



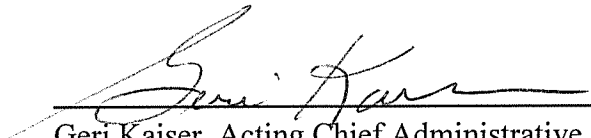
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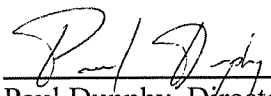
11.1.25

Halifax Regional Council  
May 29, 2007

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:**

  
\_\_\_\_\_  
Geri Kaiser, Acting Chief Administrative Officer

  
\_\_\_\_\_  
Paul Dunphy, Director of Community Development

**DATE:** May 4, 2007

**SUBJECT:** **Case 01005: Amendment to the Halifax MPS for 11 Ramsgate Lane, Halifax.**

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**ORIGIN**

Application by Mr. George Oickle, on behalf of Melville Ridge Holdings Limited and Gem Health Care Group, to amend the Halifax Municipal Planning Strategy to enable an additional 11 nursing home beds by amending the development agreement for Melville Gardens at 11 Ramsgate Lane, Halifax.

**RECOMMENDATION**

It is recommended that Halifax Regional Council:

1. Authorize staff to initiate the process to amend the Halifax Municipal Planning Strategy to enable a change in occupancy from 80 beds to 91 beds.
2. Instruct that the MPS amendment process include a public participation program in accordance with the Public Participation Resolution, adopted by Regional Council on February 25, 1997.

## **BACKGROUND**

The Melville Ridge is retirement complex consisting of several buildings and facilities including:

- 4 apartment buildings
- 1 nursing home
- 1 assisted living / nursing home
- 1 professional centre (pharmacy, clinic)

The retirement complex was originally established in 1985 pursuant to a Residential Development District (RDD) development agreement which allows for comprehensively planned communities.

The original 1985 development agreement for Melville Ridge has been the subject of no less than eleven (11) amendment applications. Many of these amendments were enabled through very specific policy amendments to the MPS. One such amendment was adopted by Regional Council in June 1998 (Case #7504), and allows for a “80-bed residential care and retirement facility” on 11 Ramsgate Lane, Halifax.

The current application is to increase the number of nursing home beds from 80 to 91.

## **DISCUSSION**

Part of the original rationale for the MPS to contain such very specific requirements over matters such as the number of nursing home beds is to afford Regional and Community Council with a high degree of control over development on the site. This MPS policy was created in response to the significant number of amendments to the original agreement and compatibility issues with surrounding properties.

Generally, MPS amendments should only be considered where there is a change in circumstances or in unique situations. The supporting information provided by the owner and confirmed by staff demonstrates a shortage of and dramatic need for nursing home beds.

The applicant further suggests that this request to amend the MPS has merit on the basis that no exterior change or exterior modification to 11 Ramsgate Lane will be necessary. The increase in density from 80 beds to 91 beds is achieved through the conversion of existing one bedroom assisted living suites into smaller semi-private nursing care rooms.

Should Regional Council approve the requested amendment to the Municipal Planning Strategy, the applicant can then apply to Chebucto Community Council for the required amendments to the development agreement.

**BUDGET IMPLICATIONS**

There are no budget implications.

**FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

**ALTERNATIVES**

1. Regional Council could authorize staff to initiate the process to amend the Halifax MPS Mainland South Secondary Plan, to enable a change in occupancy from 80 beds to 91 beds for 11 Ramsgate Lane. This is the recommended option.
2. Regional Council could refuse the request for the amendment. There is no appeal process and Council is under no obligation to consider a request to amend the Municipal Planning Strategy. No increase in occupancy would be permitted and 11 Ramsgate Lane would remain at 80 beds.

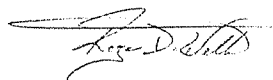
**ATTACHMENTS**

Map 1 Location and Zoning

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Brian White, Planner I, 490-4793

Report Approved by:

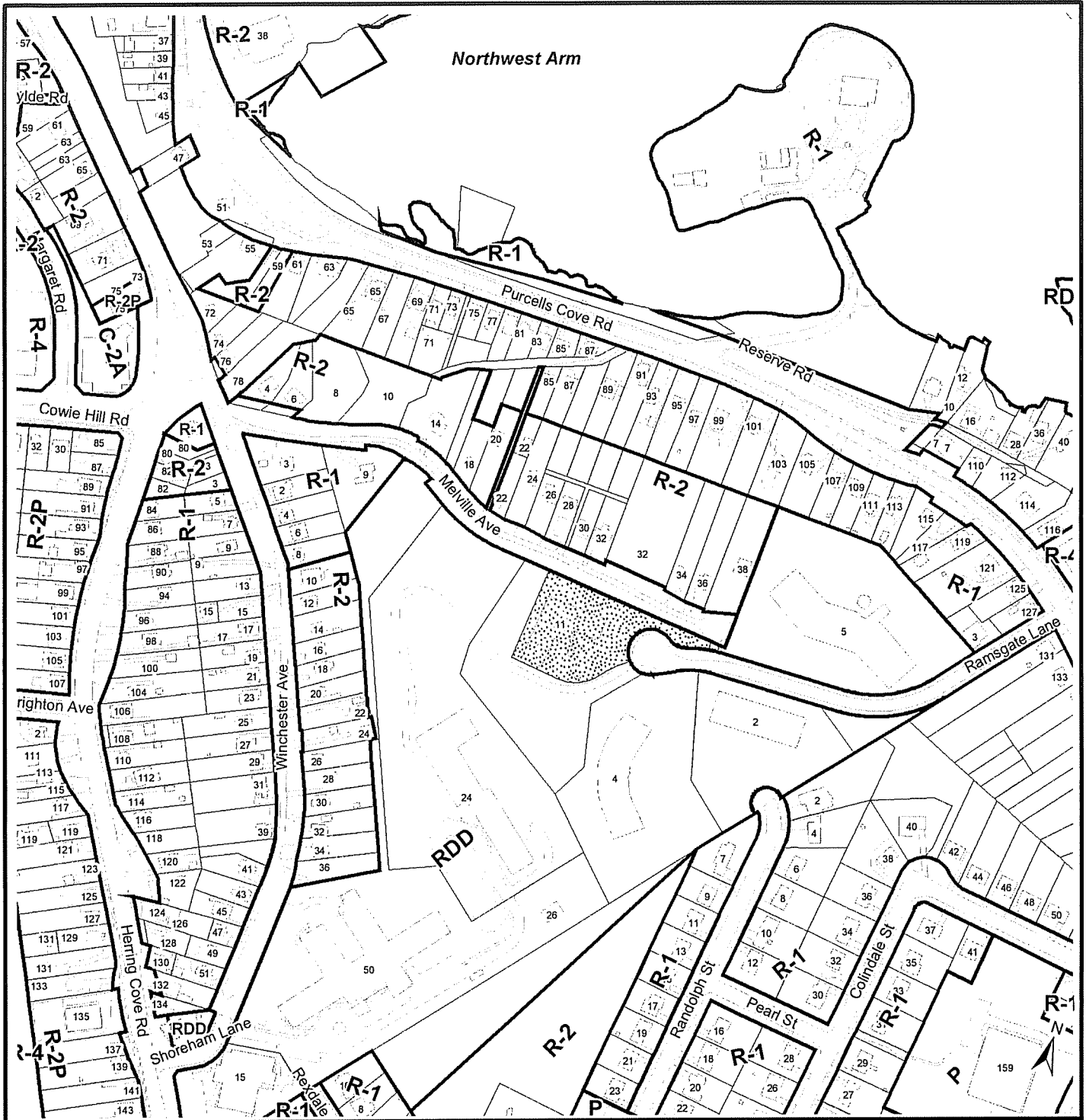


Roger Wells, Acting Manager, Planning Services, 490-4373

Financial Approval by:




Catherine Sanderson, Senior Manager, Financial Services, 490-1562



Map 1 - Location and Zoning

11 Ramsgate Lane  
Halifax

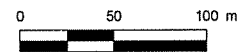
 Subject area

Halifax Mainland By-Law Area

**Zone**

- R-1 Single Family Dwelling
- R-2 Two Family Dwelling
- R-2P General Residential
- R-3 Low Rise Apartment
- RC-1 Neighbourhood Commercial
- RDD Residential Development District
- I-1 General Industrial
- P Park and Institutional
- RPK Regional Park

**HALIFAX**  
REGIONAL MUNICIPALITY  
PLANNING AND  
DEVELOPMENT SERVICES



This is an unofficial reproduction of a portion of the Zoning Map for the Halifax Mainland By-Law area.

HRM does not guarantee the accuracy of any representation on this plan.