsubstantial amendments to the development agreement to enable an extension of the time limits for the six storey building.



Review by the Director of Planning & Development of the recommendation to the Development Officer regarding the Unsubstantial Development Agreement Amendment.

Name: JOHN WOODFORD

Date: JAN 23, 2026

Signature: [Handwritten Signature]

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Development Officer Approval or Refusal to Approve

Approval:

Refusal to Approve:

Name: Kelly Ash

Date: February 3, 2026

Signature: Kelly Ash

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