

HALIFAX

Public Hearing

Case 23016

Proposed Amendment to the Brunello
Development Agreement

Halifax and West Community Council
July 19, 2022

Slide 1

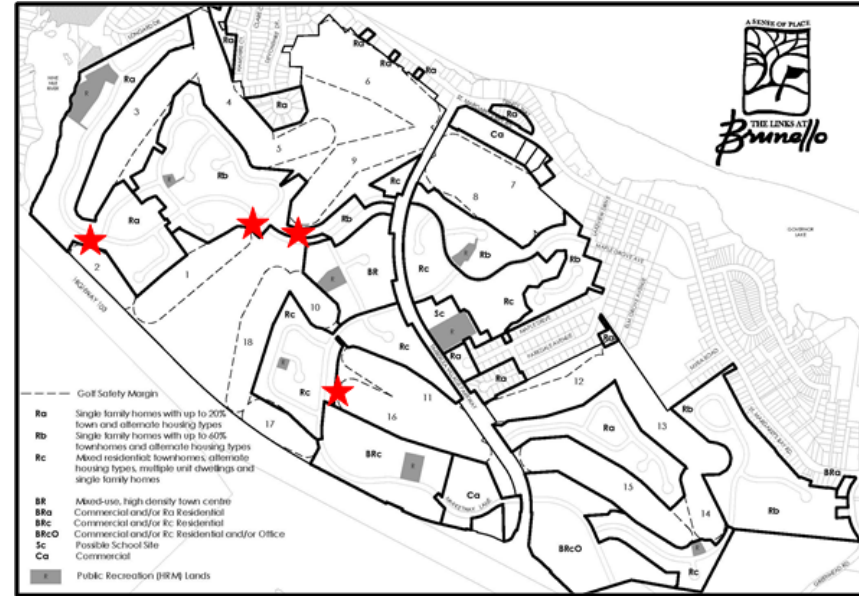
Applicant Proposal

Applicant: Zzap Consulting Inc on behalf of property owner Canadian International Capital Incorporated

Location: Brunello Development Agreement Area, Timberlea

Proposal:

- Allow residential uses near golf course holes #1, #2, #9, and #16; and
- Alter the Golf Course Safety Margins, as per recommendations from the Golf Course Safety Expert to ensure safety for the new residential areas.



★ = Areas affected by the proposed change

Site Context



General Site location in Red



Site Boundaries in Red

Planning Policy Outline

Regional Plan & Subdivision Bylaw

Guide 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 Bylaw (Zoning)

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

Policy & Bylaw Overview

Timberlea – Lakeside – Beechville MPS & LUB



Municipal Sewer and Water



Zone

CDD (Comprehensive Development District)
Zone



Designation

Urban Residential



Existing Use

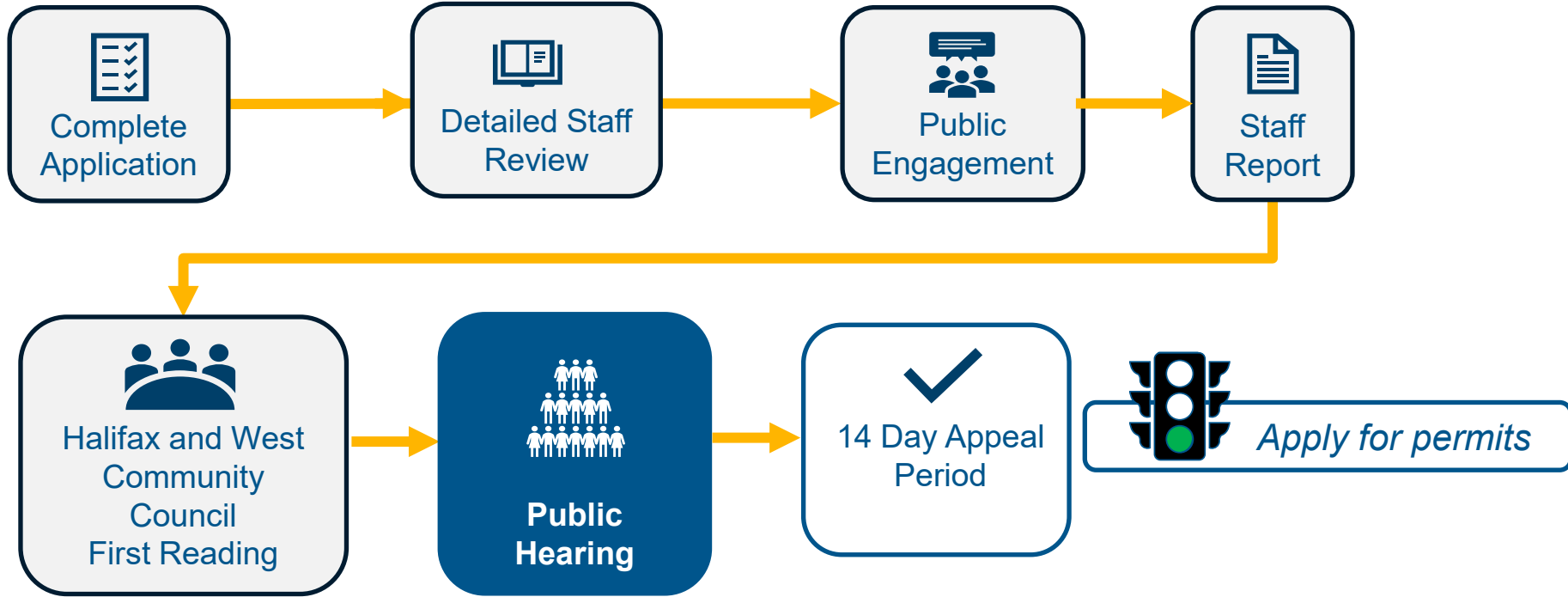
Vacant / Golf course



Enabling Policy

MPS Policy UR-27 to UR-34

Planning Process



- The planned community was permitted through a Comprehensive Development Agreement originally approved in 2002;
- The DA permits a community with a mix of different types of dwellings (apartment buildings, duplexes, townhouses, and single unit dwelling) and commercial uses surrounding the Links at Brunello golf course in Timberlea;
- The DA area is partially developed;



What does the existing DA allow?

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- Provides a maximum permitted density across the entire DA area (3,200 units);
- Includes requirements for site planning, minimum lot sizes, and general building design;
- Requires public parkland and amenity space for residents;
- Requires individual Community Council approval for every apartment building;
- Creates a buffer between homes and the golf course (“Golf Course Safety Margin”);
- Regulates commercial uses and allows for a commercial “town centre”;
- Plans roads and central services; and
- Regulates erosion and stormwater management;

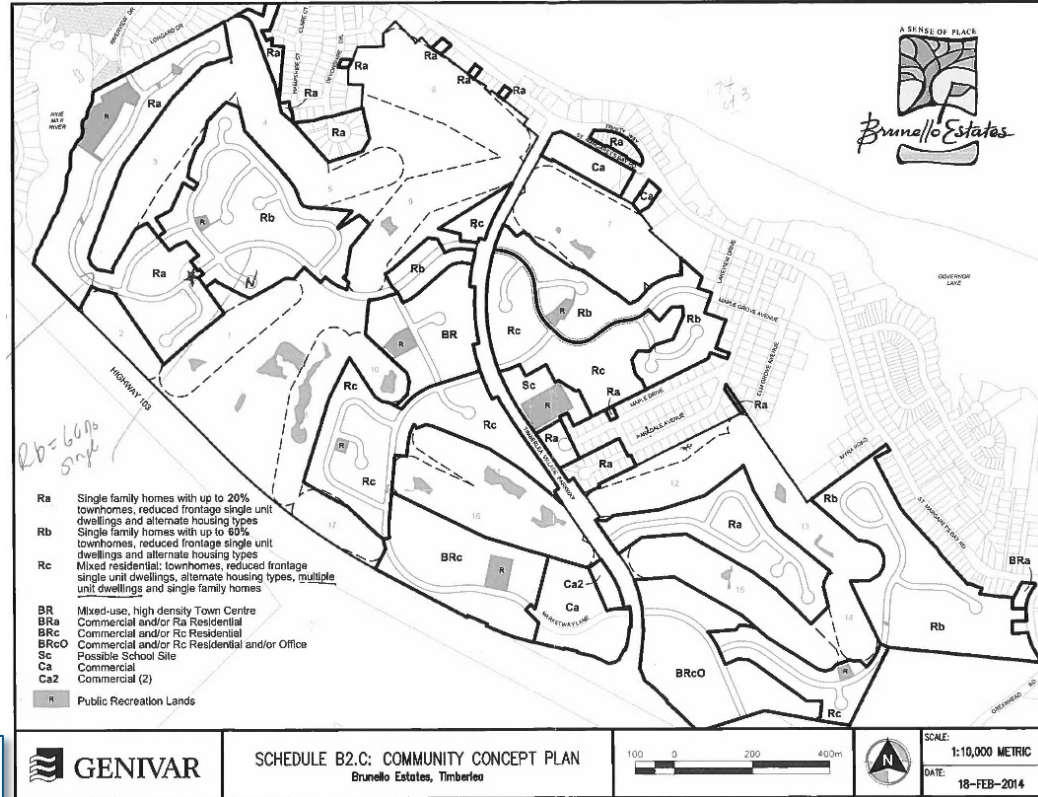
What does the existing DA allow?

Schedules to the DA assign different mixes of housing types. The permitted mixes are:

Ra: Single family homes with up to 20% townhomes, reduced frontage single unit dwellings and alternate housing types*;

Rb: Single family homes with up to 60% townhomes, reduced frontage single unit dwellings and alternate housing types*;

Rc: Mixed residential: townhomes, reduced frontage single unit dwellings, alternate housing types*, multiple unit dwellings and single family homes;



*Alternate housing types include condominium cluster homes (either detached or sharing a common wall), live-work units that include living space and home offices, and duplexes.

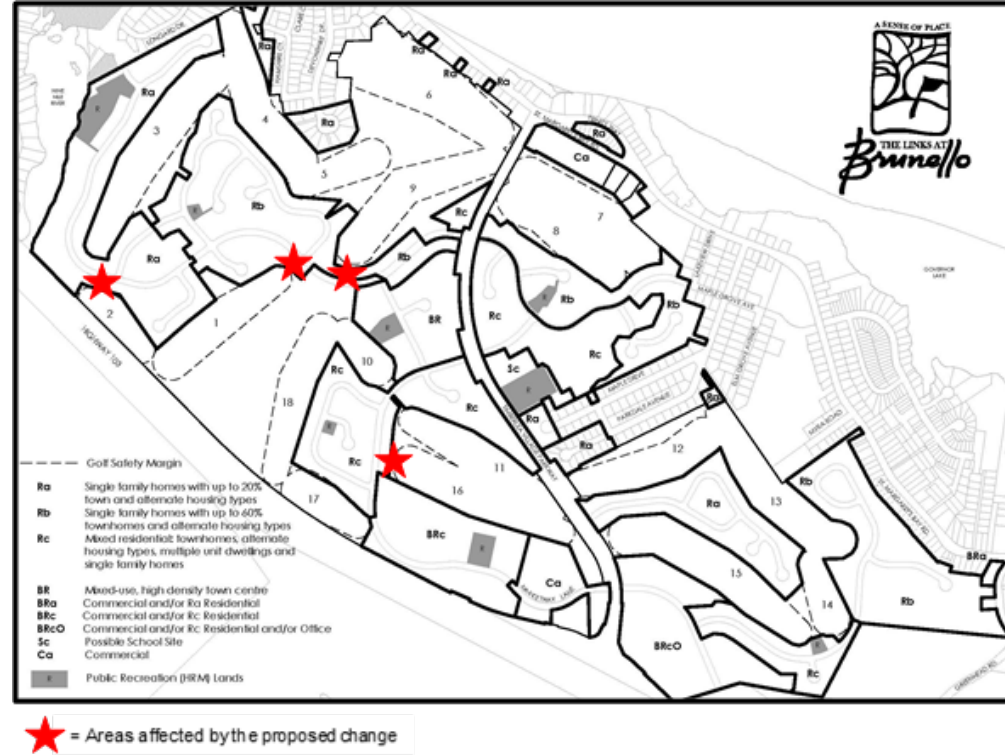
Proposal

- The proposal would move the development boundary and Golf Course Safety Margin to allow residential uses closer to holes 1, 2, 9 and 16 of the golf course;

→ The red stars show where the changes are proposed;

- The proposed housing type mixes are:

→ Hole 2: **Ra**
→ Hole 1 & 9: **Rb**
→ Hole 16: **Rc**



Policy Consideration

Timberlea – Lakeside – Beechville MPS & LUB

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:

- A maximum of 3200 dwelling units in a mix of housing form is provided; and
- provisions of adequate separation of golf holes from existing and new housing, according to current accepted standards

Public Engagement Feedback

- Level of engagement completed was **consultation** achieved through a **mail out notification, signage at the subject site, information sharing through HRM website, and narrated PowerPoint presentation.**



- Feedback from the community generally included the following:
 - Safety concerns regarding errant golf balls;
 - Traffic concerns; and
 - Loss of privacy.

Summary: Key Aspects of the Proposed Development

- Amending schedules to allow the expansion of the Rb, Rc, and Ra designations adjacent to golf course holes #1, #2, #9, and #16; and
- Adding a clause that requires confirmation from a Golf Course Safety Expert that safety improvements to the golf course have been completed to ensure safety for the new residential areas.

Staff Recommendation

Staff recommend that Halifax and West Community Council:

- Approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated May 26, 2022;

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Thank You

Planners Name



macdoude@halifax.ca



902-240-7085