
TO: Mayor Kogon and Members of Council

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

DATE: September 23, 2024

SUBJECT: Development Agreement – 9 LaPlanche Street

ORIGIN: An application for a development agreement (DA) to allow the development of six apartment units within an existing structure.

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

PAC RECOMMENDATION: That Council give 2nd and final reading of the Development Agreement application to permit the conversion of the second and third floors of an existing building into six dwelling units.

BACKGROUND: Attached is the draft development agreement, staff report to the PAC and a Public Hearing application briefing. The developer proposes to add six apartment units into an existing building. The ground floor is currently used for a commercial purpose and will remain as such. There is parking on site located to the right side of the building and green space to the left, which will remain. There will be no expansion to the building envelope except where required to meet the Building Code.

On July 2, 2024, the PAC recommended that Council enter into the attached Development Agreement. Council gave 1st reading at a special meeting on August 12, 2024.

DISCUSSION: As detailed in the attached staff report to the PAC, the proposal meets the general intent of MPS policies. The PAC recommended approval of the DA.

FINANCIAL IMPLICATIONS: There are no financial implications.

SOCIAL JUSTICE IMPLICATIONS: There are no social justice implications.

ENVIRONMENTAL IMPLICATIONS: There are no environmental implications.





AMHERST TOWN COUNCIL

RFD# 2024084

Date: September 23, 2024

COMMUNITY ENGAGEMENT: An advertised Public Hearing was held on September 5th, 2024. One member of the public spoke to this development noting the existence of fire exits around the building. If approved, notice of the right to appeal the council's decision will be published in the local newspaper.

ALTERNATIVES:

- 1) Give Second Reading of the application with specific amendments where necessary;
- 2) Refer the application back to the PAC for more information;
- 3) Reject the application citing specific policies that are not met by the proposal.

ATTACHMENTS:

- 1) Development Agreement;
- 2) Staff report to PAC;
- 3) PPO Application Briefing

Report prepared by: T. Laux

Report and Financial approved by: A. Fisher

