

Current Planning | Urban Enabled Applications
 Halifax Regional Municipality

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

1.0 Introduction

On behalf of our client and landowner, Zzap Consulting Inc. (zzap) is pleased to submit this application for a substantive amendment to The Links at Brunello Development Agreement. The requested amendments are intended to enable refined design and construction of future residential phases to the east of Timberlea Village Parkway. These refinements reflect improved integration with the golf course, market-aligned lot configurations, and best practices in suburban development. To support this application, we have included the following attachment:

- Attachment A: Proposed Amendments to Schedule B2.E

2.0 Amendment Requests

Amend Schedule B2.E to adjust alignment of future residential phases, golf course boundary, associated safety margins, and land use designations	Refines layout of future development phases east of Timberlea Village Parkway to better align the golf course and residential development phases and breakdown.
Redesignate lands abutting Greenhead Road and near St. Margarets Bay Road from RB to RC	Enables a broader flexibility for mix of residential typologies on these parcels, making them more adaptable to market demands and site access characteristics.
Amend minimum side yard requirement for 40' wide lots from 10' to 8'	Reflects actual built form outcomes; original 10' side yards intended for vehicle access are not feasible due to grading. A reduction to 8' aligns with suburban standards and improves efficiency.

The proposed amendments are consistent with the goals and structure of the original Development Agreement and broader planning policies under the Timberlea/Lakeside/Beechville Secondary Municipal Planning Strategy. These amendments are not intended to introduce new uses or reduce the intended quality of the development but rather to fine-tune the design framework to enable more flexibility, process efficiency and responsiveness to market conditions as the project builds out.



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As detailed design work has progressed in this area of the development, it has identified modest adjustments to the alignment of future phases, designations and the golf course boundary and the associated safety margin—are necessary to support efficient, practical implementation. These refinements are proposed to ensure proper spatial relationships between residential areas and active recreation spaces, while maintaining a high-quality, safe, and desirable living environment. Importantly, all elements of a complete community envisioned in the original agreement remain intact, including:

- Public Parkland and Open Space: Future residential phases continue to include designated public parkland areas that connect with the broader recreational network.
- Housing Diversity: A wide range of housing types can be more flexibly considered across the site.
- Active Recreation Access: The adjacency to golf and trail networks ensures residents have direct access to nature-based recreation—one of the central objectives of the Brunello vision.

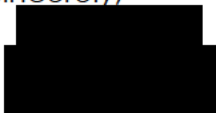
The proposed reduction in side yard setbacks for 40' lots is driven by practical grading realities and prevailing suburban design norms. The original 10' setback standard was based on the assumption that side yard driveways would be common; however, experience has shown that on nearly all 40' lots, such driveways are not physically feasible due to grade differentials. As a result, this space is underutilized and results in inefficiencies. Allowing 8' total side yard setbacks is consistent with modern compact suburban development, avoids unnecessary lot widening (particularly on curves), and supports housing affordability by reducing land and construction costs without sacrificing livability or access.

4.0 Closing

We trust these proposed amendments will support the continued successful realization of the Links at Brunello community vision while refining the development framework to reflect real-world site conditions and urban design principles.

Should you have any questions or wish to discuss these amendments further, please do not hesitate to contact the undersigned.

Sincerely,



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