



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 14.1.1
Regional Centre Community Council
November 26, 2025

TO: Chair and Members of Regional Centre Community Council

FROM: Erin MacIntyre, Acting Executive Director of Planning and Development

DATE: November 3, 2025

SUBJECT: Case 2025-02245: Community Services Use

ORIGIN

Application from FBM Architecture Ltd on behalf of the North End Community Health Centre.

EXECUTIVE SUMMARY

Staff recommend amendments to the Regional Centre Land Use By-law (LUB) to establish a new community services use that will give not-for-profit organizations greater flexibility to deliver social services, health services, and housing within the Regional Centre by aligning several already permitted uses in one definition, allowing for greater certainty and improved administration.

This proposal emerged from a request from FBM Architecture Ltd. on behalf of the North End Community Health Centre to create a Community Health Centre use to accommodate a broader range of healthcare and social services in the Higher Order Residential (HR) zones. Under the current LUB, Community Health Centres are typically classified as medical clinics, which can limit the ability of organizations to provide wraparound and support services such as counselling rooms. Because other not-for-profits have experienced similar constraints when trying to offer multiple on-site supports, staff recommend creating a new *community services use* that includes healthcare, social services, community resources and supportive housing into a single, more flexible land use definition. To support the implementation of the proposed community services use, staff recommend the following changes to the LUB:

- Permitting the community services use in zones that allow for mixed-use development, well located relative to transit and active transportation networks, and where other institutional uses such as shelters, personal services and medical clinics are already allowed;
- Permitting office and personal service uses as accessory uses to the community services use in mixed-use zones to provide not-for-profit operators with additional flexibility but maintaining a 25% floor area limit on these accessory uses in Higher-Order Residential (HR) zones;
- Allowing the community services use to be located on the ground floor of buildings along pedestrian-oriented commercial streets, enabling institutional uses on the ground floor of other

intent of the MPS. A decision of Council to refuse the proposed LUB amendment is appealable to the N.S. Regulatory and Appeals Board as per Section 262 of the *HRM Charter*.

ATTACHMENTS

Attachment A:	Proposed Amendments to the Regional Centre Land Use By-law
Attachment B:	Comparison Chart of Proposed Amendments
Attachment C:	Review of Relevant MPS Policies and Priority Plans
Attachment D:	Applicant's Letter of Rationale
Attachment E:	2445 Brunswick Street - Site Plan, Floor Plans and Elevations

Report Prepared by:	Eleanor Fierlbeck, Planner II 902.237.6413
---------------------	---
