
TO: Mayor Small and Members of Council

SUBMITTED BY: Andrew Fisher, Director of Planning & Economic Development

DATE: February 24, 2025

SUBJECT: Development Agreement – 96 Church Street

ORIGIN: An application by Six Point Star Homes for a development agreement (DA) to allow the development of an additional 2 units within an existing 4-unit structure, for a total of 6 units and one garden suite, for a total of 7 units.

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

RECOMMENDATION: That Council give Second and final Reading to the Development Agreement for 96 Church Street to permit the conversion of a dwelling located at 96 Church Street into a 6-unit apartment building with a detached garden suite.

BACKGROUND: Attached is the draft development agreement, staff report to the PAC and a PPO application briefing. The developer proposes to add 3 units, 2 within an existing 4-unit structure and one garden suite. The existing building on the property is a registered heritage property and on July 2, 2024 the Heritage Advisory Committee approved a substantial exterior alteration. On October 16th permits were issued to convert the single dwelling unit into four units. Nine parking spaces will be provided onsite. One of the units will be barrier-free and one nine parking spaces will be designed and allocated for that unit.

DISCUSSION: Following a December 12, 2024 public participation opportunity where no comments from the public were received, the Planning Advisory Committee recommended that Council enter into the agreement. Council gave first reading at their regular meeting on January 27, 2025. A Public Hearing was held on February 12, 2025, no members of the public were in attendance and no members of Council had any questions or concerns.

As detailed in the attached staff report to the Planning Advisory Committee, the proposal meets the general intent of Municipal Planning Strategy policies. The Planning Advisory Committee recommended Council approval of the Development Agreement.

FINANCIAL IMPLICATIONS: There are no financial implications.

SOCIAL JUSTICE IMPLICATIONS: There are no social justice implications.





AMHERST TOWN COUNCIL

RFD# 2025018

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ENVIRONMENTAL IMPLICATIONS: This development can be characterized as infill that represents an efficient use of existing infrastructure. The location, adjacent to downtown, is in a highly walkable, central location that reduces the need for a personal vehicle.

COMMUNITY ENGAGEMENT: An advertised Public Participation Opportunity was held on December 12, 2024. No members of the public spoke to this development. An advertised Public Hearing was held on February 12, 2025 where again no comments from the public were received. Should Council give second reading, notice of the right to appeal Council's decision within 14 days will be published on the municipal website.

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: Staff report to PAC; PAC Application Summary

Report prepared by: T. Laux
Report and Financial approved by:

