



Subject: *Magnolia Continuing Care Holdings - Development Agreement Amendment*
To: CAO for Planning Advisory Committee, May 13, 2025
Date Prepared: April 28, 2025
Related Motions: None
Prepared by: Rachel Gilbert, Manager of Planning
Approved by: John Woodford, Director of Planning and Development

Summary

The Municipality has received an application from B.D. Stevens on behalf of Magnolia Continuing Care Holdings Limited. The application is for amendments to an existing development agreement (DA) to enable an increase in units from seventy (70) to seventy six (76) units. To accommodate this increase in units, other amendments include an increase in floor area of the building and changes to the parking. The applicant is also requesting a change to the elevation to add a canopy over the front door.

Financial Impact Statement

A financial impact analysis has not been undertaken for this proposal. A summary of any financial impacts will be provided in the final staff report.

Recommendation

That initial consideration be given and authorize staff to schedule a public hearing.

Recommended Motion

Planning Advisory Committee recommends to Council that Council:

- *give initial consideration to amend an existing Development Agreement for an assisted living facility on 410 Highway 2, Enfield to enable a public hearing; and*
- *authorize staff to schedule a public hearing.*

Background

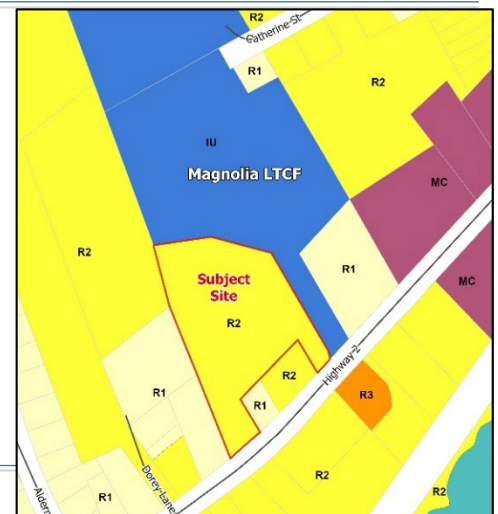
In September 2008 Council approved a development agreement for the existing magnolia facility which permitted the magnolia nursing home. Also included in the approved development agreement was a 5 storey assisted living facility containing fifty (50) units.

A new development agreement for a four storey, 70 unit assisted living facility was approved by Council in March 2023. This development agreement included the Long Term Care Facility as this was included in the original agreement. The amended agreement was signed and entered into in March 2024. An application has been submitted by B.D. Stevens, on behalf of Magnolia Continuing Care Holdings Limited, to amend the existing development agreement to change the number of units from 70 to 76.

Subject Property

The property is located at 410 Highway 2, Enfield. 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.



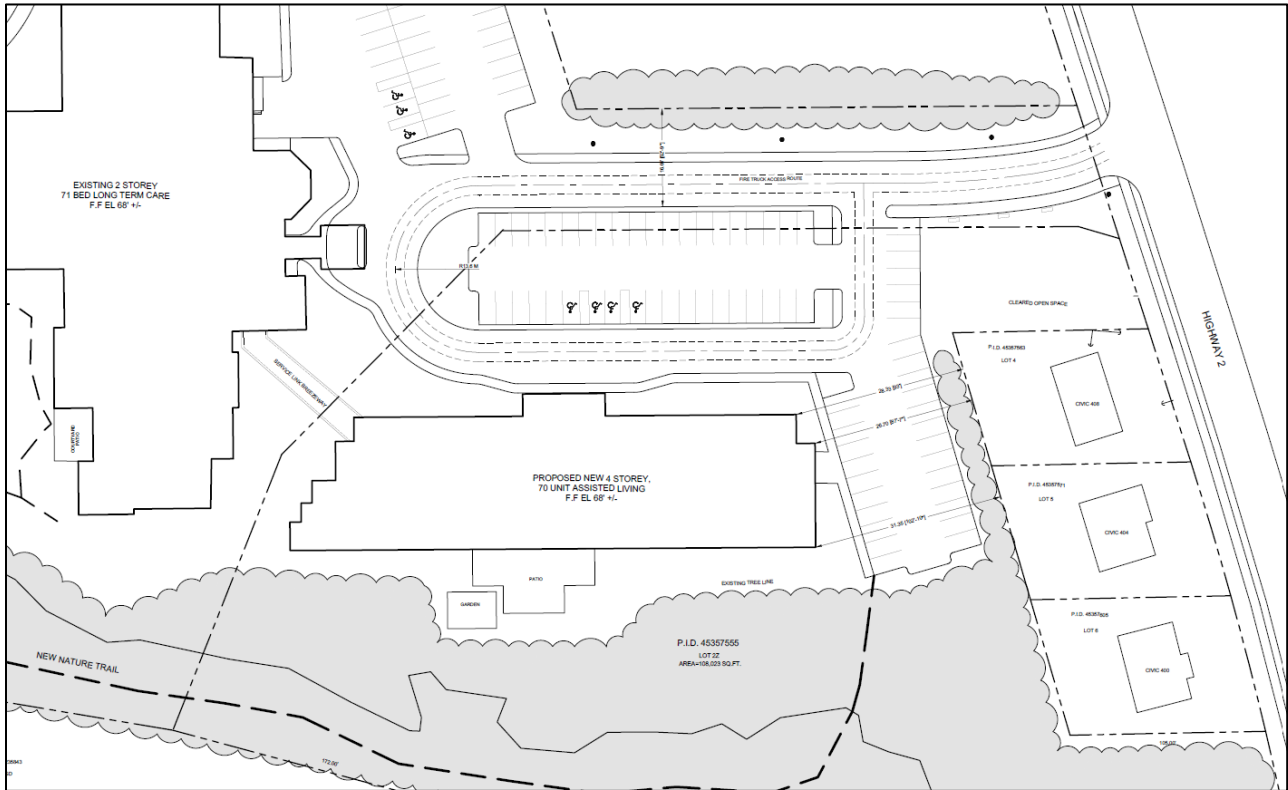
Development Proposal

The amendments to the development agreement are requested to enable an increase from 70 units to 76 units. In addition to the increase in unit number, additional amendments include:

- Expand the ground floor area of the building by 5.4% which will include common uses (garbage room, kitchen facilities, etc.);
- Change to the parking lot layout and increase in parking area; and
- Change to the external elevation design, i.e addition of canopy at front door.

The above 3 bulleted items can be dealt with as unsubstantial amendments but as the application includes an increase in the number of units, a substantial amendment to the development agreement is required.

Approved Site Plan (below)



The approved development agreement included 71 parking spaces for the assisted living facility of which four will be accessible.

Proposed Site Plan (below)



Changes to the site plan include:

- The amended site plan includes 92 new parking spaces of which 4 are accessible spaces.
- Internal movement of vehicles through the site has been amended.
- To accommodate more parking, the proposed assisted living facility is closer to the property line to the rear of the building by approximately 11 metres. The proposed distance to the property boundary is 25 metres from the north west corner of the building and 41 metres to the south west corner.



Rendering of Approved Building



Rendering of Proposed Building



Discussion

The Planning and Development Department will review the proposed application based on the applicable policies contained in the Municipal Planning Strategy.

The property is zoned Two Dwelling Unit Residential (R2). This zone allows for development agreements to be considered for Institutional Use (IU) Zone uses. There is an existing development agreement which permits a 70 unit assisted living facility. Should the applicant decide to continue with the permitted building they still have 10 months to apply for a permit and an additional 2 years to construct the building.

The staff review of this application will consider the impact of the changes to the development agreement and will provide that analysis in the final staff report.

To address potential compatibility issues with neighbouring residences, and to comply with criteria applied to consideration of this application, Staff will be requesting comments from internal departments and external agencies, including Nova Scotia department of Public Works (NSPW), the internal East Hants Department of Infrastructure and Operations, and the local Volunteer Fire Department. A detailed table of the evaluative criteria from the enabling policies and corresponding comments from Staff and reviewing agencies will be attached to the final report.

STRATEGIC ALIGNEMENT

One of the Key Strategies from the Strategic Plan is Strong Community. Providing for a variety of housing options helps to create a community where people can move to or stay in their community when they more support.

LEGISLATIVE AUTHORITY

The legislative authority and process for entering into a development agreement is set out in the Municipal Government Act, Part VIII.

FINANCIAL CONSIDERATIONS

A financial impact analysis would be provided with a final staff report. There are no immediate financial impacts from refusing this application.

Citizen Engagement

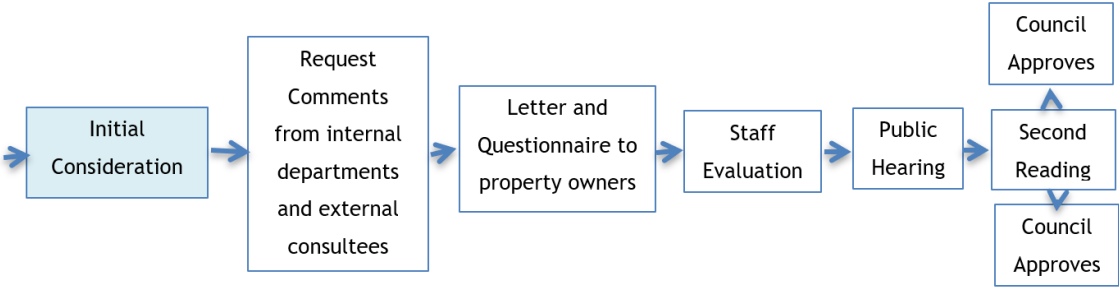
Planning staff will comply with the Citizen Engagement Policies of the Municipal Planning Strategy when processing this application. An advertisement outlining the proposal and indicating that it is under review by staff will be placed in the *Chronicle Herald*. A letter and questionnaire will be mailed to all property owners within 300 m of the subject property asking for comments on the proposed development agreement amendment.

A public information meeting (PIM) is not required for this application as it does not involve an amendment to the Municipal Planning Strategy.

Conclusion

Staff will continue to review the application for the substantial amendment to an existing development agreement. The proposed application will be evaluated using all applicable policies in the Municipal Planning Strategy. Staff will make a recommendation to PAC in their final staff report.

Any decisions to approve or not the development agreement application is appealable to the Utility and Review Board.



Attachments

Appendix A - Existing approved Development Agreement

Appendix B - Floorplans and renderings of proposed building