

***Stevens Group – Development Agreement
for Assisted Living Facility***

Planning Advisory Committee
March 21, 2023

Planning & Development Department



EAST HANTS

Background

- **Applicant:** Stevens Group of Companies.
- **Proposal:** To substantially amend an existing development agreement for an assisted living facility.
- **Proposal:** Four Storey, 70 unit building

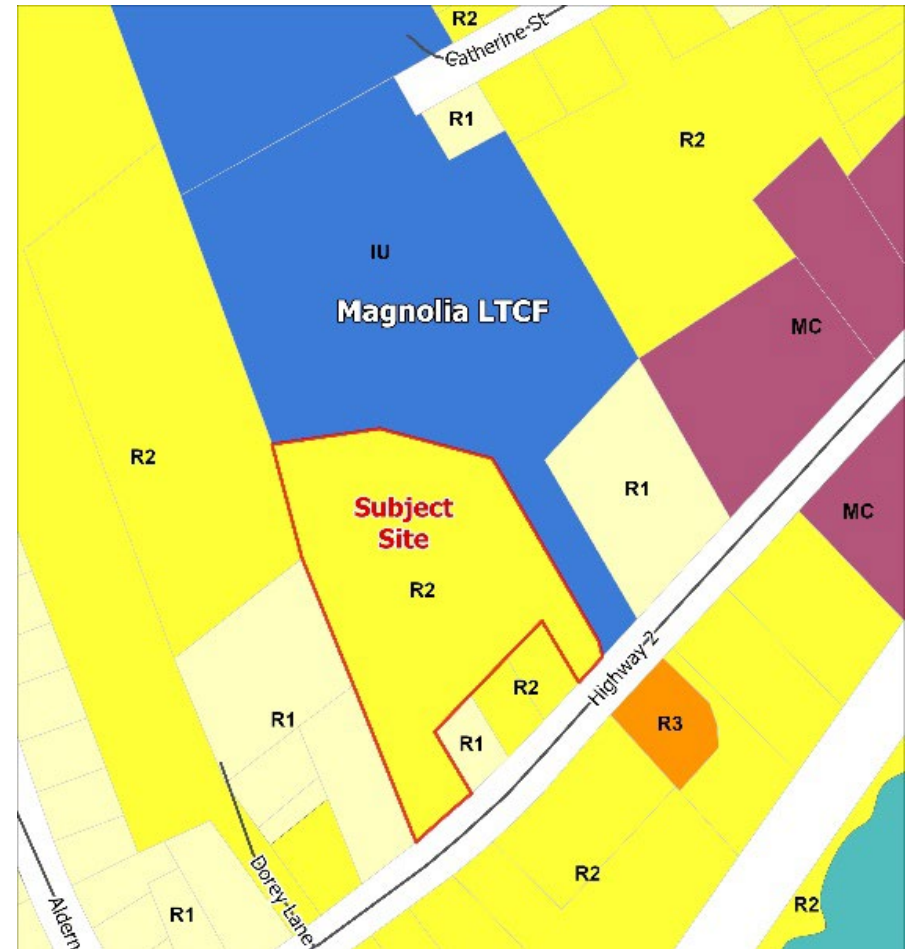
Subject Property

- The property is located at 410 Highway 2, Enfield.
- The original dwelling located on the property has been demolished.
- There is an existing development agreement registered on the property for an assisted living facility which was approved in 2008, along with approval for the Magnolia property.



Subject Property

- The land is currently zoned Two Dwelling Unit Residential (R2).
- To the north of the site is the Magnolia nursing home. The nursing home property is zoned Institutional Use (IU).
- To the west are existing residential zoned properties with existing buildings located on them. To the east of the site is the driveway for the Magnolia and then a residential zoned property.



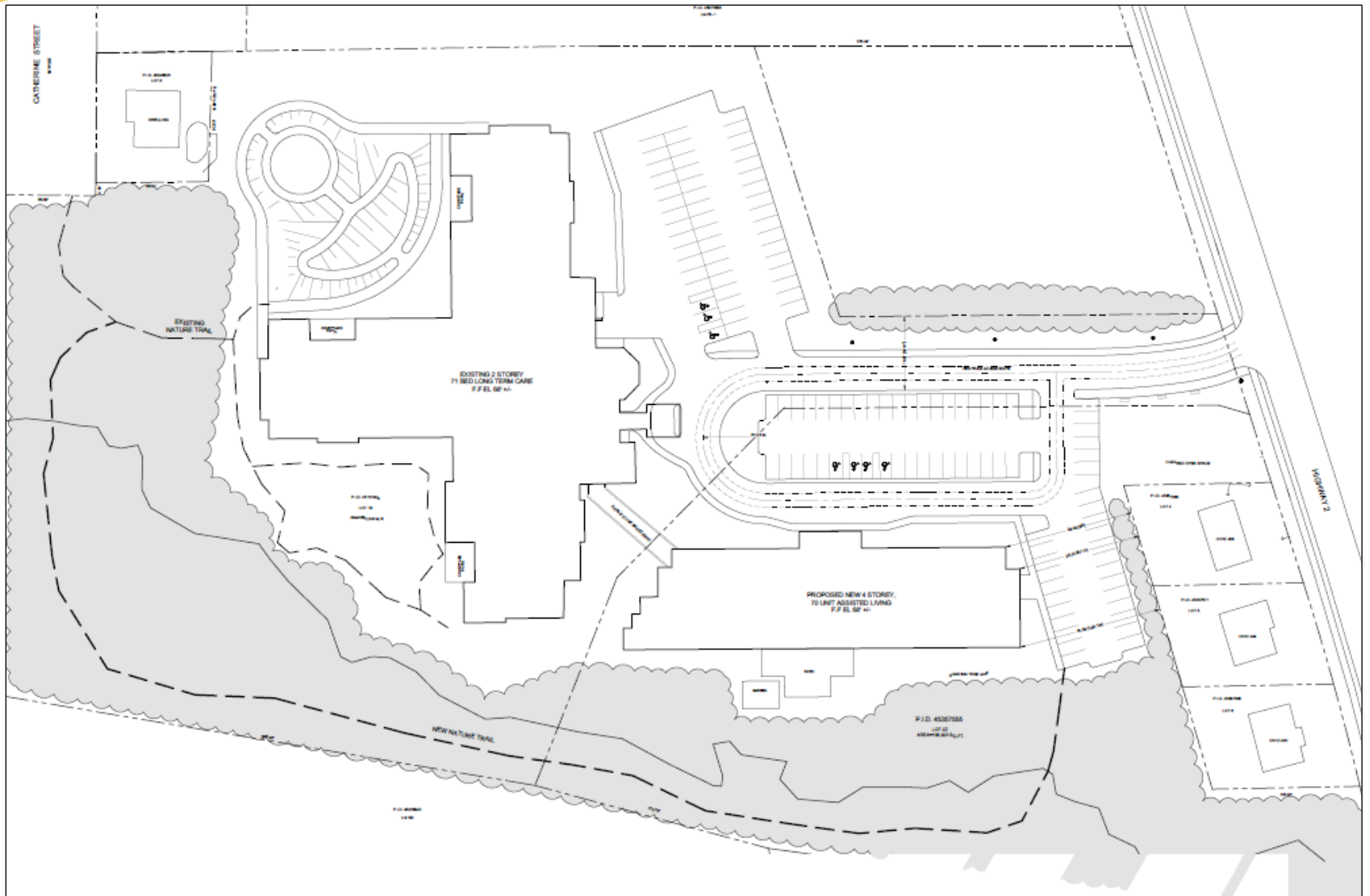
Development Proposal

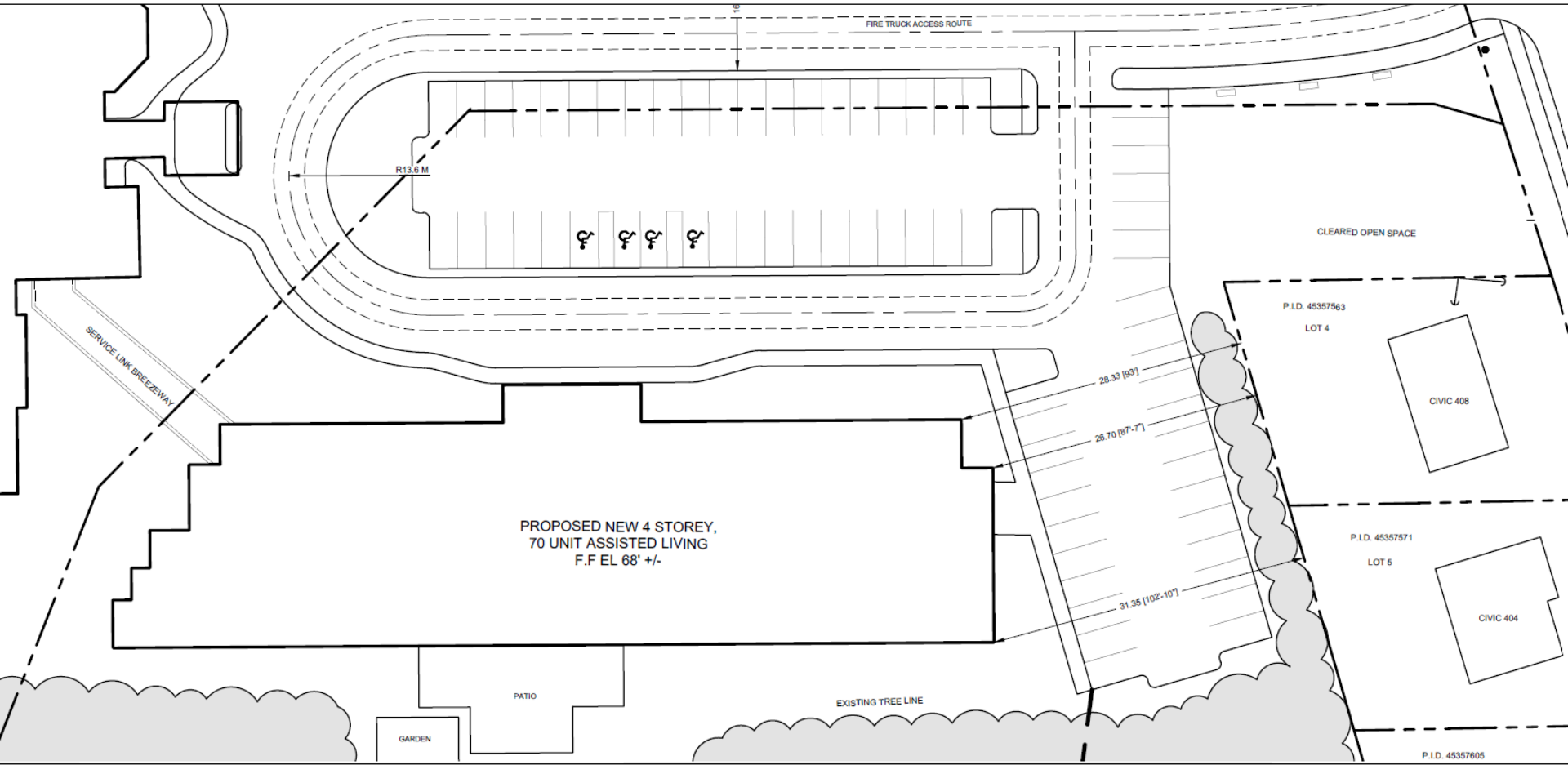
- Proposal for 4 storey, 70-unit, assisted living facility. The application is requesting a substantial amendment to an existing 2008 development agreement to enable the new building.
- Policy OS29 of the MPS enables institutional zone uses to be considered in all zones by Development Agreement. An assisted living facility falls under the definition of Special Care which is an institutional zone use.
- The assisted living facility will be privately owned and operated by Rosecrest Communities. As opposed to provincially regulated facilities, there is no assignment of beds. Tenants will occupy units on an application based rental system.
- When it comes time for a person to transition to a more intensive long-term care facility, residents must apply for admission through the Nova Scotia Department of Health and Wellness.

Development Proposal

Services provided at the Assisted Living Facility include:

- Personal care;
- Medical care;
- Medication management and assistance;
- Memory care;
- Social and recreational activities;
- Housekeeping and laundry;
- Security;
- Transportation; and
- Nutritional services.









Comments from external agencies and internal departments

- Nova Scotia Department of Public Works
 - Have no traffic impact concerns with the proposed development.
 - Existing driveway for the property should be removed and all traffic be routed through an upgraded entrance for the Magnolia.
- RCMP
 - Raised some concerns about traffic in the corridor area. NSPW did not request a traffic impact study and did not raise traffic impact concerns related to the application.
- Enfield Volunteer Fire Department
 - No comments or concerns received.
- Municipal Department of Roads and Engineering
 - No specific concerns were raised by this department. Their requirements can be dealt with at the permit stage and have been included in the draft development agreement.

Parking

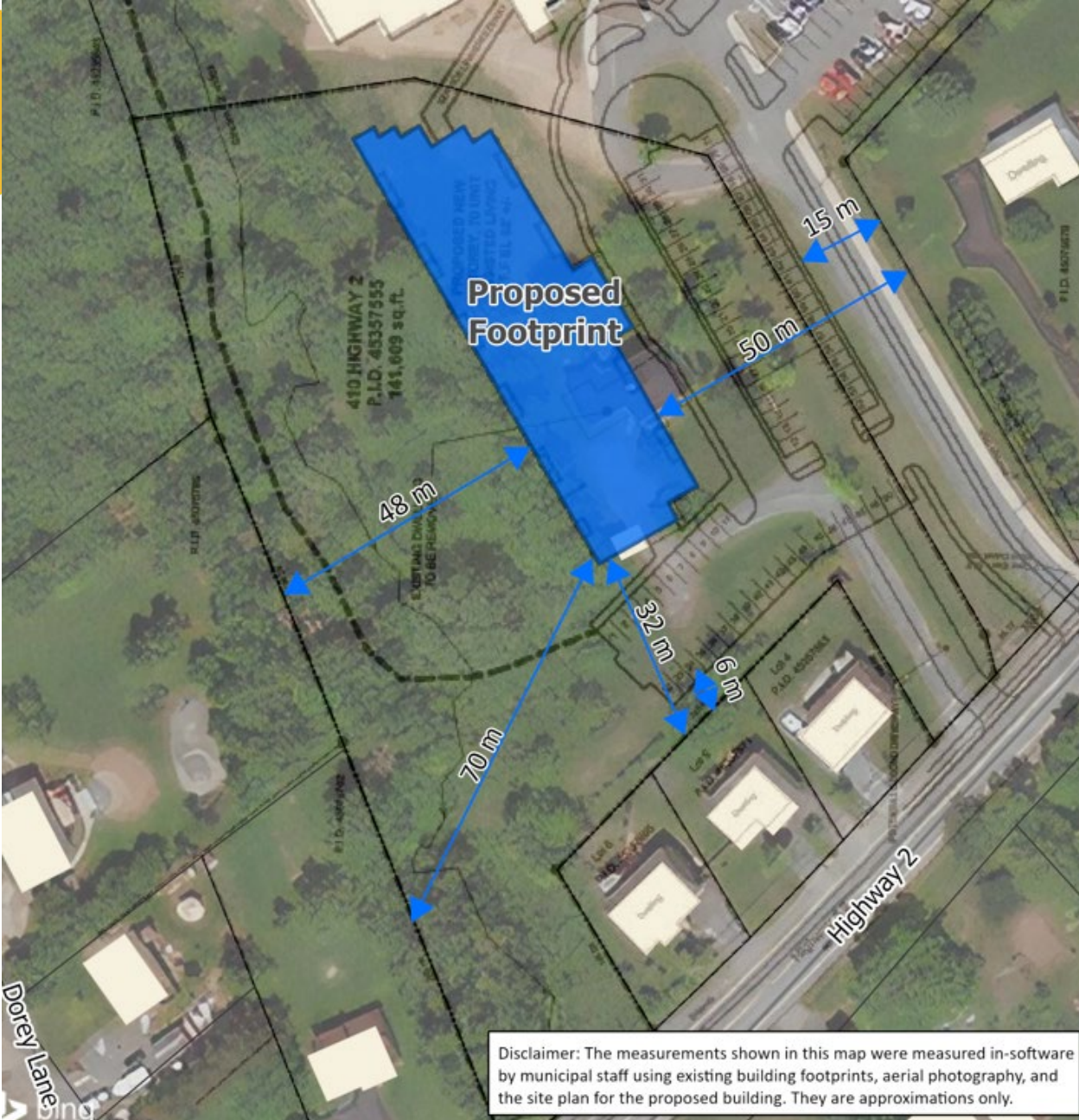
- 71 spaces proposed of which 4 will be accessible
- Residents generally do not own vehicles
- They operate at around 2 staff per 5 residents - at full staff + 10 they estimate around 45 employees maximum.
- This would leave 26 spaces for residents and visitors
- Staff consider the proposed parking is sufficient for proposed use.

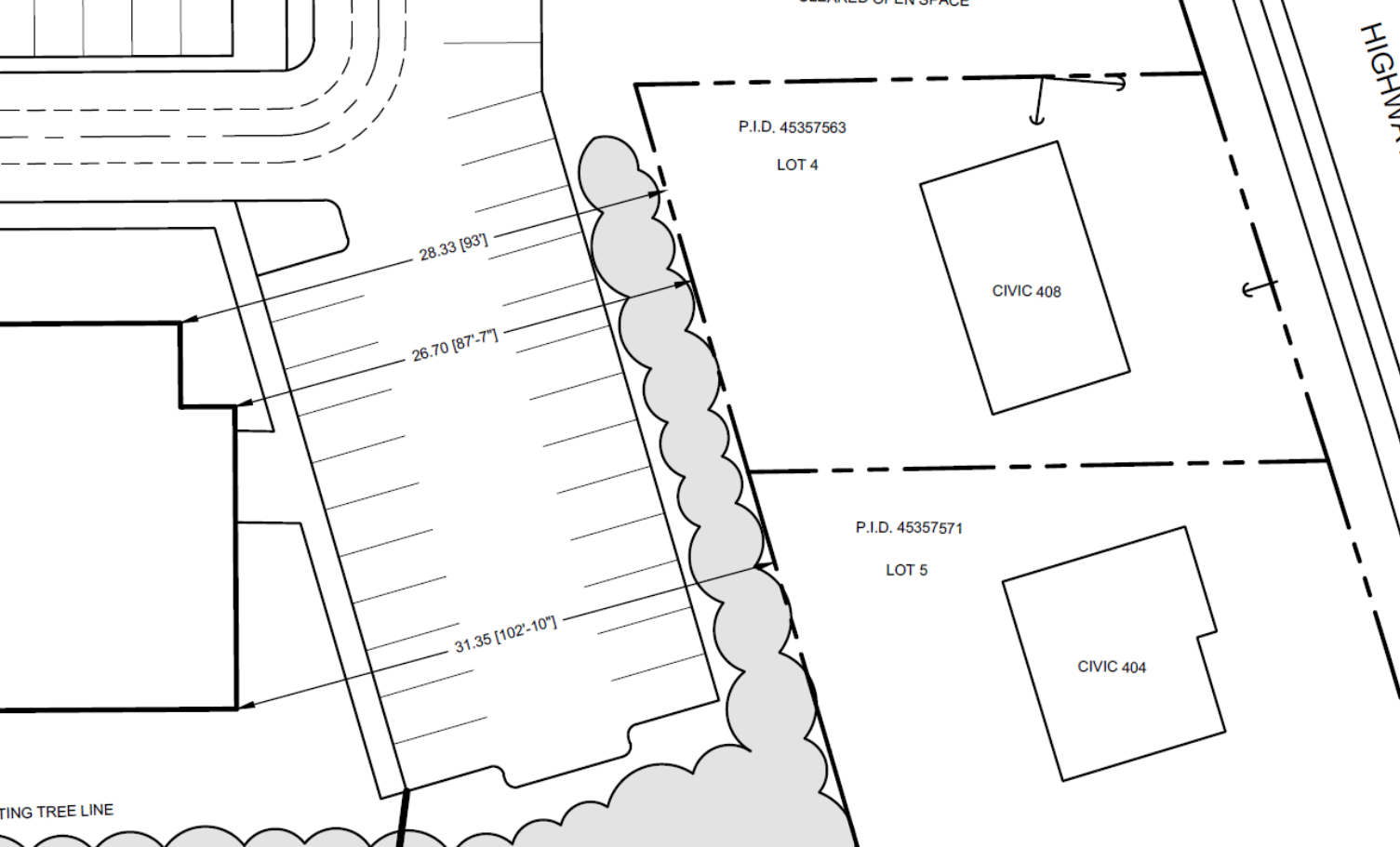
Temporary Accommodation for Staff

- The application does not propose designated staff accommodation units however the applicant has indicated that there may be a need for temporary accommodations for staff when there are units available.
- This issue of lack of housing for healthcare workers is supported by recent comments John Lohr, Minister of Municipal Affairs.
- The draft DA enables temporary housing to be provided for staff of the assisted living facility or the adjacent long term care facility. These are not proposed as permanent accommodation units for staff. Planning staff suggest this approach is appropriate, particularly considering the current housing crisis.

Impact on nearby properties

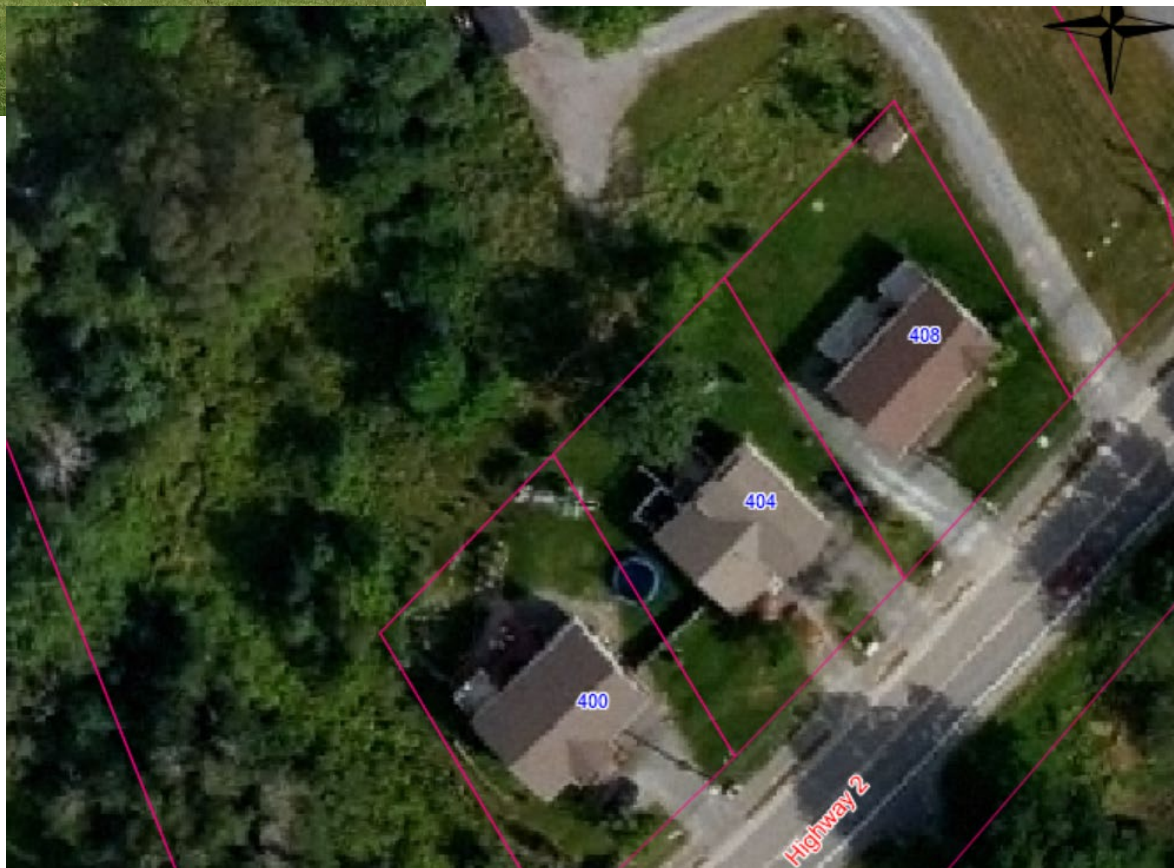
- The approximate setback from the proposed building and the rear of 10 Dorey Lane is 96 metres (315 ft) and the area between the proposed building and dwellings on Dorey Lane will be retained with established deciduous and coniferous trees.
- The approximate height of the building is 13.9 metres. The maximum height of a dwelling in an R2 zone is 11 metres so the proposed building height is approximately 3 metres higher than permitted as-of-right.

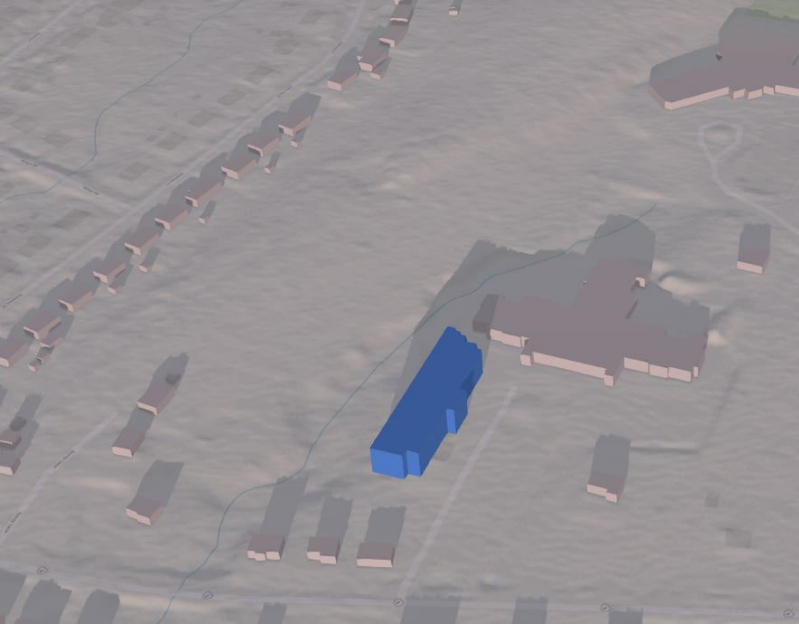




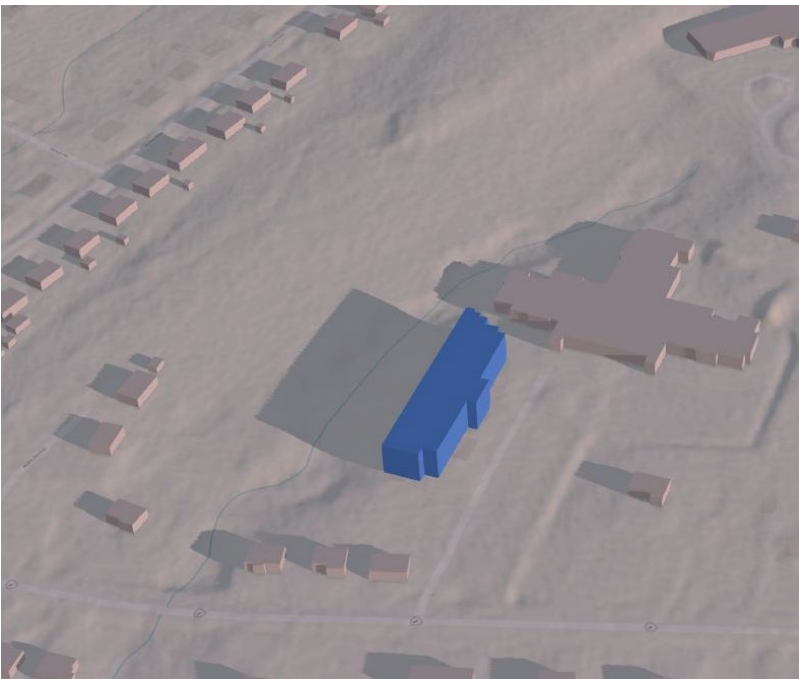
- The approx. setback to the deck on the rear of civic 408 is 37 metres (121 feet)
- Existing mature deciduous and coniferous trees plus an opaque fence or wall provided between parking and existing dwellings.



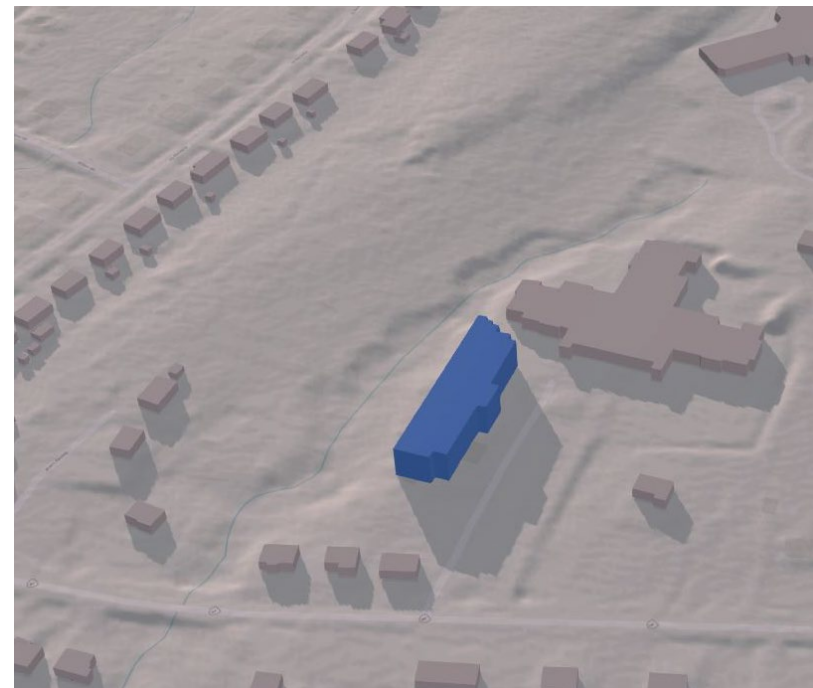




Above - shadow on December 21 at 9am
Below - shadow on June 21 at 6am



Above - shadow on December 21 at 3pm
Below - shadow on June 21 at 6pm



Financial Considerations

- A rough calculation of the financial impact has been undertaken by planning staff. No new roads/ sidewalks etc. will be required for the developed so a simple analysis of the potential tax assessment if the assisted living facility is developed has been carried out.
- Assumptions have been made on potential assessed value for both scenarios.

	70 Unit Assisted Living Facility	As-of-right - four dwelling units
Assumed Assessed Value - 22/23	\$8,100,000	\$450,000 x 4 = \$1,800,000
Approximate Tax	\$87,480 per year	\$19,440 per year

Citizen Engagement

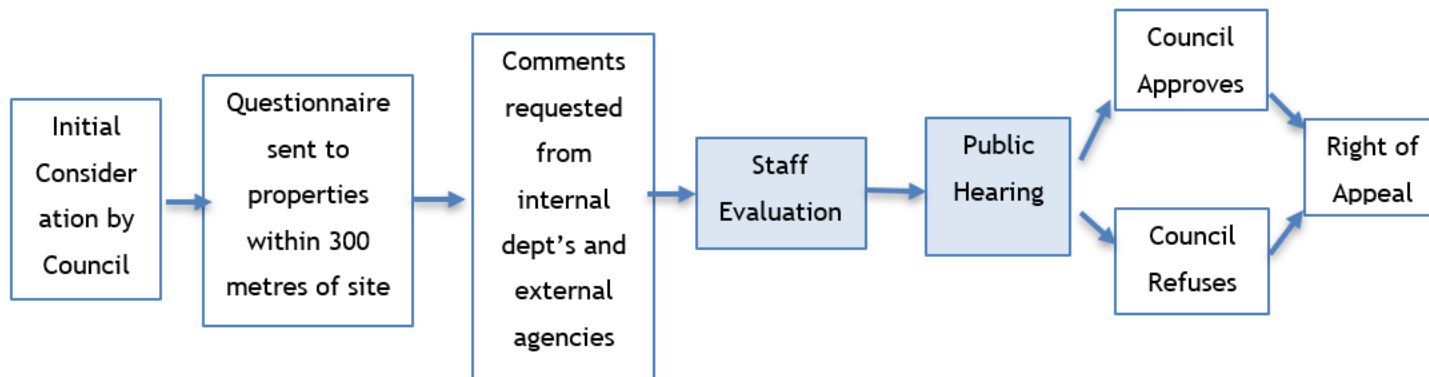
- A letter and questionnaire was mailed to property owners within 300 metres of the application site.
 - Approximately 140 questionnaires were mailed out.
 - Ten were returned
 - Responses mostly in favour. One response was not in favour.

Comments include (full list of summarized provided in staff report).

- Support this project as it will enable people to remain in the community.
- This type of facility is needed for the rapidly growing area - in favour of the proposal.
- One person raised concerns about impact of the increase of development in the area (they are in favour of the proposal).
- Concern with traffic on Hwy 2.
- Rapidly growing demand for assisted living in Nova Scotia. Pleased to see increase from 50 units to 70 units.
- Don't think this should be located in a residential area of Enfield.
- There are already issues - water quality, lack of infrastructure to accommodate existing population
- A playground would be a better plan for the property.

Conclusion

- Staff have completed the review of the application for the substantial amendment to an existing development agreement.
- The proposal will not have a significant impact on neighbouring residential properties, is located adjacent to a complimentary use, and will provide a much needed housing option for those that need support services to live independently.
- Staff recommend that the application be approved.
- Any decisions to approve or not the development agreement application is appealable to the Utility and Review Board.



Recommendation

- That Council approve the application.

Recommended Motion

Planning Advisory Committee recommends to Council that Council:

- **give final consideration and approve entering into a Development Agreement for an assisted living facility on 410 Highway 2, Enfield;**
- **within one year of Council's approval.**