

# **PLANAPP-2025-02245**

## **Community Services Use**

**Public Hearing**

December 10, 2025

Regional Centre Community Council



# Applicant Request

**#1:** Create a new community health centre use.

## Applicant Rationale

- CHCs are generally classified as a '**medical clinic use**' under the LUB, however, the definition does not include non-medical services
- There is currently no use in the LUB that addresses not-for-profit social services or community organizations like CHCs
- Relying on the medical clinic use may present unforeseen barriers to the comprehensive delivery of services by CHCs

# Applicant Request

**#2:** Do not apply minimum parking requirements to the new use

## Applicant Rationale

- The applicant notes that many CHC clients access services via active transportation or public transit, rather than personal vehicles
- Surface parking may be challenging to provide due to limited space on small infill lots
- Underground parking may be too costly for not-for-profits to develop

# Policy Direction

The **Higher-Order Residential Designation** is primarily intended to maintain the residential character of an area.

**Policies HO-1 and HO-2** enable compatible commercial and institutional uses to support complete communities.

Image source: Google Streetview



# LUB Context

What types of uses are already permitted in the HR zones?



Image source: Google Streetview

## Commercial uses: (25% floor area max)

- Local commercial\*
- Makerspace, studios
- Personal services\*
- Pet daycare, vet facility
- Restaurants\*, catering

### Additional HR-2 commercial uses:

- Grocery stores
- Financial institutions\*
- Fitness centres
- Retail
- Local drinking establishments\*
- Offices\*
- Micro-breweries/distilleries
- Self-storage facilities

## Institutional uses:

- Cultural use
- Daycares\*
- Emergency services\*
- Libraries\*
- Medical clinics
- Religious institutions
- Schools
- Shelters\*

### Additional HR-2 institutional uses:

- University/college\*
- Minor spectator venue

\* No minimum parking spaces required for this use, as per Table 15.

# Other Considerations

- Similar challenges for other not-for-profits proposing uses not neatly classified under an existing LUB category
- Lack of clear, inclusive definition creates administrative barriers, can slow down approval processes for not-for-profit projects beyond the HR zones
- Affordable/supportive housing operators may also encounter challenges related to on-site wraparound supports or office space to support operations



St. Vincent De Paul Supportive Housing  
Image source: Google Streetview

# Other Considerations

The following uses are frequently proposed in conjunction with not-for-profit run housing, social services and/or health care services:

Permitted  
broadly within  
mixed-use  
zones



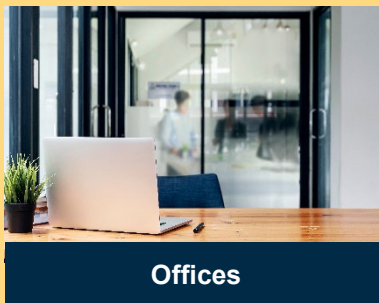
## Residential & Institutional uses



Diamond Bailey House

Shared housing and  
shelters

## Commercial uses



Offices



Personal services

Permitted  
within mixed-  
use zones,  
but limited in  
HR and INS  
zones



Staff recommend these supporting uses be included in the new use definition to reduce the complexity of applications and provide greater certainty for not-for-profit organizations.



# Community Services Use: Proposed Changes

## 1. Add the following definition to the LUB:

**Community Services Use** means premises owned or operated by a not-for-profit organization where health care services, social services, and/or housing are provided and may include a shared housing use, shelter use or accessory uses related to the services provided, such as an office use or personal service use.

HALIFAX

# Community Services Use: Proposed Changes

## 2. Permit the community services use in the following zones:

- Downtown Dartmouth (**DD**)
- Downtown Halifax (**DH**)
- Centre (**CEN-1**, **CEN-2**)
- Corridor (**COR**)
- Higher-Order Residential (**HR-1**, **HR-2**)\*
- Institutional (**INS**)\*\*
- Comprehensive Development District 2 (**CDD-2**\*\*\*)

\* Accessory office and personal service uses limited to 25% of the total building floor area

\*\* Enable via internal conversion on designated Landmark Building Sites; otherwise permitted as-of-right

\*\*\* Permitted without development agreement – all commercial and institutional CEN-2 uses enabled under section 34(1)

# Community Services Use: Proposed Changes

## **3. Add the community services use, and institutional uses generally, to:**

- the list of permitted ground floor uses on Pedestrian-Oriented Commercial Streets (section 38); and
- the list of permitted ground floor uses in multi-unit dwellings in mixed-use zones (section 69).

## **4. Staff recommend exempting the community services use from minimum parking requirements.**

- Recognizes active transportation and transit opportunities
- Allows organizations to determine parking needs based on the communities they serve

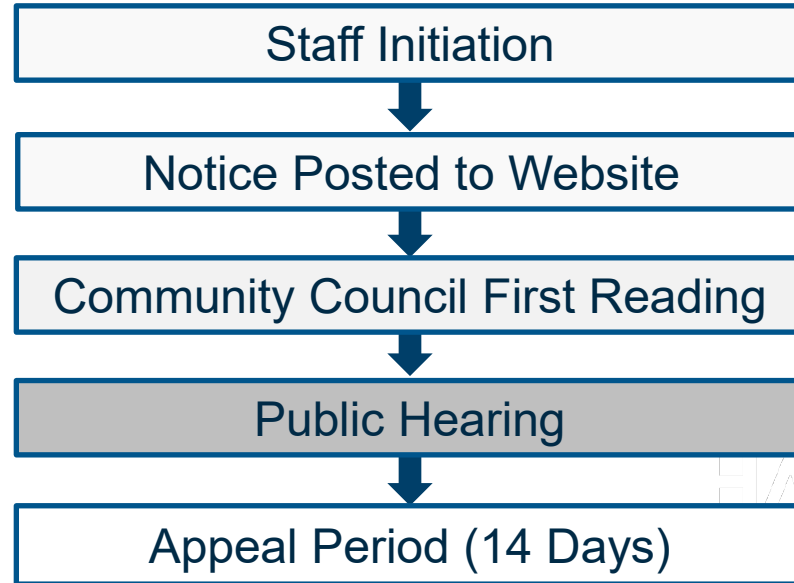
# Staff Review

Staff have reviewed the proposed changes in relation to all relevant policy criteria and advise that the proposal is reasonably consistent with the intent of the SMPS.

## **The proposed changes support several policy objectives, including:**

- Enhancing access to community-based resources that support resident well-being and safety;
- Reducing barriers to affordable housing with wrap-around services;
- Simplifying permit approval processes by streamlining regulation;
- Promoting pedestrian-oriented mixed-use communities; and
- Encouraging sustainable, active modes of transportation.

# Next Steps



# Public Engagement

- Level of engagement completed was consultation, achieved through providing information and seeking comments through the HRM website
  - No comments were received via email or phone
  - Webpage views: 36 [average engagement time: 1.5 minutes]
- This process is consistent with a website requirement as described in Clause 6(a) of the Public Participation Administrative Order
- HRM website updated to indicate the notice of public hearing

# Recommendation

**It is recommended that Regional Centre Community Council:**

Adopt the amendments to the Regional Centre Land Use By-law, as set out in Attachment A.



# Thank You

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