

Public Hearing

PLANAPP-2024-00458

Amending Development Agreement: 120
Brunello Boulevard, Timberlea
Halifax & West Community Council

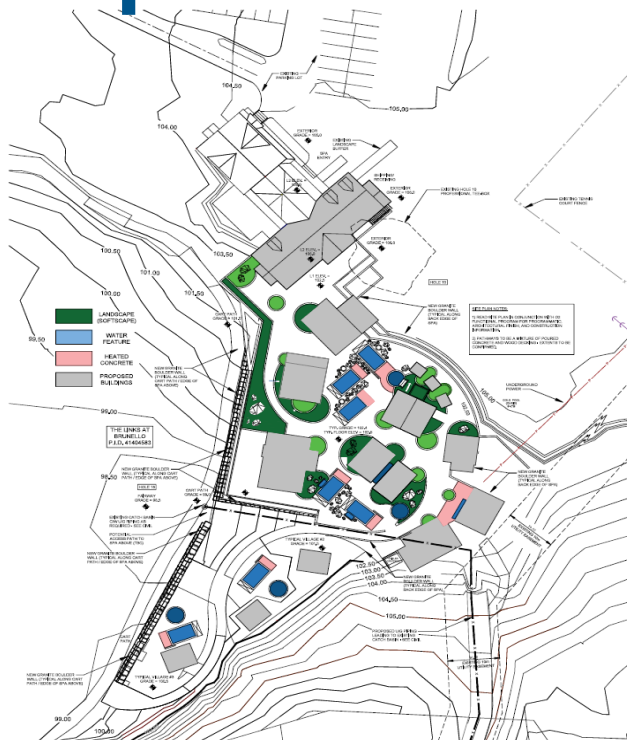
Proposed Development

Applicant: ZZAP Consulting Inc.

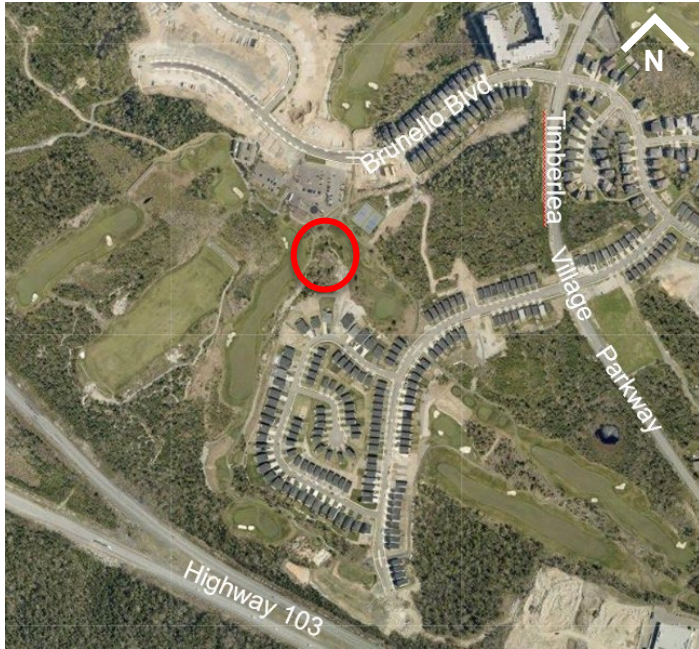
Location: 120 Brunello Blvd.,
Timberlea

Proposal: Nordic/Wellness Spa &
Golf Course Alteration

Type of Application: Amending
Development Agreement



Site Context



General Site location in Red



Site Boundaries in Red

Site Photos/Neighbourhood Context



Site Photos/Neighbourhood Context



Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

Guide where population growth and the investment of services like transit, piped water and sewer should occur.

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Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

Outlines where, how, and which types of development may occur. Some uses may only be allowed after community consultation and Council approval.

Planning Policy Overview

Regional Plan &
Subdivision By-law

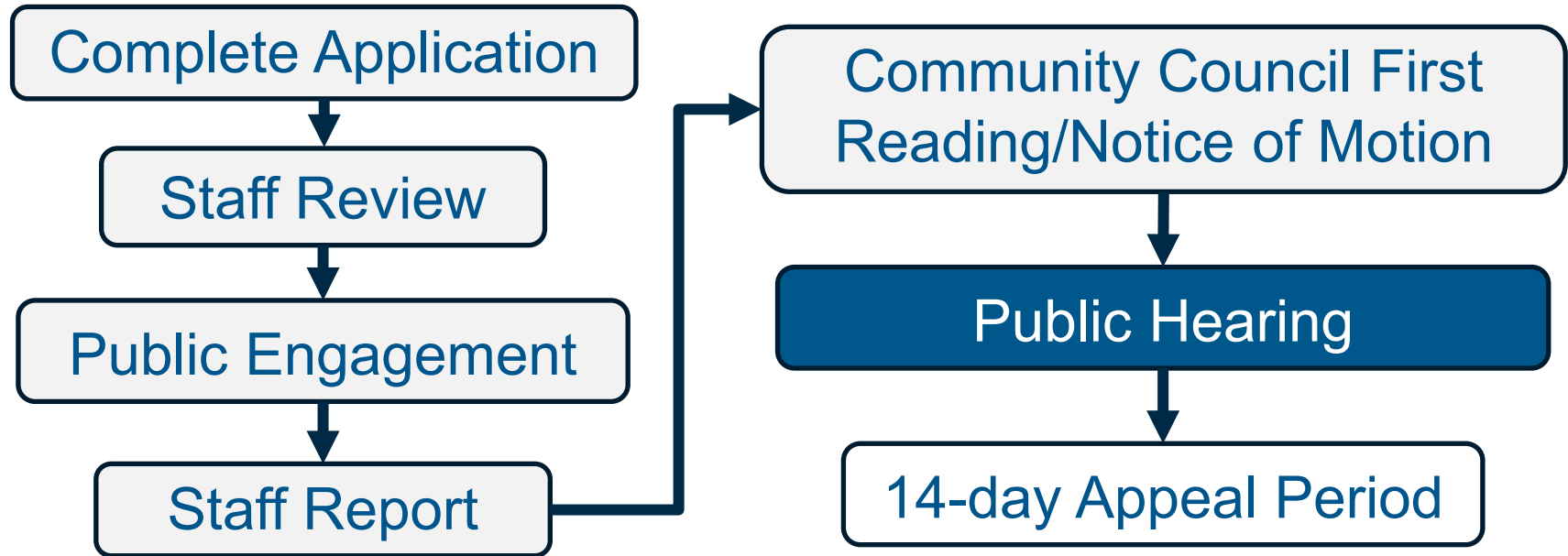
Community Plan

Land Use By-law
(Zoning)

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

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Development Agreement



Planning Overview



Municipal Sewer and/or Water: Yes



Zone: CDD (Comprehensive Development District)



Designation: UR (Urban Residential)



Existing Use: Golf Course, Clubhouse, & Pro Shop



Enabling Policy: UR-27 & UR-29 in conjunction with IM-12

Policy Consideration

Enabling Policy UR-27 & UR-29:

This policy enables Council to consider mixed use development, with a range of land uses including a golf course, and residential and commercial uses on the lands identified as the Westgate Community, through a Development Agreement.

Council must consider the following in rendering their decision on a Development Agreement:

- Environmental impacts of the golf course on the surrounding area and waterbodies (Nine Mile River); and
- Adequate separation of golf course from residential uses.

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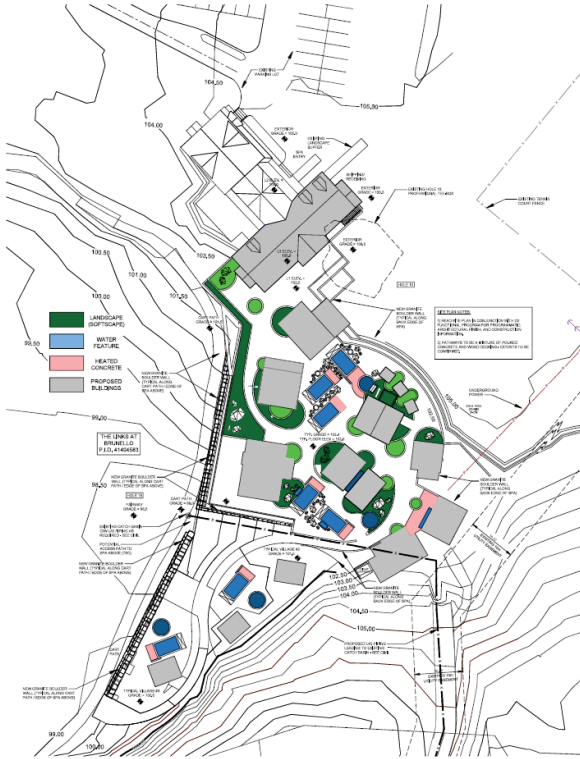
Proposal Consideration

Council must consider the following in rendering a decision:

Relevant Matters of Policy Consideration	Evaluation/Assessment
Environmental impacts & mitigation for waterbodies	Maintained
Golf Course Safety Margins (separation from Residential use)	Certified by Golf Course Architect
Regulated use of portions of the golf course for public use (skating, sledding)	Unchanged & addition of more uses accessible to the public



Proposal Details - Spa



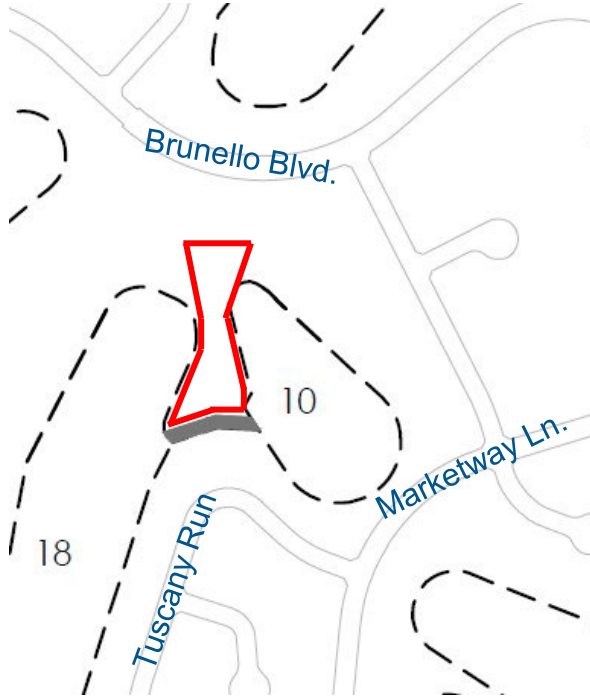
- Addition to existing Club House;
 - Access through Clubhouse / Pro Shop to Spa;
- Outdoor hot & cold pools, sauna, steam rooms, rest areas;
- Entire site is approx. 4800 m² (52,300 ft²); and
- 6m non-disturbance buffer between the spa & residential area (Tuscany Run).

Proposal Details - Margin Alterations



- Expansion of the area designated for the golf course (black line);
- Entire area of expansion is vacant wooded area (owned by the developer);
- Approx. 1492 m² (16,000 ft²); and
- Minimum 6m buffer from residential property line.

Key Aspects



- Safety assessment provided and required to be implemented upon occupancy (Golf Course Architect);
 - Rock wall;
 - Safety nets; and
- Will become an associated service of the Golf Course use – includes driving range, clubhouse & pro-shop, licensed restaurant and lounge, canteen, and ancillary support buildings.

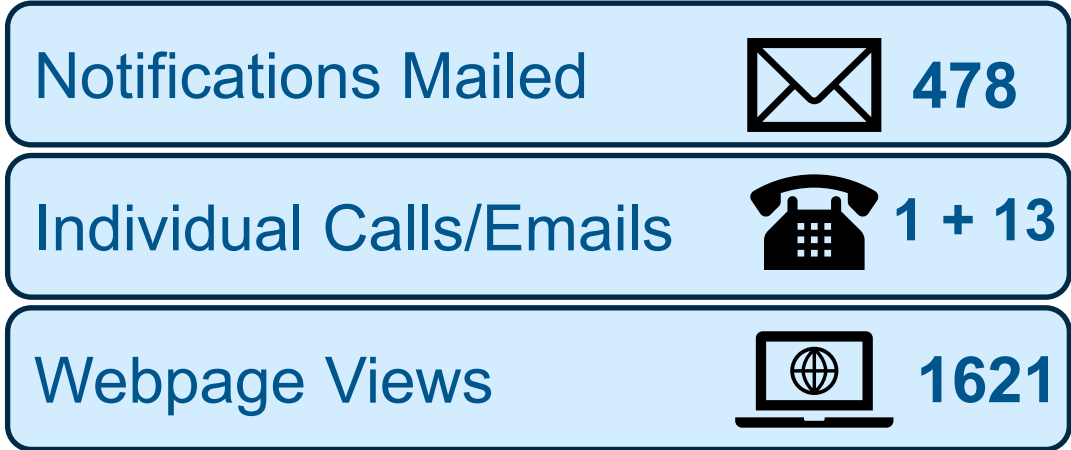
Key Aspects



Note: There are **two** active applications for amendments to the Brunello Development Agreement:

- 2024-00458: Nordic/Wellness Spa (this application).
- 2025-00965: Changes to several aspects of the DA: **NOT a part of this application**
 - Road lay outs, change to some setback requirements, change in land designations, other golf course margins¹⁵

Public Engagement Feedback



Level of engagement completed was consultation achieved through signage on site, two mail out notifications, an online survey (Feb 21-Mar 14, 2025), and a project website.



Public Engagement Feedback

Feedback included :

- Stormwater management on the site and in general proximity to the area of the proposed spa;
- Traffic issues and questions about the Traffic Impact Study (TIS) conducted; and
- General support for the use and the location of the spa – some negative feedback.

Response to Public Feedback

- Confirmation from Engineering & Traffic regarding concerns with the time the TIS was conducted; and
- Research & review of previous TIS that is associated with the study submitted for this application.

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Elements of Amending Development Agreement

- Nordic/wellness spa included as an associated service of the Golf Course Use;
- Located entirely within the boundaries of the golf course use;
- Alteration to the boundaries of the golf course to accommodate the spa; and
- Safety assessment and 6m buffer required.

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Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which can be made without a formal Public Hearing. The Development Officer could authorize this change by resolution.

- There are no changes to the existing non-substantive amendments enabled by this proposed development.

Staff Recommendation

The staff recommendation contained in the staff report was arrived at after a detailed analysis of all relevant policies in the Regional and local Municipal Planning Strategies. Staff recommend:

Halifax and West Community Council approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A; and

Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

Thank You

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