

July 8, 2026

Application for a Development Agreement on property PID#00004051 in Halifax

MR. RHYS BURNELL
Planner III
 Strategic Projects / Planned Growth
 Planning and Development

Halifax Regional Municipality
 P.O. Box 1749
 Halifax, NS B3J 3A5

Dear Mr. Burnell,

On behalf of our client Monaghan Square South GP Limited, I am applying to the Halifax Regional Municipality to enter into a Development Agreement on the above identified property located at 3000 Monaghan Drive in Halifax, NS. The property used to accommodate the Mayflower Curling Club building, which was demolished in 2025 after the club's relocation to Timberlea.

The site is surrounded by the Canada Post Sorting Facility, a provincial building at 6176 Young Street and two existing residential towers of Monaghan Square, which were completed by the same developer in 2017 and 2019.

The main request of this planning application is the development of a 33-storey, 415-unit residential building featuring a residential tower rising from a three-storey podium. This planning application is enabled through Policies F-5 and F-6 of the Regional Centre Secondary Municipal Planning Strategy. The following documents in support of this application are attached to this letter:

- + Basic facts about the property and its context
- + Detailed information about the proposed development
- + Analysis of the proposal's alignment with municipal planning policy
- + An attachment including:
 - Appendix A: Building and Elevation Renderings
 - Appendix B: Landscape Plan / Site Plan
 - Appendix C: Wastewater Capacity Analysis

We are excited to work with staff, Council and the community on this proposal.

Please do not hesitate to contact me if you require further information.

Sincerely,

- ORIGINAL SIGNED-

Paul Dec, MCIP, LPP

1 BACKGROUND

1.1 LOCATION AND SITE CHARACTERISTICS

The subject of this planning application is property PID#00004051 registered to Monaghan Square South GP Ltd. The approximately 4,251¹ square metre property is located at civic number 3000 on the short public street named Monaghan Drive.

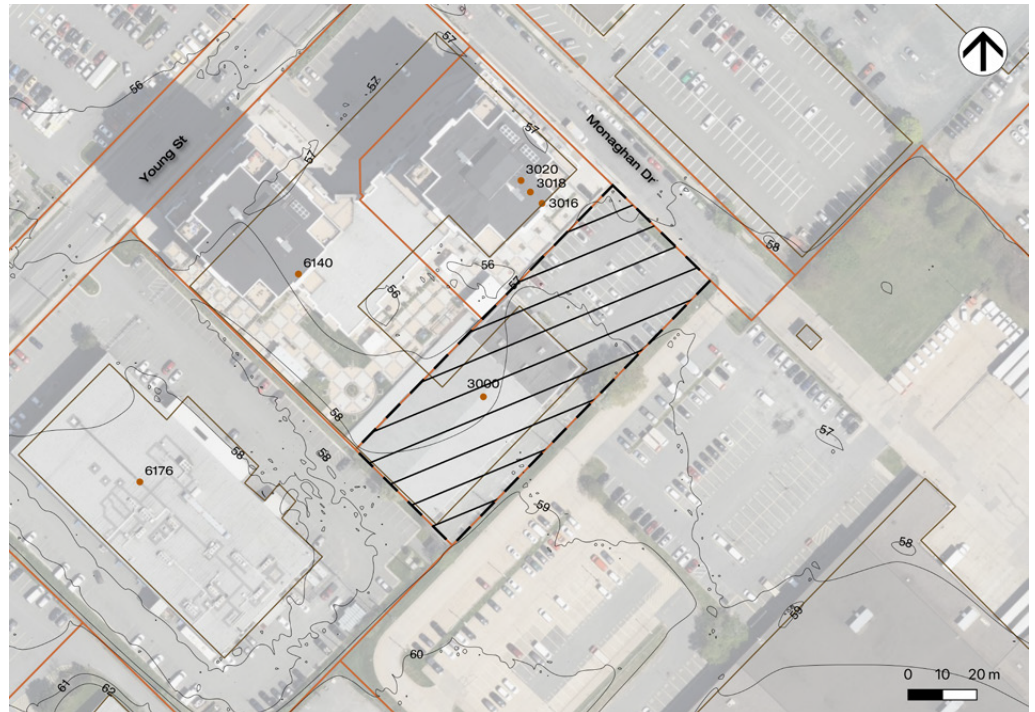


Figure 1: Site map

According to LiDAR data, the site is largely flat at about 58 metres above sea level. The buildings immediately north of the site are two residential towers known as Monaghan Square, which were completed by the same owners in 2017 and 2019, respectively.

¹ Based on property records from the Land Registration Office

The site is located on Monaghan Drive, a short public street intersecting with Young Street between Robie and Windsor Streets.

Within the Regional Centre Secondary Municipal Planning Strategy (or 'Centre Plan'), the property is part of an area designated as the 'Young Street Lands Future Growth Node'. The subject property, shown above in the hashed pattern, is situated on the northern edge of the Future Growth Node and accounts for about 3.5% of the total area of the same. The subject property will therefore play only a marginal role in the overall functioning of the growth node.

2 DEVELOPMENT PROPOSAL

2.1 DEVELOPMENT SUMMARY

Monaghan Square South GP Limited intends to develop one 33-storey residential building on the currently vacant site. The building design features a tower of 130' by 84' and a three-storey podium of 29,900 ft² footprint.

The proposed development is essentially an extension of the existing Monaghan Square Towers, sharing underground parking with the existing development through an underground passage between the buildings. In order to accommodate an active street frontage on a possible future street within the Growth Node, ground floor units facing that side have been designed as 'townhouse units', allowing for conversion of back doors and back yards to independent street entrances with front yards in the future.

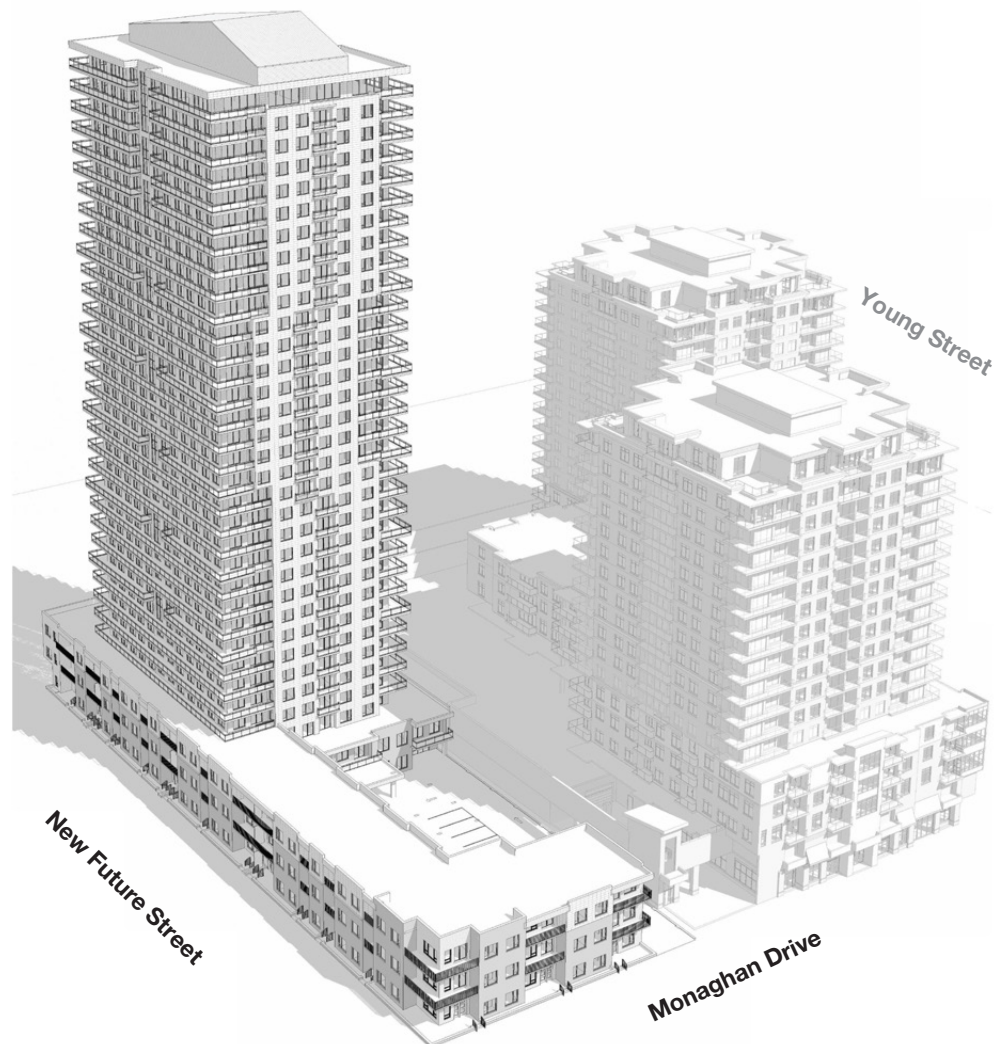


Figure 3: Architectural rendering with existing Monaghan Square Towers in the background

Proposed Building in Numbers	
Building Height	99.3 m
Number of Stories Above Grade	33
Residential Units	415
1-bedroom	280
2-bedroom	128
3-bedroom	7
Accessible Units (across all three categories)	21
Number of Underground Parking Stories	2
Parking Spaces	320
Exterior	16
Interior	304

The proposed building footprint of 2,778 m² would cover approximately 65% of the lot area and was designed to meet a gross floor area ratio of 8.5.

3 PLANNING APPLICATION

3.1 FRAMEWORK

The Regional Centre Municipal Planning Strategy (MPS) and Land Use By-law (LUB) subject the property to the policies and regulations of the following designation and zone:

Document	Designation / Zone
Municipal Planning Strategy	FGN (Future Growth Node)
Land Use By-law	CDD-2 (Comprehensive Development District 2)

3.2 REQUEST

This application is submitted to apply for a Development Agreement on property PID#00004051, in order to allow for the development of a multi-unit residential building.

3.3 POLICY ANALYSIS

This application for Development Agreement is based on Policies F-5, F-6 and F-10 of the Regional Centre Secondary Municipal Planning Strategy (SMPS). Policy F-6 also references the generic Policy IM-7 from the Implementation section of the SMPS. The following analysis will demonstrate how the Development Proposal (further referred to as 'the Proposal') complies with the applicable Policies of the SMPS.

Policy F-5 - Regional Centre Secondary Municipal Planning Strategy

Council may only consider development agreement applications for the development of a Future Growth Node when Site-Specific CDD policies have been adopted in this Plan.

Compliance: Site-Specific CDD policies have been adopted and are provided in Section 2.9.1 of the SMPS. Specifically, Policy F-10 applies to the Young Street lands. The analysis demonstrating how the Proposal complies with Policy F-10 of the SMPS is provided in this application on page 9.

Policy F-6 - Regional Centre Secondary Municipal Planning Strategy

Subject to Policy F-5, in considering a development agreement for any lands zoned CDD-2 and CDD-1, Council shall consider the following:

a) the applicable Site-Specific CDD Requirements set out in Section 2.9.1 of this Plan;

Compliance: The Site-Specific CDD Development Agreement Requirements for the Young Street lands are described under Policy F-10 of the SMPS. Analysis to demonstrate how the Proposal complies with Policy F-10 of the SMPS is provided in this application on page 9.

b) all applicable policies of the Regional Plan and of this Plan;

Compliance: The development supports the newly revised Regional Plan in its goals “to direct 90% of the new population to existing urban areas”, “to direct intensification to rapid transit corridors”, and “to direct housing growth to strategic locations across the region that support building healthy, connected communities.”

Policy HC-3 of the Regional Plan directs the municipality to consider impacts on housing and population projections. The 2023 Housing Needs Assessment found a shortage of about 17,500 units in available housing, projected to increase to a shortage of 31,000 units by 2027 based on population projections. This development will contribute 415 units towards closing that gap.

Based on Census 2021 data, the two most common types of households in HRM are one-person households (30% of all households) and two-person households (37.3%). The proposed development primarily features residential units for these two most-common types of households, while also offering some larger 3-bedroom units across the building and townhouse-style units on street level.

Compliance with applicable policies of the Regional Centre Secondary Municipal Planning Strategy is described in this application.

c) the subdivision of land;

Compliance: No subdivision of land is proposed as part of this development.

d) the phasing of development;

Compliance: The site is situated on the edge of the Future Growth Node and the proposed development has therefore little bearing on future phases of development in the overall area. The only real consideration for this site's fit into the overall district is that the southern boundary of the property may front onto a future street. For this reason, the building was designed to address this future street frontage in line with urban design principles of the Centre Plan documents. To accommodate an active street frontage on this potential future right-of-way, residential units on the ground floor have been designed as 'townhouse units'. When the new street is built, those units will be able to be accessed directly from the street through independent entrances crossing semi-private front yard patios, thus contributing to a pedestrian-oriented scale and design. Until the time when the street is built, these outdoor spaces will function as private backyards of these townhouse units.

e) the proposed development's road and walkway network, and the location of transit facilities;

Compliance: The site is situated within 100 metres of Young Street, which is marked as a Bus Rapid Transit corridor in the Integrated Mobility Plan and the 'Urban Growth Areas' map of the Draft Regional Plan. The latter also indicates that an 'Enhanced BRT Station' is to be located nearby. The site is also in proximity to existing bike lanes on Windsor Street and the newly installed 'AAA' biking corridor on Almon Street. The site therefore offers multi-modal transportation choices for residents of the future building. No new roads or walkways are proposed as part of the development, but consideration has been given to future street connections.

f) the adequacy of public parks, open spaces and community facilities that meet the objectives of this plan and the requirements of the Regional Subdivision By-law;

Compliance: The proposed development includes a shared outdoor amenity space on the roof of the building podium. This amenity space would connect with existing outdoor amenity spaces in the Monaghan Square development, creating a shared plaza or courtyard space that provides for the recreational needs of residents. Since the subject site constitutes less than 3.5% of the Growth Node's land area in a peripheral location of the Young Street Lands, the site does not lend itself to the creation of public park space.

g) the built form and land use requirements applied to the site through references to appropriate zones and sections of the Land Use By-law, including site plan approval provisions, with limited site specific adjustments to meet the applicable Site-Specific CDD Requirements set out in Section 2.9.1 of this Plan;

Compliance: The basis of the land use and built form rules for this property are those of the CEN-2 Zone from the Regional Centre Land Use By-law. Minor changes from the CEN-2 standards that have been requested include the dimensions of the building footprint, side setbacks of the building's tower portion and indoor amenity space requirements (due to the amenity space being shared with the two existing Monaghan Square towers).

h) the identification of any Pedestrian-Oriented Commercial Street, Waterfront View Corridor, and View Terminus Site;

Compliance: The proposed development is not located on a Pedestrian-Oriented Commercial Street and is not within a Waterfront View Corridor. The development abuts a View Line along

Monaghan Drive leading north-west to a View Terminus Site at the intersection of Monaghan Drive and Young Street, but the development does not impact or infringe on this View Line or the View Terminus Site in any way.

- i) *provisions to exceed the maximum building height framework, provided the proposals comply with the Pedestrian Wind Impact Assessment Protocol and Performance Standards, and the Shadow Impact Assessment Protocol and Performance Standards of the Land Use By-law and the Citadel View Planes and Ramparts Sight Lines, Dartmouth View Planes, and Waterfront View Corridors;*

Compliance: The development does not lie within any Citadel View Planes and Rampart Sight Lines, Dartmouth View Planes or Waterfront View Corridors and is not an identified area subject to the Shadow Impact Assessment Protocol. A wind impact study can be prepared at the stage of the development permit.

- j) *provisions for incentive or bonus zoning, consistent with Part 9 of this Plan and the method for calculating bonus zoning values set out in the Land Use By-law;*

Compliance: Bonus zoning requirements are regulated by the Land Use By-law.

- k) *impacts to Municipal infrastructure and the need, if any, to concurrently approve by-laws to pay for growth related municipal infrastructure;*

Compliance: The property is situated in the core of the Halifax Peninsula, in a highly connected and serviced area. A wastewater capacity analysis (Appendix C) demonstrates that there is currently sufficient capacity in the local wastewater system to accommodate a development of \ 415 residential units. Conversations with Halifax Water have indicated that municipal water supply is currently unproblematic in this location.

- l) *the distribution of overall densities intended for the Node, and between different development blocks, phases and land owners;*

Compliance: The development density is in line with the planned high density approach for the Young Street Future Growth Node. Map 12 of the of the Halifax Regional Centre Secondary Municipal Planning Strategy identifies the subject property as being located within "Area 1" designated for mid-rise to high-rise development.

- m) *provisions to enable discharging the agreement when all terms and obligations are fulfilled;*

Compliance: While municipal planning staff is in charge of formulating such provisions, it is expected that the Development Agreement will contain provisions enabling a transition to regular application of the Regional Centre Land Use By-law upon completion of the development.

and

- n) *the general development agreement criteria set out in Policy IM-7 in Part 9 of this Plan;*

Compliance: No additional items of concern were identified under Policy IM-7.

Policy F-10 - Regional Centre Secondary Municipal Planning Strategy

When considering a development agreement for the Young Street lands Future Growth Node, Council shall consider Policy F-6 and the following:

- a) *The general location of proposed land uses, road network connections, and walkways is reasonably consistent with Map 12;*

Compliance: The development density is in line with the planned high density in the Young Street Future Growth Node. Map 12 of the of the Halifax Regional Centre Secondary Municipal Planning Strategy identifies the subject property as being located within “Area 1” designated for mid-rise to high-rise development. The development does not affect the proposed road connection at Monaghan Drive, and the proposed design features pedestrian-oriented townhouse style units that support the addition of a road connection along the southern edge of the property.

- b) *New parks and open spaces provide the full range of recreation and open spaces needed to serve the dense community and act as a focal point for key areas, intersections, and active transportation connections; and*

Compliance: While the development site is too small to include public community amenities on the property, the development proposes a shared outdoor amenity space on the roof of the building podium. This amenity space would connect with existing outdoor amenity spaces in the Monaghan Square development, creating a shared plaza or courtyard space that provides for the recreational needs of residents.

- c) *Site and building design support a compact, mixed-use neighbourhood by:*

- i) *planning for a variety of residential building forms including low to high-rise buildings that transition to low-rise residential areas,*

Compliance: The overall development density is in line with the planned high density in the Young Street Future Growth Node, and consistent with existing high density in the Monaghan Square development. The proposed development includes a mix of building forms with townhouse-style units at grade, a three-storey building podium and a high-rise residential tower.

- ii) *focusing tall mid-rise and high-rise buildings along Young Street, Robie Street, and Windsor Street, with lower buildings along Almon Street adjacent to low-rise residential areas,*

Compliance: The proposed high-rise development is located close to Young Street, and does not impact low-rise residential areas.

- iii) *requiring ground floor commercial uses on properties that front on Pedestrian-Oriented Commercial Streets as identified in the master neighbourhood planning exercise,*

Compliance: The proposed development is not located on a Pedestrian-Oriented Commercial Street.

- iv) *supporting a wide range of uses, including office, retail, service, restaurant, cultural and entertainment uses that serve both local and regional needs,*

Compliance: The proposed development will be an extension of the existing mixed-use Monaghan Square development on Young Street. The planned density and pedestrian-oriented design on ground floor level support the future development of a vibrant, complete community in the Growth Node.

- v) *incorporating scenic views and connections to the Halifax Forum and the Hydrostone neighbourhood into the design and location of neighbourhood features and,*

Compliance: The site of the proposed development is too small and too peripheral to create new vistas, or to frame view planes towards the Forum and/or Hydrostone neighbourhood. However, the development does also not prevent any such urban design features from being created. Nestled beside the existing two Monaghan Square towers, the development cannot block any views to the Halifax Forum or to the Hydrostone Neighbourhood from the centre of the Future Growth Node lands.

- vi) *considering heritage contexts.*

Compliance: An archeological assessment for the entire Young Street Lands Future Growth Node has been commissioned by the Halifax Regional Municipality and forms a part of the decision making process.