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Planning Applications Program Manager
Via email: planningapps@halifax.ca

Re: Application for Substantive Amendments to The Links at Brunello Development Agreement to enable Self-Storage Uses within the Ca Designation

On behalf of our client, ZZap Consulting Inc. is pleased to apply for substantive amendments to The Links at Brunello Development Agreement (DA) to enable the consideration of self-storage uses within the Ca designation. To support this application, the following materials are included:

- Completed Application Form
- Attachment A: Concept Plan
- Attachment B: Conceptual Rendering

Existing Development Agreement

In 2001, the former West Region Community Council held a public hearing and approved the original DA for The Links at Brunello (formerly known as Westgate). The DA allows for a mixed-use residential and golf community in Timberlea consisting of residential, commercial, institutional and park uses. Please refer to Figure 1 which illustrates the overall community master plan concept.





Summary of Development Proposal:

Our client is seeking to enable the development of a self-storage facility on a property fronting on Highway 3, near the intersection of the Timberlea Village Parkway (PID: 4140420). Please find attached a concept plan and conceptual rendering of the proposed facility. The facility is proposed to be developed in accordance with the built form and setback requirements of the C-2 zone.

Planning Application Request

This application is requesting the following amendment to Section 2.4.8(b) of the DA:

2.4.8

- (b) *Commercial development shall be permitted in those areas identified as "Ca" and "Bra" on Highway 3*
 - (i) *Development on those lands located at the intersection of Timberlea Village Parkway and Highway 3 shall be subject to the requirements of the C-2 zone under the Land Use By-law for Timberlea/Lakeside/Beechville*
 - (ii) *Notwithstanding, 2.4.8 (b)(i), a self-storage facility use shall be permitted within the "Ca" designation, subject to the requirements of the C-2 zone under the Land Use By-law for Timberlea/Lakeside/Beechville*
 - (iii) *Notwithstanding 2.4.8 (a), local commercial uses may be developed at the corner of Greenhead Road and Highway 3 ("Bra") subject to the approval of a non-substantial amendment to this Agreement, with consideration given to architecture, building height and lot coverage, landscaping, parking, location of access and egress points, provision of adequate landscaping, and provision of adequate separation and screening from adjacent residential uses.*

Rationale for Application Request

When the original DA was approved by council back in 2001, it included an overall community concept plan. Since that time, there have been several amendments to the DA and the overall community concept plan, as the golf course and various residential phases have been built out. These DA amendments were a result of our client adapting and responding to development opportunities and constraints during construction, while also maintaining the overall intent and vision for the lands.

The amendments requested in this application stem from similar circumstances as past DA amendment applications. The original agreement contemplates the subject property, and surrounding area near the intersection of the TPV and HWY 3, be



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developed with commercial uses. The DA regulates the development of this commercial area to be completed in accordance with the C-2 (General Business Zone). As mentioned prior, the proposed development concept was completed in accordance with the built form and setback requirements of the C-2 zone, however the C-2 zone does not allow self-storage facilities as a permitted use.

Over recent years, demand for self-storage spaces has continuously increased and the design and operation of self-storage uses has evolved as well. The demand increase is attributed to several factors such as increasing urbanization, rental units becoming smaller/having less storage space, downsizing populations and families increase in material possessions. These factors are apparent within the Brunello community as well. Brunello's first rental apartment building 'The Nines' was recently constructed, and several more apartment complexes are planned to be developed in the near future. As a result of this increased development higher-density residential uses, and subsequent demand increase for storage capacity, the subject site has been identified as an optimal place to locate this service for the surrounding community.

We feel the proposed amendments and proposed development concept are generally consistent with the overall community concept plan for Brunello. The proposed concept plan was developed in accordance with the C-2 zone, which is consistent with the commercial development on abutting properties.

Closing

We trust that the enclosed materials satisfy the application requirements. Should you have any questions, comments, or concerns with regards to this application, please do not hesitate to contact the undersigned.

Sincerely,

A solid black rectangular box used to redact the signature of Connor Wallace.

Connor Wallace, MCIP, LPP
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