



## AMHERST TOWN COUNCIL

RFD# 2023066

Date: April 24, 2023

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**TO:** Mayor Kogon and Members of Council

**SUBMITTED BY:** Andrew Fisher, Director of Planning & Strategic Priorities

**DATE:** April 24, 2023

**SUBJECT:** Development Agreement – 9 North Adelaide Street (PID: 25008798).

**ORIGIN:** An application by Six Point Star Homes Limited for a development agreement at 9 North Adelaide Street (PID: 25008798) to allow two additional units within the existing six-unit dwelling.

**LEGISLATIVE AUTHORITY:** *Municipal Government Act* Part VIII Planning and Development.

**RECOMMENDATION:** That Council give second reading of the development agreement for 9 North Adelaide Street to allow two additional units within the existing six-unit dwelling.

**BACKGROUND:** Attached is the draft development agreement. A Public Participation Opportunity was held on March 1, 2023. An issue was raised regarding parking on the property and it was addressed. Council is referred to the March 6, 2023, staff report to the Planning Advisory Committee (PAC) that contains details about the proposed development, and a review of the relevant MPS policies. On March 6, 2023 the PAC recommended that Council enter into the attached Development Agreement for 9 North Adelaide Street to allow two additional units within an existing 6-unit dwelling. Council gave first reading at their regular meeting on March 27, 2023. An advertised Public Hearing was held on April 12, 2023. Concerns were raised regarding parking, solid waste and pets. The subject property owner was in attendance and addressed these concerns.

**DISCUSSION:** As detailed in the attached staff report to the PAC, the proposal meets the general intent of the relevant Municipal Planning Strategy policies. Approving the development agreement would allow the addition of affordable housing units while rejuvenating a building that had fallen into disrepair.

**FINANCIAL IMPLICATIONS:** No significant costs specific to this issue. Ongoing tax revenue upon completion of the development.

**SOCIAL JUSTICE IMPLICATIONS:** None specific to this issue.

**ENVIRONMENTAL IMPLICATIONS:** The proposal is considered infill development and represent efficient use of land and does not require significant extension of municipal services.





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**COMMUNITY ENGAGEMENT:** March 1, 2023 Public Participation Opportunity, and April 12, 2023 Public Hearing. If approved, notice of the right to appeal council's decision is placed in the local newspaper.

**ALTERNATIVES:** 1) Refer the application back to the PAC for more information; 2) Reject the application citing specific policies that are not met by the proposal.

**ATTACHMENTS:** 1) Development Agreement; 2) Staff report to PAC.

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Report prepared by: A.Falaye  
Report and Financial approved by:

