



May 3, 2023

Maggie Holm, MCIP, LPP  
Principal Planner, Urban Enabled Planning Applications  
Development Services/Planning & Development  
Halifax

Dear Maggie:

**Re: Rezoning application to the Halifax Mainland LUB to allow a new Long Term Care facility at 2 Marie Avenue and Herring Cove Road (PID 40306383) from R-1 (Single Family Dwelling) to P (Park and Institutional)**

On behalf of my Client, Gem Health Care Group, this is a re-zoning application to enable the construction of a new long term care facility (Shared Housing with Special Care) to be located at the above noted address. The new facility is needed to replace the older Melville Lodge nursing home that is located at 50 Shoreham Lane.

The subject property is a former site of a school, where it had been designated and zoned Institutional. The school has been removed and the property had been rezoned from P to R-1, however the Institutional designation remains on the property. Policy 3.1.1 of the Halifax Municipal Planning Strategy enables a rezoning to P (Institutional).

The property has two small corners that are zoned differently, which may be a mapping error. One corner is zoned R-2 (Two Family Dwelling) and the other is zoned H (Holding). The entire property is designated Institutional on Map 9F of the Mainland South Generalized Future Land Use Map. This request is to rezone the entire property from R1, R2 and H to P (Parks and Institutional) which permits "shared housing with special care".

There is a sewer easement that runs through the property. The site plan shows the location of the easement and the proposed building and driveway. The proposed building is located away from the easement while a portion of the driveway and parking area is located on the easement.

I look forward to working with your team on this very important application.

Sincerely:

Jenifer Tsang, MCIP, LPP

Enclosures:  
Site plan and floor plans  
Planning Application form

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