

HALIFAX

Public Hearing Case 24123

Amending Development Agreement:
The Links at Brunello, Timberlea

Halifax and West Community Council
February 28, 2023

Applicant Proposal

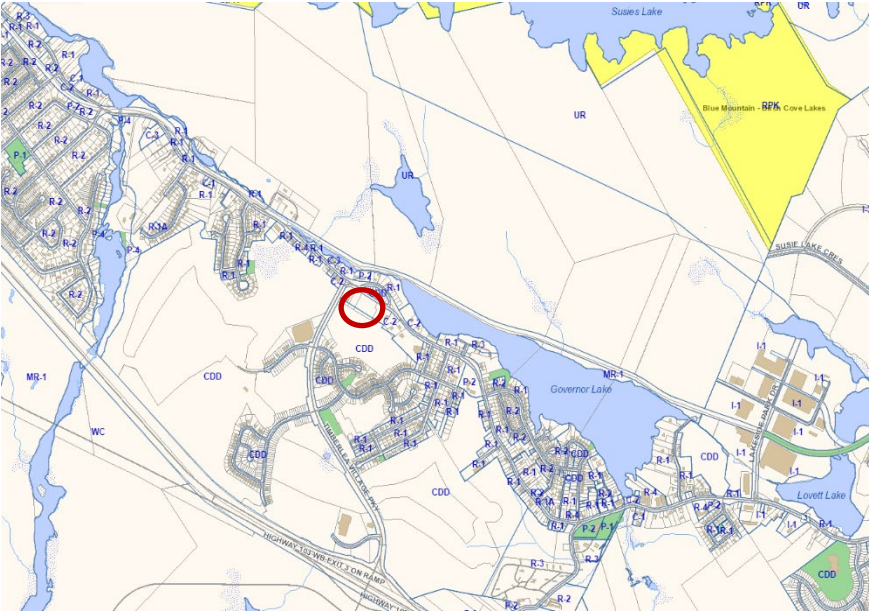
Applicant: ZZap Consulting Inc.

Location: The Links at Brunello,
Timberlea

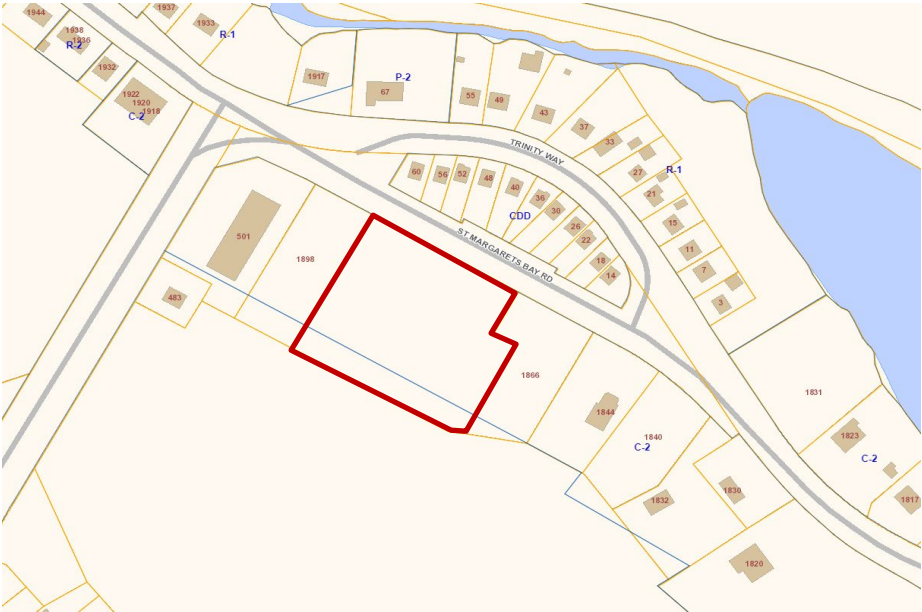
Proposal: self storage building use with
20 surface parking spaces; about 36 feet
in height



Site Context



General Site location in Red



Site Boundaries in Red

Site Context/Photos

View toward site from intersection of St Margaret's Bay Road and Timberlea Village Parkway looking southeastward



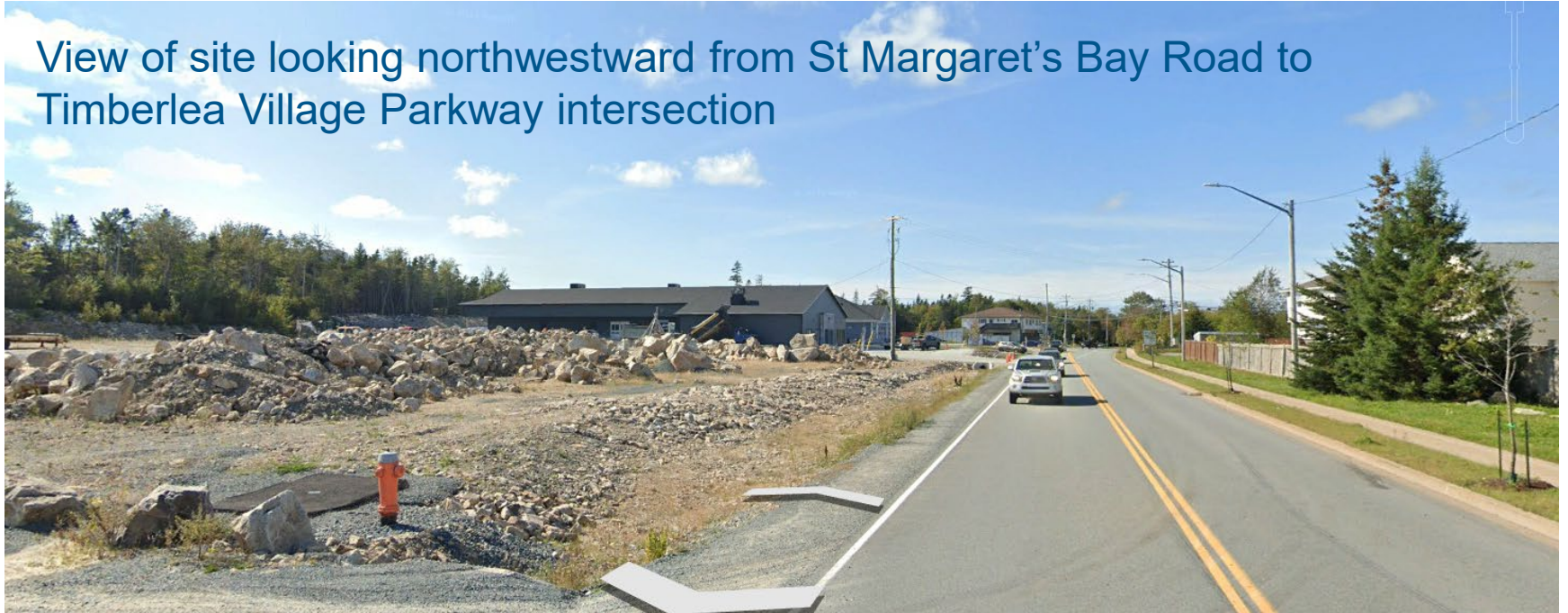
Site Context/Photos

View into site from St Margaret's Bay Road looking southeastward

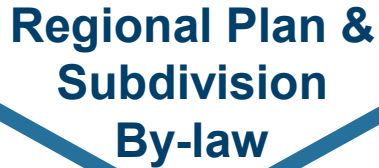


Site Context/Photos

View of site looking northwestward from St Margaret's Bay Road to Timberlea Village Parkway intersection



Planning Policy Outline



**Regional Plan &
Subdivision
By-law**

Guides where population growth and the investment of services like transit, piped water and sewer should occur



Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community



**Land Use By-law
(Zoning)**

Specifies what land uses can be approved without going to Council and seeking feedback from the public

Policy & By-law Overview

TIMBERLEA-LAKESIDE-BEECHVILLE MPS & LUB



Municipal Sewer and Water



Zone

C-2 (General Business) and CDD
(Comprehensive Development District)



Designation

Community Core (CC) and Urban Residential
(UR)



Existing Use

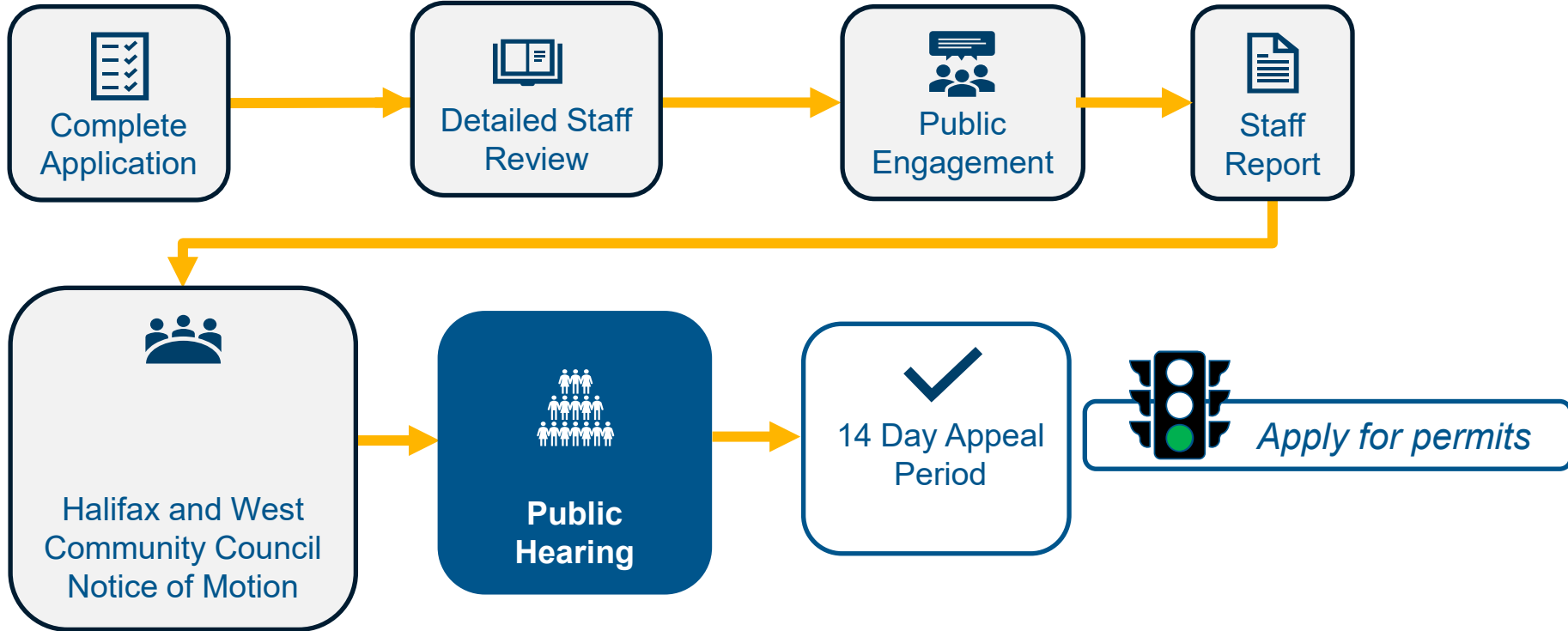
undeveloped



Enabling Policy

UR-27

Planning Process



Proposal



Rendering of proposal from St. Margaret's Bay Road View looking southeastward

Policy Consideration

Timberlea-Lakeside-Beechville Municipal Planning Strategy

Policies UR-27 to 34 are site specific policies that enable the comprehensive development of the Brunello golf course and community.

Of the policies Council is required to consider when rendering a decision on the comprehensive development, the following are most pertinent to this requested amendment:

- The proposal is in conformity with the intent of this strategy and all municipal by-laws and regulations; and
- that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses.

Public Engagement Feedback

- Level of engagement completed was **consultation** achieved through **a mail out notification**
- Feedback from the community generally included the following:
 - Existing self storage facilities frequent in surrounding area;
 - Vehicle dependent use not appropriate in walkable, pedestrian, urban centre;
 - 24-hour operation raises noise and light pollution concerns;
 - Provide ground floor use to activate pedestrian realm;
 - Environmental concerns related to site preparation;
 - Need assurance proposed building gets built as displayed to community; and
 - Too much parking.

Notifications
Mailed **43** 

Individual Contacts
(Phone Calls & Email) **12**  

Webpage Views **198** 

Changes Responding to Consultation

- **Urban Design**

- Attached Schedule to provide guide for development appearance

- **Parking**

- Limited number of surface parking spaces to 20

Summary: Key Aspects of the Proposal

- Addition of self storage facility to Agreement as permitted use in “Ca” designation;
- Limits number of surface parking spaces to 20;
- Allows maximum building height of 36 feet;
- Other than parking and height changes the self storage facility will be subject to provisions of C-2 Zone of LUB as other uses permitted under the “Ca” designation; and
- Schedule showing building rendering to be attached to DA to ensure reasonable conformance.

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

The existing agreement sets out the parameters of the planned community, and then requires non-substantive amendments to the agreement to implement the development as envisioned.

There are no Non-Substantive Amendments within this amending agreement as the request is allowing a new use that will be approved through the permitting application process.

Staff Recommendation

Staff recommend that Halifax and West Community Council:

- Approve the proposed amending development agreement as set out in Attachment A of the staff report dated January 10, 2023

HALIFAX

Thank You

Darrell Joudrey



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