



Current Planning | Urban Enabled Applications  
Halifax Regional Municipality

**Re: Application for a Non-Substantive Amendment to The Links at Brunello Development Agreement**

On behalf of our client, Canadian International Capital Incorporated, zzap Consulting Inc. is pleased to apply for non-substantive amendments to The Links at Brunello Development Agreement (DA). To support this application, the following materials are included:

- Completed Application Form
- Attachment A: Site Plan and Building Drawings

Our client is proposing a new, eight, transitioning to nine-storey, 76-unit residential development fronting on Timberlea Village Parkway. The development is proposed to be accessed from Amalfi Way and includes 80 underground parking stalls and 23 surface stalls.

A non-substantive amendment process is required for multiple unit dwellings as per Section 3.1(c) of the DA. Section 2.4.4 of the DA specifies the site development guidelines for multiple unit dwellings within the Rc Mixed Residential designation. The below table summarizes the DA requirements and what is proposed.

SECTION	REQUIREMENT	PROPOSED
2.4.4(i) Lot Area	<p>6000 ft<sup>2</sup> (558m<sup>2</sup>) plus 1000 ft<sup>2</sup> (93 m<sup>2</sup>) for each unit in excess of the first 3 units. Consideration may be given for a reduction in this figure where underground parking is provided.</p> <p>76 units = 6000 + (73x1000) = 79,000 ft<sup>2</sup> (7060.6m<sup>2</sup>)</p>	<p>64,153 ft<sup>2</sup> (5,960 m<sup>2</sup>).</p> <p>80 of 103 parking stalls provided underground (78%).</p>
2.4.4(ii) Front and Flanking Setbacks	<p>Minimum front and flankage yard setback: 20 ft (6.1m)</p>	<p>Front: (Timberlea Village Road): 7.2 m (23.6 ft)</p> <p>Flankage: N/A</p>
2.4.4(ii) Side and Rear Setbacks	<p>½ the building height where the lot abuts a single unit dwelling use</p> <p>9 storeys = 90 ft(approx)= 45 ft (13.7 m) setback</p> <p>8 storeys = 79 ft (approx) = 39.2 ft (12 m) setback</p> <p>Parking Podium = 9.8 ft (approx.) = 5.0 m</p> <p>Where at least 2/3 of the required parking is located within the building, the required yards may be reduced to ¼ the building height provided such yards are fully landscaped</p>	<p><b>North lot line setback:</b></p> <p>9 storey = 55 ft (16.8 m)</p> <p>8 storey = 45 ft (13.7)</p> <p>Parking Podium = 23 ft (7.0 m)</p> <p><b>South lot line setback</b></p> <p>9 storeys = 44.3 ft (13.5 m)</p> <p><b>East Lot Line</b></p> <p>Complies</p> <p><i>Note: 78% of the required parking is provided within the building.</i></p>

2.4.4(iii) Minimum Lot Frontage	60 ft (18.3m)	217.8 ft (66.4 m)
2.4.4(iv) Maximum Height	12 Storeys	8/9storeys
2.4.4(v) Required Parking	<p>1.25 spaces per unit = (1.25 x 76)            95 spaces</p> <p>1 visitor space per 10 units = 7.6            or 8 spaces</p> <p>Total Required: 103 spaces</p> <p>May be located in side or rear yard provided the parking is located no closer than 15 ft from any lot line</p>	<p>80 underground</p> <p>23 surface stalls</p> <p>Total: 103 stalls</p> <p>All surface parking stalls are setback from the side and rear lot lines by a minimum of 15 ft (4.6 m).</p>
2.4.4(vi) Landscaping	<p>All areas of the lot not required for parking and access shall be landscaped, retained in natural vegetation, or a combination of the two. Landscaping shall consist of grassed areas, supplemented by flower beds, and plantings of nursery stock shrubs and trees, or otherwise acceptable plantings such as native vegetation. Plantings shall be provided by a landscape architect who is a member in good standing with APALA.</p>	<p>All areas not required for parking will be landscaped in accordance with this Section.</p>



<p>2.4.4(vii) Amenity Space</p>	<p>100 sq ft per dwelling unit = 7,600 ft<sup>2</sup></p>	<p>The required amenity space will be provided through a combination of private outdoor (i.e. balconies), common outdoor and common indoor spaces.</p>
<p>2.4.4(viii) Architecture</p>	<p>Designed to provide variety in appearance, height and materials when viewed as a whole across the development; should incorporate varied roof forms, building shapes and orientations, appropriate balconies and detailed architectural features such as contrasting trim, sill and pediments, railings, mouldings, corner boards, arches and others. A variety of materials shall be used</p>	<p>The building is designed to include:</p> <ul style="list-style-type: none"> <li>• A south-facing orientation;</li> <li>• A flat roof-line creating a linear, modern building form;</li> <li>• Translucent balcony railings to ensure light penetration into units;</li> <li>• A high proportion of glazing on each building elevation; and,</li> <li>• A variety of building materials in contrasting colours.</li> </ul>

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,

## Original Signed

Connor Wallace, MCIP, LPP  
 Principal  
 Zzap Consulting Inc.  
[connor@zzap.ca](mailto:connor@zzap.ca)  
 902-266-5481