

10.1.5

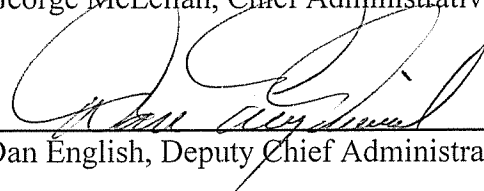


PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Regional Council  
December 7, 2004**

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

**SUBMITTED BY:**   
George McLellan, Chief Administrative Officer

  
Dan English, Deputy Chief Administrative Officer

**DATE:** November 22, 2004

**SUBJECT:** **Case 00680 - Seniors/Special Needs Housing MPS Amendment -  
Planning Districts 14 & 17 (Shubenacadie Lakes)**

**ORIGIN**

Request from Regional Council for staff to prepare a report to initiate a plan amendment process to enable consideration of “for profit” seniors facilities and special needs housing in the Shubenacadie Lakes Plan Area (Planning Districts 14 & 17).

**RECOMMENDATION**

It is recommended that Regional Council:

- Refuse to initiate the process to amend the Shubenacadie Lakes (Planning Districts 14 & 17) Municipal Planning Strategy and Land Use By-law to allow “for profit” seniors facilities and special needs housing.

## **BACKGROUND**

On May 11, 2004 Regional Council made the following motion:

*MOVED by Councillor Snow, seconded by Councillor Hendsbee, that Council request that staff initiate a process to determine if Policy P-69 of the Municipal Planning Strategy for the Shubenacadie Lakes Plan Area (Planning Districts 14 & 17) and any associated land use by-law policies should be amended to allow "for profit" seniors facilities and/or special needs housing, specifically for assisted care seniors facilities. MOTION PUT AND PASSED UNANIMOUSLY.*

The Municipal Planning Strategy (MPS) for the Shubenacadie Lakes permits a range of options to accommodate high density special needs housing subject to approval of a development agreement. Special needs housing is generally designed for persons who are elderly, homeless, disabled, or with other special needs and may include group homes, nursing homes, assisted care facilities or other forms of housing. Current MPS policy for Shubenacadie Lakes requires any proposed facility to be operated by a non-profit social agency or a public housing authority to be considered pursuant to Policy P-69. The policy framework is the same as in many other plan areas throughout the Municipality.

## **DISCUSSION**

In 2002, Halifax Regional Council began a process to adopt a Regional Plan for HRM. Regional planning requires the Municipality to consider the manner in which existing property and development interests might affect the municipality carrying out its legislative mandate to provide services, facilities and programs in maintaining safe and viable communities.

As a component of the Regional Planning Project regional housing policies will be developed and guidelines established. Providing "for profit" facilities and/or special needs housing is a municipal wide issue and is not specific to just the Shubenacadie Lakes Plan Area. Therefore, it is the opinion of staff that the consideration of a plan amendment for one specific Plan Area is premature prior to the recommendations of the Regional Plan. Staff wishes to advise Council that the above noted motion is being taken into consideration in conjunction with a municipal wide review on this matter under the Regional Planning Project and that staff recommends that the request to initiate the process to amend the Shubenacadie Lakes (Planning Districts 14 & 17) Municipal Planning Strategy and Land Use By-law to allow "for profit" housing not proceed at this point in time.

## **BUDGET IMPLICATIONS**

None

**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**

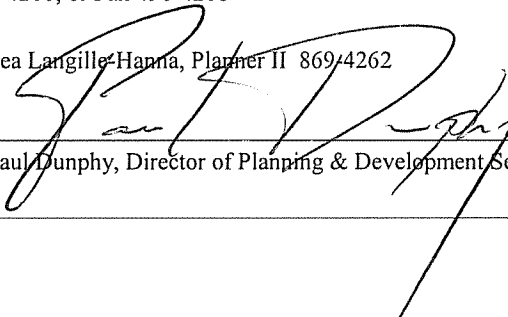
None

**ATTACHMENTS**

None

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Thea Langille-Hanna, Planner II 869-4262

Report Approved by:   
Paul Dunphy, Director of Planning & Development Services