



All applications must include the written consent of all registered owners of the subject lands, contain complete and accurate information, and include the appropriate fees. **Incomplete applications will not be processed - applications cannot be processed unless all required information has been provided.**

## PART 2: APPLICATION DETAILS

Type of planning application: (please check all that apply)

- Land Use By-law Map Amendment (Rezoning): \_\_\_\_\_ Zone to \_\_\_\_\_ Zone
- Land Use By-law Text Amendment
- Development Agreement
- Substantive Development Agreement Amendment
- Non-Substantive Development Agreement Amendment
- Development Agreement Discharge

### PROJECT INFORMATION

<b>Attach detailed written description/letter of proposed use/development</b>			
Existing Land Use(s)			
Existing Residential Units		Existing Commercial Floor Area	
Proposed Land Use(s)			
Proposed Number of Residential Units		Proposed Gross Commercial Floor Area	
Gross Floor Area of Other Land Uses (ie. industrial, institutional)			
Number of Proposed Residential Units by Type	Studio:	1-bedroom:	2+ bedrooms:
Proposed Maximum Height (in floors and metres)		Number of Buildings Proposed	
Sanitary Service Type		Water Service Type	
Total # of Proposed Parking Spaces:	Vehicle Spaces Indoor:		Vehicle Spaces Outdoor:

### PROPERTY INFORMATION & ENCUMBRANCES

PID	Civic Address	Owner(s) Name
41404575	Block A-2 Timberlea Village Pky	CANADIAN INTERNATIONAL CAPITAL
41404567	Brunello Blvd.	CANADIAN INTERNATIONAL CAPITAL
41404591	20 Yorkshire Drive	CANADIAN INTERNATIONAL CAPITAL
41404583	120 Brunello Blvd.	CANADIAN INTERNATIONAL CAPITAL
Are there any easements, restrictive covenants or other encumbrances affecting the subject land(s)?		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes, attach details (ie deeds, instruments etc)		

### HERITAGE

<b>Is this a registered Heritage Property?</b> <input type="checkbox"/> Municipal <input type="checkbox"/> Provincial <input type="checkbox"/> Federal <input checked="" type="checkbox"/> No	<b>Does this property abut a registered Heritage Property?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Are you aware if the site contains any of the following cultural/heritage resources?</b> <input type="checkbox"/> archaeological sites or resources <input type="checkbox"/> buildings, structures, and landscape features of historical significance or value <input type="checkbox"/> cemeteries or known burials  If yes to any of the above, please provide details of any cultural or heritage resources in the written project description as required under <b>'Project Information' above</b>	

## Part 3: SUPPORTING INFORMATION REQUIREMENTS

### Applicants are required to meet with staff before submitting an application.

1. Please contact Planning & Development to arrange of meeting with a planner.
2. Staff will review your request, confirm whether or not planning policies enable you to submit an application, and identify all supporting information requirements.
3. After receiving your application, staff will review it for completeness and advise if any further information is required.

### Information Required for ALL APPLICATIONS.

- 1 copy - a written Project/Design rationale (explain the proposal and how it satisfies applicable Municipal Planning Strategy policy & relates to adjacent lands)
- 1 copy - Detailed Site and Floor Plans (*see note 1*)
- electronic versions of all information consolidated in PDF, MS Word or other specified file format

### Other Required Information

Planning staff will advise which items from the following list are required as part of the application, depending on the application nature and scale. Please consult with staff before submitting your application. The need for additional information or printed copies beyond the material listed here may be identified as the application progresses through the review process.

- Latest survey plan (where available)
- Preliminary landscape plan (*note 2*)
- Design rationale (*note 3*)
- Building drawings (*note 4*)
- Application summary table (*note 5*)
- Context map (*note 6*)
- Traffic Impact Statement or Study (*note 7*)
- Shadow study (*note 8*)
- Wind impact assessment or analysis with mitigation strategy (*note 8*)
- Servicing schematic, if serviced by central sanitary, storm sewer or water systems (*note 9*)
- Legal description of property (development agreements only)
- Aerial photograph(s)
- Preliminary stormwater management plan (*note 10*)
- Building / site signage plan
- Building / site lighting plan
- Material board (*note 11*)
- Projected population density (must include calculations in accordance with applicable land use by-law)
- On-site sewage disposal system details
- Colour perspective drawings, showing proposed development and existing development from pedestrian perspectives
- Electronic Sketchup model of the proposal
- Groundwater assessment (Level 1 or 2 as required)

- Heritage impact statement (where a registered heritage property is part of development site)
- Environmental assessment (for contaminated sites)
- Large format versions of any drawings
- Any other information as deemed required by HRM \_\_\_\_\_
- Electronic versions of required materials consolidated in PDF, MS Word or other specified file format

## DRAWING STANDARDS

Plans must be prepared by the appropriate qualified professionals (i.e., engineer, architect, landscape architect, surveyor, etc.) who are members in good standing with their professional associations, and are to be based on the best available and most current mapping or aerial photos. All plans are to be scalable, include a north arrow, scale, legend, and drawing/ revision dates. The type of plan (e.g. "Site Plan") must appear in a title block in the lower right portion of the drawing. Site plans, context plans, and landscape plans should be submitted in metric of a legible scale appropriate to the size of the development while imperial scaled plans shall be accepted only for building drawings, elevations, and floorplans

### **NOTE 1**      *Detailed Site/Floor Plans*

The site plan must be at an appropriate scale and print format, and must include:

- Dimensions and area of all subject lands based on the most recent surveys and legal descriptions
- Location and names of all existing and proposed streets, registered easements, and rights-of-way,
- A key plan, compass rose, scale, property identification (PID #, lot number, and/or civic number), and name of property owner, in addition to the date and version number of the plans
- For developments involving new street construction, the same information required in the *Regional Subdivision By-law* (section 94) for Concept Plans
- The location of any municipal service boundary on the site (if applicable)
- Locations of surrounding curbs, sidewalks, and property lines
- The footprint and area of proposed buildings, setbacks from all property boundaries, and the location of any existing buildings or structures to be retained or demolished
- Existing and proposed grades and spot elevations at all building corners; (or a separate grading plan)
- Driveway locations, landscaping, bike parking, and surface parking areas
- Surface type (e.g. asphalt, gravel, sod, woodland etc.) and areas of existing vegetation to be retained
- Proposed ground sign locations

### **NOTE 2**      *Preliminary Landscape Plan*

The preliminary landscape plan must be prepared by a Landscape Architect and provide details on:

- General description of type and location of hard and soft surface materials
- Location, size and species of existing trees (for sites in Urban Service boundary)
- Delineation of areas of existing trees to be retained
- Description or details of proposed method(s) of tree protection
- General description of proposed plant material (e.g. deciduous trees, coniferous shrubs, sod) graphically shown on the plan
- General location and type of fencing, retaining walls and site furnishings

### **NOTE 3**      *Design Rationale*

A submission prepared by the project architect showing the consideration given to existing site conditions, topography, adjacent uses/buildings, creating a sense of place, unique natural features, heritage, etc. which resulted in the proposed site design choices.

**NOTE 4**      ***Building Drawings***

Building drawings must be prepared by a qualified professional and include the following details:

- Height and number of storeys
- Location and measurements of all setbacks at grade and all stepbacks of upper floors
- Building materials and colours
- Pattern and size of windows
- Roof lines
- Angle controls (if applicable)
- View plane locations, where applicable
- Signage (if applicable)
- Elevation drawing of each building face
- Floor Plans with uses labelled, location, type & number of unit with uses labelled, dimensioned, and areas calculated

**NOTE 5**      ***Application Summary Table***

A table indicating a summary of quantitative data for the project potentially inclusive of but not limited to the number of residential units broken down by their bedroom count, total commercial gross floor area, total residential gross floor area, total building gross floor area, property area, lot coverage, project floor area ratio, landscape open space, interior amenity space, vehicle parking, and bicycle parking.

**NOTE 6**      ***Context Map***

A plan which shows the immediate context of the development site inclusive of development on adjacent lots labeled with the use and height (in storeys) of the buildings, names/addresses of existing or approved surrounding buildings, surrounding streets, registered easements, and rights-of-way, and any natural features such as lakes, rivers, ocean, ravines, etc.

**NOTE 7**      ***Traffic Impact Statement/Study***

The traffic impact statement/study must be prepared and stamped by a Professional Engineer in accordance with the current version of HRM's *Guidelines for the Preparation of Transportation Impact Studies*. These studies may require input from the NS Department of Transportation and Infrastructure Renewal. Copies of these requirements are available upon request.

**NOTE 8**      ***Micro Climate Conditions***

- Shadow Study which evaluates the shadow impact for various times during the day on each of the following dates: March 21, June 21, September 21 & December 21
- Wind Assessment Study/Model and a Mitigation Strategy which predicts wind impacts and advises of methods to reduce such impacts.

**NOTE 9      Schematics**

The Preliminary Servicing Plans must be prepared by a Professional Engineer in accordance with the *Regional Subdivision By-law, Municipal Design Guidelines, and Streets By-law* and must contain at a minimum:

*For Development not requiring street construction:*

- Lot layout and building footprint
- Preliminary lot grading showing grading/drainage directions (general intent)
- Driveway location(s) including dimensions as per the *Streets By-law*
- Sewer lateral locations including size
- Water lateral locations including size
- Existing trunk services that will service the property
- Preliminary sanitary flow calculations
- Preliminary storm flow calculations (pre and post development)

*For Development requiring street construction:*

- Proposed street and lot layout
- Proposed central services size and location & direction of flow (water, sanitary and storm)
- Proposed forcemain and pumping station locations (if required)
- Existing trunk services that will service the project
- Existing street network abutting the project
- Preliminary lot grading showing grading/drainage directions (general intent)
- Preliminary sanitary flow calculations
- Preliminary storm flow calculations (pre and post development)

The level of detail shown on servicing schematics must be relative to the scale of the development. The above represents minimum standards acceptable for typical planning applications. Any requested variances from the requirements of the Municipal Design Guidelines or Streets By-law must be identified and explained.

**NOTE 10      Preliminary Stormwater Management Plan/Drainage Plan**

These plans must be prepared and stamped by a Professional Engineer in accordance with the *Municipal Service Systems Design Guidelines*, any applicable provincial requirements, and HRM's *Regional Subdivision By-law*.

**NOTE 11      Material Board**

A board 11x17 in size including samples (or, where impractical, pictures of materials) of all proposed building materials as well as glazing inclusive of colour and tint.

## PART 4: FEES

Fee Description	Application Fee	Advertising Deposit*	Total Application Cost Submission
Land Use By-law Amendment	\$3,000	\$2,000	\$5,000
Land Use By-law Amendment along with a Development Agreement	\$4,000	\$2,500	\$6,500
Development Agreement	\$3,000	\$2,500	\$5,500
Discharge of a Development Agreement (in whole or in part)	\$500	N/A	\$500
Amendments to Development Agreements unless all the amendments are listed as non-substantive in the development agreement	\$4,000	\$2,500	\$6,500
Amendments to Development Agreements where all the amendments are listed as Non-Substantive	\$3,000	\$2,000	\$5,000

\*Where advertising costs differ from the deposit, the balance will be charged or refunded to the applicant.

**All fees are to be made payable to Halifax Regional Municipality.**

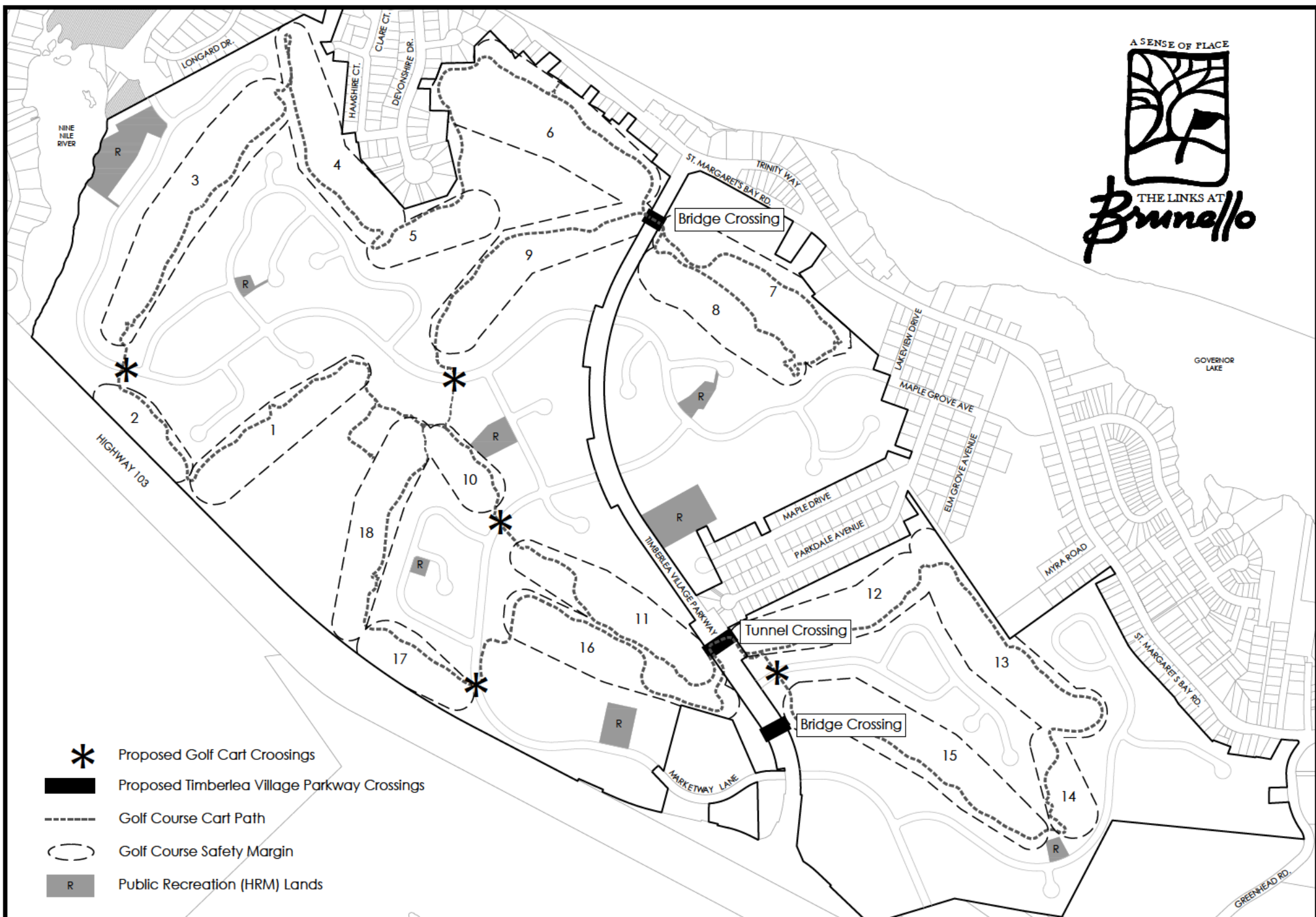
***Please submit your application to the following location***






<b>By Mail:</b>	Planning Applications Planning & Development Alderney Gate Office PO Box 1749 Halifax, NS B3J 3A5
<b>By Courier / In Person:</b>	HRM Customer Service Centre 40 Alderney Drive, 1st Floor Dartmouth tel: (902) 490-4472

A SENSE OF PLACE



THE LINKS AT  
*Brunello*

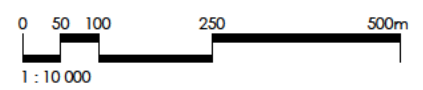


-  Proposed Golf Cart Crossings
-  Proposed Timberlea Village Parkway Crossings
-  Golf Course Cart Path
-  Golf Course Safety Margin
-  Public Recreation (HRM) Lands



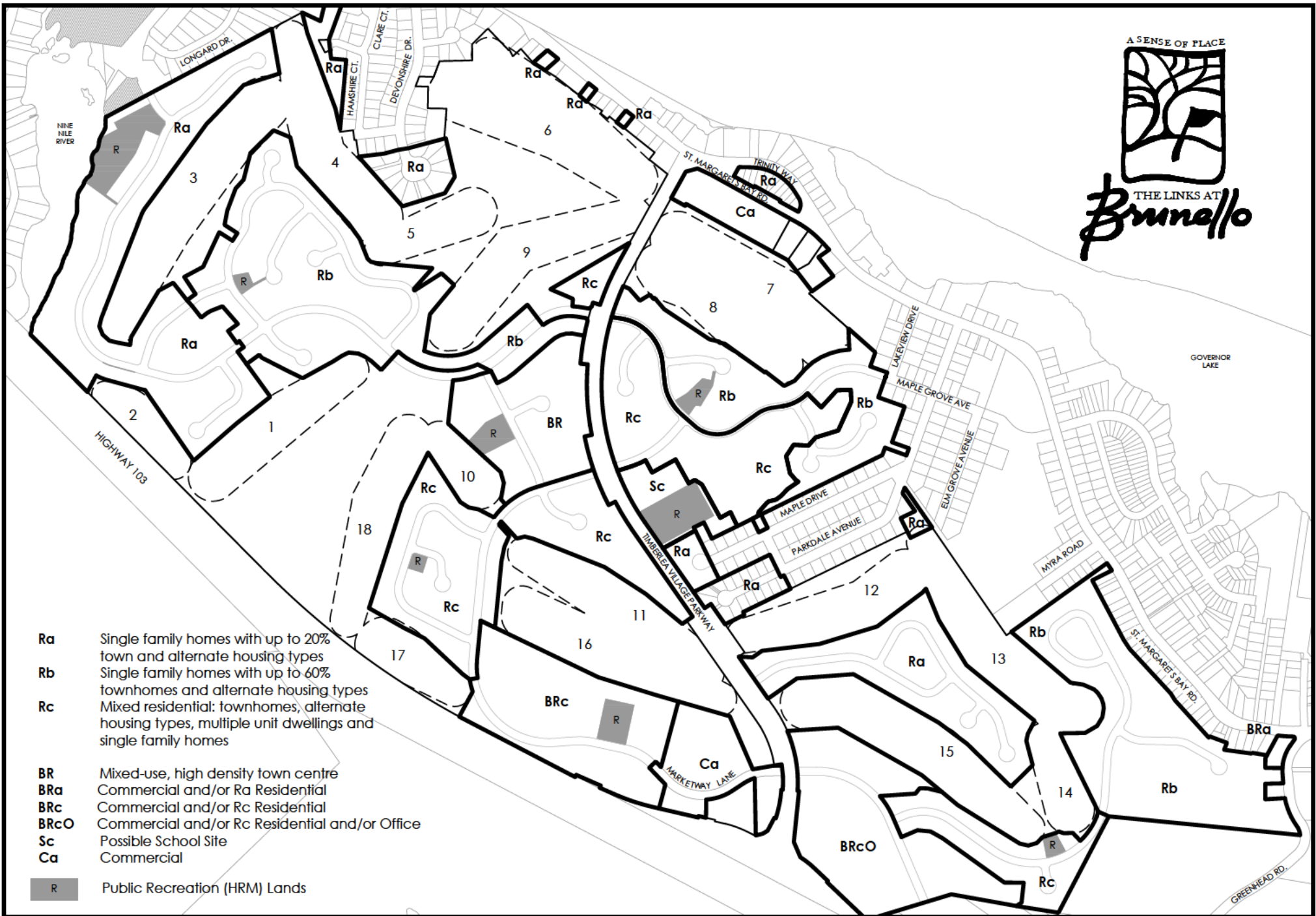
### SCHEDULE B1.C : GOLF COURSE COMMUNITY PLAN

Links at Brunello, Timberlea, NS



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DATE:  
07-JULY-2020

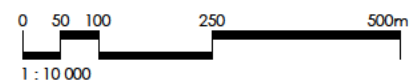




- Ra** Single family homes with up to 20% town and alternate housing types
- Rb** Single family homes with up to 60% townhomes and alternate housing types
- Rc** Mixed residential: townhomes, alternate housing types, multiple unit dwellings and single family homes
  
- BR** Mixed-use, high density town centre
- BRa** Commercial and/or Ra Residential
- BRc** Commercial and/or Rc Residential
- BRcO** Commercial and/or Rc Residential and/or Office
- Sc** Possible School Site
- Ca** Commercial
  
- R** Public Recreation (HRM) Lands



**SCHEDULE B2.C : COMMUNITY CONCEPT PLAN**  
Links at Brunello, Timberlea, NS



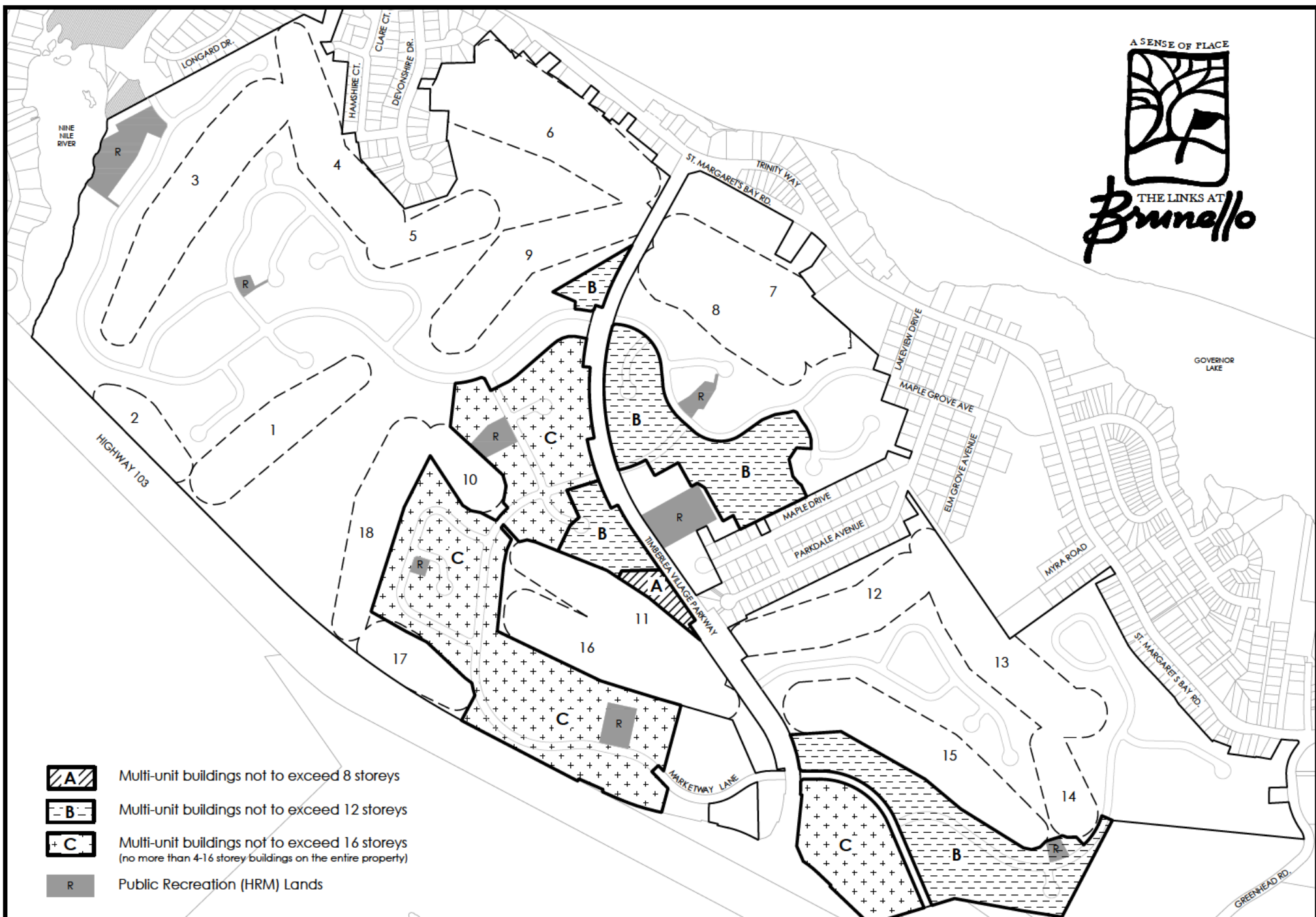
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



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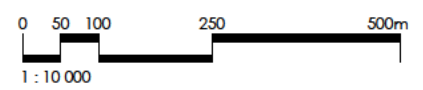
THE LINKS AT  
*Brunello*



-  Multi-unit buildings not to exceed 8 storeys
-  Multi-unit buildings not to exceed 12 storeys
-  Multi-unit buildings not to exceed 16 storeys  
(no more than 4-16 storey buildings on the entire property)
-  Public Recreation (HRM) Lands



**SCHEDULE B3.C : BUILDING HEIGHT AREAS**  
Links at Brunello, Timberlea, NS



SCALE:  
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07-JULY-2020

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THE LINKS AT  
*Brunello*




Easement across Community Parkland in favour of HRM finalized in detail design stage

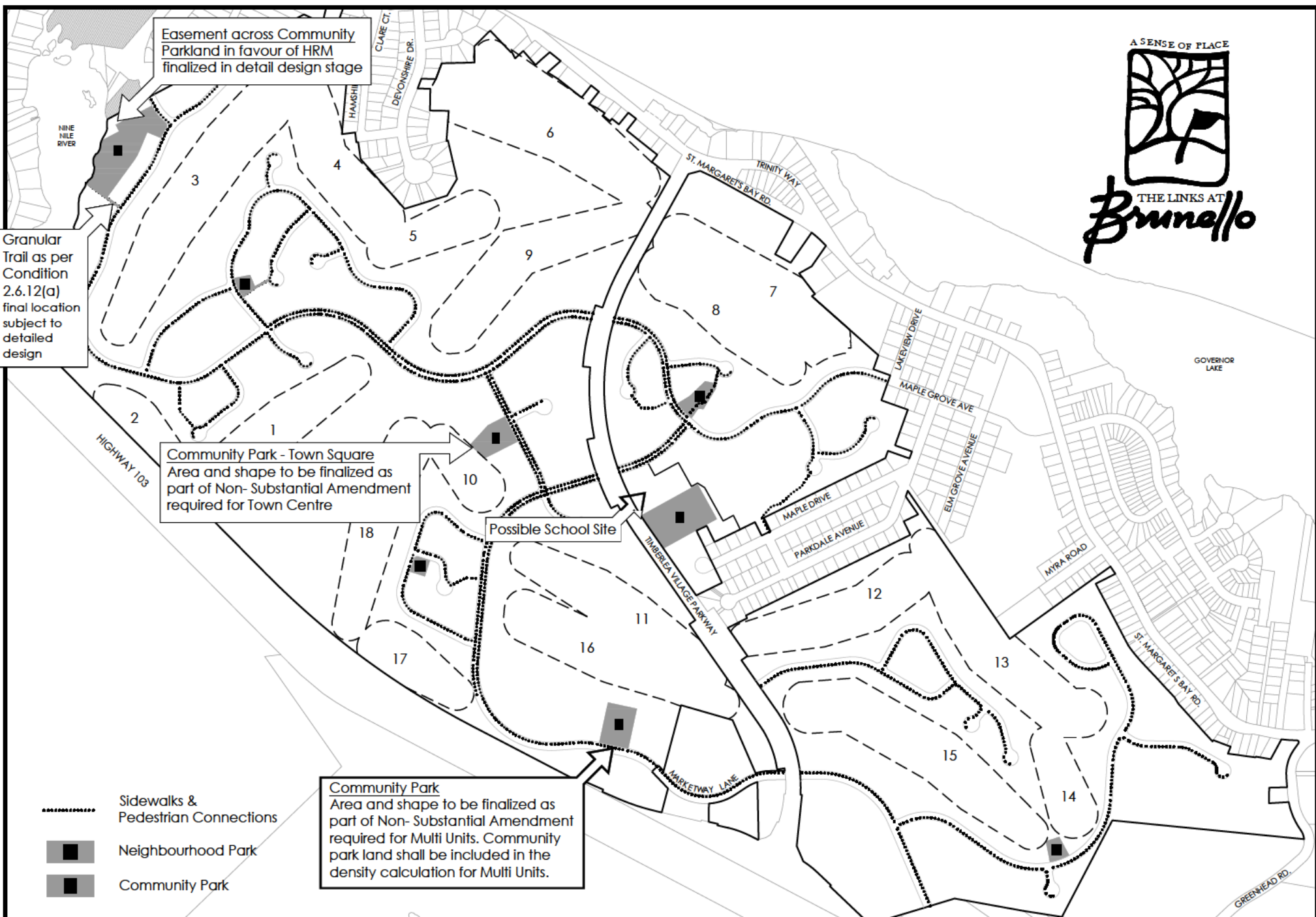
Granular Trail as per Condition 2.6.12(a) final location subject to detailed design

Community Park - Town Square Area and shape to be finalized as part of Non-Substantial Amendment required for Town Centre

Possible School Site

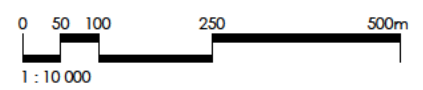
Community Park Area and shape to be finalized as part of Non-Substantial Amendment required for Multi Units. Community park land shall be included in the density calculation for Multi Units.

-  Sidewalks & Pedestrian Connections
-  Neighbourhood Park
-  Community Park



### SCHEDULE C1.C : PUBLIC RECREATION FACILITIES

Links at Brunello, Timberlea, NS

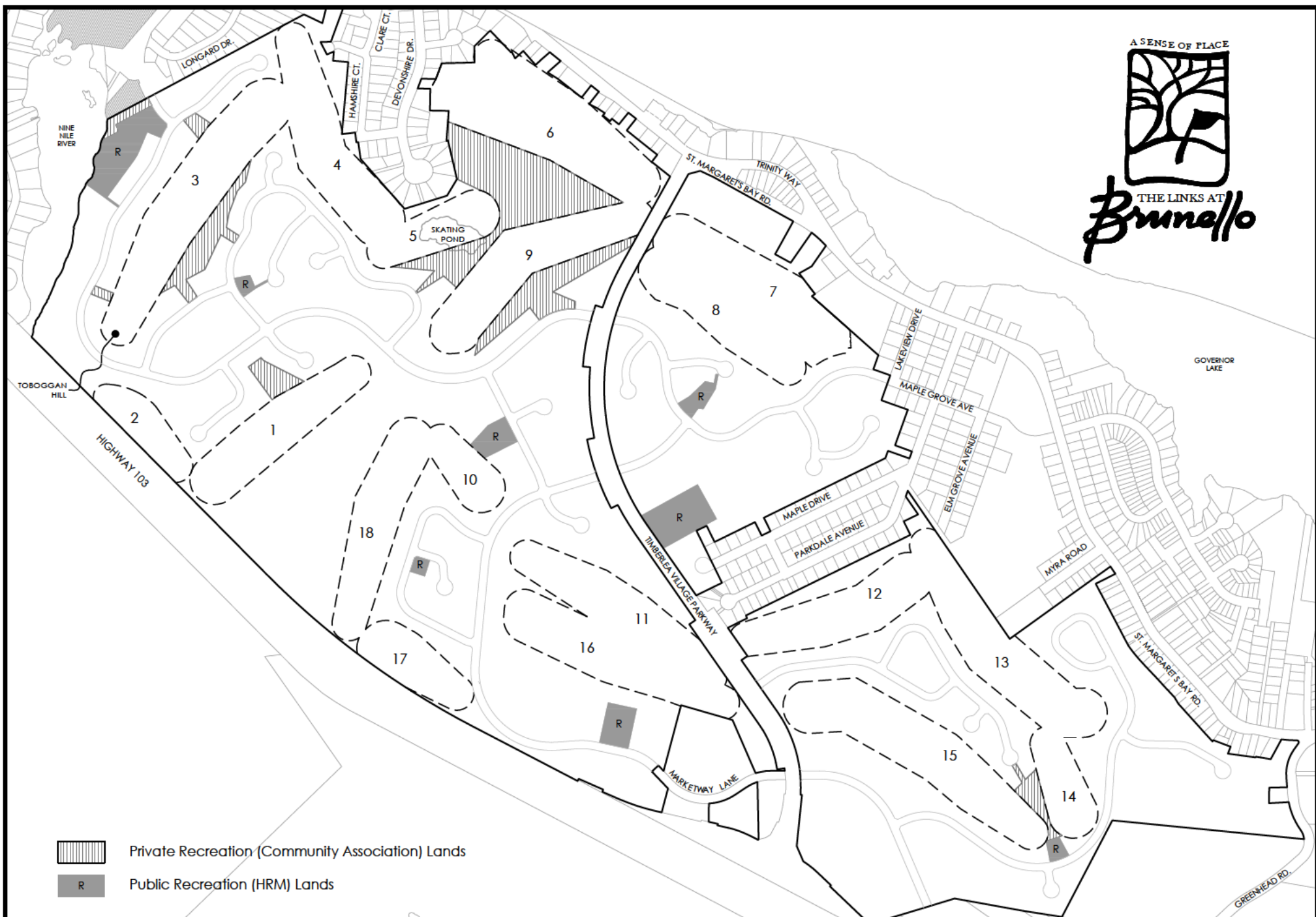




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A SENSE OF PLACE



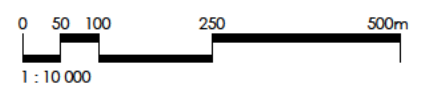
THE LINKS AT  
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-  Private Recreation (Community Association) Lands
-  Public Recreation (HRM) Lands

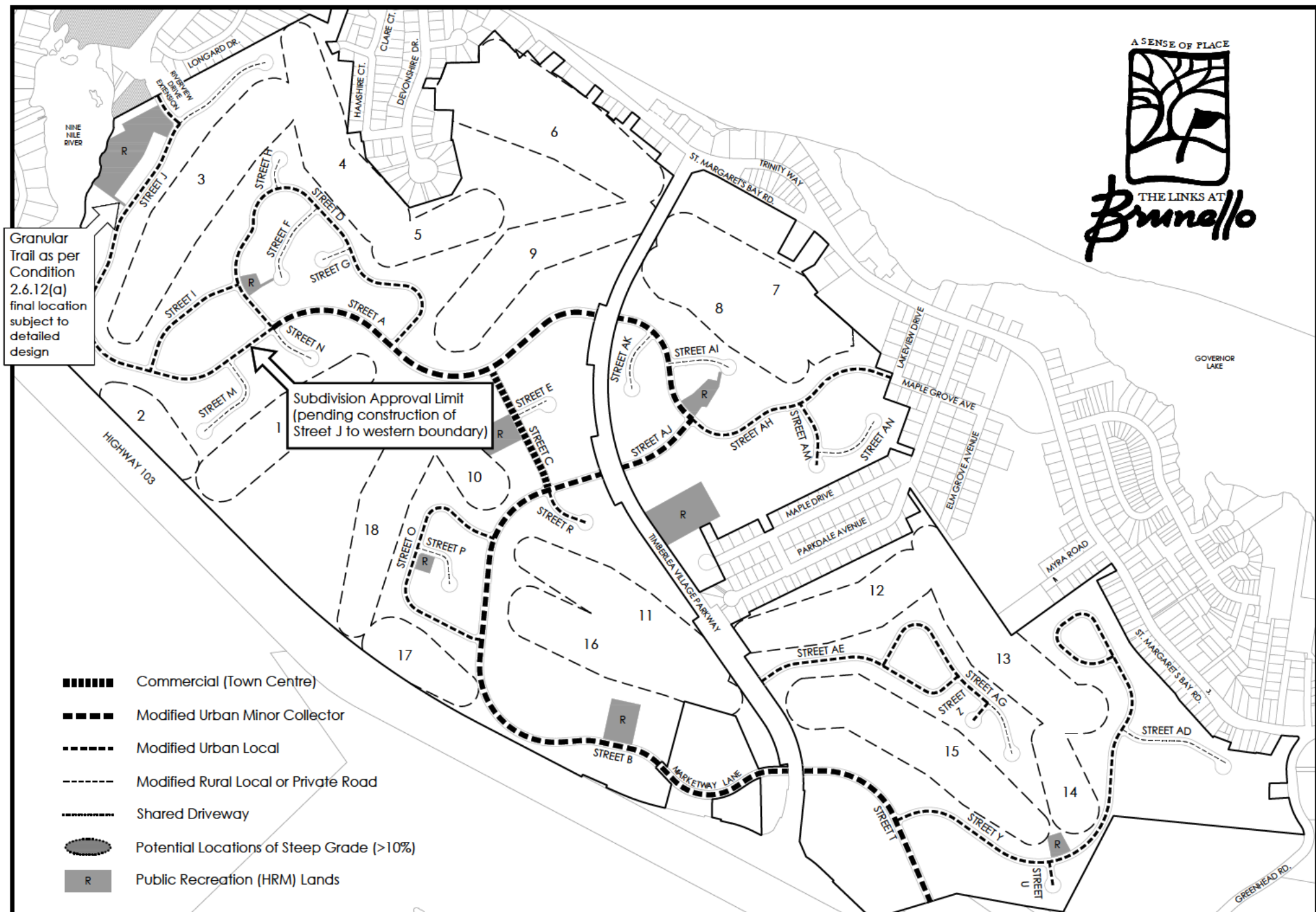


**SCHEDULE C2.C : PRIVATE RECREATION FACILITIES**  
Links at Brunello, Timberlea, NS



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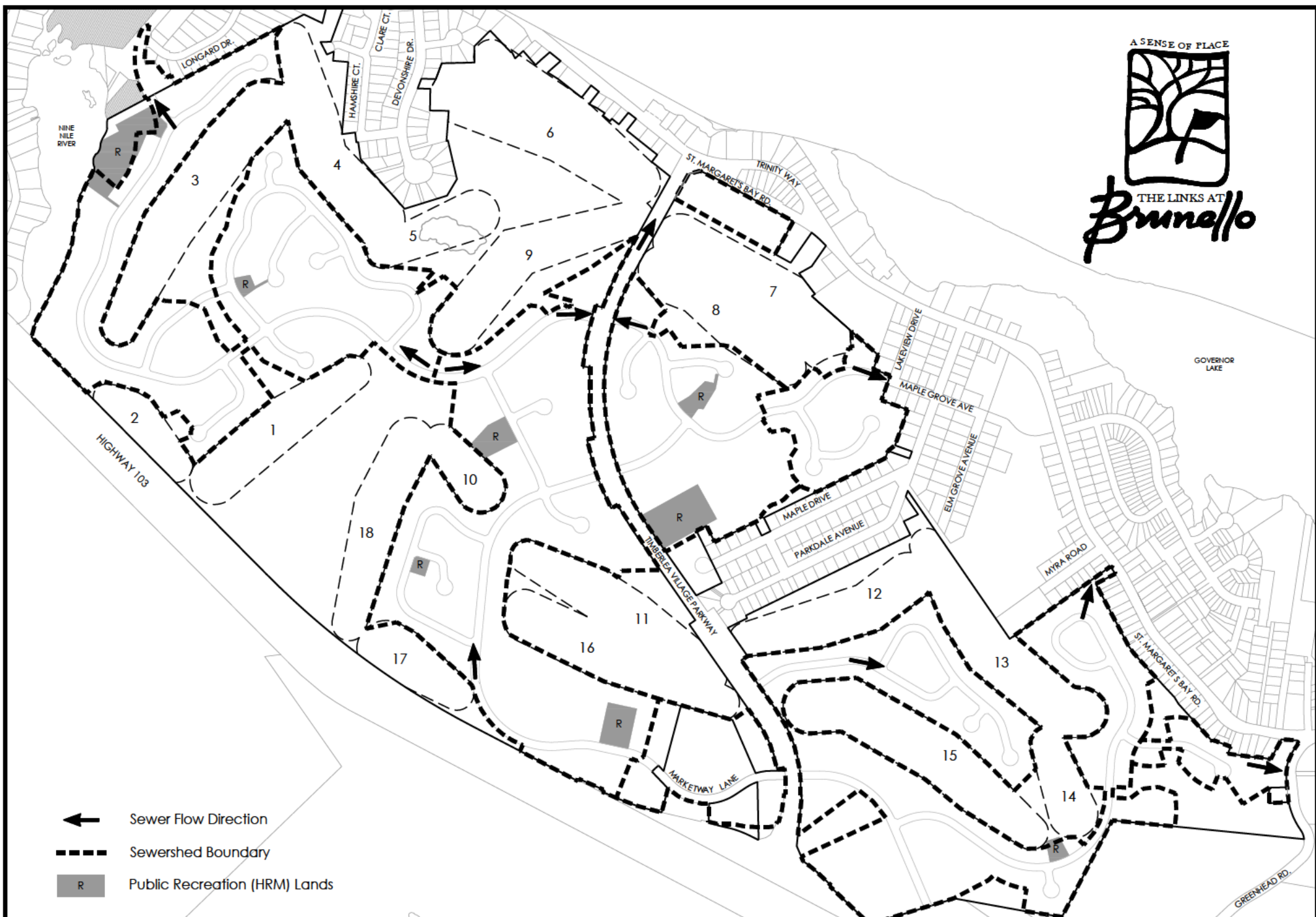
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


A SENSE OF PLACE



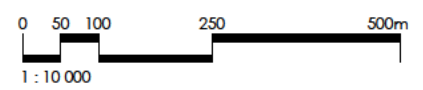
THE LINKS AT  
*Brunello*



-  Sewer Flow Direction
-  Sewershed Boundary
-  Public Recreation (HRM) Lands



**SCHEDULE F1.C : SEWER SERVICING SCHEMATIC**  
Links at Brunello, Timberlea, NS

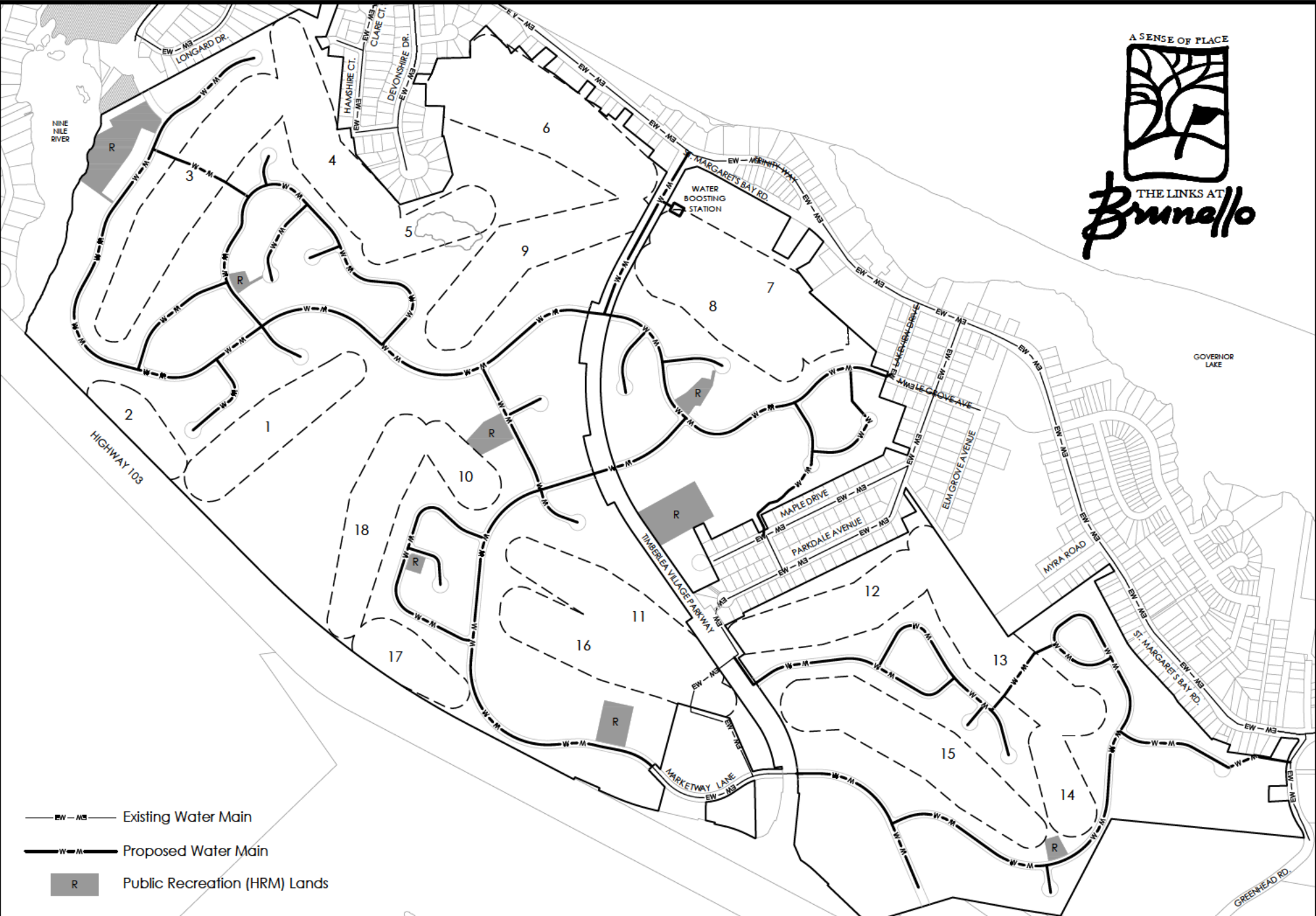





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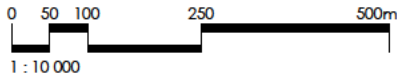
THE LINKS AT  
*Brunello*



-  Existing Water Main
-  Proposed Water Main
-  Public Recreation (HRM) Lands



**SCHEDULE G1.C : WATER SERVICING SCHEMATIC**  
Links at Brunello, Timberlea, NS

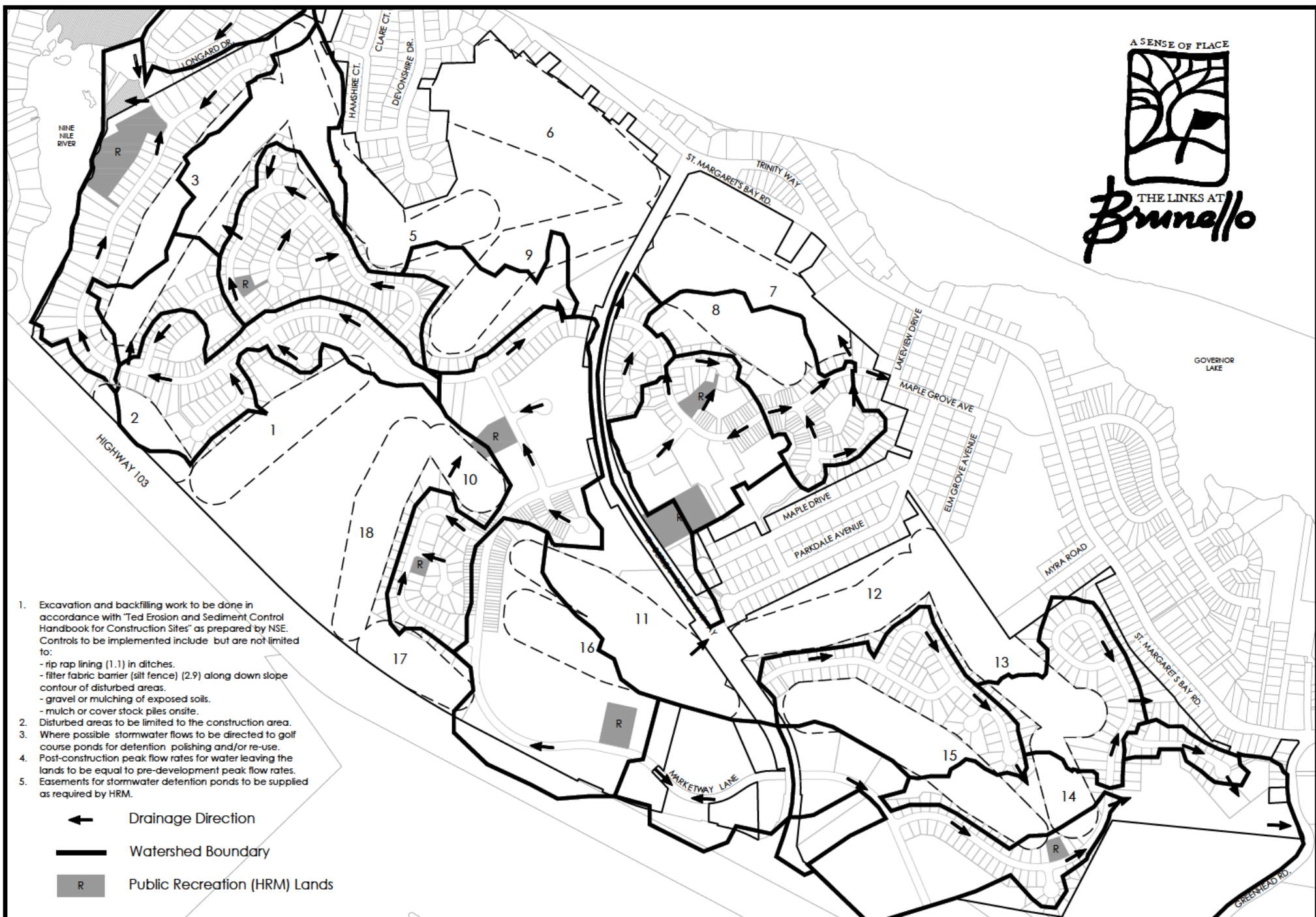


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A SENSE OF PLACE



THE LINKS AT  
*Brunello*

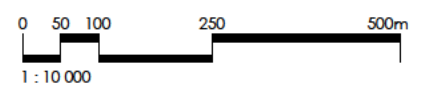


1. Excavation and backfilling work to be done in accordance with "Erosion and Sediment Control Handbook for Construction Sites" as prepared by NSE. Controls to be implemented include but are not limited to:
  - rip rap lining (1.1) in ditches.
  - filter fabric barrier (silt fence) (2.9) along down slope contour of disturbed areas.
  - gravel or mulching of exposed soils.
  - mulch or cover stock piles onsite.
2. Disturbed areas to be limited to the construction area.
3. Where possible stormwater flows to be directed to golf course ponds for detention polishing and/or re-use.
4. Post-construction peak flow rates for water leaving the lands to be equal to pre-development peak flow rates.
5. Easements for stormwater detention ponds to be supplied as required by HRM.

- Drainage Direction
- Watershed Boundary
- Public Recreation (HRM) Lands



SCHEDULE H1.C : CONCEPTUAL  
STORMWATER MANAGEMENT PLAN  
Links at Brunello, Timberlea, NS



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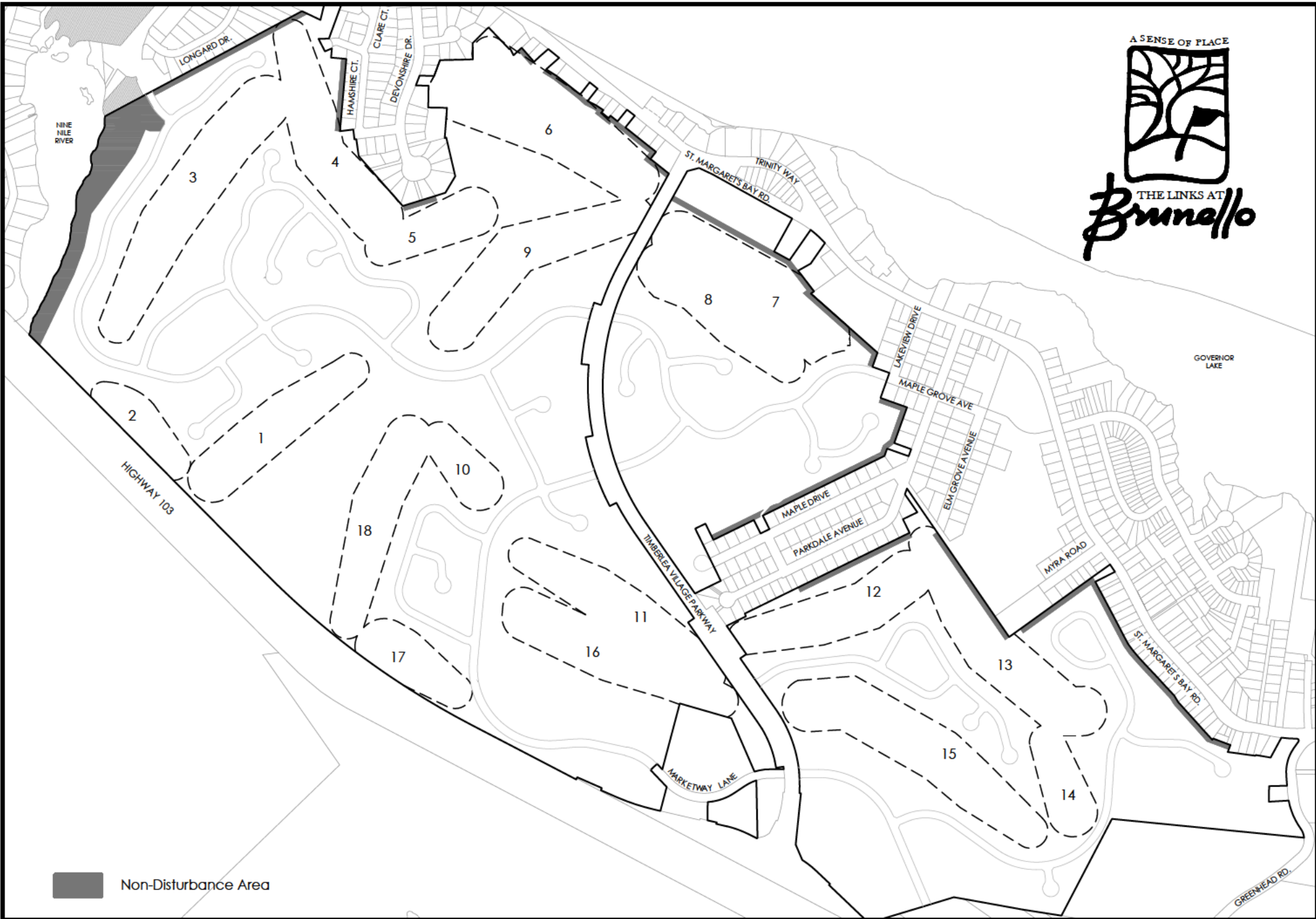
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THE LINKS AT  
*Brunello*



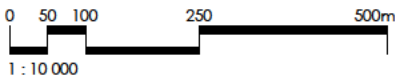
Non-Disturbance Area



Zwicker  
Zareski  
architecture +  
planning

### SCHEDULE 11.C : MAJOR NON-DISTURBANCE AREAS

Links at Brunello, Timberlea, NS



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07-JULY-2020



Zwicker Zareski Architecture + Planning

1 Canal Street, Dartmouth NS B2Y 2W1 | 902 266 5481 | connor@zzap.ca

July 9, 2020

Carl Purvis  
Planning Application Program Manager  
Planning & Development  
Halifax Regional Municipality  
40 Alderney Drive  
Halifax, NS B3J 3A5

**Re: Application for Substantive Amendments to The Links at Brunello Development Agreement**

Carl,

On behalf of our client, ZZap Consulting Inc. is pleased to apply for substantive amendments to The Links at Brunello Development Agreement (DA) to enable the consideration of residential development fronting on certain golf holes within the master planned community. To support this application, the following materials are included:

Appendix A - Proposed Development Agreement Schedules B1.C, B2.C, B3.C, C1.C, C2.C, D1.C, F1.C, G1.C, H1.C and I1.C.

## Existing Development Agreement

In 2001, the former West Region Community Council held a public hearing and approved the original DA for The Links at Brunello (formerly known as Westgate). The DA allows for a mixed-use residential and golf community in Timberlea consisting of residential, commercial, institutional and park uses. Please refer to Figure 1 which illustrates the overall community master plan concept.



Figure 1: Brunello Estates Community Master Plan

## Summary of Development Proposal

Construction of The Links at Brunello Golf Course is complete, and our client has shifted focus to residential development phases. In doing so, they are seeking to enable residential development adjacent to four separate golf holes (holes #1, #2, #9 and #16). In order to enable such development, our understanding is that the existing DA Schedules must be amended by extending the Rb designation to allow for residential lots to be developed adjacent to hole #9 and #1, by extending the Rc designation to allow for residential lots to be developed adjacent to hole #16 and by extending the Ra designation to allow for residential lots to be developed adjacent to hole #2. In support of this requested amendment, we have included updated Schedules B1.C, B3.C, C1.C, C2.C, D1.C, F1.C, G1.C, H1.C and I1.C to ensure consistency. Please refer to Figure 2 which illustrates the proposed extension of these two designations.

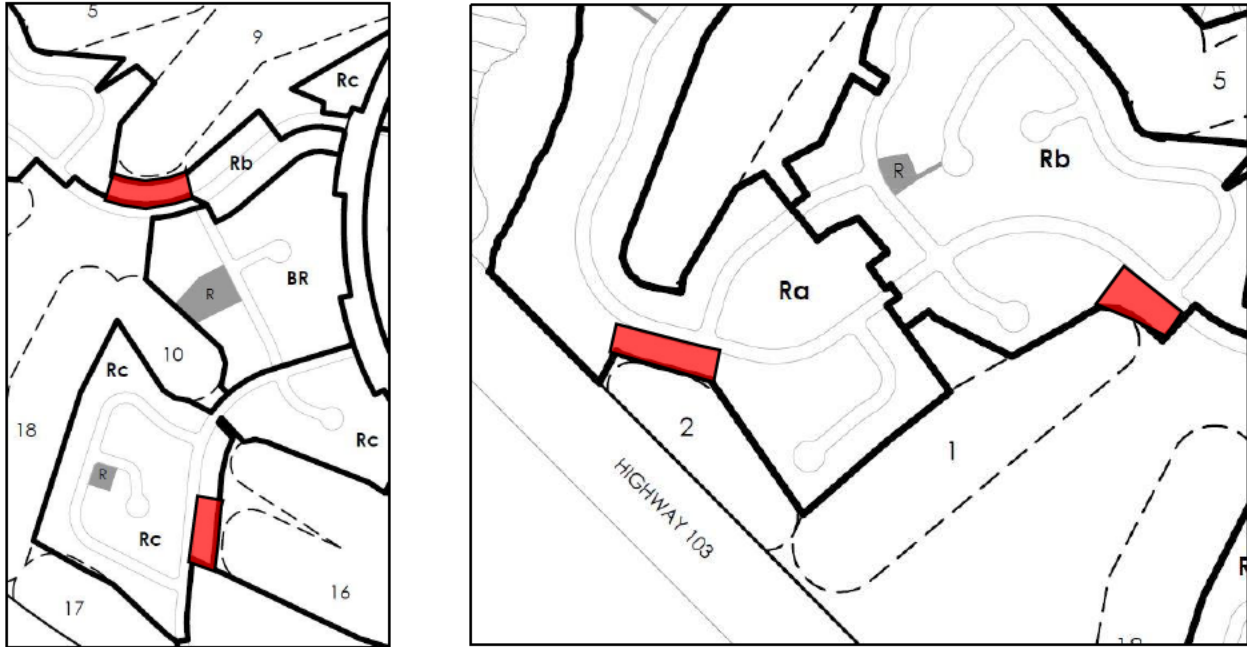


Figure 2: Proposed Designation Extensions

### Planning Application Request

This application is requesting the following amendments to the DA:

- Replace existing Development Agreement Schedules B1.B, B2.B, B3.B, C1.B, C2.B, D1.B, F1.B, G1.B, H1.B and I1.B with proposed Schedules B1.C, B2.C, B3.C, C1.C, C2.C, D1.C, F1.C, G1.C, H1.C and I1.C.

### Rationale for Application Request

When the original DA was approved by council back in 2001, it included an overall community concept plan. Since that time, there have been several amendments to the DA and the overall community concept plan, as the golf course and various residential phases have been built out. These DA amendments were a result of our client adapting and responding to development opportunities and constraints during construction, while also maintaining the overall intent and vision for the lands.

The amendments requested in this application stem from similar circumstances as past DA amendment applications. Our client is planning future residential phases that abut golf holes #1, #2, #9 and #16 and is seeking minor modifications to the overall community concept plan to enable more efficient use of those lands dedicated for residential uses where public infrastructure (roads, water, sewer) are being constructed.

We recognize that Section 2.2 of the DA includes provisions for the types of land uses and how those land uses are to be distributed across the overall development. Our client is not seeking amendments to Section 2.2 of the DA, therefore the maximum amount of permitted dwelling units and the distribution of dwelling unit types would

remain unchanged. As such, we feel the proposed amendments are very minor in nature, and do not conflict with applicable land use policies.

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,



Connor Wallace, MCIP, LPP  
Urban Planner  
ZZap Consulting Inc.  
connor@zzap.ca  
902-266-5481