

ARCHDIOCESE OF HALIFAX YARMOUTH

2263 Brunswick Street, Halifax, NS

Request for Expression of Interest



RELÈVEN

EXISTING



INTRODUCTION AND OVERVIEW

The Archdiocese of Halifax and Yarmouth has a longstanding history of service in Halifax and is committed to ensuring its mission continues through sustainable, community-oriented redevelopment.

This Expression of Interest (EOI) invites qualified development partners to collaborate on the redevelopment of 2263 Brunswick Street, Halifax, a lucrative site in a great neighbourhood. The Archdiocese seeks to enter into a joint-venture partnership (note that other forms of partnership or sale will also be considered) to deliver a housing project with an integrated community space, generating a sustainable revenue stream while serving the needs of the local community.

This EOI is an initial step to identify qualified and values-aligned partners. No final design or layout has been established; all future planning will be conducted in close consultation with the Archdiocese to ensure the project aligns with both current and long-term objectives.

ADDRESS	2263 Brunswick Street, Halifax, NS
SIZE	LOT AREA = $\pm 2,105\text{m}^2$ / $22,656\text{ft}^2$ / 0.52ac
ZONING	Rezone to HR-1

PROJECT VISION AND OBJECTIVES

We are looking for a partner to collaborate on a joint venture for the complete redevelopment of the property, which will include housing and a community hub.

Our primary objectives are as follows:

- Establish a steady revenue stream.
- Design a community space in the remaining building.
- Willingness to work with a cross section of partners in a mixed-use development.

DEVELOPMENT AND OVERVIEW

The developer partner will have the opportunity to secure a prime site in a vibrant and highly sought-after market area. We are open to flexible terms and conditions that will facilitate an innovative and comprehensive redevelopment solution. As part of this venture, the property offers a modest equity stake in the project from the outset.

The Archdiocese is committed to ensuring that a community hub continues to operate and expand at this location, making this project not only a business opportunity but also a community-focused initiative.

We recommend a partial redevelopment of the entire property to enhance both its heritage value and the long-term viability of the social purpose space. Given the location's advantages, combined with the unique characteristics and shape of the property, we envision a design that is approx 8 stories and flows into the main streetscape of the neighbourhood. This approach will create a cohesive and integrated development that meets the needs of the community while maximizing the site's potential.

DEVELOPMENT POTENTIAL

For this zoning scenario we have assumed:

1. The city will support a modest development that acknowledges the heritage designation of the building alongside a housing development.
2. This could accommodate a density of +72 units. There is an option to partner with the adjacent site to accommodate +125 units
3. Sewer and water capacity is adequate to support the increased density.

DEVELOPMENT POTENTIAL

THOUGHTS AND ASSESSMENT FROM CITY OF HALIFAX PLANNING DEPARTMENT

The city expressed an openness if the right concept was created for 2263 Brunswick Street as a mid-rise mixed-use residential project under HR-1 zoning. This development envisions approximately 75-125 units, integrated with a community hub as a conditional or accessory use, aligning with the City of Halifax's goals for infill housing in the downtown core. By providing affordable, family-oriented housing and community hub, the project promotes thoughtful growth in a mid-density context.

The proposed HR-1 zoning permits the estimated density while ensuring contextual sensitivity. The site aligns with the mature neighbourhood guidelines as has taken into consideration the view plane from the Citadel.



SITE POTENTIAL



There is opportunity to join with the adjacent property to maximize density on the site.

Design features and contextual sensitivity to address potential concerns raised in public hearings, the development will feature:

- A maximum height of 6-8 storeys to maintain harmony with the surrounding mature neighbourhood area.
- Generous setbacks from adjacent property lines.
- Adequate on-site parking to prevent neighborhood spillover.

SUBMISSION REQUIREMENTS

Interested proponents should submit an Expression of Interest containing the following:

- Developer Background and Experience - including similar completed projects.
- Key Personnel - identification of the project team and roles.
- Preliminary Concept and Vision - outline of proposed approach to site design and program mix.
- Approach to Project Goals - how the proposal aligns with objectives for community benefit, design quality, and financial sustainability.
- Financial Capacity and Funding Strategy - evidence of ability to deliver the project.
- Proposed Timeline and Key Milestones.
- Suggested Joint Venture Structure or Other Partnership Model.



PROJECT PROCESS

Step 1 – Receive Expressions of Interest;

Step 2 – Series of Interviews with proponents;

Step 3 – Lead proponent chosen;

Step 4 – Creation of Letter of Intent;

Step 5 – Due diligence period, development of master plan, sharing of all materials, development of pro forma etc.

Step 6 – Full legal joint venture agreement;

Step 7 – Project execution.

SUBMISSION CRITERIA AND DETAILS

Submissions will be assessed and weighted across these 5 categories:

- Alignment with organizational mission and values
- Development experience and track record
- Financial capacity and credibility
- Creativity and feasibility of the proposed concept
- Commitment to affordability, sustainability and community engagement

Please submit your interest by...

DEADLINE May. 15, 2026

HOW TO SUBMIT Questions and submissions should be sent to:

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EXPRESSION OF INTEREST / 2263 BRUNSWICK STREET



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