

MAGNOLIA II

DA AMENDMENT INFORMATION PACKAGE

28 FEBRUARY 2023

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The Municipality of East Hants
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On behalf of Rosecrest Communities, we are glad to publicly share additional information about our assisted living facility and our request for a substantial amendment to our 2008 development agreement.

The Magnolia II will provide care and services to seniors and other individuals who need assistance with daily living activities. This assisted living facility will include support services such as meals, housekeeping, and transportation. In addition, it will provide medical and health-related services, such as physical therapy, medication management, and nursing care.

Our proposed change in design is from a 5-story, 50-unit facility to a 4-story, 70-unit facility. This will enable conforming massing and efficient density for this development. To address the concerns of the Planning Advisory Committee, we have assembled this package to provide additional information on residency, services provided, and building design.

We look forward to discussing our application further with you. Please do not hesitate to contact us if you have any questions.

Sincerely,

B.D. Stevens Ltd.



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1.0

BACKGROUND

Rosecrest Communities is a division of the Stevens Group of Companies, a third generation family company based in Dartmouth, Nova Scotia. Rosecrest is committed to fostering a vibrant, active community characterized by a caring, fun, and engaging atmosphere. Rosecrest Communities currently operates three continuing care facilities in Nova Scotia: The Ivy Meadows in Beaver Bank, the Sagewood in Sackville, and the Magnolia I in Enfield.

On November 13, 2008, Rosecrest Communities entered into a development agreement with the Municipality of East Hants to build a 5-story, 50-unit assisted living facility and a 2-story, 71-bed long-term care facility at 416 Highway 2 in Enfield. The Magnolia I was built and occupied in 2010, whereas the assisted living facility has not yet been permitted and constructed.

The original time limits required that Rosecrest Communities apply for a building permit within 3 years of entering into the agreement and construction to be completed within 2 years thereafter. However, within the original development agreement, there are provisions that allow council to consider an ammendment to this time frame.

In September of 2022, Rosecrest Communities officially applied for a substantial ammendment to the original development agreement. On September 20th, 2022, the Planning Advisory Committee provided a presentation to Council on the application. Concerns around height and massing, buffering, definition of assisted living, elapsed time, parking, and operation were discussed at the meeting. The motion to consider the substantial ammendment and to schedule a public hearing was eventually carried on a vote of 9 - 2.



2.0

THE MAGNOLIA II

2.1 What is an assisted living facility?

Assisted living facilities are residential care homes for seniors and people with disabilities who need assistance with daily living activities. They provide a safe, home-like atmosphere with a range of service options that can be tailored to meet individual needs. Assisted living facilities offer varying levels of care, from basic assistance with daily tasks such as bathing and dressing, to more intensive care services, such as medical care and memory care. Residents typically receive help with daily activities such as meal preparation, housekeeping, and medication management. The facilities also provide social activities, transportation, and other amenities. Assisted living is a great option for many seniors and people with disabilities because it enables them to maintain their independence and autonomy while receiving the personalized care and assistance they need to stay safe and healthy. It also provides a social setting with other seniors and staff who can provide companionship and support.

“Where Care and Comfort Meet”



THE MAGNOLIA II

2.2 What services will be provided?

- **Personal Care:** These services include help with activities of daily living such as bathing, dressing, grooming, toileting, and eating.
- **Medical Care:** Access to healthcare professionals such as nurses, physicians and other medical personal.
- **Medication Management and Assistance:** Services that help residents with personal medication and health needs.
- **Memory Care:** Services that help create a safe, secure, and comfortable environment for people with memory impairments.
- **Social and Recreational Activities:** Programs and Activities that promote social interaction, mental stimulation, and physical activity.
- **Housekeeping and Laundry:** Services that ensure that the facilities and units are clean and safe.
- **Security:** 24-hour protection and coverage for the well-being of residents.
- **Transportation:** Services for residents to get them to and from appointments, errands, and other activities.
- **Nutritional Services:** Provision of nutritious meals and food services for residents.



THE MAGNOLIA II

2.3 How does a resident get into an assisted living facility?

Assisted living facilities have different tenant arrangements than a provincially managed long-term care facility. The Magnolia II will be privately owned, developed, and operated by Rosecrest Communities. As opposed to provincially operated facilities, there is no assignment of beds. Tenants will occupy beds on an application based rental system.

2.4 Can a resident then transfer to the Magnolia I long-term care facility?

Our vision for the Magnolia II is to provide comfortable assisted living arrangements for residents of the local area who can be close to friends and family. When it comes time for a transition to a more intensive long-term care facility, residents must apply for admission through the Nova Scotia Department of Health and Wellness. Through this service, they will be paired with a care coordinator who will find the best facility based on the applicants needs and bed availability. Applicants will always have the option to request admittance to the Magnolia I long-term care facility. If there is no availability, the Nova Scotia Department of Health and Wellness will put them on a wait list while they receive care at another facility.

Application to Magnolia II Assisted Living



Admitted by Rosecrest Communities



Rental Based Residency and Service Provision



Transition to Long-term Care



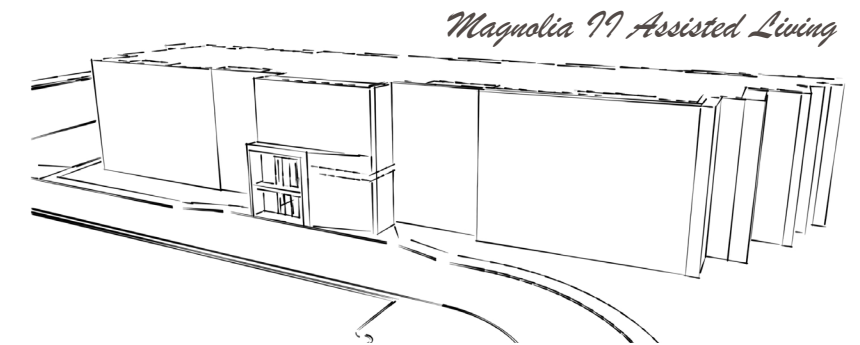
Application to NS Department of Health and Wellness with a request to enter Magnolia II Long-term Care



Facility Designation Provided by a Care Coordinator



Admitted to a Facility Based on Need and Availability



3.0

CONCEPTUAL FLOOR PLANS

3.1 What will be the layout of the Magnolia II?

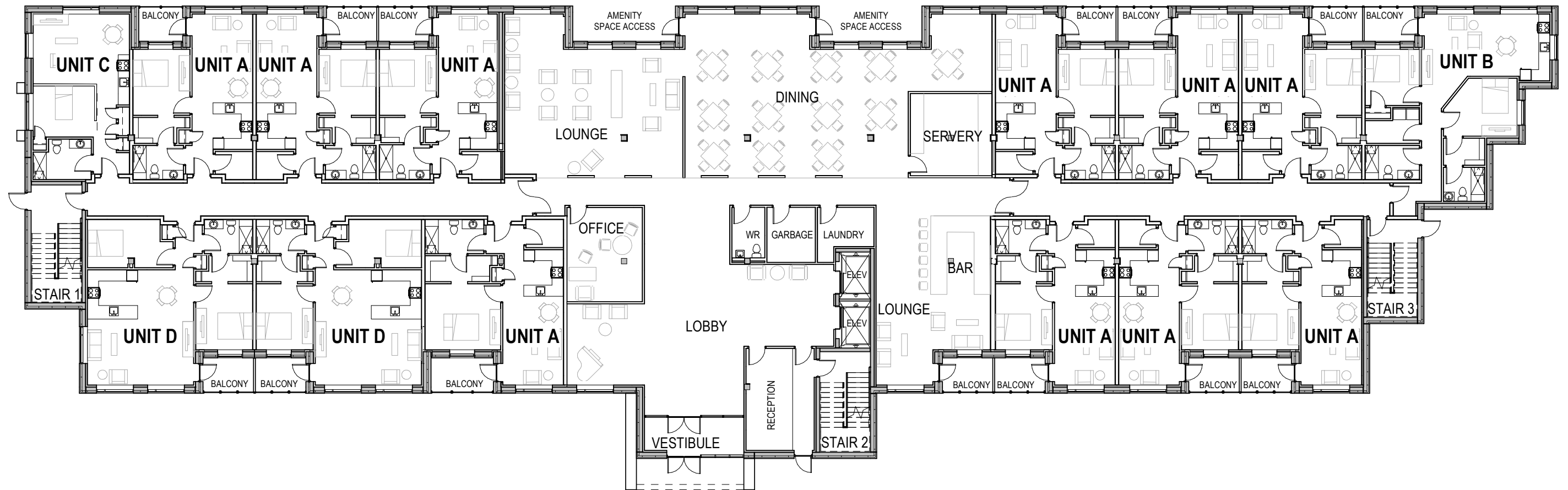
The Magnolia II will have a total of 70-Units. These units will consist of a mix between 1 and 2-bed units, along with 4, 1-bed barrier free units. Each unit includes at least 1 bathroom and a full kitchen, while all but the barrier free units include a private balcony. The barrier free units are highlighted by a reduced height in counter tops and bathroom sinks. The Magnolia II further includes 11,646 s.f of indoor shared amenity space. Conceptual floor plans have been provided in this section to illustrate this layout.

Building Summary

- 36,426 s.f of Total floor area
- 11,646 s.f of Total Shared indoor amenity space
- 45 x 667 s.f 1-Bed, 1 bathroom units
- 4 x 1055 s.f 2-Bed, 2 bathroom units
- 4 x 635 s.f Barrier free 1-bed, 1 bathroom units
- 12 x 947 s.f 2-Bed, 1 bathroom units

CONCEPTUAL FLOOR PLANS

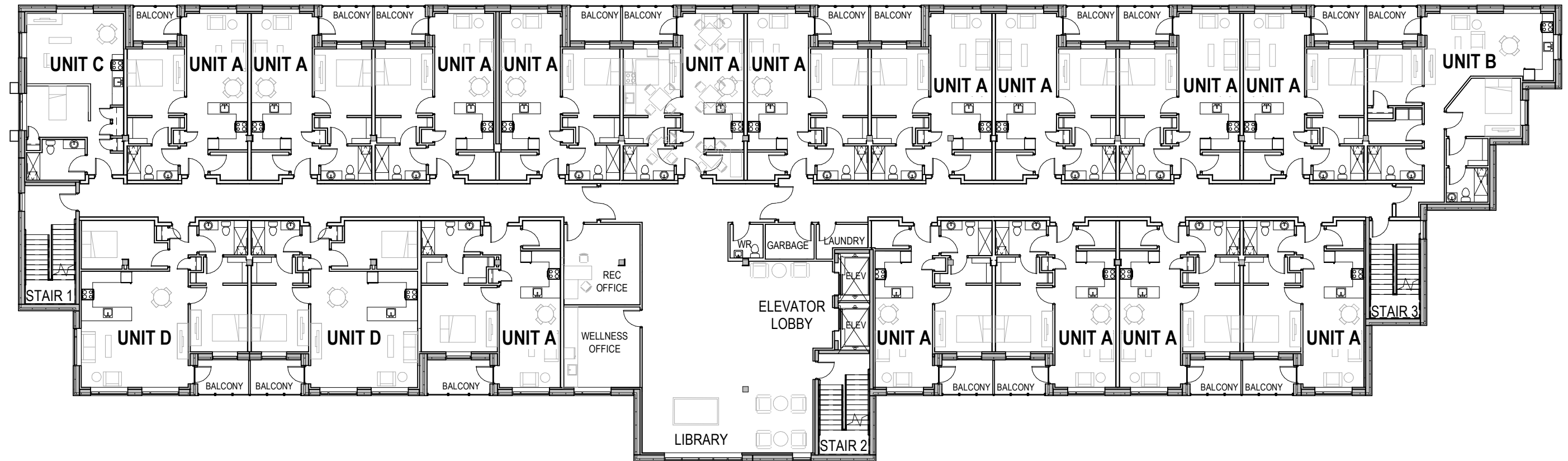
3.2 Level 1 Floor Plan



- 18,213 s.f of floor area
- 5,511 s.f of Shared indoor amenity space
- 10 A-units
- 1 B-unit
- 1 C-unit
- 2 D-units

CONCEPTUAL FLOOR PLANS

3.3 Levels 2-4 Floor Plan

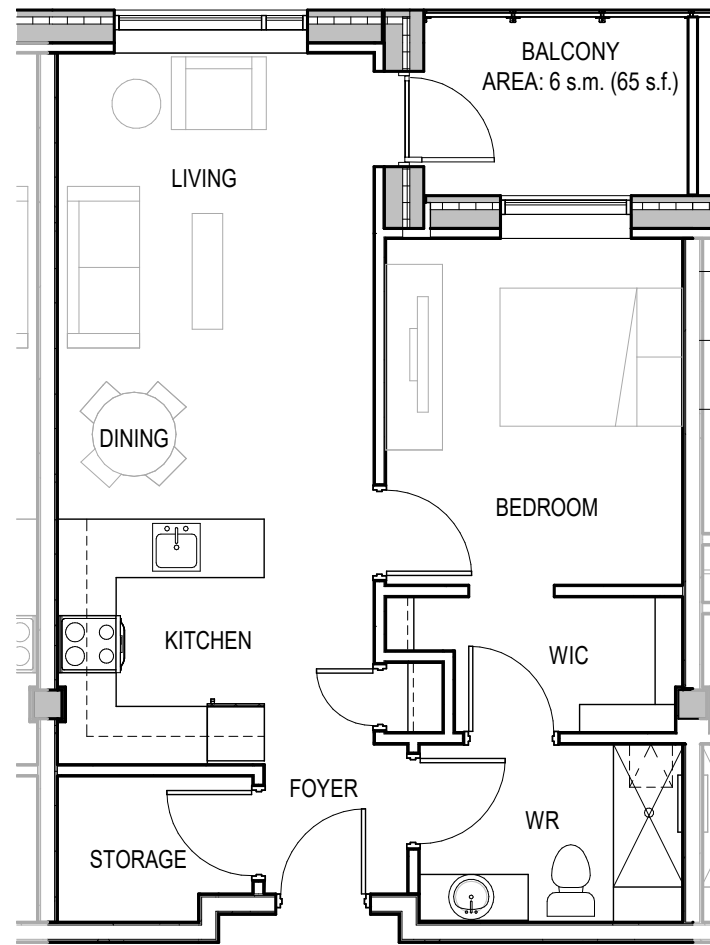


- 54,639 s.f of Total floor area (18,213 s.f per floor)
- 6,135 s.f of Total shared indoor amenity space (2,045 s.f per floor)
- 15 A-units per floor
- 1 B-unit per floor
- 1 C-unit per floor
- 2 D-units per floor

CONCEPTUAL FLOOR PLANS

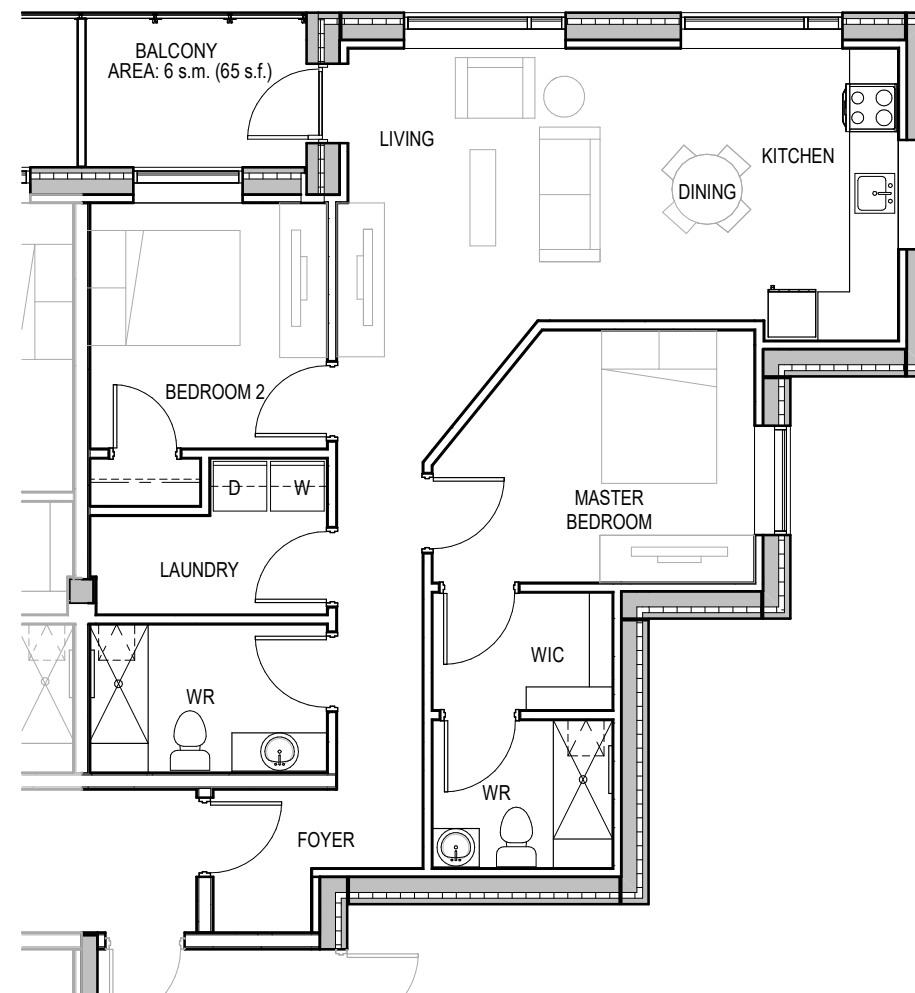
3.4 Unit Mix

UNIT A



- 667 s.f
- 65 s.f Balcony
- 1 Bedroom
- 1 Bathroom with barrier free shower
- Full kitchen

UNIT B

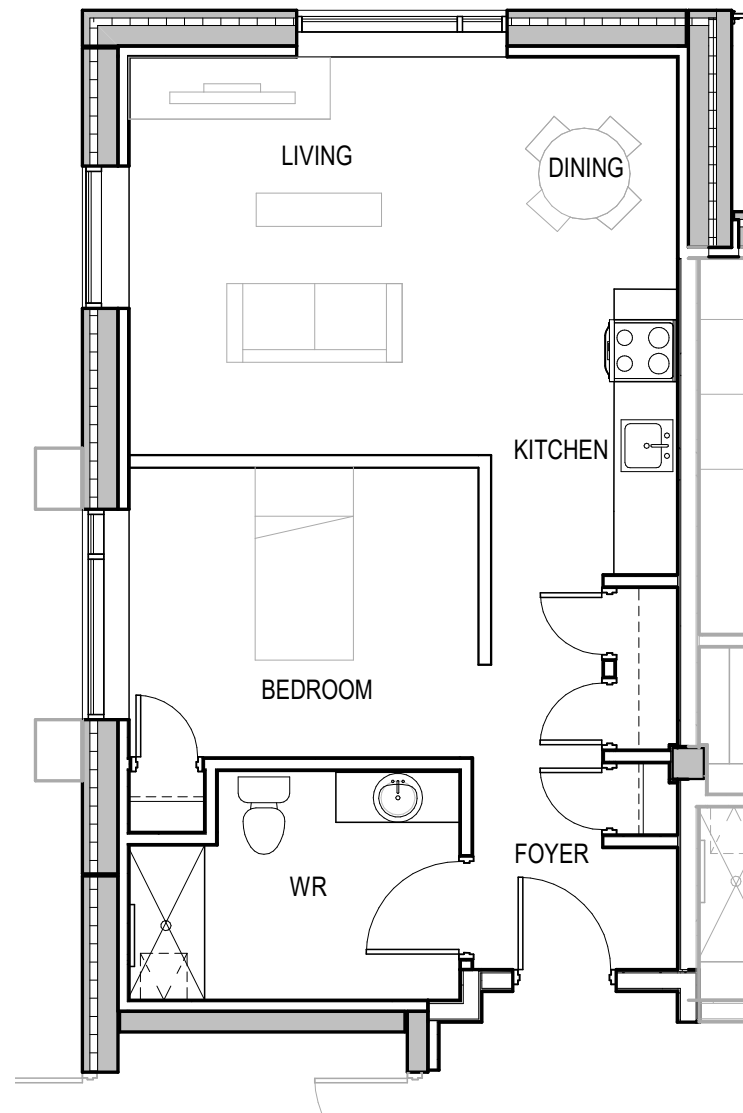


- 1,055 s.f
- 65 s.f Balcony
- 2 Bedroom
- 2 Bathrooms with barrier free showers
- In-unit washer and dryer
- Full kitchen

CONCEPTUAL FLOOR PLANS

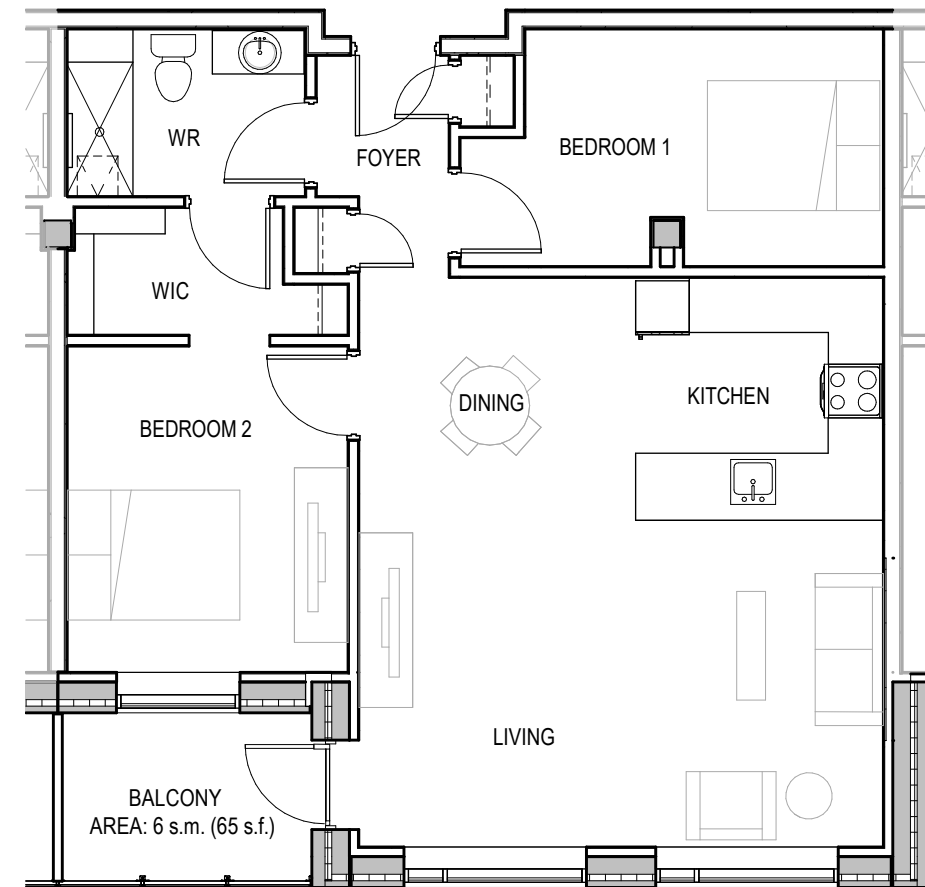
3.4 Unit Mix

UNIT C



- 635 s.f
- Nova Scotia Building Code standard barrier free unit
- 1 Bedroom
- 1 Barrier free bathroom
- Barrier free kitchen

UNIT D



- 947 s.f
- 65 s.f Balcony
- 2 Bedroom
- 1 Bathroom with barrier free shower
- Full kitchen

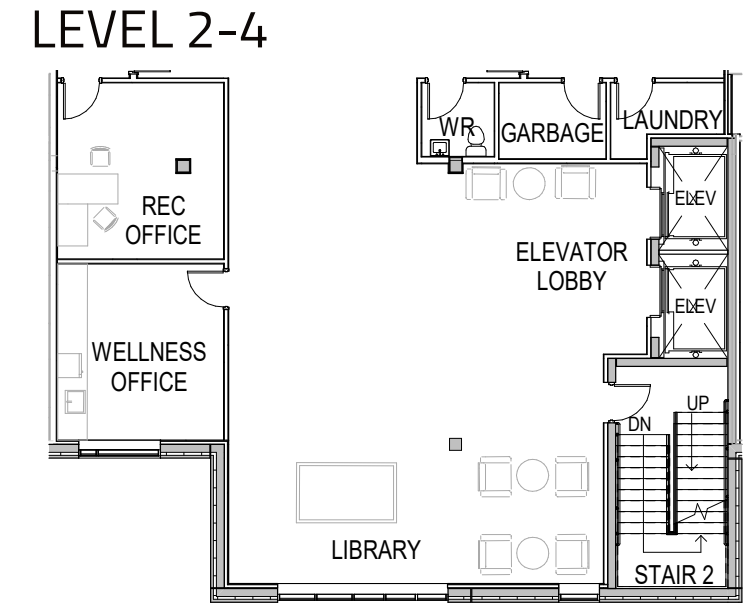
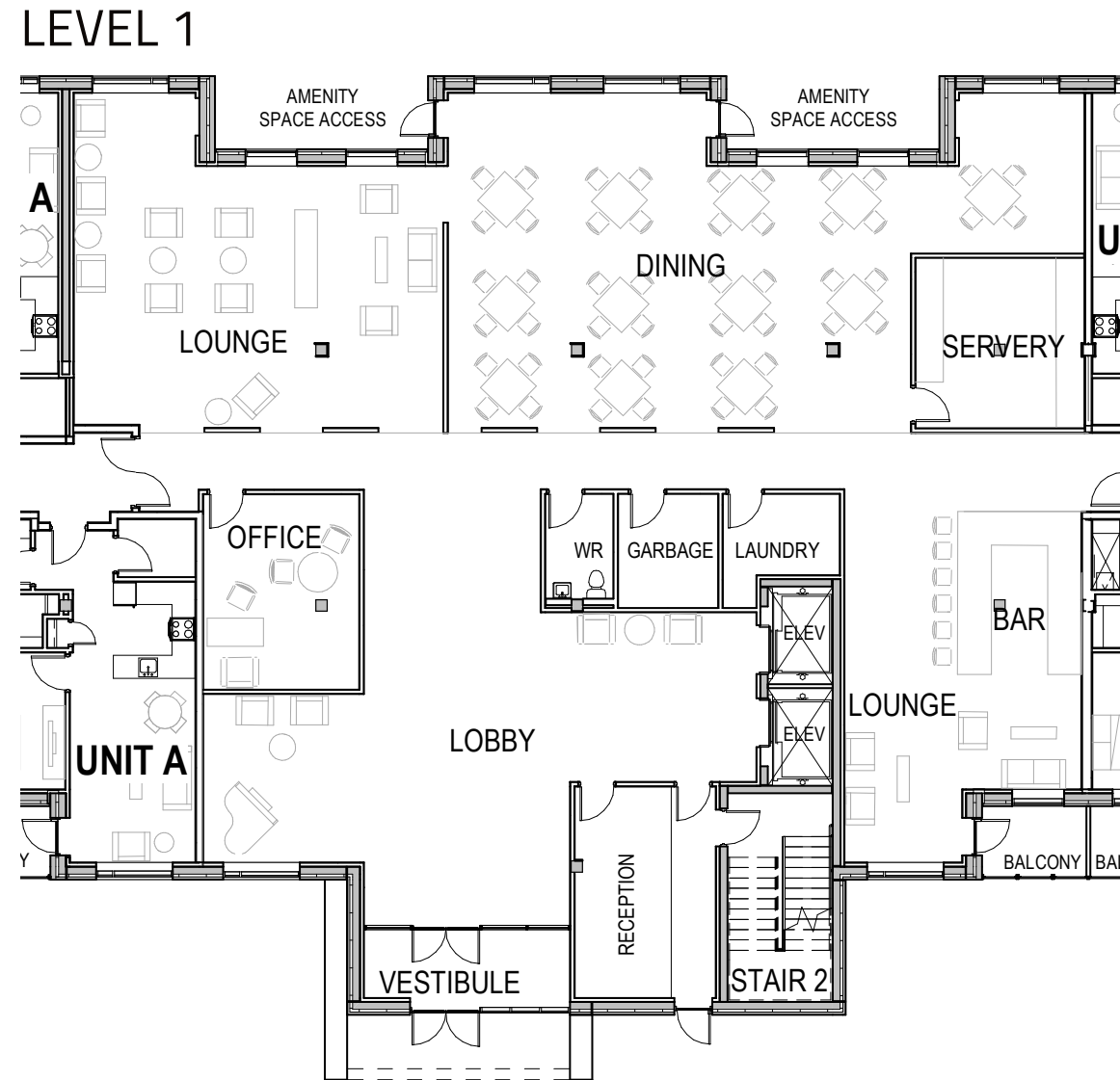
CONCEPTUAL FLOOR PLANS

3.5 Indoor Amenity Space

Magnolia II will feature several different types of shared indoor amenity space for residents. These spaces will be focused on providing social and recreational programming along with nutritional services. The first floor of the Magnolia II will also feature access to a shared patio and garden.

Amenities Summary

- 11,646 s.f of Total shared indoor amenity space
- 5,511 s.f of Shared indoor amenity space on level 1
- 2,045 s.f of Shared indoor amenity space on levels 2 - 4 (6,135 s.f total)
- 1 Dining hall
- 1 Open lounge
- 1 Bar/lounge
- 3 Multi-purpose lounge areas (library, card room, etc.)
- Ground floor access to shared patio and garden



4.0

CONCEPTUAL SITE PLAN

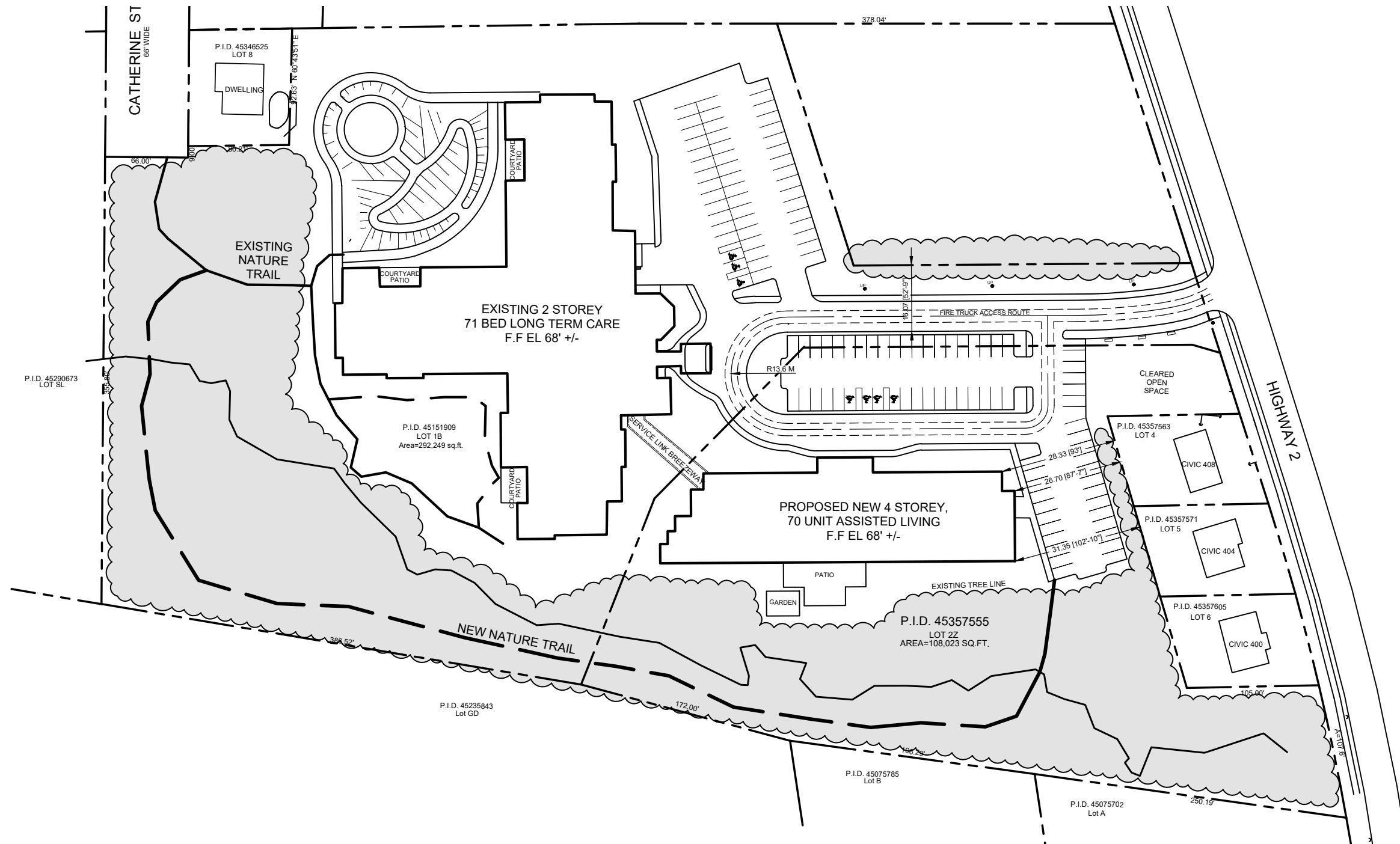
This conceptual site plan includes the entirety of the 2008 development agreement area. The development of the Magnolia II will occur on PID 4535755. However, the existing entrance and driveway on PID 4515909 will be enlarged in favor of the Magnolia II. Some of the parking will also be included on PID 4515909. To address concerns, we have also included set-backs from neighbouring properties with frontage on Highway 2. We have also highlighted a new trail-way along with the addition of a patio, garden, and designated cleared open space.

Site Plan Highlights:

- 113 Standard parking spaces
- 7 Accessible parking spaces
- 350 m of Cleared trail-way
- 18,213 s.f Building footprint
- 3750 s.m of Additional outdoor amenity space inclusive of a patio, garden, and cleared open space

SITE PLANS

4.1 Magnolia II Conceptual Site Plan



5.0

RENDERINGS

The original 2008 Development Agreement enabled a 5-story 50-unit assisted living facility. We are proposing changes in the design to a 4-story, 70-unit assisted living facility on a larger footprint. Through fine tuning and modernizing the original design, we were able to plan for larger units and a better configuration of the building. This enables Magnolia II to host more residents comfortably while integrating with the local setting. We believe this new design enables the best use of the property.

These renderings aim to visually address concerns around massing and the relationship with neighbouring properties. They also showcase the modern design, efficient layout of parking, and preservation of existing mature vegetation buffers.

RENDERINGS

5.1 Context with Current Topography



RENDERINGS

5.2 Magnolia II Building Design as seen from Highway 2



RENDERINGS

5.3 Magnolia II Building Design (Front)



RENDERINGS

5.4 Magnolia II Building Design from Pedestrian Level



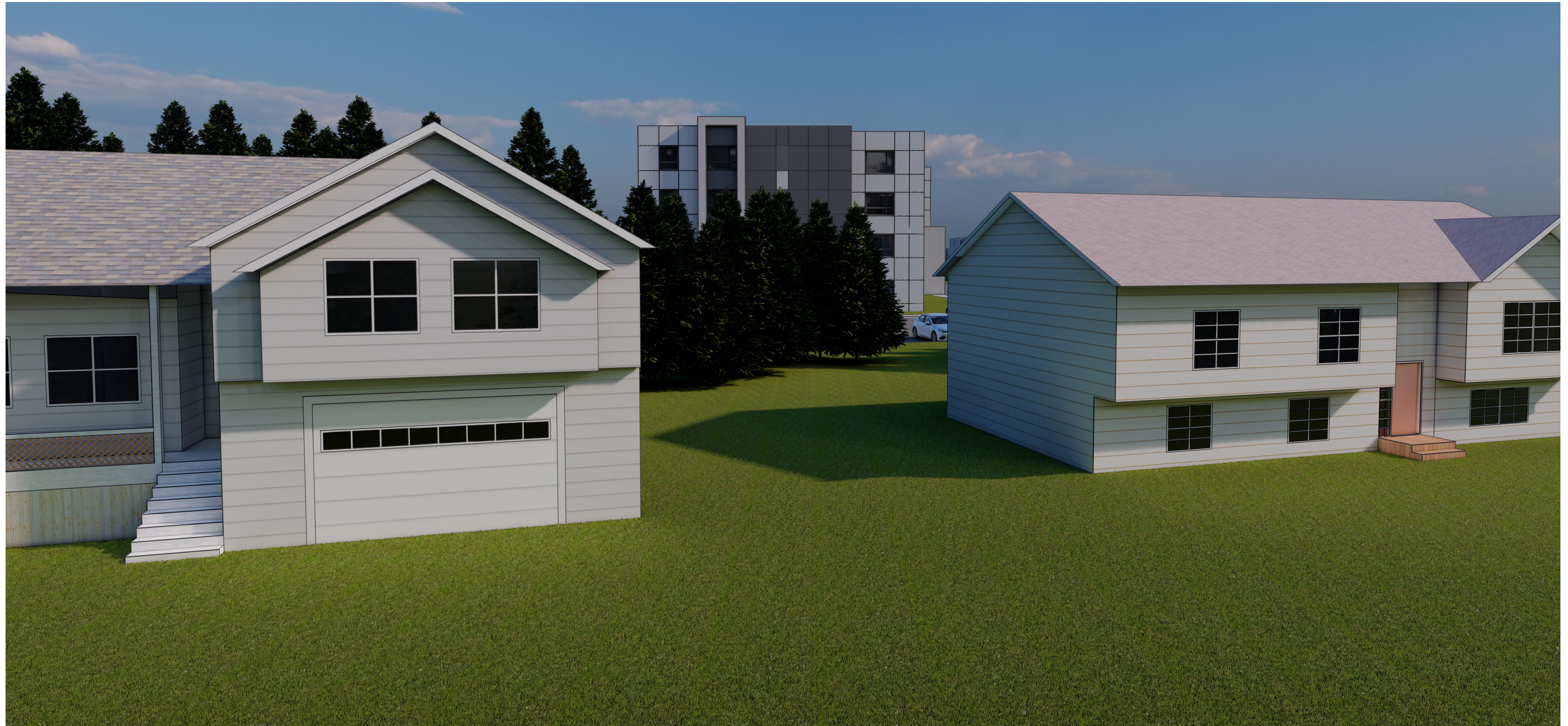
RENDERINGS

5.5 Magnolia II Building Design in Relationship to Neighbouring Properties



RENDERINGS

5.6 Magnolia II Building Design as Seen from Neighbouring Properties/Highway 2



6.0

AMENDMENT REQUEST SUMMARY

To enable a 4-story 70-unit assisted living facility on PID 4545755 a substantial amendment to the 2008 Development Agreement is required.

The following changes have been applied for:

- Change in configuration from a 5-story, 50-unit to a 4-story 70-unit assisted living facility.
- Revision of Schedule "B" as the updated site plan seen in section 4.1 of this proposal.
- Extension of the time frame for the application of development permits for the assisted living facility to be extended 2 years from the date of the renewal of the Development Agreement as amended.

