



PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

## MEMORANDUM

TO: Chair and Members of North West Planning Advisory Committee

FROM: Stephanie Norman, Planner

DATE: October 7<sup>th</sup>, 2015

**SUBJECT: Case 20143: An application by North West Community Council to amend the definition of "special care facilities" in the Bedford Land Use Bylaw.**

---

**Background** On June 15<sup>th</sup>, 2015 North West Community Council passed a motion to amend the definition of "special care facilities" in the Bedford Land Use By-law to allow special care facilities that do not include accommodations (i.e. non-residential hospice).

On October 20, 2009 Regional Council approved the sale of 9 Spring Street, Bedford, to the Hospice Society of Greater Halifax for the purpose of a hospice. A hospice is considered a "special care facility" which requires a minimum of 4 beds.

9 Spring Street a municipally registered heritage property; any substantial alterations to the exterior of the building, landscaping or signage must be approved in accordance with HRM policy. No alterations are proposed.

**Existing Use** 9 Spring Street accommodates the office for Hospice Society of Greater Halifax and the outreach programming. The office is permitted only if ancillary to a special care facility. Give the hospice at 9 Spring Street does not contain any accommodations (beds); the current use of the property is not permitted under the applied SI (Institutional) zone of the Bedford Land Use By-law.

**Designation** Institutional in accordance with the Bedford Municipal Planning Strategy.

**Zoning** Institutional (SI) Zone in accordance with the Bedford Land Use Bylaw.

**Proposal** The proposal is seeking to add "Non-Residential Hospice" as a permitted use within the Special Care Facilities definition of the Bedford Land Use Bylaw.

---

Special Care Facilities are permitted in the following zones within the Bedford Land Use By-law: Residential Single Dwelling Unit (RSU) Zone, Residential Two Dwelling Unit (RTU) Zone, Residential Multiple Dwelling Unit (RMU) Zone, Residential Townhouse (RTH) Zone and Bedford West Business Campus (BWBC) Zone.

Consideration should be given to limiting “Non-Residential Hospice” to the Institutional (SI) zone rather than the full range of zones listed above.

**MPS Policy** The application can be considered subject to Policies S-1 and S-2 (Attachment B) which outlines what the intended uses are for the institutional zone, which includes special care facilities and other similar uses. See Attachment B for the Institutional policy set.

The amendment to the Bedford Land Use By-law must go before the North West Community Council for decision. If an amendment to the “special care facility” definition is approved, a hospice without accommodations can exist (subject to permitting) at 9 Spring under the Bedford Municipal Planning Strategy (MPS) and LUB.

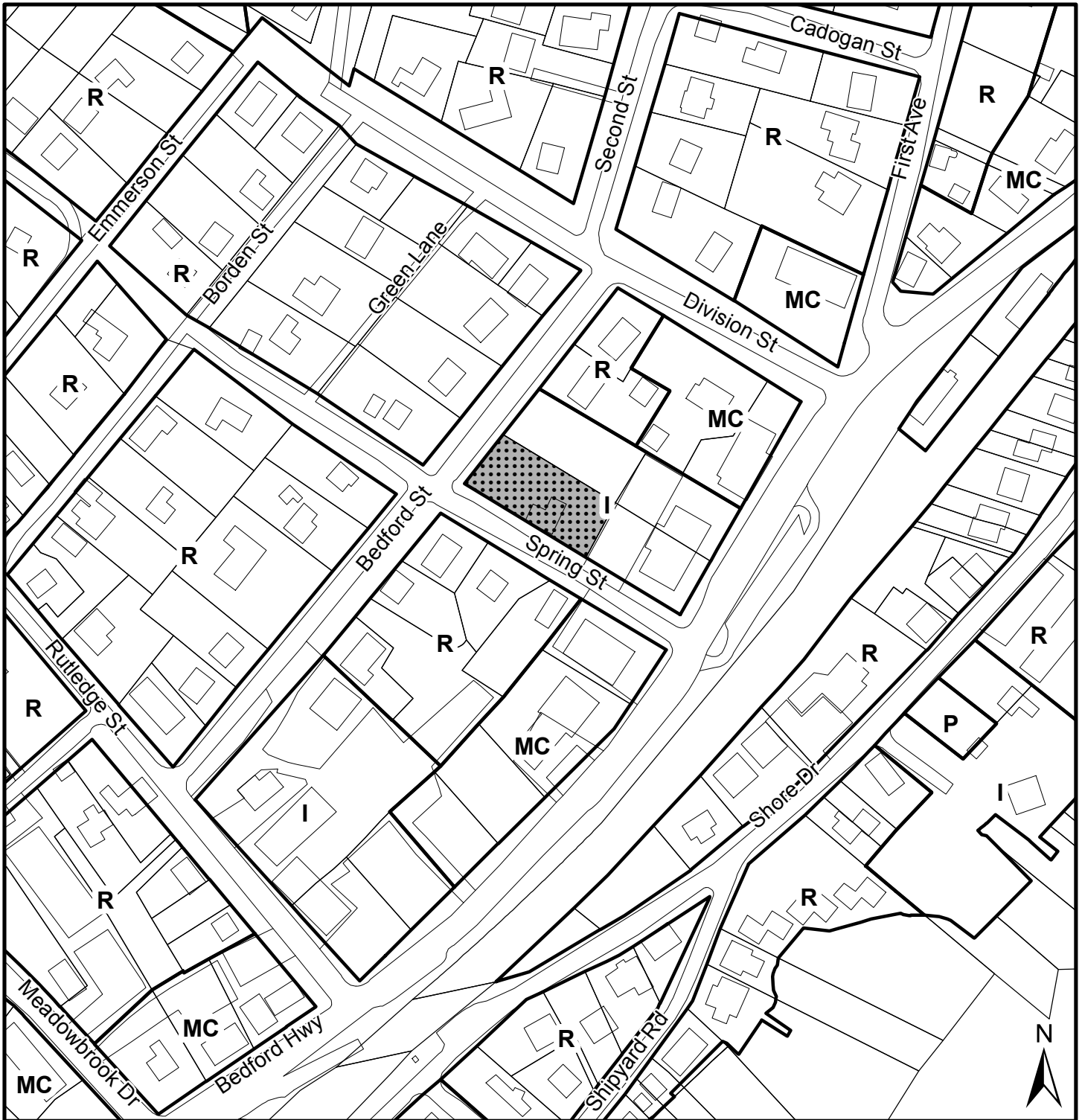
Staff has determined a Public Information Meeting is not necessary for the proposed amendment to definition of “special care facility” given the limited scope of the amendment. The application has, however, been posted on the Planning and Development website and a decision on matter will be considered by North West Community Council at public hearing in the future.

**Input Sought from North West Planning Advisory Committee**

Feedback is sought from NWPAC relative to this proposed application. NWPAC’s recommendation will be included in the staff report to Community Council.

**Attachments:**


- |              |   |
|--------------|---|
| Map 1        | Generalized Future Land Use Map             |
| Map 2        | Zoning Map                                  |
| Attachment A | Attachment B Aerial Photo – 9 Spring Street |
| Attachment B | Excerpts from the MPS                       |



**Map 1 - Generalized Future Land Use**

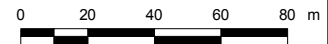
9 Spring Street,  
Bedford

**HALIFAX**

 Subject Property

**Designation**

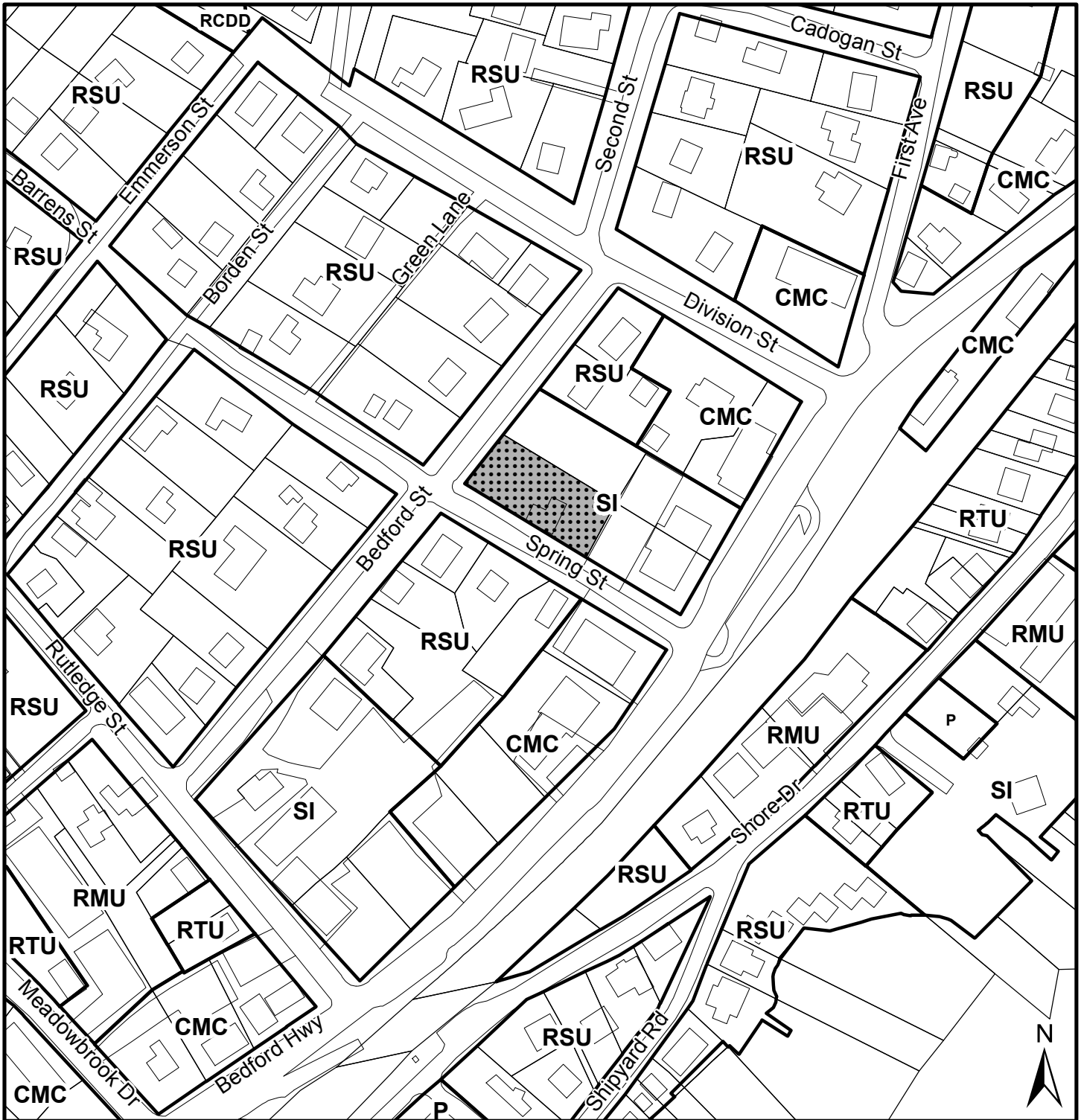
- R Residential
- P Park and Recreation
- MC Mainstreet Commercial
- I Institutional



Bedford  
Plan Area

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.


The accuracy of any representation on this plan is not guaranteed.



**Map 2 - Zoning**

9 Spring Street,  
Bedford

**HALIFAX**

 Subject Property

**Zone**

- RSU Single Dwelling Unit
- RTU Two Dwelling Unit
- RMU Multiple Dwelling Unit
- RCDD Residential Comprehensive Development District
- CMC Mainstreet Commercial
- SI Institutional
- P Park



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Bedford  
Plan Area

**Attachment A**

Aerial Photo – 9 Spring Street





## **Attachment B**

### Excerpts from the Bedford MPS

## **INSTITUTIONAL**

### **Background**

Institutional facilities within the Town of Bedford range from the post office, schools, churches, and fire halls, to activities associated with utilities such as telephone switching stations, sewage treatment plants, and water reservoirs. In the context of the MPS an Institutional land use designation shall be applied on the Generalized Future Land Use Map where institutional uses shall be permitted as per Policy S-1. Within the Land Use By-law institutional uses will be divided into two categories with two zones (Policy S-2):

- 1) Those facilities directly associated with the provision of public or private utilities, such as water, sewage collection and treatment, power, telephone, natural gas and transmission facilities, commonly referred to as 'hard services'.
- 2) Those facilities that are directly associated with the provision of 'soft services' such as schools, religious organizations, cemeteries, police and fire protection, hospitals, libraries, municipal offices, post office, and the like.

In preparing this section of the Municipal Planning Strategy the following objective was used as a guideline:

### **INSTITUTIONAL OBJECTIVE**

To promote the development of adequate institutional facilities to meet the needs of the Town and, where appropriate, to ensure that all such facilities are of high quality, durable, energy efficient, safe and attractive design.

#### Policy S-1:

It shall be the intention of Town Council to create an Institutional land use designation on the Generalized Future Land Use Map. The Institutional designation shall permit the full range of institutional and utilities land uses.

#### Policy S-2:

It shall be the intention of Town Council to regulate institutional uses through the establishment of two institutional zones within the Land Use By-law; one zone to regulate non-utility institutional uses (Institutional - SI Zone) and a second for utility functions (Utilities - SU Zone). Permitted uses within the SI Zone shall include, but not be limited to churches, schools, cemeteries, public buildings, special care facilities, daycare facilities and recycling depots. Permitted uses within the SU Zone shall include, but not be limited to electrical substations,

highway utilities, public sewage treatment plants and water reservoirs, telephone switching stations and recycling depots. These zones shall be applied to existing institutional and utility uses within the Town.

### **Special Care Facilities**

Small scale special care facilities (those providing care to 10 persons or less), are often located within residential areas where older and larger residential homes provide sufficient space for such operations and where the quiet surroundings of a residential neighbourhood contribute significantly to the quality of care being provided. Policy S-6 indicates Town Council's intention to permit small scale special care facilities within all residential zones.