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August 19, 2025

Thea Langille, MCIP, LPP
Manager, Planning Applications,
Development Services/P&D

Re: Restrictive Covenant Removal at 5905 Inglis Street, Halifax, N.S. PID 00053439

Dear Thea:

I have been retained to request a restrictive covenant discharge from the CAO on 5905 Inglis Street, PID 00053439

These covenants restrict development to a single-family residence on the parcel. The property was recently redesignated under the Housing Accelerator Fund to Higher-Order Residential (HR-2) with a height limit of 9 storeys. This redesignation will allow for a multi-unit building, as the purpose of the HR designation is to provide a denser form of housing which remains compatible with existing neighbourhoods.

The rationale for redesignating this property from ER-1 to HR-2 was its proximity to Saint Mary's University and is close to the Halifax Infirmary site. Further to this, Halifax Transit buses run along Inglis Street and on Robie Street. More density on this site would provide much-needed housing for post-secondary students and health-care professionals.

However, restrictive covenants dating back some 80+ years, are in place which only allow for only a single-family residence to be built on the property. With the Housing Accelerator Fund changes, (unanimously approved by Council), Section 257A of the Halifax Charter grants the CAO the power to discharge restrictive covenants that conflict with the zoning and policy changes of the local planning strategy.

I respectfully request that CAO Cathie O'Toole remove the restrictive covenants relating to the development of new buildings/structures.

Thank you for your consideration. Should you have any questions, please don't hesitate to contact me.

Thank you, Thea,

