



April 21, 2020

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Subject: Case #20447 Non-Substantial Amendment to the existing Development Agreement, The Links at Brunello, Timberlea, Halifax Regional Municipality, pertaining to "Fairway Eleven" Multi Unit Development - PID 41404567

Introduction

This application outlines the proposal for the design and development of the site which meets the intent of Section 2.4.4 of The Links at Brunello Development Agreement (formerly Nine Mile River Investments) and contains concept plans and building drawings that present the proposed design of the new buildings with proposed cladding materials and site considerations. Once you have had a chance to review, if you have any questions please contact the undersigned to discuss.

The applicant has engaged Co:Work Architecture as the schematic design architect for the "Fairway Eleven" project. Attached are drawings and documents addressing the various items outlined in the Brunello Development Agreement as they relate to Multi Unit Dwellings. The proposal is for three multi-unit buildings containing the allowable 333 suites based on site area. The drawings include parking counts, suite counts, setbacks, exterior building elements, and so forth for your consideration.

The Fairway Eleven site is bordered by Marketway Lane to the north, extends along the Timberlea Village Parkway to the west, and overlooks Fairway #11 of the golf course to the east. The proposed parcel of land is to be subdivided from PID: 41404567.

The expressed vision for The Links at Brunello development is to be Halifax's leading lifestyle community that integrates a diversity of well-designed residential properties, a premiere golf course, and a neighborhood parkland within a designed walkable community. The proposed development overlooks Fairway #11 and offers great views of the golf course and Governor's Lake.

Discussion

Based on our analysis of the approved Brunello Development Agreement (DA), this proposal falls under the non-substantial provisions of Section 2.4.4. which states that Multiple Unit Dwellings (Outside the Town Center) are permitted in areas Rc, BRc and BRcO as shown on Schedule B2C, and are subject to a list of guidelines. Approval of this non-substantial amendment to the



DA is enabled by Section 3.1 and contingent on a review of the detailed drawings which address the following guidelines of Section 2.4.4:

- Minimum Lot Area
- Minimum Front and Flankage Yards
- Minimum Rear and Side Yards
- Minimum Lot Frontage
- Maximum Building Height
- Required Parking
- Landscaping
- Amenity Space
- Architecture

Each of these guidelines and criteria are addressed in this letter and illustrated in the attached drawings and documents.

Minimum Lot Area

The proposed lot to be subdivided for the Fairway Eleven development is approximately 31,538 m² (339,460 ft²) with existing road frontage on the TVP to the west and future driveway access off Marketway Lane to the north. The proposed site area permits 333 suites based on the minimum lot area provisions outlined in DA Section 2.4.4 (i). Although this section also allows consideration for an increase in the number of units when underground parking is provided, and even though most of the parking for this development is underground, this consideration is not requested at this time. The proposed development is seeking approval for the allowable 333 units dependant on subdivision. The Architectural Summary Page attached (see A0) outlines how many suites each building will contain, however, these numbers may be slightly redistributed during detailed design. If these numbers are redistributed the total number of units will not exceed 333.

Minimum Front and Flankage Yard

The proposed buildings will respect the minimum front and flankage yard requirement of 20 ft. as outlined in DA Section 2.4.4 (ii).

Minimum Rear and Side Yards

As the attached site plan and building drawings illustrate that the proposed buildings will respect the required minimum side and rear yards. Since the proposed buildings have at least two thirds of the required parking underground, the required setbacks are reduced to one-quarter of the building height as per Section 2.4.4(ii).

As indicated in Schedule B3C, the site contains three different building height zones. Building 'A' is limited to 16-storeys, Buildings 'B' and 'C' are limited to 12-storeys tall, and a third section is limited to 8-storeys tall (although there are no buildings proposed for this zone at this time). The proposed three buildings comply with the maximum number of storeys noted for each zone.

The proposed Building 'A' is 16-storeys tall and shares a 2.5-storey below-grade parkade podium with Building 'B'. Building 'A' has an average floor-to-floor height of approximately 3m (+/-10ft),



and taller floor-to-floor heights on the lobby and penthouse levels resulting in an approximate building height of approximately 51m (+/-168ft.) not including rooftop mechanical and such. Building 'A' has a 4-storey podium base with a central tower above. Setback requirements vary around the perimeter of Building 'A' – refer to site plan for setback requirements and actual setbacks provided.

Building 'B' is 12-storeys tall and, as noted above, shares a parkade with Building 'A'. The lobby of Building 'B' is one storey above the lobby of Building 'A' as the grading information indicates on the attached civil site plan by Design Point. In addition to the large vegetated buffer between Building 'B' and the 11th fairway, the setback requirements outlined in the DA are maintained – refer to the site plan as noted above.

Building 'C' is 12-storeys tall with a 4-storey podium base, is completely separated from Buildings 'A' and 'B' and contains its own independent 2-storey parkade. Its entrance is approximately 4.6m (+/-15 ft) below the lobby of Building 'B' and has its own drop off turning circle which takes advantage of the natural decline of the existing grade. Building 'C' is furthest from all property lines and setbacks are well above the requirements outlined in the DA. Once again, refer to the site plan for proposed and required setback information.

Section 2.4.4 (ii) of the DA indicates that when two-thirds of the required parking is located within the building, the required side and rear yards may be reduced to one-quarter of the building height provided that such yards are fully landscaped which the applicant intends to provide through a mixture of hard, soft, and/or natural landscaping.

Minimum Lot Frontage

The future frontage on Marketway Lane will be approximately 41 m (+/-135 ft.) and 280 m (+/-920 ft.) on the TVP which both exceed the minimum required 18.3m (60 ft.) outlined under DA Section 2.4.4 (iii).

The primary vehicular access to the site will be from Marketway Lane with a proposed secondary right-in / right-out vehicular access to the TVP for traffic efficiency. A traffic impact study (TIS) that addresses this for the proposed multi-unit buildings is enclosed with this application. Please refer to the complete report for further detail.

Maximum Height

As outlined in Section 2.4.4 iv) and as shown on Schedule B3.C of the Development Agreement, the maximum building height for the proposed site for the Fairway Eleven site includes 3 height limitations – 16-storeys, 12-storeys, and 8-storeys respectively in various area of the total site. The proposed multi-unit buildings will respect these limits (including underground parking).

The proposed concept is based on 12'-0"-15'-0" lobby and penthouse levels with typical floor-to-floor heights of approximately 10'-0". While the maximum number of storeys indicated in the existing DA will be respected, these dimensions may vary as detailed design progresses.

Required Parking



The parking shown on the enclosed plans meets the requirements outlined in Section 2.4.4 (v) of the DA. Based on 1.25 spaces per unit, plus 1 space per 10 units for guest parking the proposed development requires a total of 450 parking stalls. As the site summary indicates, more than 400 of the required parking stalls are anticipated to be located within the buildings and more than 55 stalls are at the surface for visitors of residents. The proposed surface parking respects a 15 ft. setback from the property lines.

The proposed development exceeds the parking requirement at the moment, but should this be reduced during detailed design, the minimum number of parking stalls will be met for both interior and exterior parking.

Landscaping

As with all developments in The Links at Brunello, the proposed multi-unit building will be landscaped in an environmentally sensitive and aesthetically pleasing manner. Natural landscaping elements such as Fairway# 11 is adjacent to the buildings and a small treed wetland area on the southern end of the site will remain. New plantings, grassing and hard surface landscaping will complement these features and enhance the project. The generous width of the entrance driveway from Marketway Lane will allow edge landscaping and assist in creating a sense of threshold and buffer when entering the site.

As per Section 2.4.4 (vi) all areas of the lot not required for parking and access is to be landscaped, retained in natural vegetation or a combination of the two. Landscaping is to consist of grassed areas, supplemented by plantings of nursery stock shrubs and trees or otherwise acceptable plantings such as native vegetation. Plantings are to be provided and maintained pursuant to a plan to be provided to The Links at Brunello by the developer.

Amenity Space

The proposed development requires a minimum of 100 ft² (9.3 m²) of amenity space per dwelling unit (Section 2.4.4 (vii)) for a total of 33,300 ft² for the proposed 333 units on the Fairway Eleven site. The amenity space within the proposed building is comprised of balconies, landscaping and indoor common rooms that exceed the minimum requirement.

The site itself, even without balconies, terraces, or interior common spaces will easily meet the amenity requirement noted above, although it is not the intent of the developer to rely solely on this natural site feature. Below is a rough estimate of additional amenity spaces for your consideration. As detailed design progresses, the amount of amenity space may vary from these estimates, but the DA requirement will be easily met.

Balconies and Terraces: Approx. 50 ft² (typical) each x 333 suites = 16,650 ft²

Amenity spaces (indoor common rooms): +/-6,200 ft²

Landscaped outdoor space (formal and naturalized landscaping): In excess of 100,000 ft²

Each suite will be constructed with a private balcony or terrace of varying sizes.

In addition to private balconies and terraces for individual units, the three buildings will jointly provide approximately 6,200 ft² of amenity space in the form of indoor common areas.



Landscaped entranceways and parking areas will improve the public realm for both residents of the proposed development and surrounding community. These features combined with the new lawn and vegetation will add additional landscaping and amenity space beyond the private balconies of the individual units. These features will provide residents with benefits of green space throughout the development. The proposed site plan anticipates landscaped paths, visitor parking, and pick-up/drop-off loops all with opportunities for landscape and vegetation. The applicant intends to create new connections that will tie into the existing cart path for the use of residents when the golf course is not in use. These features will offer residents a gathering place to enjoy and access the surrounding natural vegetation. We are requesting that the DA amendment be written to allow for minor changes to the layout of the interior courtyard at the detailed design stage. Such changes would include the locations of crosswalks and pathways, the amount of surface parking stalls, and the width of the sidewalks.

In addition to the amenity spaces proposed within the site, the developer intends to allow residents access to the 18 -hole golf course, club house, existing parks, tennis courts, canoe & kayak launch, trails and the use of the golf cart paths during the off season for walking and biking. Current communal winter activities include skating on the lighted rink, snow shoeing and cross-country skiing while still walking on the groomed cart paths.

The total amenity areas provided in this letter are estimates. These numbers will be finalized during the detailed design process. Any possible change to the amenity space will continue to meet the minimum required amount.

Architecture

As per Section 2.4.4 viii) the proposed buildings will provide variety in appearance, height and materials when viewed as a whole across the development. The buildings form and massing are intended to be compatible with the existing neighborhood and will incorporate varied building shapes, orientations, and balconies. Aspects from the Brunello design guidelines will be incorporated to assist the development being compatible with the existing neighborhood. The design and architectural details for the three buildings will:

- Have exterior finishes that complement the natural surroundings by considering elements such as color, material, and texture.
- Limit extent unfinished exposed foundation walls to 24" from finished grade except at parkade entrances and utility areas where this may not be able to be achieved or where architectural con may be the preferred finished material for durability.

The Links at Brunello requires that all developments consider the size and placement of residential units on their lots and be of high-quality design. The attached elevations and concept plans illustrate what is envisioned for Fairway Eleven at Brunello.

Conclusion

This proposal meets the intent of the guidelines and criteria outlined in Section 2.4.4 of the development agreement. The intent of The Links at Brunello development is to offer a variety



housing options to potential residents in a community with strong connections to the surrounding landscapes. New residents of this proposed development will enjoy the views, golf course, local parks, walkways and amenities throughout the subdivision and local community.

We trust that the enclosed materials satisfy the application requirements, and we look forward to working with Staff and Council throughout the application process. Should you have any questions, comments, or concerns with regards to this application, please do not hesitate to contact the undersigned at 902-830-4021.

Regards,
Original Signed

Andrew Giles P.Eng., NSLS
Vice President Development

Attached:
Brunello Estates DA Agreement
Civil Site Plan
Architectural Set including:
 Project Summary Information
 Architectural Site Plan
 Detailed Floor Plans
 Site Building Elevations
Supplementary:
- Architectural 3D Images
- Traffic Impact Statement