

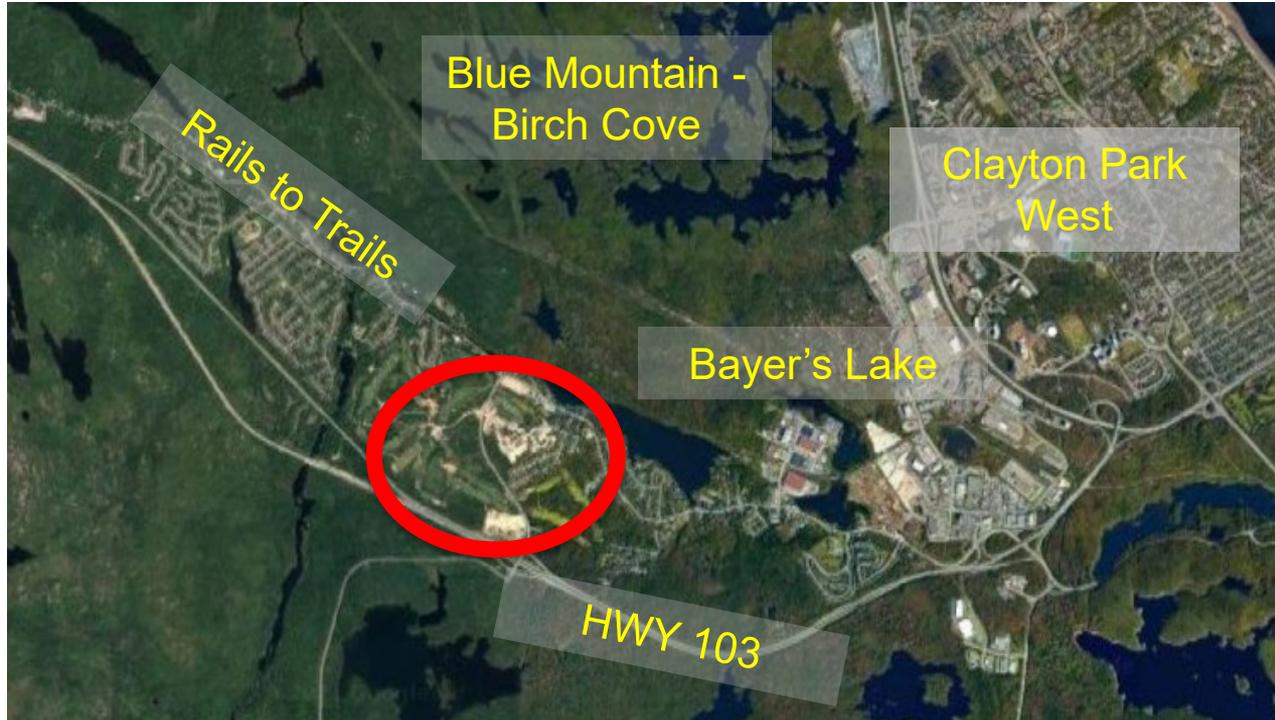
The word "HALIFAX" is written in a bold, white, sans-serif font against a dark blue background. The background of the entire slide features a geometric design with diagonal lines in various shades of blue and white, creating a modern, angular aesthetic.

# **Brunello Development Agreement**

**Proposed 13<sup>th</sup> Amendment**

Halifax and West Community Council  
May 11, 2021

# Location



General Site location in Red

# History

600 acres re-zoned from R-1 to CDD to enable infill development

1992

DA approved for a suburban subdivision of 3,800 homes

1994

New ownership and request to change development concept

Late 1990's

Approval of site specific MPS amendments and DA for new development concept

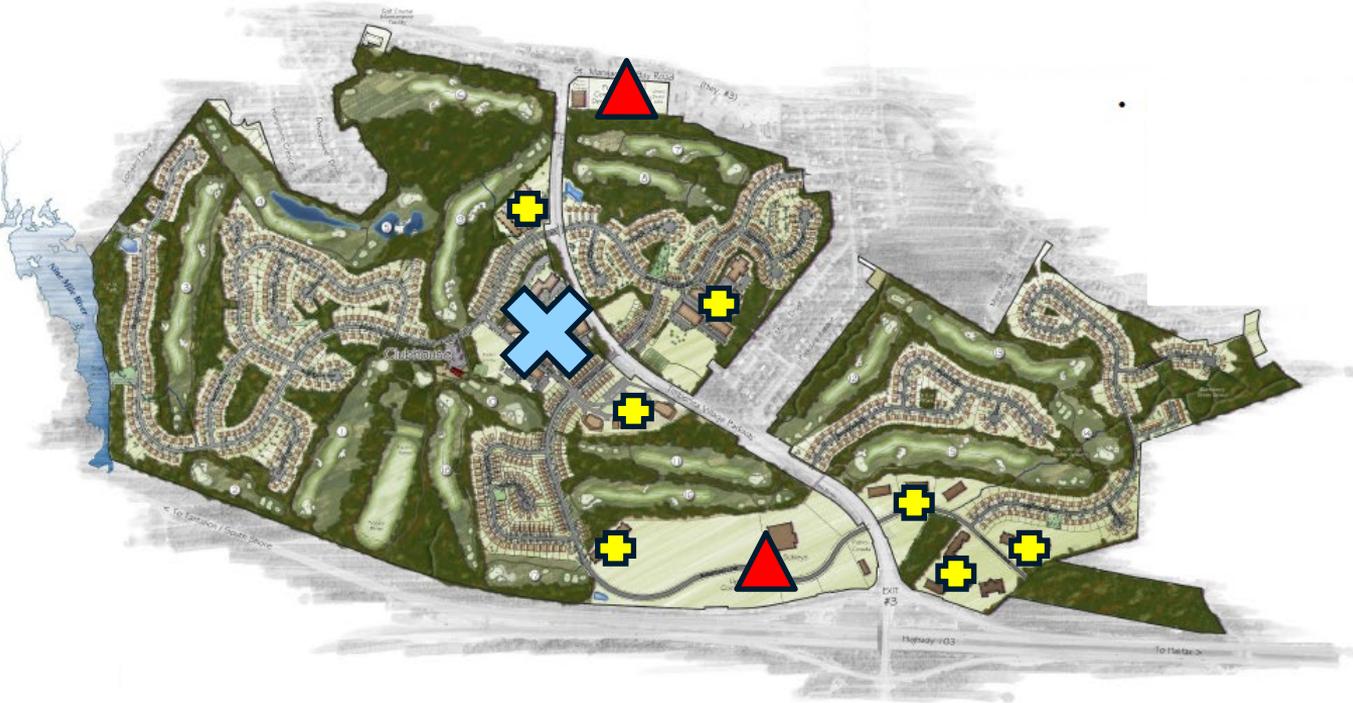
2001

# Planned Community



- 3,200 dwelling units
- 25% (700 units) single unit dwellings
- 75% (2,500 units) mix of other dwelling forms (townhouses, apartment buildings)
- 18-hole golf course
- Park and recreation areas
- Town centre
- Commercial nodes

# Planned Community



Town Centre



Multi-Unit Buildings



Commercial Areas

# Planned Community



Programmed  
Recreation  
Sites



Sidewalk &  
Trails/Pedestrian  
Connections

# DA Framework

- Road network
- Servicing
- Stormwater Mgmt.
- Subdivision
- Parks and recreation locations
- Permitted land uses
- Built form regulations  
heights,  
setbacks,  
parking, etc.



# DA Framework

Example of non-substantive amendments

- Development of town centre
- Development of multi-unit buildings
- Development of “alternative” housing such as work/live or small homes
- Development of commercial areas



# Completed/Under Construction



# Proposed Amendment

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- Any non-substantive amendment it is evaluated against the Development Agreement and the MPS policy.
- The development agreement outlines development standards for a multi-unit building and the MPS policy outlines the broader objectives, (density, stormwater management, road network, green space, etc.) for the entire planned community.
- Staff advise this application meets both.

# Proposed Amendment



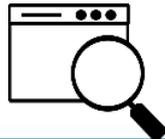
- Height, setbacks, density, amenity space, parking are all predetermined through the DA
- Applicant has requested to vary side yard setbacks of Tower A and B
- Staff believe proposed setbacks are adequate given design of building (setbacks increase as building increases in height) and adjacent land uses (golf course)

# Proposed Amendment



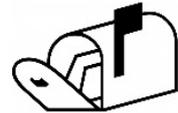
- Engagement achieved for this application was signage at the property and a website on HRM's applications webpage. As this is a non substantive amendment a public meeting and hearing are not required.

Webpage Views



140

Letters/Emails Received



1

# Staff Recommendation

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Staff recommend that Halifax and West Community Council:

- Approve, by resolution, the amending development agreement, as set out in Attachment A of the staff report.

# HALIFAX

## Thank You

**Dean MacDougall**



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