



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:

- Attachment A: Site Plan and Aerial Massing Rendering
- Attachment B: Traffic Impact Statement
- Attachment C: Servicing Schematic

Our client is proposing a new, multi building residential development fronting on Marketway Lane and Hole 16 at the Links at Brunello Gold Course and surrounding a 1.3 acre public park.

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.

DA Requirements:

SECTION	REQUIREMENT	PROPOSED
2.4.4(i) Lot Area	<p>6000 ft² (558m²) plus 1000 ft² (93 m²) 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>574 units = 6000 + (571x1000) = 577, 000 ft² (53,605 m²)</p>	<p>Overall site area: 543,308 ft²</p> <p>We are seeking a 6% variance to the minimum lot area in accordance with this clause. Only 7% of the overall parking is surface parking, the remaining 93% is located within the buildings/underground</p>
2.4.4(ii) Front and Flanking Setbacks	Minimum front and flankage yard setback: 20 ft (6.1m)	<p>Lot 1: 88 ft.</p> <p>Lot 2: 20 ft.</p> <p>Lot 3: 20 ft.</p> <p>Lot 4: 100 ft.</p>
2.4.4(ii) Side and Rear Setbacks	<p>½ the building height where the lot abuts a single unit dwelling use. 1/3 the building height elsewhere</p> <p>Lot 1 - 16 storeys = 176 ft. (approx)= 88 ft (26.8 m) setback</p> <p>Lot 2 - 4 storeys = 54 ft. (approx) = 18 ft (12 m) setback</p> <p>Lot 3 - 4 storeys = 54 ft. (approx) = 18 ft (12 m) setback</p> <p><u>Lot 4 – 12 storeys = 132 ft. (approx.) = 33 ft. (10 m) setback</u></p>	<p>Lot 1: 88 ft.</p> <p>Lot 2: 21 ft.</p> <p>Lot 3: 21 ft.</p> <p><u>Lot 4: 34 ft.</u></p> <p><u>Where at least two thirds of the required parking is located within the building, required yards may be reduced to one quarter of the building height, provided they are fully landscaped</u></p>

SECTION	REQUIREMENT	PROPOSED
2.4.4(iii) Minimum Lot Frontage	60 ft (18.3m)	Lot 1: 60 ft. Lot 2: 100 ft. Lot 3: 160 ft. Lot 4: 450 ft.
2.4.4(iv) Maximum Height	16 Storeys	Lot 1: 16 storeys Lot 2: 6 storeys Lot 3: 6 storeys Lot 4: 12 storeys
2.4.4(v) Required Parking	<p>Lot 1: 1.25 spaces per unit = (1.25 x 268) 1 visitor space per 10 units = 35 spaces Total Required: 368 spaces</p> <p>Lot 2: 1.25 spaces per unit = (1.25 x 78) 1 visitor space per 10 units = 10 spaces Total Required: 107 spaces</p> <p>Lot 3: 1.25 spaces per unit = (1.25 x 70) 1 visitor space per 10 units = 9 spaces Total Required: 97 spaces</p> <p>Lot 4: 1.25 spaces per unit = (1.25 x 158) 1 visitor space per 10 units = 20 spaces Total Required: 217 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>Lot 1: 319 Lot 2: 76 Lot 3: 76 Lot 4: 214</p> <p>All parking is setback a minimum of 15 ft. from any lot line.</p> <p>We are requesting a minor reduction / variance in parking.</p>

SECTION	REQUIREMENT	PROPOSED
2.4.4(vi) Landscaping	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.	All areas not required for parking will be landscaped in accordance with this Section. We propose the amending agreement include provisions requiring a landscape buffer between Buildings on Lots 2&3 and the public park.
2.4.4(vii) Amenity Space	100 sq ft per dwelling unit = 57,400 ft ²	The required amenity space will be provided through a combination of private outdoor (i.e. balconies), common outdoor and common indoor spaces.

Section/Requirement - 2.4.4(vii)Architecture

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

Proposed:

The architectural design process is iterative, involving multiple stages of development and refinement. Should this non-substantive Development Agreement Amendment be approved, further architectural work is required to translate the initial concepts into detailed plans (i.e. elevations) and construction documents. This includes considerations for structural engineering, mechanical systems, plumbing, electrical systems, energy code compliance and other technical aspects. The lack of detailed architectural design at the time of the agreement can lead to the need for subsequent amendments to incorporate these additional details, causing unnecessary delays and potential conflicts.



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As such, our site plan and building drawings package includes overall massing design and site layout for the lands; however, it does not include more detailed architectural design such as building elevations. In lieu of these, we are proposing that the amending agreement include a series of schedules / maps (including an overall site plan) that outline the subdivision of the lands, building heights (see attachment B). We are also proposing the written text of the amending agreement include provisions regarding items such as:

- Prohibited exterior cladding materials
- Architectural design features
- Maximum number of units per lot
- Supply of surface parking

Closing:

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

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