



Special Council Meeting
Agenda

Date: Thursday, July 23, 2026
Time: 12:00 pm
Location: Council Chambers, Town Hall

Pages

1. CALL TO ORDER

1.1 TERRITORIAL ACKNOWLEDGMENT

"I would like to acknowledge that our gathering today is taking place in Mi'kma'ki (MEEG-MA-GEE), the traditional, unceded and ancestral territory of the Mi'kmaw people. I would also like to acknowledge that Nova Scotia has another unique people, the people of African descent whose legacy and contributions date back over 400 years predating confederation of this land. We are all treaty people."

2. REQUEST FOR DECISION

2.1 1 Albion Street Development Agreement Second Reading

2.1.1	Staff Report	1 - 41
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2.1.5.1	Written Submissions	103 - 105

3. ADJOURNMENT

SYNOPSIS

Development Agreement

Second Reading

1 Albion Street

YMCA Cumberland has applied for a development agreement to permit the construction of a 36-unit residential development on property located at 1 Albion Street.

A public participation opportunity was held on March 30th where verbal and written input was submitted both in support for and in opposition to the proposal. The Planning Advisory Committee reviewed a revised proposal on June 1st but failed to make a recommendation on the application. A public hearing was held on July 8th where verbal and written input was provided to Council both in support for and in opposition to the proposal.

The attached development agreement contains terms and conditions intended to address the relevant policies of the Municipal Planning Strategy. This infill development addresses the high demand for affordable housing and would be located in a central location in the downtown core area.

MOTION:

That Council give Second Reading of the development agreement for 1 Albion Street to permit the construction of a 36-unit residential development.



AMHERST TOWN COUNCIL

RFD#

Date:

TO: Mayor Small and Members of Council

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

DATE: July 23, 2026

SUBJECT: 1 Albion Street Development Agreement – Second Reading

ORIGIN: Application by YMCA Cumberland for a 36-unit apartment development at 1 Albion Street (PID 25009432).

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

RECOMMENDATION: That Council give second reading of the development agreement as drafted to allow a 36-unit residential development at 1 Albion Street.

BACKGROUND: Attached is the following:

1. Draft development agreement
2. June 1st staff report to the PAC
3. Application Summary
4. Cumberland YMCA written response to PAC
5. April 7/26 PAC minutes and June 1/26 Draft PAC minutes
6. Public Hearing draft Minutes and written submissions
7. Public Participation Opportunity Summary and written submissions

Please note that although the proposed office space on the ground floor of the 12-unit building was discussed throughout the approval process, reference to the office was not explicitly provided within the draft development agreement. To correct this error, the following changes have been made to the draft agreement:

Section 2

- 2) That the Owner may construct one 24-unit apartment building, one 12-unit apartment building **and office space** on the Lands, subject to Schedules A, B, C and D.

And in Schedule A

1. USE OF LAND AND BUILDINGS

- 1.1. The use of the property as shown on Schedule 'B' shall be limited to one 24-unit apartment building and one 12-unit apartment building **with approximately 1,800 square feet of ground floor office space** as shown on Schedule 'D'. Variations to the architectural features of the buildings, including but not limited





AMHERST TOWN COUNCIL

RFD#

Date:

to the locations of windows, entrances, stairways, ramps and mechanical appurtenances may be permitted to the satisfaction of the Development Officer. Such variations shall not be considered substantial.

DISCUSSION: As detailed in the attached staff report to the PAC and the Application Summary, the proposal meets the general intent of MPS policies.

FINANCIAL IMPLICATIONS: The proposal will require the town to extend approximately 60 metres of sidewalk along Albion and Crescent Avenue at an estimated cost of \$5,000. This cost can be accommodated within the Operations budget for sidewalk network maintenance and improvements.

SOCIAL JUSTICE IMPLICATIONS: The development agreement process provides opportunities for the public to provide input. The proposed development would provide much needed affordable housing and social supports.

ENVIRONMENTAL IMPLICATIONS: The proposal is an infill development on existing services, in a central, highly walkable location.

COMMUNITY ENGAGEMENT: Public Participation Opportunity held on March 30, 2026 and a Public Hearing on July 8, 2026.

ALTERNATIVES: Do not approve second reading citing specific MPS policies that are not being met.

ATTACHMENTS: 1) Draft Development Agreement; 2) June 1, 2026 Staff report to PAC; 3) Public Hearing draft minutes, Public Participation Opportunity Summary and written submissions.



This Agreement made this _____ Day of _____ 2026.

Between:

The YMCA Association of Cumberland (owner of property located at 1 Albion Street [PID 25009432], hereinafter called the "Owner"),

of the one part, and

The Town of Amherst (a body corporate in the Province of Nova Scotia, hereinafter called the "Town"),

of the other part.

WHEREAS the Owner wishes to obtain permission pursuant to Policy 6-21 of the Municipal Planning Strategy of the Town of Amherst, to permit the construction of two new buildings, one 24-unit and one 12-unit located at 1 Albion Street, Amherst (PID: 25009432)

AND WHEREAS a condition of the granting of approval of Council is that the Owner enter into an Agreement with the Town;

AND WHEREAS the Council of the Town, at its meeting on the ____ Day of _____ 2026, approved the said Development Agreement, subject to the registered Owner of the land described herein entering into this Agreement;

AND WHEREAS the following Schedules shall be attached to and form part of this Agreement:

- (a) Schedule 'A' - Terms and Conditions
- (b) Schedule 'B' - Property Location Map
- (c) Schedule 'C' - Site Plan
- (d) Schedule 'D' – Building elevations

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the granting by the Town of the Development Agreement requested by the Owner, the Owner agrees as follows:

- 1) That the Owner is the registered owner of the aforesaid Lands in the Town of Amherst, hereinafter called the "Lands". The aforesaid Lands are the only lands in the Town of Amherst to which this Agreement applies, and the Lands are illustrated in the plan shown on Schedule B attached.
- 2) That the Owner may construct one 24-unit apartment building, one 12-unit apartment building and office space on the Lands, subject to Schedules A, B, C and D.
- 3) Nothing in this Agreement shall exempt or be taken to exempt the Owner or any other person from complying with the requirements of any Bylaw of the Town applicable to the Property (other than the Land Use Bylaw to the extent varied by this Agreement) or any Provincial or Federal statute, act, or regulation.

- 4) Any failure of the Town to insist upon strict enforcement of any requirements or conditions contained in this Agreement shall not be deemed a waiver of any rights or remedies that the Town may have and shall not be deemed a waiver of any subsequent breach or default in the conditions or requirements contained in this Agreement.
- 5) Should the Owner fail to act in accordance with any aspect of this Agreement, the Town shall retain the right to discharge the Agreement upon 30 days notification and / or enter the property and conduct the required work. The cost of the said work will become a lien on the property tax bill.
- 6) The Town shall issue the necessary Development Permit for the development upon expiration of the appeal period specified for Development Agreements under Section 249 of the *Municipal Government Act*, as the same may be amended from time to time, or upon the withdrawal or dismissal of any appeal which may be taken.
- 7) The Agreement shall be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns, and shall run with the land which is the subject of this Agreement until such time as it is discharged by the Town in accordance with Section 229 of the *Municipal Government Act*.

SIGNED AND DELIVERED

In the presence of

Name:

FOR THE OWNER

Trina Clarke, Chief Executive Officer
The YMCA Association of Cumberland

In the presence of

Name:

**THE TOWN OF
AMHERST**

Rob Small, Mayor

Jason MacDonald, MCIP, LPP, CAO

Schedule A – Terms and Conditions:

1. USE OF LAND AND BUILDINGS

- 1.1. The use of the property as shown on Schedule 'B' shall be limited to one 24-unit apartment building and one 12-unit apartment building with approximately 1,800 square feet of ground floor office space as shown on Schedule 'D'. Variations to the architectural features of the buildings, including but not limited to the locations of windows, entrances, stairways, ramps and mechanical appurtenances may be permitted to the satisfaction of the Development Officer. Such variations shall not be considered substantial.
- 1.2. The Owner shall add architectural features to the Albion Street – facing wall of Building two to improve its aesthetic complexity, to the satisfaction of the Development Officer. Such changes shall not be considered substantial.
- 1.3. Prior to issuance of a Building Permit, the Owner shall submit construction drawings as required by the Building Code to the satisfaction of the Building Inspector.
- 1.4. The location of the buildings, driveway access, and parking area shall be generally configured on the Lands as shown on Schedule 'C'. Variations to the location of any parts of the site plan may be permitted, to the satisfaction of the Development Officer. Such changes shall not be considered substantial.
- 1.5. The Owner shall include landscaped outdoor amenity spaces between and behind the buildings for tenants.
- 1.6. An opaque privacy fence shall be installed along the property line of 25 Crescent Ave. (PID 25016817), 7 Albion Street (PID 25009465), and along the back and side property line facing the development on 5 Albion Street (PID 25009457), or as shown on Schedule 'C'.
- 1.7. The Owner shall provide a Stormwater Management Plan designed by a qualified professional that does not increase peak flow into the stormwater system.

2. GENERAL REQUIREMENTS

- 2.1. The Owner shall keep the Lands and buildings and any portion thereof clean and in good repair. All elements of the development on the Lands shall be regularly maintained and kept in a tidy state, and free from unkept materials of any kind.
- 2.2. In addition to *Part 5 – Hours of Construction* under the Town of Amherst Building Bylaw D-6, operation of heavy equipment and electrical generators shall not take place on the property from 8:00 P.M. to 7:00 A.M.
- 2.3. Signage on the property shall conform to the Town of Amherst *Land Use Bylaw*.
- 2.4. The Owner shall ensure that exterior lighting does not shine directly onto adjacent properties.
- 2.5. The Owner shall take all reasonable steps to maintain a clean worksite during construction by picking up building material waste, and taking all reasonable measures to minimize dust.
- 2.6. The Owner shall be responsible for ongoing compliance with the Town of Amherst Solid Waste Bylaw, including but not limited to, maintenance of solid waste containment where located outside the building.
- 2.7. The Owner shall take all reasonable steps to manage snow on the site, including the clearing and removal of snow as necessary.
- 2.8. Accessory buildings may be permitted on the Lands in accordance with the Town of Amherst Land Use Bylaw.

Schedule B – Property Location Map:

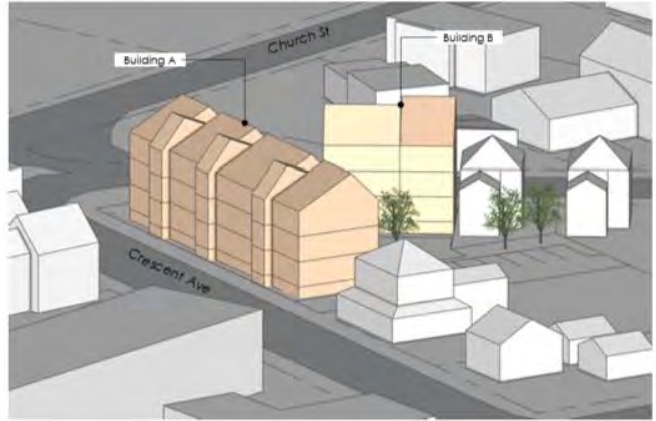


Schedule C – Site Plan:
Site Plan Not to Scale



Schedule D – Building Elevations:





MEMO

TO: Planning Advisory Committee
FROM: Torben Laux, Land Use Planner, Development Officer
DATE: June 1, 2026
RE: **Development Agreement – 1 Albion Street** (PID 25009432)

PROPOSAL

An application by the YMCA of Cumberland has been submitted to permit the construction of two new buildings located at 1 Albion Street, within the Downtown Core Area. The proposal includes one three and a half-storey, 24-unit apartment building and one three and a half-storey, 12-unit apartment building which would include the new YMCA Cumberland County Community Development Office.

BACKGROUND INFORMATION

The attached application briefing provides site details, neighborhood context, and building proposal specifics. An application by the YMCA of Cumberland has been submitted to permit the construction of two new buildings at 1 Albion Street (PID: 25009432) within the Downtown Core Area.

The subject property has a total area of approximately 1,705 square metres (18,350 square feet) and is currently vacant land zoned Downtown Commercial / Core Area. The site is located at the corner of Crescent Avenue and Albion Street and has approximately 60 metres of frontage along Crescent Avenue and 37 metres along Albion Street.

The proposed development consists of two multi-unit residential buildings intended to provide a mix of supportive and affordable housing pending approval from funding streams and the focuses the YMCA will take regarding the level of housing needs of future residents. The proposal includes one three and a half-storey apartment building containing 24 units and one three and a half-storey apartment building containing 12 units, with office space dedicated for the YMCA Community Development Office. Currently, the YMCA Development Office is located across the street and provides programs and services such as food support, advice, counselling, and other community development opportunities. The proposed building footprint would cover approximately 6,838 square feet of the site.

The development proposes 7 on-site parking spaces which was revised to provide better access to the solid waste collection site. The development is located approximately 136 metres from the YMCA of Cumberland and directly across the street from the YMCA – Community Development Office. The surrounding neighborhood is characterized by a mix of residential and commercial uses, including apartment buildings and converted multi-unit dwellings, reflecting

the higher-density residential character typical of the downtown area. The proposal supports additional housing within the urban core while remaining compatible with the existing neighborhood context.

Affordable House – (CMHC)

"In Canada, housing is considered "affordable" if it costs less than 30% of a household's before-tax income. Many people think the term "affordable housing" refers only to rental housing that is subsidized by the government. In reality, it's a very broad term that can include housing provided by the private, public and non-profit sectors. It also includes all forms of housing tenure: rental, ownership and co-operative ownership, as well as temporary and permanent housing."

Supportive Housing means a community-based group living arrangement for individuals with social, emotional, legal, mental and/or physical handicaps or problems, that is developed for the wellbeing of its residents through self-help, professional care, guidance and supervision unavailable in the resident's own family, as an institution or in an independent living situation. A group care facility is licensed, funded or approved by the Province of Nova Scotia.

PUBLIC PARTICIPATION

A Public Participation Opportunity (PPO), advertised in accordance with the Policy for Public Participation and Notification, was held on March 30th, 2026. Members of the public were in attendance to provide input.

During the meeting, public comments primarily focused on concerns related to parking availability, increased population, limited recreational opportunities for children, snow removal, and garbage collection. Additional concerns were raised regarding the impact of larger vehicles, such as delivery trucks, the frequency and management of waste collection, and traffic conditions on Fullerton Street, which was noted as already being heavily used. Residents also expressed concerns about proximity to existing homes, including potential impacts related to privacy, noise, and policing presence, as well as questions around smoking regulations and enforcement responsibilities. The proximity of Little Lamb's Day Care was also identified as a consideration.

Several members of the public voiced support for the development, noting the importance of accommodating growth and highlighting the need for supportive and affordable housing within the community.

Written Submissions

Staff received two written submissions before the PPO. One letter of support from Maggie's Place and letter of concern about the potential traffic impacts around Fullerton Street. Both of these letters can be found in the attached package.

More detailed comments are in the PPO meeting minutes in this package.

PLANNING ADVISORY COMMITTEE

The Planning Advisory Committee met on April 7th and passed the following motion:

That the Planning Advisory Committee defer a decision to a future meeting and request additional information and/or changes to the proposal, specifically regarding the parking situation, the need for the 12-unit building, and the intensity of use on the site.

The applicant reviewed the comments and provided an updated site plan and response to issues raised during both Public Participation Opportunity and Planning Advisory Committee.

Parking:

The 7 on-site parking spaces are above the minimum required under the Town of Amherst Municipal Planning Strategy which states developments in the Downtown Commercial Zone do not require any on-site parking. Further, noting that about 50% of the supported, affordable and mixed market units to have parking needs.

The need for the 12-unit building:

The developer noted that the need for the 12-unit building is informed by the need for affordable housing in Cumberland County and across Nova Scotia with internal and external data to guided decision-making.

The intensity of use on the site:

Nothing that this development contributes to the towns desired growth within its downtown commercial and mixed-use areas.

The response table from the developer is attached to the PAC package for reference.

DEPARTMENT FEEDBACK

Planning staff asked for feedback from the Police, Fire, and Operations departments based on the provided site plan.

Police:

The chief of police voiced his concern on whether additional parking will be provided elsewhere for tenants, especially since overnight on-street parking is not permitted in winter. Parking on Albion Street is also not considered a viable option, as it could lead to congestion near the Albion Street and Church Street intersection, where there are currently only two spaces across from Dogs to Divas.

Operations:

The Director of Operations did not find any concerns with the proposed site plan. The property used to be occupied therefor, service connections are already located on the property.

RELEVANT POLICIES

Policy	Relevance/Application
4.5.2 Downtown Zone	
Policy 4-35: Council shall, through the Land Use Bylaw, permit a range of commercial uses, including but not limited to, banks, restaurants, licensed establishments, offices, accommodations, clinics, and shops within the Downtown Zone. Multi-unit dwellings shall be permitted within commercial buildings, and stand-alone multi-unit buildings shall be permitted, subject to provisions within the Land Use Bylaw. Light manufacturing uses shall also be permitted.	The development satisfies the general intent of this policy. The development proposes multi-unit dwellings with the smaller building facing Albion Street containing office space on the first floor.
Policy 4-38: Council shall consider, in the Downtown Zone, applications for ground floor residential uses by development agreement. In considering such proposals, Council shall ensure: a. the residential use does not abut Church, Victoria and Havelock Streets; b. that such a conversion will not detract from the commercial character of the surrounding streetscape; the proposal is consistent with the provisions in the Land Use Bylaw for residential uses In the Downtown Zone; and c. the proposal complies with the general development agreement policies of Section 6.6 of this Plan.	The larger proposed building facing Crescent Ave will have dwelling units on the ground floor.
5.2.3 Supportive Housing	
Policy 5-2: Council shall continue to work with senior levels of Government, as well as, not-for-profit and for-profit partners to increase the amount of affordable housing.	This development will provide a variety of affordable housing units and satisfies the intent of this policy.

Policy 5-7: Council shall consider entering into a development agreement for proposals for supportive housing and nursing homes with more than twelve beds or units in any zone that permits residential uses. Council shall only enter into such a development agreement if Council is satisfied: a. the proposal is situated along an arterial or collector street, or vehicular traffic from the development to the nearest arterial or collector street can be effectively managed; b. the architectural design of the building, including, but not limited to, building material and orientation; the location, orientation, and size of windows and doors; and the roof pitch and material is complementary and compatible with—but not necessarily the same as—surrounding land uses; c. the bulk and massing of the building is complementary to and compatible with—but not necessarily the same as—neighbouring properties; d. the proposal is appropriately integrated into the built form of the existing neighbourhood through the use of setbacks and stepbacks; e. parking areas are planned and landscaped so as not to create adverse effects on neighbouring properties; f. stormwater runoff from impervious areas is appropriately managed and unlikely to cause disturbance on neighbouring properties or the natural environment; and g. the proposal complies with the general development agreement policies of Section 6.6 of this Plan.	The development satisfies the general intent of this policy. The applicant stated that the development will provide services for lower income and people who need food security such as food, counseling opportunities and resources. Regarding other aspects of this policy, the building is designed to fit in with its surroundings and is appropriately integrated into the neighborhood.
5.5.3 Automobile Parking	
Policy 5-57: Council shall, through the Land Use Bylaw, exempt properties within the Downtown Commercial Zone from the minimum parking requirements within the Land Use Bylaw to promote compact, pedestrian-oriented development in Amherst's historic downtown.	There are 7 parking spots proposed in behind the two buildings. The applicant is willing to provide additional parking on the site of the YMCA. The development satisfies the general intent of this policy.
5.6.2 Amenity Space in Multi Unit Dwellings	
Policy 5-72: Council shall, through the Land Use Bylaw, establish amenity space requirements for multi-unit developments for residents to use on- site. The requirements within the Land Use Bylaw shall include provisions regarding the types of amenity space that are considered acceptable.	The drafted development agreement makes note of amenity space.
Policy 5-73: In consideration of a proposal that includes residential development enabled by development agreement, Council shall ensure adequate amenity space is provided on-site for use by residents.	The proposed development, through discussion with the applicant, plans on providing space around the building with seating and paths. The location is situated with close proximity to other town amenities such as parks and the stadium just walking distances away.

6.6.1 Development Agreements	
Policy 6-22: A development agreement that has been approved by Council shall: a. specify the development, expansion, alteration, or change permitted; b. specify the conditions under which the development may, or may not, occur; c. set terms and conditions by which Council may amend or terminate and discharge the agreement.	All aspects of the development are set out in the agreement as drafted.
Policy 6-23: Council may specify conditions in the development agreement to bring the proposal into alignment with the enabling policy and general criteria set out in Section 6.7. Such conditions may include, but are not limited to: a. servicing; b. the type, location, and orientation of structures; c. the architectural design of structures, including, but not limited to, bulk, scale, height, roof shape, building and cladding materials, and the shape and size and placement of doors and windows; d. the provision of open space and amenities; e. the type, size, and location of signage; f. the type and orientation of exterior lighting; g. management of solid waste, including, but not limited to, compost and recycling; h. pedestrian, bicycle, public transit, and vehicular circulation; i. connections to existing or planned pedestrian, bicycle, public transit, and vehicular networks; j. the location and number of bicycle and vehicular parking and loading spaces; k. access for emergency vehicles; l. the location and type of landscaping, including fences and other forms of screening; m. stormwater management, grading and erosion control; n. the emission of noise, odour, light, liquids, gases, and dust; o. the type of materials stored on site; p. the type of materials sold on site; q. hours of operation; r. the phasing of development; s. financial bonding for the construction and maintenance of components of the development, including, but not limited to, roads and landscaping; t. mitigation measures for construction impacts; u. time limits for the initiation and completion of development; and v. all other matters enabled in Section 227 of the Municipal Government Act.	The development satisfies the general intent of this policy. Planning staff reviews aspects of this policy against the application and provided feedback to the applicant regarding the materials used on the façade. All other parts are covered in the agreement as drafted.
6.7 General Criteria	

Policy 6-24: Council may not amend the Land Use Bylaw or enter into a development agreement unless Council is satisfied the proposal: a. is consistent with the intent of this Municipal Planning Strategy; b. does not conflict with any law or regulation of the Provincial or Federal Governments; c. is not premature or inappropriate due to: i. the ability of the Town to absorb public costs related to the proposal; ii. impacts on existing drinking water supplies, both private and public; iii. the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services; iv. the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, and leading to the site; v. the adequacy of fire protection services and equipment; vi. the adequacy and proximity of schools and other community facilities; vii. the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses; viii. its impact on nearby watercourses or wetlands; ix. site-specific climate change risks, such as threats of flooding; x. the potential to create flooding or serious drainage issues, including within the site and in nearby areas; xi. the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility rights-of-way; and	The proposal meets the intent of the relevant town bylaws and regulations. In terms of subsection c., i., there would be no significant burden on the Town's finances. The street network and town water, sanitary and storm sewer services can accommodate the development.
Policy 6-25: Council may, in addition to any other required information, require any or all of the following information prepared by an appropriate qualified professional, at the applicant's cost, and at a level sufficiently detailed to evaluate whether the criteria for amending the Land Use Bylaw or entering into a development agreement have been met: a. a detailed site plan showing features such as, but not limited to: i. topography; ii. location and dimensions of existing and proposed property and unit lines; iii. location of zoning boundaries;	The proposal meets the intent of the relevant town bylaws and regulations.

iv. use, location, and dimensions of existing and proposed structures; v. existing and proposed watercourses and wetlands; vi. location and dimensions of existing and proposed road, bicycle, and pedestrian networks; vii. location and dimensions of driveways, parking lots, and parking spaces; viii. type and amount of site clearing required, if any; ix. location of buffers; x. location and dimensions of existing and proposed parks and recreation lands, whether public or private; xi. location of utilities; xii. development densities; b. elevation drawings of existing and proposed structures including, but not limited to, dimensions and exterior materials; c. a site grading plan; d. a landscaping plan; e. a drainage and stormwater management plan; f. a traffic impact assessment that evaluates the ability of existing road, bicycle, and pedestrian networks to accommodate traffic generated by the proposed development; g. a geotechnical study; h. a shadow study;	
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DISCUSSION & CONCLUSION

Staff feel the draft DA is in keeping with the general intent of the relevant policies of the MPS. The proposal has the potential to have a significant positive impact not just for the Town of Amherst by addressing the shortage of suitable and affordable housing as stated in the Municipal Planning Strategy. This development would be a welcoming addition to the downtown area with its design and density, height, bulk, and general built form.

The following decision options are therefore put forward:

OPTIONS:

- | | |
|--------------------|--|
| Option One: | Recommend that Council enter into the Development Agreement for 1 Albion Street as drafted. |
| Option Two: | Recommend that Council not enter into the Development Agreement for 1 Albion Street. |
| Option Three: | Defer a decision and request additional information and /or changes to the proposal. |

STAFF RECOMMENDATION: Option One.



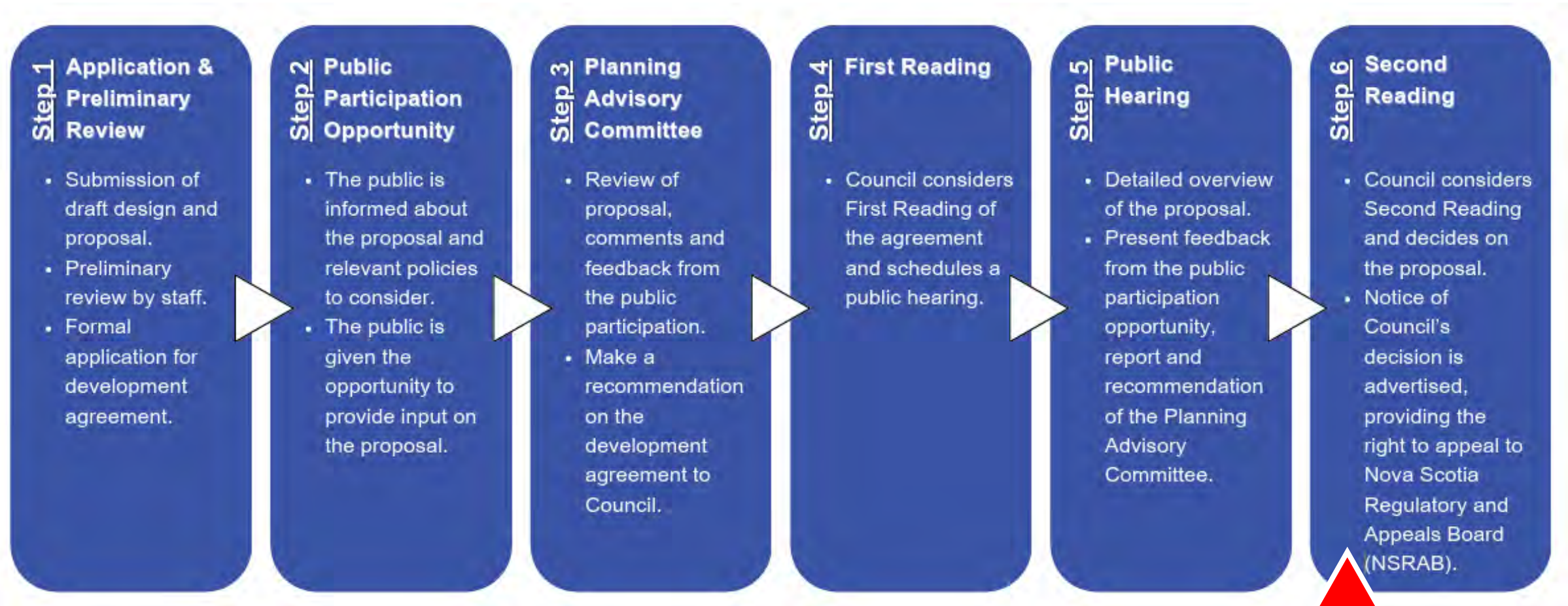
Amherst

NOVA SCOTIA

Proposal Overview

Development Agreement to Permit the Construction of One 24-Unit and One 12-Unit Apartment Building on 1 Albion Street.

Development Agreement Process



Application Details

Applicant/ Owner: YMCA Association of Cumberland

Location: 1 Albion Street (PID: 25009432)

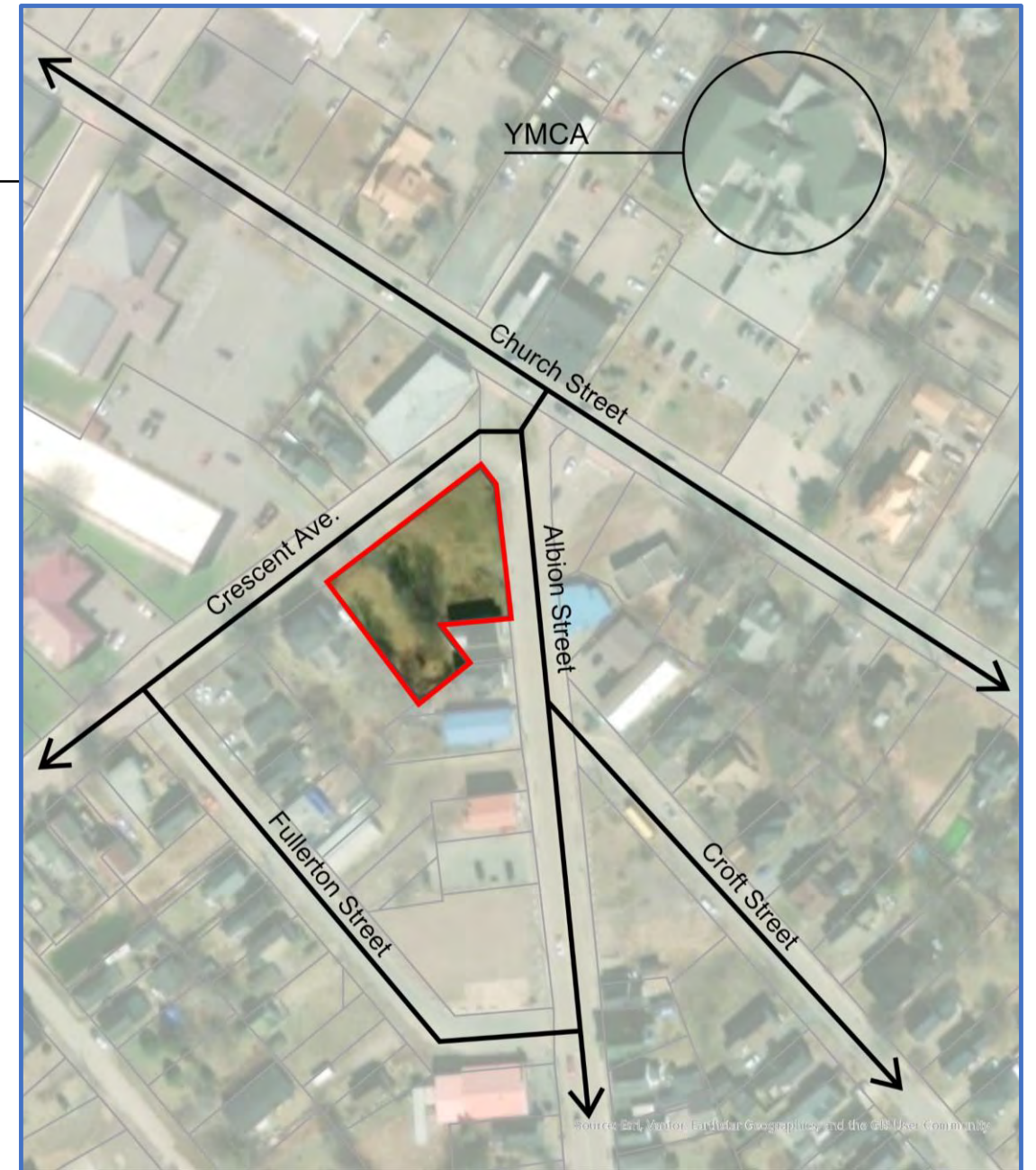
Lot Size: 18,350 sqft

Current Zoning: Downtown Commercial

Current Land Use: Vacant Land

Summary of Proposal: To develop 2 multi-unit apartment buildings

- One 24-Unit Building
- One 12-Unit Building



Parking and Amenity Space

Parking

- Meets current Land Use Bylaw parking requirements
- 7 on-site spaces plus 10 YMCA winter spaces addresses projected demand
- Street parking available outside winter restrictions
- Estimated parking demand expected for fewer than 50% of units
- Two public parking lots managed by the town located adjacent to the YMCA and behind the Amherst Theatre.

Recreation and Amenity Space

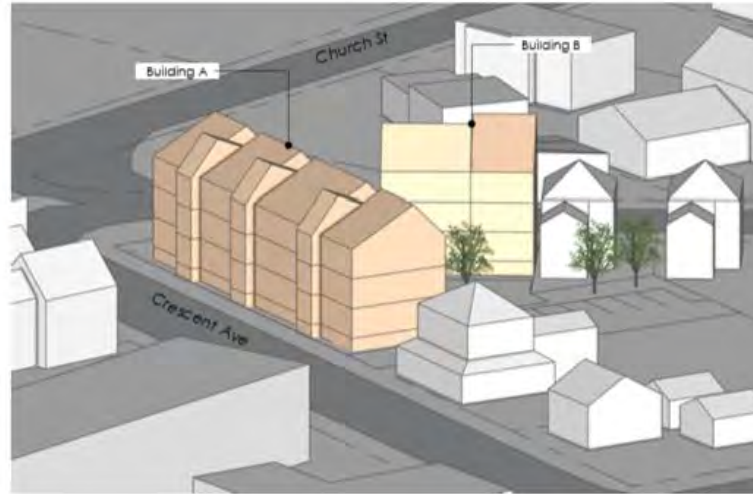
- Onsite greenspaces will be available for resident use.
- The Y offers indoor recreation.
- Some of the outdoor spaces nearby include:
 - Church Street Multi-Sport – 0.2 km
 - Victoria Square – 0.4 km
 - Ernie Lane Playground – 0.6 km
 - Currie Park – 0.4 km
 - Christie, LL Fields, Rotary Playground, Centennial Park – 0.5 km







Elevations



Relevant Planning Policies

Council's decision regarding whether or not to enter into a development agreement must be in accordance with the general intent of Municipal Planning Strategy policies. There are several policies in the strategy that are relevant to this application. This is a summary of the most relevant policies:

Downtown Zone: Policy 4-35 permits a wide mix of commercial and residential uses in the Downtown Zone. Policy 4-38 allows ground-floor residential by development agreement, but only if the development does not detract from the commercial character of the streetscape.

Housing Diversity and Affordability: Policy 5-1 directs Council to promote diverse housing types and densities through the Strategy and Land Use Bylaw. Policies 5-2 and 5-3 support increasing affordable housing by partnering with government and other organizations, and by investments in land and infrastructure.

Supportive Housing: Policy 5-7 lets Council approve development agreements for supportive housing if Council is satisfied that the site is on an arterial street, the building's architecture, bulk, and height are complementary (though not identical) to the varied surrounding built form, and parking and stormwater management are addressed.

Amenity Space: Policy 5.73 requires adequate onsite amenity space.

Parking: Policy 5-57 exempts properties in the Downtown Commercial Zone from the minimum parking requirements to promote compact, pedestrian-oriented development in Amherst's historic downtown.

General Requirements: Policy 6-24 requires that a development agreement must comply with Planning Strategy policies and provincial / federal regulations. It must also be ensured that the proposal is not premature given factors like municipal costs, water/sewer capacity, traffic, fire protection, school/community facility capacity, pollution, flooding/drainage, and site suitability (soils, watercourses, utility rights-of-way).

Relevant Planning Policies

5.4.2 Downtown Zone

Policy 4-35: Council shall, through the Land Use Bylaw, permit a range of commercial uses, including but not limited to, banks, restaurants, licensed establishments, offices, accommodations, clinics, and shops within the Downtown Zone. Multi-unit dwellings shall be permitted within commercial buildings, and stand-alone multi-unit buildings shall be permitted, subject to provisions within the Land Use Bylaw. Light manufacturing uses shall also be permitted.

Policy 4-38: Council shall consider, in the Downtown Zone, applications for ground floor residential uses by development agreement. In considering such proposals, Council shall ensure:

- a. the residential use does not abut Church, Victoria and Havelock Streets;
- b. that such a conversion will not detract from the commercial character of the surrounding streetscape; the proposal is consistent with the provisions in the Land Use Bylaw for residential uses In the Downtown Zone; and
- c. the proposal complies with the general development agreement policies of Section 6.6 of this Plan.

Relevant Planning Policies

5.2.1 Housing Diversity and Affordability

Policy 5-1: Council shall, through the policies of this Plan, and through the Land Use Bylaw, promote a variety of housing types and densities across the Town of Amherst.

Policy 5-2: Council shall continue to work with senior levels of Government, as well as, not-for-profit and for-profit partners to increase the amount of affordable housing.

Policy 5-3: Council may make Investments in land and Infrastructure to support the creation of more housing.

Staff Note:

- The proposal is directly supported by these policies.

Relevant Planning Policies

5.2.3 Supportive Housing

Policy 5-7: Council shall consider entering into a development agreement for proposals for supportive housing and nursing homes with more than twelve beds or units in any zone that permits residential uses. Council shall only enter into such a development agreement if Council is satisfied:

- a. the proposal is situated along an arterial or collector street, or vehicular traffic from the development to the nearest arterial or collector street can be effectively managed;
- b. the architectural design of the building, including, but not limited to, building material and orientation; the location, orientation, and size of windows and doors; and the roof pitch and material is complementary and compatible with—but not necessarily the same as—surrounding land uses;
- c. the bulk and massing of the building is complementary to and compatible with—but not necessarily the same as—neighbouring properties;
- d. the proposal is appropriately integrated into the built form of the existing neighbourhood through the use of setbacks and stepbacks;
- e. parking areas are planned and landscaped so as not to create adverse effects on neighbouring properties;
- f. stormwater runoff from impervious areas is appropriately managed and unlikely to cause disturbance on neighbouring properties or the natural environment; and
- g. the proposal complies with the general development agreement policies of Section 6.6 of this Plan.

Staff Note:

- Located on an arterial Street.
- Architecture, bulk and height are complimentary, but not the same as, highly variable built form of the surrounding area
- Parking is planned and a stormwater management is accounted for in the agreement.

Relevant Planning Policies

5.6.2 Amenity Space in Multi Unit Dwellings

Policy 5-73: In consideration of a proposal that includes residential development enabled by development agreement, Council shall ensure adequate amenity space is provided on-site for use by residents.

5.5.3 Automobile Parking

Policy 5-57: Council shall, through the Land Use Bylaw, exempt properties within the Downtown Commercial Zone from the minimum parking requirements within the Land Use Bylaw to promote compact, pedestrian-oriented development in Amherst's historic downtown.

Staff Note:

- Some outdoor amenity space is provided on site. Significant indoor and outdoor amenity spaces exist nearby.
- Parking requirements are exempt in the Downtown Zone. This development exceeds this by 7 spaces onsite, with additional options nearby.

Relevant Planning Policies

6.6.1 Development Agreement – General Requirements

Policy 6-22: A development agreement that has been approved by Council shall:

- a. specify the development, expansion, alteration, or change permitted;
- b. specify the conditions under which the development may, or may not, occur;
- c. set terms and conditions by which Council may amend or terminate and discharge the agreement.

Policy 6-23: Council may specify conditions in the development agreement to bring the proposal into alignment with the enabling policy and general criteria set out in Section 6.7. Such conditions may include, but are not limited to:

- a. servicing;
- b. the type, location, and orientation of structures;
- c. the architectural design of structures, including, but not limited to, bulk, scale, height, roof shape, building and cladding materials, and the shape and size and placement of doors and windows;
- d. the provision of open space and amenities;
- e. the type, size, and location of signage;
- f. the type and orientation of exterior lighting;
- g. management of solid waste, including, but not limited to, compost and recycling;
- h. pedestrian, bicycle, public transit, and vehicular circulation;
- i. connections to existing or planned pedestrian, bicycle, public transit, and vehicular networks;

Relevant Planning Policies

6.6.1 Development Agreement

Policy 6-23: ...

- j. the location and number of bicycle and vehicular parking and loading spaces;
- k. access for emergency vehicles;
- l. the location and type of landscaping, including fences and other forms of screening;
- m. stormwater management, grading and erosion control;
- n. the emission of noise, odour, light, liquids, gases, and dust;
- o. the type of materials stored on site;
- p. the type of materials sold on site;
- q. hours of operation;
- r. the phasing of development;
- s. financial bonding for the construction and maintenance of components of the development, including, but not limited to, roads and landscaping;
- t. mitigation measures for construction impacts;
- u. time limits for the initiation and completion of development; and
- v. all other matters enabled in Section 227 of the Municipal Government Act.

Relevant Planning Policies

6.7 General Criteria

Policy 6-24: Council may not amend the Land Use Bylaw or enter into a development agreement unless Council is satisfied the proposal:

- a. is consistent with the intent of this Municipal Planning Strategy;
- b. does not conflict with any law or regulation of the Provincial or Federal Governments;
- c. is not premature or inappropriate due to:
 - i. the ability of the Town to absorb public costs related to the proposal;
 - ii. impacts on existing drinking water supplies, both private and public;
 - iii. the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;
 - iv. the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, and leading to the site;
 - v. the adequacy of fire protection services and equipment;
 - vi. the adequacy and proximity of schools and other community facilities;
 - vii. the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses;
 - viii. its impact on nearby watercourses or wetlands;
 - ix. site-specific climate change risks, such as threats of flooding;
 - x. the potential to create flooding or serious drainage issues, including within the site and in nearby areas;
 - xi. the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility rights-of-way.

Relevant Planning Policies

6.7 General Criteria – Information required if needed

Policy 6-25: Council may, in addition to any other required information, require any or all of the following information prepared by an appropriate qualified professional, at the applicant's cost, and at a level sufficiently detailed to evaluate whether the criteria for amending the Land Use Bylaw or entering into a development agreement have been met:

- a. a detailed site plan showing features such as, but not limited to:
 - i. topography;
 - ii. location and dimensions of existing and proposed property and unit lines;
 - iii. location of zoning boundaries;
 - iv. use, location, and dimensions of existing and proposed structures;
 - v. existing and proposed watercourses and wetlands;
 - vi. location and dimensions of existing and proposed road, bicycle, and pedestrian networks;
 - vii. location and dimensions of driveways, parking lots, and parking spaces;
 - viii. type and amount of site clearing required, if any;
 - ix. location of buffers;
 - x. location and dimensions of existing and proposed parks and recreation lands, whether public or private;
 - xi. location of utilities;
 - xii. development densities;
- b. elevation drawings of existing and proposed structures including, but not limited to, dimensions and exterior materials;
- c. a site grading plan;
- d. a landscaping plan;
- e. a drainage and stormwater management plan;
- f. a traffic impact assessment that evaluates the ability of existing road, bicycle, and pedestrian networks to accommodate traffic generated by the proposed development;
- g. a geotechnical study;
- h. a shadow study;



YMCA Cumberland 1 Albion Street PAC Decision Memorandum

zzap Consulting Inc. (zzap) has been engaged by the YMCA Association of Cumberland to advance the design for two new residential buildings on 1 Albion Street, Amherst, NS. This is building on a previously completed feasibility study contemplating the future development of one 24-unit and one 12-unit apartment building on the site.

On April 7, 2026, the application for a Development Agreement (DA) to permit the proposed development was presented to the Town of Amherst Planning Advisory Committee (PAC). Within the Development Agreement process, the PAC's role is to review the proposal from the property owner and feedback from the public participation, as well as to make a recommendation on the DA to council.

1.0 PAC Decision

After a staff presentation and committee discussions, PAC voted to defer a decision for the DA application and request additional information or changes to the proposal. The request for additional information and changes to the proposal were specifically in regard to:

- The number of parking spaces within the proposed development
- The need for the 12-unit building as part of the project for its success
- The density and intensity of uses on the site

2.0 PAC Meeting Discussions

Committee members expressed concerns around the number of parking spaces, given that the project is proposed for residential uses. Staff noted that minimum parking requirements are waived for developments in the Downtown Commercial Zone, regardless of land use.

There were also productive discussions around the potential for playground and amenity space, sidewalks (noting sidewalks would be the responsibility of the Town), as well as traffic impacts and the location of garbage facilities.

3.0 Actions Being Explored by the YMCA

To encourage alignment between all parties on this project, the YMCA is considering and suggesting several actions to help support the rationale for this project's approval, this includes:

- The creation of up to 10 additional parking spaces at the YMCA recreation centre to support residents of the development, given that the centre is within immediate walking distance of the subject site
- The YMCA is having discussions with neighbouring Holy Family Catholic Church to support winter overnight parking for residents
- Noting the several public open spaces, green spaces and playgrounds within immediate walking distance of the site, which can support community connection and further activate the use of these public spaces.
- The subject site is uniquely positioned within a highly walkable and service-rich area of downtown Amherst, providing immediate access to daily needs such as grocery stores, healthcare services, recreation facilities, community programming, and employment



opportunities. This reduces reliance on private vehicles and supports more inclusive housing outcomes.

- The integration of additional affordable and supportive housing units on this site aligns with broader provincial and municipal housing objectives, including increasing housing supply, improving affordability, and enabling aging in place and independent living.
- The YMCA's involvement as a community-based organization ensures that the development is not solely market-driven, but instead responds directly to identified local housing gaps, including individuals requiring supportive environments and access to wraparound services.
- The inclusion of both the 24-unit and 12-unit buildings is important to achieving a range of unit types and affordability levels, helping to meet diverse housing needs

**Town of Amherst
Public Hearing
Minutes**

Date: July 8, 2026
Time: 5:00 pm
Location: Council Chambers, Town Hall

Members Present Mayor Robert Small
Deputy Mayor Charlie Chambers
Councillor Hal Davidson
Councillor Nic Furlong
Councillor Terry McManaman
Councillor Dwayne Ripley
Councillor Kathy Wells

Staff Present Jason MacDonald, Chief Administrative Officer
Torben Laux, Planner
Sean Payne, Marketing & Communications Officer
Natalie LeBlanc, Municipal Clerk
Cindy Brown, Administrative Assistant

1. CALL TO ORDER

Mayor Small called the meeting to order.

2. TERRITORIAL ACKNOWLEDGMENT

Mayor Small gave the Territorial Acknowledgement.

3. 1 Albion Street Development Agreement

3.1 Presentation

Torben Laux presented the application for a Development Agreement on the property located at 1 Albion Street (PID 25009432) to permit the construction of a 24-unit and 12-unit apartment building.

3.1.1 Written Submissions

Mayor Small acknowledged the written submissions received. Information item only, included as part of the agenda package.

3.2 Council Questions / Comments

Councillor Ripley wanted it said for the record that he is weary about what this development will do to the downtown, adding that business owners and residents are already concerned with the state of the downtown area. He wants to know more about what the percentage is of what is subsidized and what is affordable housing within the development, as it seems the majority of it is subsidized. He feels having this development and the shelter in the downtown area will do the downtown a disservice, and although he acknowledges the YMCA is directly across the street from the proposed site, he would like to see this developed at a different location.

Deputy Mayor Chambers said although he somewhat agrees with Councillor Ripley, he has learned more about this application since it was originally received and knows that the YMCA is a great organization and they will do a good job looking after this development.

Councillor Furlong inquired about the parking again and asked if we should be considering signage for no parking in the area. Jason MacDonald answered that generally if cars are parked on the street, it slows traffic down, that most streets are designed for street parking, adding that the Traffic Authority can monitor the situation and if warranted they can have no parking signs installed.

Councillor Furlong asked if dust and noise control during construction has been addressed. Torben Laux replied that yes, it is addressed as part of the development agreement.

Councillor McManaman said his only concerns with this application have been around parking; however, the YMCA is working to address this.

Councillor Wells spoke in total favor of the application, noting the YMCA has proven success with affordable housing. She feels concerns around parking is a good thing, it means residents can afford both an apartment and a vehicle. She further added that she feels it is unfair to compare affordable housing to the shelter, that it is comparing apples to oranges and she wants to be sure everyone understands the difference.

Councillor Furlong asked for clarity of the Town's definition of supportive housing. Jason MacDonald answered that supportive housing as defined in our policies means things like seniors' homes and group homes, where there is communal living with staff 24/7, which is different from how service organizations define it which is individual units with supports in other forms such as social services or other support staff.

3.3 Public Questions / Comments

Wayne MacKenzie spoke to how he sees the downtown area ending up and does not see how low rentals will help revitalize the downtown. He feels kids cannot go downtown now as it is not safe and believes our police force is already overwhelmed. He feels bad for downtown business owners, particularly the Portlander Jamaican restaurant, adding that he would not want this proposed development next to his residence or business. He also does not believe that the YMCA can accommodate overflow parking as the parking lot there is typically full.

Kevin Nelson spoke as a business and property owner in the downtown area, indicating he is constantly replacing vandalized windows at his property on Havelock Street. He agrees with Councillor Ripley in that affordable housing developments such as this application should be spread out and not located in the downtown core and feels we do not need this at this location and that Council should be promoting business in the downtown as there is currently not even a grocery store in the area.

Renee Pilgrim indicated she is new to Amherst and believes having diversity in the downtown area will help to revitalize it adding that we need people downtown to help it flourish. She believes people who need assistance are assumed dangerous and this is prejudice; horrible things happen everywhere not just with people who need subsidized housing. She said she looked at starting a business in the downtown however could not afford to rent a space. She also spoke to the Hillsdale development saying she does not believe it is necessarily considered affordable unless you are a two-income family or are doing very well. She believes it would be unfortunate to not support a project of this kind and that not taking a chance is not doing Amherst a favor, we need housing to support the people who are here.

Gillian Strong spoke as a somewhat new resident to Amherst, and as a YMCA Board member. She stated that she moved here in 2016 and at the time found a two-bedroom apartment for her family of four for \$600, adding this amount has gone up in 5% increments annually. It is not ideal however even though her and her husband both work they are stuck there and can't afford to move. She very much wants to see affording housing hoping it will open the market for other options. She encouraged councillors to look at available apartments and the costs to rent them, see if they could afford them, and what they would have to give up to do so. She spoke to the YMCA's affordable housing location on Church Street and one of the residents who was a single mother able to return to school to get her nursing degree while residing there, which would likely not have been possible had she have not been in an affordable housing situation. She believes in this town and the YMCA, and feels we need to invest in the community. She feels this is an incredible opportunity and asked that Council take their time in making this decision.

George Crawshaw, owner of Top Line Rentals, indicated he has no objections to this proposal and wished the YMCA every success. However, he is concerned about overflow parking in his lot and would like to respectfully submit for the record that his parking lot is private.

Ray Hickey, property owner and resident in the downtown area and a former municipal CAO stated that although he is fully in favor of supportive housing he is not in favor of this proposed location and that a downtown area is not the place for it, and generally goes against a good Municipal Planning Strategy, adding you would not see any of this in Halifax, Mahone Bay, Bridgewater or Antigonish for example. He feels downtowns are meant to be safe, architecturally beautiful, a place to shop and to gather. He stated that living in the downtown area has been an absolute disaster, he has had to call 911 at least two dozen times recently and that what he has to deal with as a property owner in the downtown is challenging, adding that he is not criticizing the shelter but it's location. He spoke to his enjoyment of going to Shediac adding that if he went there at 3:00 in the afternoon and seen groups of people in distress in the downtown area like we do here he would not stay. He reiterated he is not criticizing the shelter, or the staff or the volunteers, or this application, only the locations. He feels that these types of development can be limited through Municipal Planning Strategies and Land Use Bylaws. He feels people will feel even more unsafe going to the downtown area if this is approved, and no one will want to invest or build in the downtown.

He also feels Council are kind of the "landlords", and he would like them to think of the greater area as they are the ones responsible for housing and investing. He wished the YMCA the best of luck but is not in favor of this location.

Trina Clark, CEO of the YMCA of Cumberland, spoke to address some of the concerns raised. She started by saying there has been talk of revitalizing the downtown for decades, it is not a new one-year or two-year problem. She does not believe people consider the location of the YMCA as downtown, and she has an incredible concern with the correlation of this proposal and the shelter as it is not what they are doing and comparing the two is inaccurate. She added that comparing poverty to criminal activity is wrong, and that the clientele of this proposal will be able to improve their lives. In response to the concerns of parking, she said that they are working on it, and that if more parking is needed this would mean the project is a success.

Aiden Kivisto, Manager of Community Development with the YMCA of Cumberland, appreciated the comments and the healthy debate. He indicated although they have not yet secured funding for this project, funding partners do have a definition for supportive housing. He feels perception can make a huge difference, adding that they have seen a huge increase in senior clientele. He realizes there are layers of complexities with this type of development, however, feels problems only continue to get worse when we leave people out. He knows that there are concerns surrounding this application however they want this to be a success for the whole community.

4. Adjournment

There being nothing further, Mayor Small thanked everyone for coming and for their input. A special Council meeting will be scheduled for a later date. With that, Mayor Small adjourned the Public Hearing.

Natalie LeBlanc
Municipal Clerk

Robert Small
Mayor

1 Albion St. Affordable Housing Development



A new housing development consisting of 2 buildings that have 24 and 12 units respectively for a total of 36 units.

Building 1, with 24 units, will consist of a mix of one, two, and three bedroom units. 80% of these units will be designated as affordable for Very Low and Low Income families/individuals, and 20% will meet the Moderate Income threshold. (See chart below, Build Canada Homes)

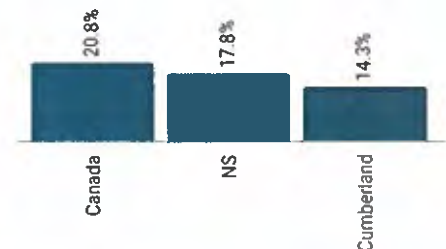
Building 2, with 12 units, consists only of studios. 100% of these units will be designated as affordable and will meet supportive housing requirements set forth by the province.

How We Define Affordability

Affordable housing is defined by the CMHC as housing that costs no more than 30% of an individual or households income before taxes.

The development at 1 Albion St. in Amherst will continue to meet affordability guidelines for a period of at least 25 years.

Percentage of population per area paying >30% income on shelter annually



Area median household income (2026)	Illustrative maximum affordable rent per unit size*			
	Studio	1 bedroom	2 bedroom	3 bedroom
Very low income (0-25% median income)	\$293	\$377	\$598	\$781
Low income (26-50% median income)	\$586	\$754	\$1,197	\$1,563
Moderate income (51-75% median income)	\$878	\$1,131	\$1,795	\$2,344
Median income (76-100% median income)	\$1,171	\$1,508	\$2,393	\$3,125

** Build Canada Homes - Affordability.

CUMBERLAND HOUSING DEVELOPMENT DEVELOPMENT AGREEMENT

Amherst, NS

March 5, 2026

YMCA OF CUMBERLAND



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- 2 SITE PLAN
- 3 CONCEPTUAL RENDERING
- 4 CONCEPTUAL RENDERING



BUILDING A UNIT MIX			
LEVEL	UNIT NUMBER	TYPE	AREA (SM)
Basement Level	Unit 001	3-BR	78
	Unit 002	1-BR	44
	Unit 003	1-BR	44
	Unit 004	2-BR	71
	Unit 005	2-BR	73
	Unit 006	2-BR	73
Level 1	Unit 101	2-BR (BF)	74
	Unit 102	1-BR	36
	Unit 103	1-BR	41
	Unit 104	2-BR (BF)	63
	Unit 105	2-BR (BF)	67
	Unit 106	2-BR (BF)	62
Level 2	Unit 201	3-BR	70
	Unit 202	1-BR	36
	Unit 203	1-BR	36
	Unit 204	2-BR	62
	Unit 205	2-BR	62
	Unit 206	2-BR	62
Level 3	Unit 301	3-BR	70
	Unit 302	1-BR	36
	Unit 303	1-BR	36
	Unit 304	2-BR	62
	Unit 305	2-BR	62
	Unit 306	2-BR	62

BUILDING B UNIT MIX			
LEVEL	UNIT NUMBER	TYPE	AREA (SM)
Basement Level	Office	N/A	48
Level 1	Unit 101	Studio	25
	Unit 102	Studio	25
	Unit 103	Studio	25
	Unit 104	Studio	25
Level 2	Unit 201	Studio	25
	Unit 202	Studio	25
	Unit 203	Studio	25
	Unit 204	Studio	25
Level 3	Unit 301	Studio	25
	Unit 302	Studio	25
	Unit 303	Studio	25
	Unit 304	Studio	25

LEGEND

- PROPERTY BOUNDARY
- LOT SUBDIVISION BOUNDARY
- RESIDENTIAL ENTRANCE
- GRADE RELATED ENTRANCE

SITE STATISTICS

PID 25009432

ZONE Downtown Commercial

LOT AREA 0.17 ha / 0.42 acres

BUILDING A STATISTICS

	3	461
GFA PER FLOOR / SM	2	461
	1	461
	Bmnl Lvl	461
TOTAL GFA		1,844
TOTAL UNIT COUNT		24

Note: GFA includes corridors, stairs and service rooms.

BUILDING B STATISTICS

	3	167
GFA PER FLOOR / SF	2	167
	1	167
	Bmnl Lvl	167
TOTAL GFA		668
TOTAL UNIT COUNT		12

Note: GFA includes corridors, stairs and service rooms.

DEVELOPMENT STATISTICS

TOTAL GFA	2,512
TOTAL UNIT COUNT	36

Note: GFA includes corridors, stairs and service rooms.

NOTES

- Site subject to survey. Property lines and topographic features are approximate only.

0 10' 20' 40'

1" = 25'-0"







VIEW FROM CRESCENT AVENUE



VIEW FROM ALBION STREET



Maggie's Place

A Resource Centre for Families

11 Elmwood Drive
Amherst, NS B4H 2G7
P: 902-667-7250 F: 902-667-0585
cumberland@maggiesplace.ca
www.maggiesplace.ca

June 2, 2026

Re: Letter of Support for 1 Albion Street Apartments

Dear Mayor and Members of Town Council,

On behalf of Maggie's Place: A Resource Centre for Families Association, I am writing to express our strong support for the proposed apartment buildings at 1 Albion Street in Amherst.

As an organization dedicated to supporting families and strengthening communities, we see firsthand the growing challenges many individuals and families face in securing safe, stable, and affordable housing. Amid the current housing crisis, too many in our community are forced to make impossible choices between paying rent and meeting basic needs such as food.

Access to affordable and supportive housing is foundational to the well-being of families and community members. When individuals have a safe and stable place to live, they are better able to care for their health, support their children's development, maintain employment, and participate meaningfully in their community. Housing stability is directly linked to healthier outcomes for children, stronger family units, and more resilient communities overall.

The proposed development at 1 Albion Street represents an important step toward addressing these urgent needs in Amherst. By increasing the availability of affordable and supported housing options, this project will provide critical support to some of our community's most vulnerable residents. In turn, this investment will contribute to a healthier, more inclusive, and more sustainable community for everyone.

Maggie's Place strongly encourages the approval and advancement of this project. We believe that developments like this are essential to ensuring that all families and community members can thrive.

We respectfully ask Council to vote in support of the proposed YMCA affordable housing development at 1 Albion Street, uphold the principles outlined in the Strategic Plan, and ensure decisions are grounded in evidence rather than perception.

The housing crisis demands action. Our community deserves leadership that reflects both the evidence before us and the values we claim to uphold.

Thank you for your consideration of this important matter.

Sincerely,
Sarah MacMaster
Executive Director

Mayor Robert Small
Town of Amherst
98 Victoria St
Amherst, NS
B4H 4A1

June 3, 2026

To Mayor Small and Amherst Town Council;

As one of largest local developers in the Town of Amherst I want to express serious concerns about the Planning Advisory Committee's approach and discussions around the Cumberland YMCA's proposed development at 1 South Albion Street.

This proposal met the Land-Use By-law (LUB) requirements and is meeting the key strategic objectives from the Municipal Planning Strategy (MPS). Yet the PAC would not second a motion to vote on the proposal, thereby in effect rejecting it.

The new LUB and MPS were just passed this year and create the structure under which developers, community members and Council must plan and operate. If this structure is not being used to guide decision making, then these documents are irrelevant, making planning new developments nearly impossible.

The YMCA's proposed property is in the Downtown Commercial zone which has no parking requirements. The PACs' request for more details on parking information after the first meeting was not appropriate since the YMCA had already exceeded the parking requirements. The YMCA could not meet a new arbitrary parking standard set by the PAC since they'd already met the current established requirement. I know the PAC had concerns about parking spots, and for future proposals this can be addressed by modifying the LUB and MPS documents through the stipulated amendment procedures.

In the past I have told all out-of-town developers that Amherst Town Staff and Council were excellent to work with. I highlighted that Town Staff always strived to add positive developments in the Town and I've found that Staff and Council had a solid, trusting working relationship. I stressed the developer needed to address any of the Town Staff's concerns with their proposal, and that will help their proposals proceed through the necessary approvals. Based on the PAC's last two meetings I can not continue to say this in good faith. It appears that decisions are being made arbitrarily, beyond the scope of the PAC's mandate, and for seemingly personal reasons.



**Northumberland
Properties**

1-2 Palmer St
Amherst, NS
B4H 1Z5
902-667-1046

As someone who has developed over 130 units in Amherst, and been through the Development Agreement process multiple times, I will not be looking for more development opportunities in the Town of Amherst if the PAC and Council continue to act in such an arbitrary manner.

Sincerely;

Andrew Cameron
President
Northumberland Properties

Cindy Brown

From: Jason MacDonald
Sent: June 5, 2026 11:12 AM
To: Cindy Brown; Natalie LeBlanc
Cc: Andrew Fisher
Subject: FW: Support for YMCA Affordable Housing Development at 1 Albion Street

For inclusion in the COW package

Jason MacDonald, MCIP, LPP (he/him)

Chief Administrative Officer

Town of Amherst

Cell: 902-664-8367

Email: jmacdonald@amherst.ca

www.amherst.ca | #seewhyweloveit

"We acknowledge that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People. We celebrate 400+ years of African Nova Scotian descent. We strive to foster a diverse community that values everything that makes us unique including our visible differences, such as race or gender expression, as well as our non-visible differences, such as gender identity and diversity of thought. We are committed to equity, fairness and dignity for all."



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From: Hal Davidson <HDavidson@amherst.ca>
Sent: June 4, 2026 4:14 PM
To: Jason MacDonald <JMacDonald@amherst.ca>
Subject: Fwd: Support for YMCA Affordable Housing Development at 1 Albion Street

Hal Davidson

Councillor

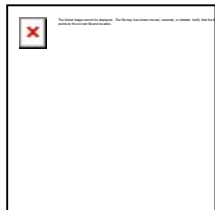
Town of Amherst

Cell: 902-694-0190

Email: h davidson@amherst.ca

#seewhyweloveit

“We acknowledge that we are in Mi’kma’ki, the ancestral and unceded territory of the Mi’kmaq People. We celebrate 400+ years of African Nova Scotian descent. We strive to foster a diverse community that values everything that makes us unique including our visible differences, such as race or gender expression, as well as our non-visible differences, such as gender identity and diversity of thought. We are committed to equity, fairness and dignity for all.”



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Begin forwarded message:

From: Sexual Health Matters <sexualhealthcumberland@gmail.com>

Date: June 4, 2026 at 2:54:33 PM ADT

To: Charlie Chambers <cchambers@amherst.ca>, Terry McManaman <tmcmanaman@amherst.ca>, Hal Davidson <HDavidson@amherst.ca>, Dwayne Ripley <dripley@amherst.ca>, Robert Small <rsmall@amherst.ca>, Kathy Wells <kwells@amherst.ca>, Nic Furlong <nfurlong@amherst.ca>

Subject: Support for YMCA Affordable Housing Development at 1 Albion Street

Dear Mayor and Members of Amherst Town Council,

I am writing to express my support for the proposed YMCA affordable housing development at 1 Albion Street and for the principles that have guided housing development efforts within our community over the past several years.

The Town of Amherst’s Strategic Plan commits Council to fostering an inclusive community, making evidence-based decisions, and supporting housing solutions that meet the needs of residents across all income levels. These commitments are not merely aspirational statements; they are promises to the community that decisions will be informed by research, policy, lived realities, and the long-term well-being of residents.

Throughout this process, the YMCA has consistently demonstrated a willingness to engage in good faith. They have worked diligently to meet and exceed planning requirements, respond to concerns, comply with municipal bylaws, and participate fully in the processes established by the Town. By all accounts, they have done what has been asked of them.

For many of us working on the front lines of housing insecurity, homelessness prevention, poverty reduction, healthcare, education, and community development, the current process has been deeply concerning. There is growing unease surrounding the recommendation that advanced through the advisory process and the apparent disconnect between the evidence before us, the Town's stated policy objectives, and the direction now being considered.

The reality is that Amherst, like communities across Nova Scotia and Canada, is facing a significant housing crisis. Every affordable housing unit that is delayed, reduced, or prevented from moving forward carries real consequences for families, seniors, workers, newcomers, youth, and individuals living on fixed incomes. These impacts extend far beyond housing alone and are felt across healthcare systems, emergency services, schools, social services, and the broader local economy.

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That reputation is valuable, but it is also fragile.

Years of progress can be undermined by a single decision that signals to nonprofit housing developers that even when every requirement is met, every process is followed, and every concern is addressed, support may still remain uncertain.

We respectfully ask Council to vote in support of the proposed YMCA affordable housing development at 1 Albion Street, uphold the principles outlined in the Strategic Plan, and ensure that decisions are grounded in evidence rather than perception.

The housing crisis demands thoughtful, evidence-based action. Our community deserves leadership that reflects both the realities before us and the values we claim to uphold.

Thank you for your consideration of this important matter.

Sincerely,

--

Corey Hunter (she/her)

Executive Director & Educator

Sexual Health Centre for Cumberland County

902-667-7500

sexualhealthmatters.ca

sexualhealthcumberland@gmail.com



Sexual Health Centre for Cumberland County acknowledges it is located in Mi'kma'ki, the ancestral, unceded and unsundered territory of the Mi'kmaq People. We acknowledge them as the past, present, and future caretakers of this land. This territory is covered by the "Treaties of Peace and Friendship" which Mi'kmaq and Wolastoqiyik (Maliseet) People first signed with the British Crown in 1725. The treaties did not deal with surrender of lands and resources but in fact recognized Mi'kmaq and Wolastoqiyik (Maliseet) title and established the rules for what was to be an ongoing relationship between nations.

Natalie LeBlanc

Subject: FW: Support for YMCA Affordable Housing Development at 1 Albion Street

From: Sarah Flemming <sarah.flemming@unitedwaymaritimes.ca>

Sent: June 4, 2026 9:01 AM

To: Robert Small <rsmall@amherst.ca>; Charlie Chambers <cchambers@amherst.ca>; Terry McManaman <tmcmanaman@amherst.ca>; Hal Davidson <HDavidson@amherst.ca>; Chambers Zoom <chambers@amherst.ca>; Dwayne Ripley <dripley@amherst.ca>; Kathy Wells <kwells@amherst.ca>; Nfurlong@amherst.c

Cc: Jason MacDonald <JMacDonald@amherst.ca>

Subject: Support for YMCA Affordable Housing Development at 1 Albion Street

Dear Mayor and Members of Amherst Town Council,

On behalf of United Way Maritimes, I am writing in support of the proposed YMCA affordable housing development at 1 Albion Street.

Through our work developing and operating affordable housing in Amherst, we see firsthand the growing need for housing options in our community. Interest in affordable housing continues to increase, and our own waitlist grows regularly. While projects like The Groves at Hillsdale have helped create new opportunities for local residents, the demand far exceeds the supply that currently exists.

We recognize and appreciate the leadership the Town of Amherst has shown in supporting housing development over the past several years. The collaboration between the Town, nonprofit organizations, community partners, and other levels of government has helped create meaningful housing solutions for local residents and positioned Amherst as a community committed to addressing housing challenges.

No single project will solve the housing crisis, but each new development contributes to a broader range of housing options for individuals and families who need them. For that reason, we support the YMCA's proposal and the additional housing opportunities it would bring to our community.

Thank you for your continued commitment to housing and to the well-being of Amherst residents!

Warmly,

Sarah



**United Way
Centraide**
des Maritimes



From: Jennifer Furlong <jennifer@cumberlandnj.ca>

Sent: Friday, June 5, 2026 1:20 PM

To: Robert Small <rsmall@amherst.ca>

Cc: Charlie Chambers <cchambers@amherst.ca>; Kathy Wells <kwells@amherst.ca>; Nic Furlong <nfurlong@amherst.ca>; Dwayne Ripley <dripley@amherst.ca>; Terry McManaman <tmcmanaman@amherst.ca>; Hal Davidson <HDavidson@amherst.ca>

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The YMCA has consistently demonstrated a willingness to engage in good faith throughout this process. They have worked diligently to meet and exceed planning requirements, address concerns, comply with municipal bylaws, and participate in the processes established by the Town. They have done everything that has been asked of them.

For community organizations working with folks experiencing housing insecurity, homelessness, poverty, and barriers to healthcare, employment, and education, the current process has been deeply disappointing. I am concerned about the lack of accountability surrounding the recommendation that advanced through the advisory process and the apparent disconnect between evidence, policy objectives, and the direction being considered.

Amherst, like communities across Nova Scotia and Canada, is experiencing a significant housing crisis that is having far-reaching impacts on our community. Every affordable housing unit that is delayed, reduced, or prevented from moving forward has real consequences for families, seniors, workers, newcomers, youth, and individuals living on fixed incomes. The impacts are felt across healthcare systems, emergency services, social services, community organizations, schools, and the broader economy.

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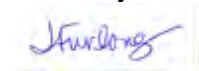
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Thank you for your consideration of this important matter.

Sincerely,



Jennifer Furlong (she/her)
Executive Director
Cumberland Restorative Justice Society
PO Box 843
54 Victoria Street
Amherst, NS B4H4B9
jennifer@cumberlandrj.ca
W: 902-667-4414
C: 902-664-7639

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From: Sexual Health Matters <sexualhealthcumberland@gmail.com>

Date: June 4, 2026 at 2:54:33 PM ADT

To: Charlie Chambers <cchambers@amherst.ca>, Terry McManaman <tmcmanaman@amherst.ca>, Hal Davidson <HDavidson@amherst.ca>, Dwayne Ripley <dripley@amherst.ca>, Robert Small <rsmall@amherst.ca>, Kathy Wells

<kwells@amherst.ca>, Nic Furlong <nfurlong@amherst.ca>

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From: Andrew Cameron <acameron@northumberlandproperties.ca>

Sent: June 4, 2026 9:23 AM

To: Jason MacDonald <JMacDonald@amherst.ca>; Robert Small <rsmall@amherst.ca>

Cc: Natalie LeBlanc <NLeBlanc@amherst.ca>

Subject: Correspondence regarding PAC meeting on June 1, 2026

Good morning Mayor Small,

Please find attached a letter regarding the PAC meeting on June 1, 2026.

As a long-term developer in the Town of Amherst, I have serious concerns about the PACs process handling the Cumberland YMCA's proposal on South Albion Street. This approach will impact my decision on looking at any new developments in the Town of Amherst.

Can this please be shared with Staff, Council Members and anyone else before the next Committee of the Whole Meeting?

Thank you,

Andrew Cameron
President
Northumberland Properties

Cindy Brown

From: Jason MacDonald
Sent: June 5, 2026 3:07 PM
To: Cindy Brown; Natalie LeBlanc
Cc: Andrew Fisher
Subject: FW: Support for YMCA Affordable Housing Development at 1 Albion Street

For cow package

Jason MacDonald, MCIP, LPP (he/him)

Chief Administrative Officer

Town of Amherst

Cell: 902-664-8367

Email: jmacdonald@amherst.ca

www.amherst.ca | #seewhyweloveit

“We acknowledge that we are in Mi’kma’ki, the ancestral and unceded territory of the Mi’kmaq People. We celebrate 400+ years of African Nova Scotian descent. We strive to foster a diverse community that values everything that makes us unique including our visible differences, such as race or gender expression, as well as our non-visible differences, such as gender identity and diversity of thought. We are committed to equity, fairness and dignity for all.”



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From: Robert Small <rsmall@amherst.ca>
Sent: June 5, 2026 2:00 PM
To: Jason MacDonald <JMacDonald@amherst.ca>
Subject: Fw: Support for YMCA Affordable Housing Development at 1 Albion Street

Fyi

Get [Outlook for iOS](#)

From: Jennifer Furlong <jennifer@cumberlandrj.ca>
Sent: Friday, June 5, 2026 1:20 PM
To: Robert Small <rsmall@amherst.ca>

Cc: Charlie Chambers <cchambers@amherst.ca>; Kathy Wells <kwells@amherst.ca>; Nic Furlong <nfurlong@amherst.ca>; Dwayne Ripley <dripley@amherst.ca>; Terry McManaman <tmcmaman@amherst.ca>; Hal Davidson <HDavidson@amherst.ca>

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June 5, 2026

Dear Mayor Small and Town of Amherst Councilors,

We are writing to express our support for the proposed development agreement for 1 Albion Street. Public Health, Northern Zone supports the development of affordable housing because of the relationship between housing and health outcomes. Access to safe, affordable, and accessible housing is essential for overall health and wellness (NSH, 2020).

There is a clear need for increased access to affordable housing within the Town of Amherst and across Cumberland County. The most recent service-based count identified that there were 146 people experiencing some form of homelessness in Cumberland County (Cumberland YMCA, 2023). The count identified 30 individuals experiencing homelessness, 30 individuals who were provisionally accommodated, and 86 individuals who were at risk of homelessness (Cumberland YMCA, 2023). Furthermore, Cumberland County has a higher proportion of individuals living in housing that requires major repairs, is crowded, or is unaffordable compared to the rest of Nova Scotia (NSH Public Health, 2025).

Unaffordable housing can pose a significant obstacle to financial stability, educational and professional opportunities, for individuals and families (CANCEA, 2023). When housing is unaffordable or unstable, people are more likely to experience ongoing stress and live in conditions that can negatively affect both their mental and physical health (Public Health Agency of Canada, 2022). Whereas affordable housing is closely linked to better physical and mental health outcomes. When people have stable housing, they have lower rates of anxiety and depression and demonstrate lower levels of stress (CMHC, 2022). At the community level, affordable housing fosters inclusion, strengthens social connections, and contributes to a greater sense of safety and belonging (SSHRCC, 2023).

Public Health strongly encourages Council to give favorable consideration to the approval and advancement of this development agreement. This project aligns with Council's broader vision and priorities for an inclusive, healthy and prosperous community for everyone. We recognize and appreciate Council's continued commitment to fostering healthy communities and believe this development supports those goals.

Sincerely,

Madison Bennett & Zack Knol (Health Promoters)

Public Health works with others to understand the health of our communities and acts together to improve health.

Madison Bennett	Zack Knol
Madison.bennett@nshealth.ca	Zack.knol@nshealth.ca
902-694-9725	902-694-2578

References

- Canadian Centre for Economic Analysis. (2017). (rep.). Understanding the Benefits of Investments in Affordable Housing. Retrieved 2025, from https://www.cancea.ca/wp-content/uploads/2017/11/IAH_Literature-Review-Report_FINAL_31.07.2018.pdf.
- Canadian Mortgage and Housing and Housing Corporation. (2022, September). GTA West Social Housing and Health Study. CMHC: Canadian Mortgage and Housing Corporation. <https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/housing-research/research-reports/housing-needs/research-insight-housing-outcomes-gta-west>
- Nova Scotia Health, Public Health, Science and Systems Performance. (2025, December 4). NZ Housing & Health.
- Nova Scotia Health (NSH) Healthy Communities Northern Zone, 2020. Let's Make Health Matter in the 2020 Municipal Election.
- YMCA of Cumberland and Nova Scotia Health Public Health. (2023). Demystifying Rural Homelessness in Cumberland County utilizing a Service Based Count Tool.
- Social Sciences and Humanities Research Council of Canada. (2023). Approaches to Social Inclusion, Community Resilience, and Homelessness in the Context of Emerging Asocial Societies. Retrieved from <https://homelesshub.ca/wp-content/uploads/2024/04/NIMBY-FullReport.pdf>

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Madison Bennett	Zack Knol
Madison.bennett@nshealth.ca	Zack.knol@nshealth.ca
902-694-9725	902-694-2578

①

July 6
EP

On Mar 17 / 2026 a notice in my mail box Regarding #1 Albion Street as I lived within 60 meters. Said 24 unit and 12 unit. I discovered in those 2 weeks that a bylaw got drafted on Oct 7 / 2025 Amended on Mar 17 / 2026 to allow a build like. Also to not need parking. I also noticed that there is a bylaw saying you must provide a turnaround area in the space as to not back out onto Street. I noted issues that stood out. To build on the busiest intersection in Amherst Church / Albion. 3 stop signs no Street lights. I said I nearly get hit 4 times a day trying to cross the street. Day or Night. At night there are no lights very dark. I mentioned the town police sitting on Crescent Ave for years + years watching and chasing traffic violators. I had concerns with the garbage the parking spaces that were 11 spots now down to 7. 3 handicap now down to 2 handicap spots. I had concerns with snow removal issues. Concerns with 1, 2, + 3 bedrooms and children being on the site with no green space. I now feel children should not be on this site at all as children are vulnerable & need to be protected. These children need to not be around harm reduction mental issue with drug addictions. This 12 unit build sounds much the same as Cornerstone. Wrap around support, office space, funding waiting one. I found a news article relating to Cornerstone Mar 14 2024. I read this article to be for Amherst people. There are people there I never saw before. The town of Amherst doesn't have public transit system. A study was done deemed to expensive. We have no grocery stores downtown.

July 6
RP

Other concerns were the noise & impact this type of build would have in the area. There is a heritage building on 96 Church Street a very close distance from this proposed build. The height of this build is higher than what is currently built in this area 2 1/2 we have now this build is called 3 1/2 (4) story. The foot print of land coverage for these builds takes up nearly all the land. Its close proximity will tower over existing homes, creating privacy and plunging us in a shadow in early morning / afternoon. It will not allow enough adequate buffering due to bulk & height density to big. I know plans got changed but because it looks good on paper doesn't mean its the right fit for this area. Why I ask do the Cumberland Ymca board of directors even want to get into Real Estate builds like this now. Builds of this kind should be on the outskirts of closest example Industrial park, Marshview drive, Rotary Centennial park 10 Elmwood Drive, West Amherst marsh area, Pennsylvania area a large field empty there.

You/We need to protect the adults living in harm reduction, supportive mental health drug addiction as these adults needs are to be placed in quiet / peaceful surroundings as noise may be harmful to these people. There are support vehicles out and about, CCTV Bus service, taxi's. Northern Health zone transportation. Its probably easier for a trained councillor to go see them on site as not to cause any disruptions. These adults need quiet & peacefulness to even attempt to heal. Excessive noise causes significant Disrupted sleep, agitation, sleep deprivation &

old soccer
field
Church Street

to

authorise
Voices
from
Lappon

(3)

July 6
RP

and physical health complications, I have concerns with placing these harm reduction people on the street. They are darting into busy streets in traffic narrowly getting hit. Vehicles brakes screeching. These valuable adults need to be protected. As do the people of Amherst. Pedestrians need to feel safe, comfortable not be screamed at or have to walk over people to get into the bank machines downtown. We (I) shouldn't have to witness lewd, indecent sexual acts. Behavior problems. Needles hanging out of doors. Our churches, Cenotaph, homes/properties, Restaurants, business having to clean up blood in bathrooms from shooting up, stealing from businesses. This town needs to protect everyone. You elected (D) mayors, Mayor, Councillors took an oath to serve and protect us Citizens & the town to the best of your ability. I applaud Councillors Charlie,

Terry & DuWayne for not once but twice not seconding the motion made to pass this build on April 7 & June 1 in the town planning committee meetings. Paul Diamond was the only person on both these dates who made the motion to try to pass this build.

During the planning Committee meeting on April 7 Ron the Chair described this as a awkward area.

He asked and had concerns with the 12 unit asking if that building was needed as it would free up space for parking & provide some green space. In this meeting much discussed sidewalks around the building Christ Ave. On June 1 Andrew said

Sidewalks would cost \$10,000, parking issues. I feel parking needs to be on site as per if the Ymca decided to sell this now they don't have any parking.

become a S.R.O.T.S

July 6
1997

Councillor Ripley wasn't going to second this as he himself has to move his business out of the downtown area due to garbage, OD's, break-ins. Councillor MacMannan could understand the neighbours concerns as he himself had issues with the Red house on the corner of Wellington / Church. His house does have parking spaces. I do recall Councillor MacMannan being very vocal about the church on the corner of Church / Wellington when it was converted into a male shift homeless shelter.

Paul Diamond said parking spaces are like a refrigerator they are always going to get filled up. Duane said there needs to be parking as the people living there would be expected to go to work & need a vehicle. Paul Diamond said the people expected to be living there are mainly pedestrians as they are not working people & not requiring a parking spot. And Paul Diamond is correct as the Ymca said that 80% of the 24 unit would be for 0-50% income people. Paul Diamond said studies were done that showed street parking will help slow down vehicles. As I mentioned on March 30th lots of speeding vehicles dangerous. Hal Davidson thanked Mr. Diamond for giving him some insight and something to think about. Getting back to this so second on April 7th. This meeting didn't end there. It became debated to allow the Ymca to come back with a different concept & to get rid of the 12 unit building. Hal Davidson made a motion to allow to have the Ymca a chance to come back with a new plan.

Natalie Leblanc read this back to the Committee

July 6
RIP

On June 1 this being the second Planning Committee meeting. The Ymca didn't change the build site still have 2 Building 12 + 24 they said 10 parking spots can be free'd up at the Ymca & they were going to ask the Church for parking. They said they could park vehicles behind the Paramount theatre (we giggled at that) 2 blocks away. During this meeting Andrew Fisher mentioned the \$30,000 the town & council gave to the Ymca to help with this build. Andrew also said some of this would be for homeless. Councillor Ripley said he wanted to say yes but doesn't like what's going on downtown. And Jency said he himself is having parking issues on his own street and can't second this. Charlie unsure what he said as he was masked. But he didn't second this. After having no seconder Ron Wilson chair said ok were done here let's go home. I turned to Jim Prince who was sitting next to me and said what does that mean he said we lost meaning the(y). That's when things get very uncomfortable. Some board members were upset and said aloud you told us we could build there you said we didn't need any parking. Jason MacDonald asked Ron to stay and if he could explain why they didn't get approved. Ron said sometimes you can check all the boxes with a build and still not get approved. I did read the town retains the right to Refuse to enter into any agreement for any development in any location, for any Reason. It's also at the sole discretion of Council what is the best Interest of the Town of Amherst.

July 6 pp

more debating started happening talks of appeals, lawyer fees \$3000 other builders wanting to build here only to get refused. Ken (Chair) said this bylaw change was too close to this build. We all left there very confused as I didn't know what a no seconds meant for sure. Somehow it got debated and was now decided to take this to a Council vote. Nic Furlong posted online about this meeting as he was sitting next to Jim Price his version was close but not quite the same. So I went online to see what happens in the town of Ormest Planning Committee meeting when you don't have a seconder. It states the motion dies immediately (fails) Ruled out of Order Under New South Parliamentary procedures typically governed by Bowring's Rules of Order. It states a motion must be moved and seconded before it can be debated or voted. I stated on March 30th this has been causing me to be anxious, scared, losing sleep. And since the homicide on April 13 it became much worse.

Stabbing, O.D's, vandalism, the garbage everywhere, open drug use, sexually lewd behavior, the fighting the yelling and screaming saying all kinds of things. These vulnerable adults were displaying erratic behavior and darting into the busy streets it's all too much. They need to be placed in quiet, calming environments that work both for them + citizens.

I contacted CBC with my concerns and Luke Ettinger wanted to speak to me. I wrote a letter to the town on April 27²⁰¹⁶ Regarding my fears & concerns unanswered (Re Read) my letter.

⑦

July 8th RP

As to the proposed build on Mar 30th undated letter
shows 24 + 12 with 12 unit being studio's +
office space

24
unit

- ⑧ 1 bedrooms
- ④ 2 bedrooms
- ⑨ 2 bedrooms
- ③ 3 bedrooms

for Supported housing
if funding comes in (Homeless)

April Shows 6 Studio

- ④ 1 bedrooms
- ② 2 bedrooms
- ④ 3 bedrooms

April Shows 16th
③ 1 bedrooms
⑥ 2 bedrooms

July 8th undated letter shows a 36 unit
which is true?

Now regarding the 30,000 that the town and Councillors
gave the ymca to help secure the funding back
in Oct 15/2025 (Read the letter) This wasn't disclosed
till June 1/2026. So now you councillors have to
vote yes or no. Where as you already showed your
support for this build. How do you remain
bipartisan Impartial & not show favoritism.
I suggested you put it to a Referendum
(plebiscite) where this build will have a huge
impact on our town. I would ask the town if
anyone else wanted to build on this busy intersection
& Street would you allow them? The Rule of Law
should apply to everyone not just those with influence
or power. I ask everyone of you in this Room if
this build was going to be in your neighbour hood
how you would feel. Put yourself in my shoes
don't be a Nimbby.
(Read letter)

Thonda Perry

(1)

Community Safety

April 27
2026

"Giving Notice to the town"

This letter is Regarding the state of the downtown including the side streets off of the main streets of Victoria, Church & Albion. Stop building, Renovating and placing low income (non working people that don't require a vehicle) group homes, homeless shelters, Supportive housing, affordable housing, social housing, assisted living, transitional/ Bridge housing, alternative housing, SRO's Residential Care / Supervised apartments in our downtown. This once beautiful Victorian town is a mess. Lifelong tax paying citizens shouldn't have to feel unsafe. The breakins, homicide, overdoses, drug dealers, needles being injected needles laying around, stabbings, busting windows out, vandalism.

RP 78

Continuing saying
"Giving Notice to the town"

② 2
April
26th

garbage being Rummaged through
thrown about. Public urination,

BJS being given, masturbation, street
people hanging around laying around
on the sidewalks & streets. We have

The town of
Amherst Daycares & youth centers downtown
(we) must keep these young people safe,

The town of Amherst must keep us (adults)
all safe as well, I'm unsure how
the chain of command works at the
town hall, who told the planners
to build #10 Prince Arthur Street, and
(Cornerstone)
then have council vote on this.

The town Recently bought land in
industrial park. Build up these places
Please clean up what was once
our beautiful Downtown Victorian town
Regards Rhonda Perry



YMCA of Cumberland
20 Bow 552 42 Chester St
Amherst, NS B5N 4A1
P: (902) 669 0117
E: info@cumberlandymca.ca
W: ymca@cumberland.ca

October 15th, 2025

To the staff of the Town of Amherst,

We at the YMCA of Cumberland are writing to request support in our affordable housing development at 1 Albion St., in downtown Amherst. We have exhausted available predevelopment funding through multiple sources and require a Class B construction budget to apply for the necessary construction funds through the Canada Mortgage and Housing Corporation and the Province of Nova Scotia.

We need \$130,000 to move forward with our development but are asking for financial support in the amount of \$50,000 from the Town of Amherst. We are also continuing to explore other funding opportunities.

We understand the competing strategic priorities of the Town of Amherst but are acutely aware of the housing market shortage and hope that the Town of Amherst and Council would be willing to support our work towards developing 36 affordable and mixed market apartments. We are aware that the Town of Amherst was a recipient of the Housing Accelerator Fund and hope that this request would qualify for the use of some of those funds.

Thank you for your time and consideration in this request and for all the continued support we receive.

Aiden Kivisto
Manager of Community Development
YMCA of Cumberland
(902) 669 0005
aiden.kivisto@cumberlandymca.ca

cc: Trine Clarke, CEO
cc: Terry Farrell, Board Chair





News release

New Community Housing Hub, Emergency Shelter in Cumberland County

14 March 2024 | 11:09 AM

Community Services (to December 2024)

Municipal Affairs and Housing (to November 2024)

Supportive Housing

Homelessness Supports



A new community housing hub in Amherst will help people experiencing or at risk of homelessness. (Contributed)

Vulnerable Nova Scotians experiencing or at risk of homelessness will now have more housing support in

Amherst.

A new community housing hub opened today, March 14, with six affordable housing units, including accessible units. The project also includes office and community space that will transition into a 10-bed overnight emergency shelter.

"We want to ensure that people experiencing homelessness have the help they need to advance to permanent housing," said Brendan Maguire, Minister of Community Services. "The people of Amherst will now have a place where they can receive supports, an option for emergency sheltering and connections to other community partners."

Community Services is providing the Cumberland Homelessness and Housing Support Association with more than \$910,000 in annual operating costs for staffing, wraparound services and supportive programming, as well as intensive case management services. Funding also supports the emergency shelter, allowing the permanent shelter to provide two meals a day, 365 days a year. The project is also receiving more than \$560,000 from the Affordable Housing Development program through Municipal Affairs and Housing.

Quotes:

"We're pleased to help community partners like the Cumberland Homelessness and Housing Support Association bring more affordable and supportive housing solutions to Nova Scotians. An innovative solution like the community housing hub is another example of the bold action we're taking to increase affordability and create more housing, faster."

— *John Lohr, Minister of Municipal Affairs and Housing*

"We hope that the opening of the 10 Prince Arthur St. location will change the way we perceive homelessness in

Cumberland County. With a permanent shelter, community resource hub and supportive housing model all under one roof, we will be able to provide the wraparound supports – mental health and addictions, public health, VON, NS Works, CAN-U (Cumberland Adult Network for Upgrading), Legal Aid, YMCA, the food bank, restorative justice, Maggie's Place, the Cumberland Library, The Sexual Health Centre, and In the Works social enterprise network) needed in order to best meet the needs of people experiencing housing insecurity in our community."

— Ashley Legere, Executive Director, Cumberland Homelessness and Housing Support Association

Quick Facts:

- this location brings the total number of shelter beds in the province to 558
- with these units, there are currently 685 supportive housing units across the province, with 520 created since fall 2021

Additional Resources:

News release – The Bridge Integrated Services Shelter Extended:

<https://news.novascotia.ca/en/2024/03/07/bridge-integrated-services-shelter-extended>

News release – Additional Shelter Space in Truro:

<https://news.novascotia.ca/en/2024/02/09/additional-shelter-space-truro>

News release – More Supports for People Experiencing Homelessness: <https://novascotia.ca/news/release/?id=20231207001>

News release – Emergency Winter Shelter Opening in HRM:

<https://novascotia.ca/news/release/?id=20231103001>

News release – More Funding for Supportive Housing,
Shelter Options: [https://novascotia.ca/news/release/?
id=20231011002](https://novascotia.ca/news/release/?id=20231011002)

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A man jumped out, levelled a weapon and fired one shot': Killing adds to Amherst's struggles with homelessness, drug use

Victim identified, eyewitness speaks in Amherst shooting death

Author of the article:

By Aaron Beswick

Published Apr 14, 2026

Last updated Apr 15, 2026

5 minute read



Caution tape blocks off the scene where a man was shot in downtown Amherst on Monday. The man was taken to hospital, where he was pronounced deceased. He was 41. Photo by Aaron Beswick /The Chronicle Herald

First came the sound of someone jumping a fence and running by his window Monday at about 6:50 p.m.

"I thought, 'Alright, what's going on now?'" said the man, who did not want to be named due to safety concerns.

He stood up and went to the window that looks out onto Prince Arthur Street in downtown Amherst. A dark-coloured SUV came to a quick stop outside.

"The passenger door opened, a man jumped out, levelled a weapon and fired one shot," said the witness.

"He jumped back in the vehicle and they drove away. Then there was a great ruckus out front of the shelter. It seemed like a while before the sirens came."

From his angle, he couldn't see the victim.

Police response

According to a written statement from the Amherst Police Department, a 41-year-old man was walking down the street when a Subaru pulled up behind him. The man was shot in the back as he attempted to run away.

The victim was declared dead at hospital shortly after.

While police have not publicly identified the victim, community members said it was Christopher Leggett. According to an obituary posted Tuesday afternoon by the Jones Family Funeral Centre, Leggett was a father of one.



Christopher Leggett, 41, has been identified as the victim of an April 13 shooting in Amherst.

“Though his life was taken far too soon by a senseless act of violence, his family and friends choose to remember the man he truly was: a person with a profoundly big heart and a spirit that resonated with everyone who took the time to know him,” reads the obituary.

“Known by many, he had a unique way of touching the lives of those he encountered, leaving behind memories that his friends and community will carry forward. While he may have appeared one way to the world, those close to him knew the depth of his kindness and the sincerity of his character.”

No one has been arrested in relation to the shooting.

“Police do not have any reason to believe there is an additional risk to the public at this time and believe that those involved were known to each other,” reads the statement.

“Police considered the use of the Alert Ready System, but the incident did not meet the criteria at the time.”

Law enforcement, including the RCMP forensic identification unit and the Truro Police criminal investigation division, are “in the early stages of the investigation,” according to the statement.

Concerns from neighbours

For neighbours and nearby business owners, the shooting sharpens the concern around what’s perceived as a growing problem of drug use, homelessness and violence in the border town.

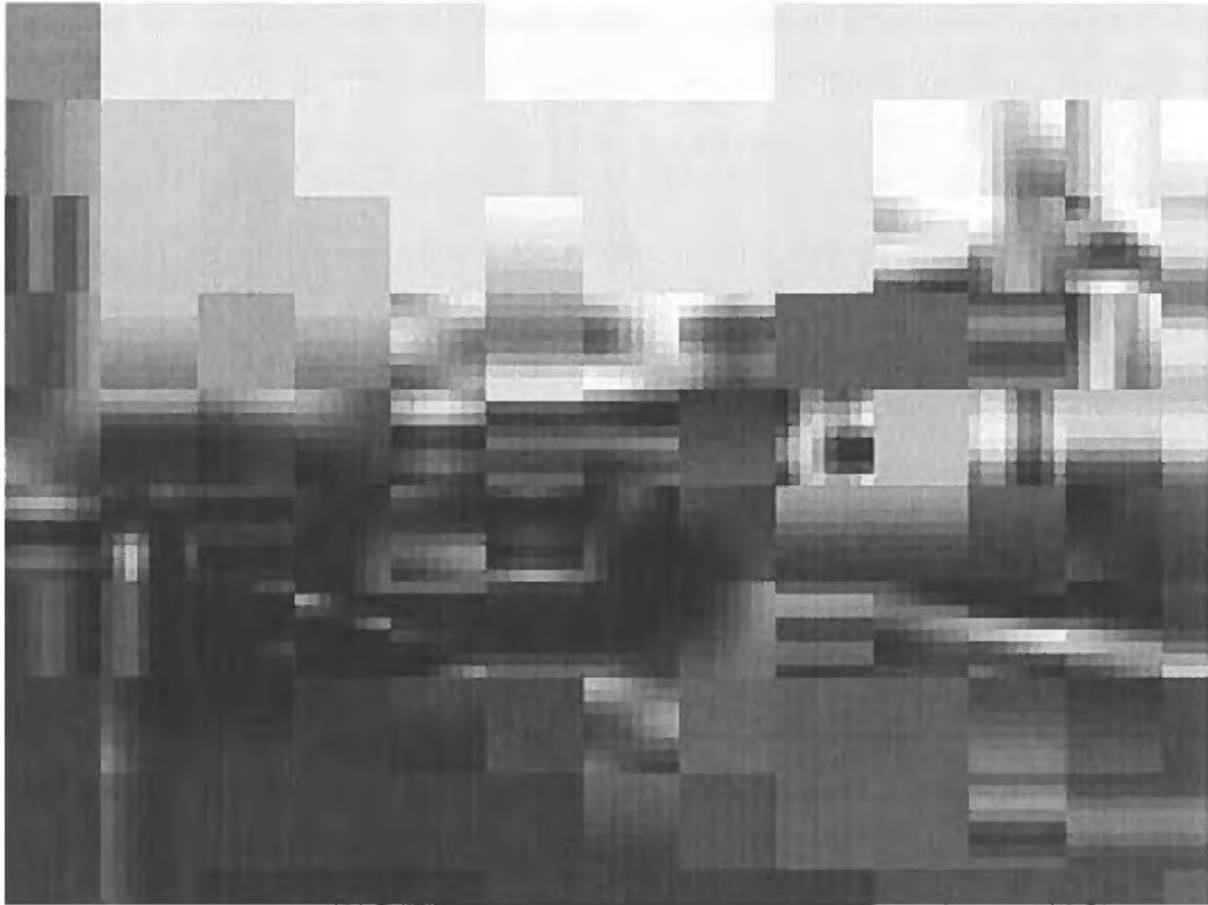
“There’s a lot of meth around here and it’s been getting worse,” said Daniel O’Brien, who lives in an apartment beside the shooting site.

“We get people coming through from Moncton and Truro, I don’t know why they come here, but there’s a lot of drug use.”

Police have not stated that the shooting had anything to do with drugs, and Leggett was not a resident of the homeless shelter at the time of his death.

Other neighbours who didn’t want their names used told The Chronicle Herald about frequently finding people injecting drugs on their properties, smoking meth, fighting and screaming at all hours.

Rising homelessness



Caution tape blocks off the scene where a man was shot in downtown Amherst on Monday. The man was taken to hospital, where he was pronounced deceased. Photo by Aaron Beswick /The Chronicle Herald

Homelessness grew, or at least became more visible, through the early 2020s after a fire at a rooming house in the downtown and several evictions. At one point, there was a large encampment on the Tantramar Marsh near the town.

The Cumberland Homelessness and Housing Support Association was founded in 2018 to assist the growing homeless population. It had multiple temporary locations around town before opening a permanent facility on Prince Arthur Street in 2024 that includes 10 emergency beds and six supportive housing units.

“That shelter keeps order,” a resident who didn’t want his name used told The Chronicle Herald on Tuesday as he and others gathered outside the Red Cross.

“It keeps a system for people who need it. It’s structure. We’re like a big family over there, so this affects all of us.”

The man described Leggett as “a really good friend.”

“We had a rocky relationship sometimes, but that is what it is,” said the man.

To which a woman, who also didn’t want her name used, added: “That’s the way it is with family.”

Business impacted

Cumberland Homelessness and Housing Support Association operates this community housing hub located on 10 Prince Arthur St.

As residents of the shelter tried to find new places, Donna Gogan was preparing the Portlander Jamaican Restaurant to open next to a murder scene.

When she opened in 2022, it had an established clientele from a previous business in the building and attracted customers from throughout the town.

“When they were planning to put the shelter next door, town staff came and sat down with me. My takeaway was that it would be affordable housing; there’d be security and good lighting. They assured me it would be good for my business,” said Gogan.

“It has been the complete opposite of what I was told.”

She said her restaurant has been vandalized, her children’s bikes stolen from an adjacent shed, bloodied victims of fights have come in during business hours and there are frequent loud or violent quarrels outside.

“I have good customers who won’t come now because they are intimidated by the situation next door,” said Gogan.

“I’m glad to see the effort to help people who are in need but it cannot be at the expense of the community. This is the consequence of decisions being made without input.”

‘If shelters disappear, homelessness does not’

Cumberland Homelessness and Housing Support Association executive director Ashley Legere said Tuesday that the shelter seeks to be a good neighbour.

“If shelters disappear, homelessness does not,” said Legere.

“It becomes more invisible and the costs are borne (by a wider group).”

She said the association has helped 37 people get into addictions treatment and over 50 find market-based supportive housing over recent years.

On Tuesday morning, forensics officers placed small yellow pylon evidence markers behind the police tape that blocked access to the shelter. And Amherst talked about how not just to help but how to live with residents struggling with homelessness and drug use.

The man who witnessed the shooting told The Chronicle Herald that most shelter residents “are OK.”

“There’s not usually much trouble with overt violence,” said the man.

“There’s regularly people fighting and obscenities. There are acts of humour and kindness, too. It is a community.”

From: dvc@toplinerentals.com dvc@toplinerentals.com
To: [Natalie LeBlanc](#)
Subject: Development Agreement Application for 1 Albion St.
Date: July 6, 2026 11:35:40 AM

Top Line Rentals Inc. has owned 15 Albion St. since 2002. The property consists of building and empty lot.

We are not opposed, per se, to this development but we wish to be on record stating that our property can not

be used for over flow parking for said development. The agreement states 11 parking spaces but the plan shows 7.

As the plan is for 36 units, there will be more parking needed and we are sure our empty lot will look like an

attractive alternative. This will become a bone of contention for all involved, something we will all want to avoid.

So to be clear, we wish the project much luck but parking in our lot will not be tolerated.

George & Diane Crawshaw

Top Line Rentals Inc.

902-667-9850

diane@toplinerentals.com

**Town of Amherst
Planning Advisory Committee
Minutes**

Date: June 1, 2026
Time: 4:30 pm
Location: Council Chambers, Town Hall

Members Present Ronald Wilson, Citizen Representative, Chair
Paul Diamond, Citizen Representative, Vice Chair
Deputy Mayor Charlie Chambers
Councillor Terry McManaman
Councillor Dwayne Ripley

Members Regrets Jim Lamplugh, Citizen Representative

Staff Present Jason MacDonald, Chief Administrative Officer
Andrew Fisher Director, Planning & Economic Development
Torben Laux, Planner
Marc Buske, Building Official
Emily Wainwright, Dangerous/Unsightly Premises Administrator
Sean Payne, Marketing & Communications Officer
Natalie LeBlanc, Municipal Clerk
Cindy Brown, Administrative Assistant

1. Call to Order

The Chair called the meeting to order.

1.1 Territorial Acknowledgement

The Chair gave the Territorial Acknowledgement.

2. Approval of Agenda and Acceptance of Minutes

2.1 Approval of the Agenda

Moved By: Councillor Ripley

Seconded By: Councillor McManaman

That the agenda of the Planning Advisory Committee be approved as circulated.

Motion Carried

2.2 Acceptance of the Minutes - April 7, 2026

The Chair called for any errors or omissions in the minutes. There being none, the minutes of the April 7, 2026, meeting of the Planning Advisory Committee were accepted as included in the agenda package.

3. 99 Rupert Street

3.1 Staff Report

Emily Wainwright reviewed her report included in the agenda package, describing an appeal by the property owner of the Administrator's order to engage a qualified pest control professional to carry out a thorough inspection and eradication of cockroaches and bed bugs in unit 15 of the apartment building at 99 Rupert Street.

The Administrator noted that the first complaint was received on April 10, 2026, for cockroaches and bedbugs in Unit 15. On April 14th an interior inspection was completed by the Administrator, Building Official and Fire Inspectors. Both live and dead pests were observed in the unit, which were identified to be cockroaches. Visual evidence of bedbugs could not be obtained at that time due to the nature of such infestations.

Following the inspection, an order was issued on May 1st under Section 10(3) of the Minimum Standards for Residential Occupancies Bylaw, where Buildings shall be kept free of rodents, vermin, and insects at all times. Methods used for extermination such pests shall be in accordance with the provisions of the Pest Control Act of Nova Scotia. This was to be completed by May 17th with a follow-up inspection scheduled for May 18th.

On May 19th, the Municipal Clerk received correspondence from the owner advising that treatment of Unit 15 for cockroaches was completed on May 14th, along with the service report. However, the property owner confirmed that they wished to continue with the appeal stating in the May 26th email included in agenda package that the tenant should be responsible for the bed bug infestation.

The Administrator noted that there have been 3 additional complaints by separate units since May 5th regarding pest concerns. However, the complainants have not yet provided the required documentation as outlined in the Minimum Standards for Residential Occupancies Bylaw.

The Administrator added that risks associated with this matter include potential health and safety impacts to the occupants of the unit and building. Failure to require remediation may allow an infestation to persist or worsen and increase the likelihood of pests spreading to adjacent units, and further advised that it appears from the property owner's May 26th email that the issue in question is not the presence of pests, but that a specific type of pest, bed bugs, are the tenant's responsibility, not the property owners. The subject Bylaw does not differentiate between types of insects but simply requires that building be kept free of insects and the methods used for extermination must be in accordance with the NS Pest Control Products Act. Following a strict interpretation of the Bylaw, it is the property owner's responsibility to comply with the Bylaw, rather than the tenant.

3.2 Owner / Representative Questions/Comments to PAC

The owner of the property was not present.

3.3 Complainant / Representative Questions/Comments to PAC

Amy Coady, a tenant of 99 Rupert Street presented to the committee photos and videos showing a cockroach and bed bug infestation. She said that her unit is still having issues despite her unit being treated recently, and that she recently had to be hospitalized due to the insect problem in her unit. She has spoken with other tenants of the building who are also experiencing an issue with cockroaches and bed bugs; however, the owner is denying that they can spread and migrate. She had to throw away her mattress and couch as well as groceries, store all her clothes in plastic bags and spray her other furniture in an attempt to treat her unit on her own but she has not been successful and believes the spray does not kill the eggs.

Ms. Coady's mother was also in attendance and indicated the first complaint of bed bugs was sent to the owner in March of 2024 via text, and that her daughter has gone door to door through out the building getting signatures confirming bed bugs in other units. She is also concerned that tenants moving from the building are taking the bed bugs with them which will only lead to further infestations at other locations.

Moved By: Councillor Ripley

Seconded By: Councillor McManaman

That the Planning Advisory Committee uphold the decision of the Administrator that the subject property is in violation of the Minimum Standards for Residential Occupancies Bylaw, P-4, specifically Section 10(3) and deny the appeal.

Against (1): Deputy Mayor Chambers

Motion Carried

Moved By: Deputy Mayor Chambers

Seconded By: Councillor McManaman

That the Planning Advisory Committee direct the Administrator to order that the property owner engage a qualified pest control professional to carry out a thorough inspection and remediation of the entire building at 99 Rupert Street.

Motion Carried

4. 1 Albion Street

4.1 Staff Report

Andrew Fisher presented the application for a Development Agreement on the property located at 1 Albion Street (PID 25009432) to permit the construction of a 24-unit and 12-unit Apartment Building with the applicant's comments regarding the Planning Advisory Committee's concerns from the previous meeting.

Paul Diamond made a motion that the Planning Advisory Committee recommend that Council enter into the Development Agreement for 1 Albion Street as drafted; however, as there was no seconder the motion did not move forward.

Deputy Mayor Chambers asked if there are any policies not being met with this application. Andrew Fisher answered no.

Jason MacDonald commented that this application will still go to Council without a recommendation from the Planning Advisory Committee and if it is defeated the applicant can appeal to the Nova Scotia Utility Review Board (NSUARB), and that they will more than likely win the appeal, adding that the NSUARB look to see if the application follows policy which this one does, and that it will not look positive for the Town that the Planning Advisory Committee is not recommending this application without good reason.

Paul Diamond added that he believes the application is well within all relevant policies, and that new buildings that people can afford need to be built especially when old ones are being torn down.

Jason MacDonald said the Town is criticized for allowing market value apartment buildings and now that a proposal for affordable housing is put forward, the Committee is failing to act. He added that if the Planning Advisory Committee refuses to make a recommendation it could hurt the Town's reputation for attracting developers, as they will not know how their application will be handled. He further expressed that Council's strategic plan speaks explicitly about inclusivity and housing, and the recently adopted new Land Use Bylaw and Municipal Planning Strategy not only permits but encourages this type of development.

Councillor McManaman expressed that he has concerns about the lack of parking. The Chair replied that according to policy there are no parking requirements for this type of development in the downtown, adding that the applicant worked with Town staff since the last meeting to address this concern.

The Chair said that the Planning Advisory Committee's function is to review applications and see if they meet the Town's Land Use Bylaws and Municipal Planning Strategy policies, which this application does, therefore the Planning Advisory Committee should be supporting this.

Councillor Ripley said had this come to a vote he would have voted yes since this application meets policy; however, he did not second the motion because he did not like it.

4.2 Public Participation Opportunity Summary (Including written submissions from the public)

Information item only.

5. Adjournment

There being no further business, the Chair adjourned the meeting.

Natalie LeBlanc
Municipal Clerk

Ron Wilson
Chair

Town of Amherst
Planning Advisory Committee
Minutes

Date: April 7, 2026
Time: 4:30 pm
Location: Council Chambers, Town Hall

Members Present Ronald Wilson, Citizen Representative, Chair
Paul Diamond, Citizen Representative, Vice Chair
Jim Lamplugh, Citizen Representative
Deputy Mayor Charlie Chambers
Councillor Terry McManaman
Councillor Dwayne Ripley

Staff Present Andrew Fisher, Director, Planning & Economic Development
Torben Laux, Planner
Marc Buske, Building Official
Emily Wainwright, Dangerous/Unsightly Premises Administrator
Sean Payne, Marketing & Communications Officer
Natalie LeBlanc, Municipal Clerk
Cindy Brown, Administrative Assistant

1. Call to Order

The Chair called the meeting to order.

1.1 Territorial Acknowledgement

The Chair gave the Territorial Acknowledgement.

2. Approval of Agenda and Acceptance of Minutes

2.1 Approval of the Agenda

Moved By: Jim Lamplugh

Seconded By: Councillor Ripley

That the agenda be approved as circulated.

Motion Carried

2.2 Acceptance of the Minutes - October 6, 2025

The Chair called for any errors or omissions in the minutes. There being none, the minutes of the October 6, 2025, meeting of the Planning Advisory Committee were accepted as included in the agenda package.

3. Election of Chair and Vice Chair

The Clerk asked for nominations for the position of Chair. Councillor Chambers nominated Ron Wilson. The Clerk called for any further nominations, there being none, Ron Wilson accepted the position of Chair. The Clerk then asked for nominations for the position of Vice Chair. Councillor Ripley nominated Paul Diamond. The Clerk called for any further nominations, there being none, Paul Diamond accepted the position of Vice Chair.

4. Code of Conduct for Municipal Volunteers Policy

The Clerk reviewed the new Code of Conduct for Municipal Volunteers Policy and asked that the citizen representatives sign it as required.

5. 2 - 4 Industrial Park Drive

5.1 Staff Report

Emily Wainwright reviewed her report, included in the agenda package, regarding 2-4 Industrial Drive (PID 25037151). She presented her inspection report and reports from the Building Official, the Amherst Police Department and Amherst Fire Department showing the various structural and safety concerns with the building and surrounding property.

5.2 Owner / Representative Questions/Comments to PAC

The owner/representative of the property was not present.

Moved By: Councillor Ripley

Seconded By: Jim Lamplugh

That the Planning Advisory Committee order the demolition of the building located at 2-4 Industrial Park Drive (PID 25037151) within ninety (90) days of the date of this meeting, with all work to be completed by the property owner. Failure by the property owner to complete the required work will result in the Town of Amherst undertaking the demolition and disposal of contents to an appropriate solid waste facility or impound yard, with all costs incurred to be charged to the property owner's tax account.

Motion Carried

6. 1 Albion Street Development Agreement

6.1 Staff Report

Torben Laux presented the application from the YMCA of Cumberland for a Development Agreement on the property located at 1 Albion Street (PID 25009432) to permit the construction of a 24-unit and 12-unit apartment building.

Deputy Mayor Chambers asked why the YMCA wants to relocate their office space to the main floor of this proposed development, he thought they already had office space. Torben Laux answered they do; however, it is across the street. Deputy Mayor Chambers asked if there will be any place for children to play outside. Torben Laux answered that it is not in the proposal as is as there is limited space, however the YMCA is across the street from the proposal, adding that it has not yet been determined who exactly the clientele would be. Deputy Mayor Chambers suggested it may not be safe for children to cross Church Street to use the YMCA facility.

Jim Lamplugh asked what the proposed make-up of the two buildings is, for example how many bedrooms will be in the units. Torben Laux replied he believed one- and two-bedroom units. Jim Lamplugh said he is concerned with the number of units and accompanying number of parking spaces. Torben Laux answered that there is no requirement for parking spaces for development in the Downtown Zone. Jim Lamplugh said he realizes this, but shouldn't this proposal be considered residential which does require parking. He agreed with the Deputy Mayor Chambers that it may not be safe for children to have to cross Church Street to access the YMCA facility, and that he feels this is an option and not a solution to the lack of green/play space. He further asked if the YMCA must have the 12-unit being proposed as the property does not have a lot of space for parking.

Paul Diamond noted the sidewalks shown along Crescent Avenue in the renderings and asked if sidewalks will be installed as well as crosswalks for pedestrian safety, and who would be responsible for such, the developer or the Town.

Ron Wilson added that in the proposal the building is adjacent to the sidewalk, and he is worried about pedestrian safety. He asked if the Town would install sidewalks and crosswalks for pedestrian safety, as this proposed development would likely see an increase in pedestrian and vehicular traffic in this area, especially if the YMCA relocates their offices, and further people may be required to park along Crescent Avenue and Fullerton Street. He agreed that although there may not be requirements for parking in the Downtown Zone he feels this location is on the peripheral of the zone and the number of parking spaces should be looked at further.

Jim Lamplugh asked if any of the concerns could be addressed. Andrew Fisher replied that it would be reasonable for the Town to extend the sidewalks in the area as it is in the Downtown Zone and a walkable downtown is desirable, and that the Traffic Authority could do a review for traffic control and pedestrian safety. He added that the development agreement stipulates landscaping between the two proposed buildings, and that he would like to see the YMCA encourage and permit residents to use the YMCA facility.

Paul Diamond said that there should be crosswalks on Crescent Avenue, that there will be an assumed increase in traffic and deliveries. He added he would like to see designated street parking along Crescent Avenue that would help with speed reduction in that area.

Ron Wilson said that the Traffic Authority has the overall say and he feels that since the public has brought forward this concern that a traffic review in this area should be part of the recommendations to the developer.

Deputy Mayor Chambers said although he is in favor of recommending this application to Council, he is concerned with the lack of parking and green space.

Councillor McManaman agreed with Deputy Mayor Chambers that he is in favor of the application however he is concerned about the lack of parking and would like to see a traffic study.

In trying to address some of the concerns raised, Andrew Fisher noted that room count between the two proposed buildings is 6 studio apartments, 14 one-bedroom units, 12 two-bedroom units and 4 three-bedroom units. He reiterated that required parking spaces in the Downtown Zone is exempt for a reason, which is to promote pedestrian traffic, and further noted as this application is for supportive housing the demand for parking is assumed to be less than typical market rental units.

Jim Lamplugh asked if this proposal could go forward with just the 24-unit building, he would like to see other options, further asking what the demand and feasibility is of having two buildings.

Councillor Ripley said he is concerned as a downtown business owner and on behalf of other downtown business owners that this development will attract more nonsense in the downtown core, and that parking is a real issue for him. He further asked if there has been any discussion around purchasing the building next to this proposal for additional parking. Andrew Fisher answered nothing substantial.

Deputy Mayor Chambers asked if the parking lot across the street at the old St. Charles Church (Holy Family, 63 Church Street) could be used for additional overflow parking.

Ron Wilson reminded everyone that the Planning Advisory Committee should follow the established policies in the Municipal Planning Strategy and Land Use Bylaw.

Paul Diamond said he believes an increase in parking spots may price someone out of living there and he would rather see more green space on this site than parking. Jim Lamplugh appreciated this perspective and feels it would be an easier decision if we had public transportation.

Moved By: Jim Lamplugh

Seconded By: Councillor McManaman

That the Planning Advisory Committee defer a decision to a future meeting and request additional information and/or changes to the proposal, specifically regarding the parking situation, the need for the 12-unit building, and the intensity of use on the sight.

Motion Carried

6.2 Public Participation Opportunity Summary (Including written submissions from the Public)

Information item only.

7. Municipal Planning Strategy / Land Use Bylaw Update

Andrew Fisher gave an update on the approval of the new Municipal Planning Strategy / Land Use Bylaw from the Province, noting the amendments they required to be made regarding wind turbine requirements and usage.

8. Adjournment

There being no further business, the Chair adjourned the meeting.

Natalie LeBlanc
Municipal Clerk

Ron Wilson
Chair

**Town of Amherst
Public Participation Opportunity
Summary**

Date: March 30, 2026
Time: 5:00 pm
Location: Council Chambers, Town Hall

Council Present: Councillor Kathy Wells
Councillor Hal Davidson
Councillor Nic Furlong
Councillor Terry McManaman
Councillor Dwayne Ripley

PAC Members Present: Ronald Wilson, PAC Chair, Citizen Representative
Paul Diamond, PAC Citizen Representative

Staff Present Andrew Fisher Director, Planning & Economic Development
Torben Laux, Planner
Marc Buske, Building Official
Sean Payne, Marketing & Communications Officer
Natalie LeBlanc, Municipal Clerk
Cindy Brown, Administrative Assistant

1. Call to Order

Andrew Fisher called the Public Participation Opportunity to order.

2. Territorial Acknowledgment

Andrew Fisher gave the Territorial Acknowledgement.

3. Introduction

Andrew Fisher introduced the Town of Amherst staff, members of Council and members of the Planning Advisory Committee that were in attendance as observers and explained the development agreement process.

4. Development Agreement Application - 1 Albion Street

4.1 Staff Reports / Presentations

Torben Laux presented the application for a Development Agreement on the property located at 1 Albion Street (PID 25009432) to permit the construction of a 24-unit and 12-unit Apartment Building.

4.2 Public Participation Opportunity

Andrew Fisher read the written submissions received from Sarah MacMaster (Maggie's Place) and Brian Pascher (9 Fullerton Street).

Trina Clarke, CEO for the YMCA of Cumberland (the applicant) presented more detailed information regarding the proposed development stating the units would be affordable and that they are proposing one, two and three-bedroom apartments in the 24-unit building, and studio apartments that will be used for transitional housing in the 12-unit. She also indicated there will be office space for Cumberland YMCA staff on the main floor of the 24-unit building.

Rhonda Perry of 36 Crescent Avenue expressed concern with snow and solid waste removal and that the equipment used to do so will be too large, adding that parking must be designed so vehicles do not have to back out, further asking what the dimensions of the length of the parking lot are. She spoke to the heavy traffic in the area and feels this development will make it much worse, adding that police often park in front of her residence to monitor traffic in the area, that the proposed increase in traffic will make it unsafe and that this is already a dangerous intersection for pedestrians. She is worried that the apartments will be overcrowded, that there is no real green space around the buildings for children to play, that it is in close proximity to the Little Lamb's Day Care Centre, and that there will be an increase in taxi and delivery traffic. She is also concerned with where residents will go to smoke and that it will lead to an increase in loitering in the neighborhood.

Victoria Vance, community member, mother and Executive Director with Nova Scotia Works CANSA stated that in her role as someone who works with Nova Scotia employment services, she strongly supports the YMCA of Cumberland's supportive and affordable housing initiative, adding that she sees everyday how stable housing helps individuals find and maintain employment, and increase skills and career development. She knows that change can be hard; however, she believes the community needs more affordable housing and proposals such as this are always for the better. She added that developments like these strengthen the social fabric, contribute to safer and more inclusive neighborhoods, they reduce the pressure on crisis services, and create opportunities for people more fully in community life. She further believes every child deserves a safe, stable place to call home and supportive housing provides this giving them a better chance to thrive, and what better place than directly across from the YMCA.

When asked if any of the questions could be answered, Andrew Fisher replied that snow and solid waste removal requirements would be stipulated in the development agreement, and that traffic studies for developments similar to this proposal have shown that an increase in traffic would not be significant, especially in a downtown area as there are already heavy volumes of traffic. He stated that the Town does not limit the number of residences permitted in a unit, however the YMCA is a community builder, and he is confident that they will not allow the proposed units to be overcrowded. He further added that these are questions that the Planning Advisory Committee and ultimately Council will have to consider as part of the process.

Rhonda Perry again spoke to the fact that she has lived here for 42 years, adding that she knows how things go. This will pass no matter what and it will cost money to appeal it. She feels the Town is going to do what the Town is going to do whether right or wrong, and that she could have a whole list going back a lot of years.

5. Closing

There being nothing further from the public, Mr. Fisher indicated that the next Planning Advisory Committee meeting will be held on April 7, 2026, at 4:30 PM. He thanked everyone for coming and for their input and closed the public participation opportunity.

Subject: FW: Proposal for development of 1 Albion Street

From: Brian Pascher <[REDACTED]>
Sent: March 29, 2026 10:10 AM
To: Torben Laux <tlaux@amherst.ca>
Subject: Proposal for development of 1 Albion Street

Hi Torben. I cannot attend the 5 pm public meeting tomorrow to discuss the 1 Albion Street project. However I would like to table a concern to the panel regarding the development. I live on Fullerton Street. My observation of traffic flows through this street indicate its frequent use as a shortcut for Albion street traffic attempting to circumvent the church street turn (by the Y) to travel downtown. The proposal calls for a location that would be primarily accessed off Crescent. This means a one way access travelling south off Church, or alternatively if you're travelling down Albion, turning up Fullerton as the quickest route. This ultimately will mean more traffic flow through Fullerton. Will the town consider the following: acknowledge the need for a sidewalk on Fullerton, or, improve the infrastructure quality of the street, eg posted road speed and lane markings to address what will surely be increased travel flow with a 36 unit building? Thanks !

Brian Pascher
9 Fullerton St, Amherst, NS B4H 3E7

Cindy Brown

From: Natalie LeBlanc
Sent: March 25, 2026 10:44 AM
To: Andrew Fisher; Torben Laux; Cindy Brown
Subject: FW: Letter of Support for 1 Albion Street Proposed Apartments
Attachments: Letter of Support for 1 Albion St Proposed Apartments.pdf

From: Sarah MacMaster <sarah@maggiesplace.ca>
Sent: March 25, 2026 10:36 AM
To: Natalie LeBlanc <NLeBlanc@amherst.ca>
Cc: Trina Clarke <trina.clarke@cumberland.ymca.ca>; Aiden Kivisto <aiden.kivisto@cumberland.ymca.ca>
Subject: Letter of Support for 1 Albion Street Proposed Apartments

Hi Natalie,

As someone who lives, works, and plays in the Town of Amherst I fully support this initiative; not only as a citizen but as the director of an organization rooted in enhancing the health and well-being of families and community.

Sincerely,

Sarah MacMaster
Pronouns: she/her
Executive Director
Maggie's Place – A Resource Centre for Families (Cumberland & Colchester)
11 Elmwood Drive
Amherst, N.S.
B4H 2G7
Phone: (902) 667-7250 Ext 101
Fax: (902) 667-0585
Email: maggies@ns.sympatico.ca
Web site: www.maggiesplace.ca
Charitable Number: 14080 1184 RR0001



Maggie's Place Family Resource Centre recognizes that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People. This territory is covered by the "Treaties of Peace and Friendship". We are all Treaty people.



Maggie's Place
A Resource Centre for Families

11 Elmwood Drive
Amherst, NS B4H 2G7
P: 902-667-7250 F: 902-667-0585
cumberland@maggiesplace.ca
www.maggiesplace.ca

March 25, 2026

Natalie LeBlanc
Municipal Clerk
98 East Victoria Street
Amherst, NS

Re: Letter of Support for 1 Albion Street Apartments

On behalf of Maggie's Place: A Resource Centre for Families Association, I am writing to express our strong support for the proposed apartment buildings at 1 Albion Street in Amherst.

As an organization dedicated to supporting families and strengthening communities, we see firsthand the growing challenges many individuals and families face in securing safe, stable, and affordable housing. In the midst of the current housing crisis, too many in our community are forced to make impossible choices between paying rent and meeting basic needs such as food.

Access to affordable and supportive housing is foundational to the well-being of families and community members. When individuals have a safe and stable place to live, they are better able to care for their health, support their children's development, maintain employment, and participate meaningfully in their community. Housing stability is directly linked to healthier outcomes for children, stronger family units, and more resilient communities overall.

The proposed development at 1 Albion Street represents an important step toward addressing these urgent needs in Amherst. By increasing the availability of affordable and supported housing options, this project will provide critical support to some of our community's most vulnerable residents. In turn, this investment will contribute to a healthier, more inclusive, and more sustainable community for everyone.

Maggie's Place strongly encourages the approval and advancement of this project. We believe that developments like this are essential to ensuring that all families and community members can thrive.

Sincerely,

Sarah MacMaster
Executive Director