

INNOVATION ARCHITECTS LTD.

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January 14, 2024

Halifax Regional Municipality
5201 Duke St.,
Halifax, NS, B3J 1N9
Attn: Jessica Harper, Principal Planner

Re: 2287 Prospect Road, Following DA Amendments:

Allow usage for Self Storage facility Clause 3.3 in DA, Land Use Bylaw, Zone C-2
Addition of 6-7 parking spaces for Self Storage facility plus a space for loading
Clause 3.4.6 of DA: Allow entrance to smaller businesses from main entrance lobby/vestibule of the building

DA for this property was registered November 25, 2015. The DA was amended on May 09, 2019, to extend the start and completion of the construction. Construction of the building is complete now. Process for occupancy permit for the main floor usage is in progress.

We are requesting HRM following Amendment to the DA:

Allow the basement area of this building to be used as Self Storage facility.
Allow to increase 6-7 parking stalls for the usage of basement as self storage units.
Allow entrance to smaller business from the main lobby of the building.

Our reasoning for allowing Self Storage facility in the basement and allowing increased parking is as follows:

History and Background:

Property 2287 Prospect Road has an area of almost 2 acres. At the time of DA application a building with footprint of 1920 sq.ft. was existing. Classic Physiotherapy clinic was occupying the building at that time and is still running its clinic from the building. The owner of the property, Pioneer Management (a related company to Classic Physiotherapy) had plans to extend the building to utilize full area of the property and had therefore installed a septic system that would accommodate full utilization of the lot.

In 2015, Pioneer Management entered into a DA with HRM to extend the building with a footprint of 8130 sq.ft. In DA, Clause 3.6, Parking, Circulation and Access, requires minimum 26 parking spaces.

Building permit was obtained in December of 2021 comprising a main floor of 8053 sq.ft. for commercial uses and basement of 7200 sq.ft. for storage. Access to basement is from the main lobby/vestibule of the building on main floor through elevator and well-defined stairs.

Existing situation:

Construction commenced in 2022 and is now complete. A portion of the building on main floor will be used for extension of Classic Physiotherapy business. The remaining portion of the main floor will be leased to other small businesses. Currently approx. 1000 sq.ft. of space is rented by a local bakery and approx. 1100 sq.ft of space is rented by a pizza outlet. Both businesses have applied for tenant improvement permit to HRM. Both businesses are "take outs" with minimum short time parking requirements. Remaining 4000 sq.ft. of lease-able will be rented to other small businesses.

Partial occupancy for the main floor building is requested for the main floor. Entrance to the site have been moved to the middle of the lot and 15' wide landscape buffer provided along Prospect Road as per requirement from Nova Scotia Public Works Dept.(NSPWD) permit and the DA. NSPWD inspected the completed construction of site entrance, landscaping buffer, etc. on site on November 21, 2024 and approved all work. Certificate of approval has been submitted to HRM.

Our Perception:

It is our perception based on the feedback from the users of self storage facilities that there is an acute demand for Self Storage facility in this area. Current lifestyle with smaller residential units, the seniors downsizing their current homes, movement in job opportunities, etc. causes a need and acute demand for self storage facilities. Several self storage facilities have come into existence in past few years within and outside HRM boundary but still the demand is way more than the supply of such facilities. It is very difficult for consumers to find a reasonable self storage space in today's situation. Self storage facility generates minimum or none "long time" parking requirements.

Adequacy:

We believe that the basement area at 2287 Prospect Road can serve as an ideal location for self storage facility. Since the basement is constructed for storage purpose it has adequate fire separation required from the main floor business activity above. The basement includes amenities like electrical room, water pump room, mechanical room, communication room, stairs, elevator and elevator machine room. It can establish 27 self storage rooms, most of them approx. 100 to 120 sq.ft. each. Storage spaces of these sizes are very desirable and highly in demand. Basement has a height of 12' and can provide proper ventilation. Circulation for users within the basement with adequate emergency exits can be easily accomplished.

Traffic & Parking:

Adding 26 self storage spaces will not have any effect on the traffic on Prospect Road. Self storage spaces are rented on a monthly basis. Users do not frequent the self storage spaces so often and therefore addition of this use on this location will not have any significant impact on the traffic on Prospect Road. The current DA require 26 parking stalls for the businesses on main floor and general storage in the basement. We have increased the total number of parking spaces to 33 parking stalls plus a loading space of 12'x25'. We believe that an increase of 7 parking stalls plus a loading space would be sufficient for the proposed self storage facility. All parking stalls have a required size of 8'x20'.

Our reason to allow entrance to small business through main lobby/vestibule of the building is as follows:

A small unit with approx. 1000 sq.ft. has been established on the main floor which is rented to a local baker. Baking facility has a large kitchen which takes up a lot of space in this unit. Bakery is a very competitive business. Providing a separate entrance to this unit will require it's own lobby with additional doors and take up more space from the customers of the bakery. The main lobby will only serve the self storage clients in the basement. Providing entrance to the bakery from the main entrance lobby will avoid a separate entrance lobby for the bakery and give better circulation for the customers of the bakery.

We kindly request you to review our site plan, main floor plan, proposed basement plan for the self storage facility and the above facts and help us with the path forward in this matter. If any questions please call the undersigned. [REDACTED]

[REDACTED]
K.J. Gandhi