



architecture + planning
1 Canal St, Dartmouth NS B2Y 2W1
www.zzap.ca

May 4, 2021

Jamy-Ellen Klenavic
Planner III
Curent Planning | Urban Enabled Applications
Halifax Regional Municipality
40 Alderney Drive
Halifax, NS B3J 3A5

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

Jamy-Ellen,

On behalf of our client, ZZap Consulting Inc. is pleased to apply for non-substantive amendments to The Links at Brunello Development Agreement (DA) in accordance with section 3.1 (h) to redesignate lands from Sc 'Possible School Site' to 'Rc' and 'Ra'. To support this application, the following materials are included:

- Completed Application Form
- Letter from Nova Scotia Department of Education and Early Childhood Development
- Proposed Development Agreement Schedules B2.D, B.3D and C1.D

When the original DA was approved by council back in 2001, it included an overall community concept plan with a 'Potential School Site'. Since that time, our client has been in consultation with the Nova Scotia department of Education and Early Childhood Development and the Halifax Regional Centre for Education. Through those consultations, it was determined that the school site identified within the development agreement is unnecessary. As such, our client is seeking non-substantive amendments in accordance with section 3.1 (h) of the development agreement. More specifically, my client is seeking the following amendments:

- Amend Schedule B2 'Community Concept Plan' to redesignate a portion of the lands from Sc 'Possible School Site' to 'Rc' and another portion of the lands to 'Ra' as shown on the proposed schedules.
- Amend Schedule B3 'Building Height Areas' and apply the 'B' area to a portion of the site as shown on the proposed schedules, allowing for multi unit buildings not to exceed 12 storeys.

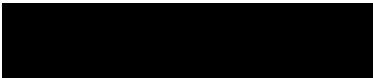


- Amend Schedule C1 'Public Recreation Facilities' by removing the 'Possible School Site' label.

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.

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
Principal
ZZap Consulting Inc.



Mr. Andrew Giles
Vice-President Development
The Links at Brunello

Dear Mr. Giles:

Via Email 

Re The Links at Brunello Development Agreement – Identified School Site

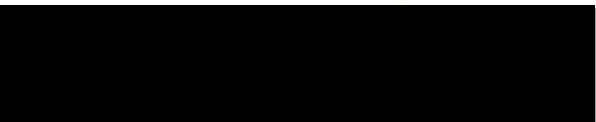
I am responding to your letter of August 7, 2018 concerning a school site reserved under your Development Agreement with Halifax Regional Municipality. I understand from your letter that the site is adjacent to a street named Amalfi Way.

Please be advised that after discussion with the Halifax Regional Centre for Education it has been determined that the site currently being held for a school within your development is not required for a school.

I trust this letter will serve as official notice from the Department of Education and Early Childhood Development that the school site shown on Schedule C1.C of the Brunello Estates Development Agreement is unnecessary.

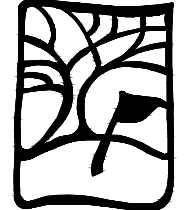
Please contact me if you require further clarity on this matter.

Sincerely,

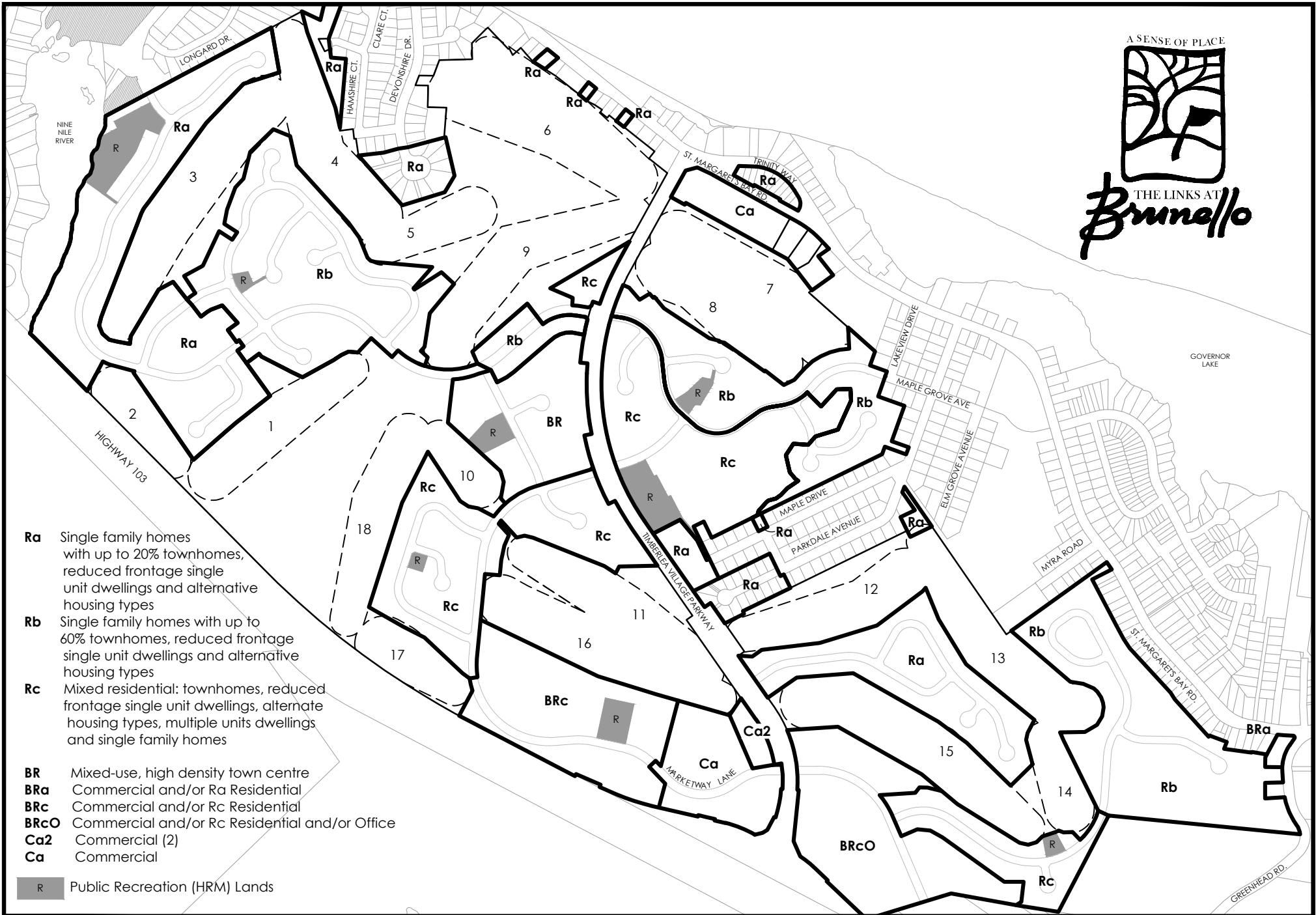


Joe MacEachern
Executive Director Finance and Facilities Management

A SENSE OF PLACE



THE LINKS AT
Brunello



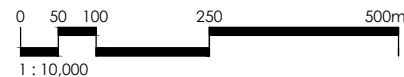
- Ra** Single family homes with up to 20% townhomes, reduced frontage single unit dwellings and alternative housing types
- Rb** Single family homes with up to 60% townhomes, reduced frontage single unit dwellings and alternative housing types
- Rc** Mixed residential: townhomes, reduced frontage single unit dwellings, alternate housing types, multiple units 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
- Ca2** Commercial (2)
- Ca** Commercial
- R** Public Recreation (HRM) Lands



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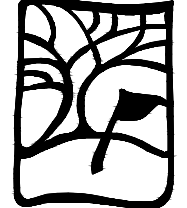
SCHEDULE B2.D : COMMUNITY CONCEPT PLAN

Links at Brunello, Timberlea, NS

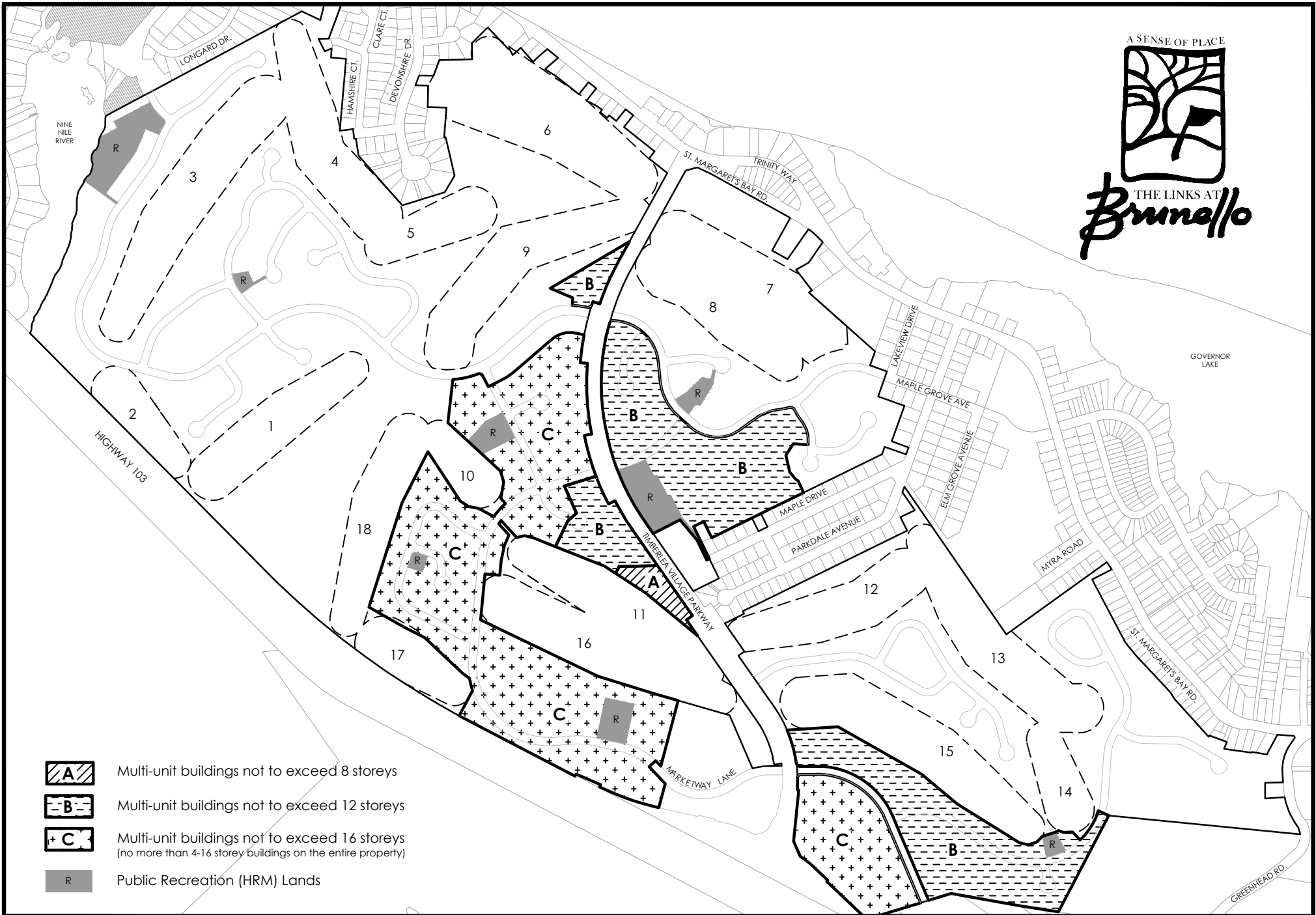






SCALE:
1:10,000 METRIC
DATE:
05-MAY-2021

A SENSE OF PLACE



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



A SENSE OF PLACE



THE LINKS AT
Brunello

GOVERNOR LAKE

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

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
- A Neighbourhood Park
- B Community Park

