

# FACT SHEET

## PROJECT AT 253 ACADIE AVENUE

### SUMMARY OF APPLICATION

Request for amendments to Municipal Development Plan Bylaw Z-9 (2017) and Zoning Bylaw Z-10 (2021) to allow a residential and commercial project at the intersection of Acadie Avenue and Normandie Street.

#### PROPERTY IDENTIFICATION NUMBERS (PID)

00673160

#### CURRENT LAND USE

Vacant

#### SIZE OF SITE

± 650 m<sup>2</sup>

#### NUMBER OF PROPOSED DWELLINGS

Multiple-unit dwelling

#### NUMBER OF PROPOSED UNITS

65 dwelling units

#### CURRENT ZONING

Residential Urban (RU)

#### IS IT PERMITTED BY THE CURRENT ZONING?

The property comprises four separate lots, three of which are zoned CC (Commercial Central Business District) and one zoned Residential Urban (RU).

RU zoning does not permit the development of multi-family dwellings with more than four units per building.

The project could be considered via a rezoning procedure, in accordance with Section 59 of the Community Planning Act. This involves amending the land use map of the Municipal Development Plan Bylaw Z-9 (2017) to convert PID 00673160 from residential to downtown use, and amending the zoning map of the Zoning Bylaw Z-10 (2021) to rezone the lot from RU to CC.

This would enable all four lots to be merged into a single entity, thus accommodating the real estate project.

#### VARIANCES REQUESTED?

Yes

- The project, as proposed, includes a point of derogation, namely paragraph 6.2(3)(i) of Zoning Bylaw Z-10 (2021), namely: "the width of the street façade of the main building must measure at least 75% of the lot frontage on all public streets".

#### PROCEDURE

**June 24, 2024, Council Chambers, 7 p.m.**

##### PUBLIC PRESENTATION

Staff will present the proposed change to the municipal plan to City Council and the public. This will be followed by a 30-day feedback period. No decisions will be made at this meeting.

**September 9, 2024, Council Chambers, 7 p.m.**

##### PUBLIC HEARING

Staff will present the project to City Council, and objections and comments from the public will be read out loud. No decisions will be made at this meeting.

**September 18, 2024, Council Chambers, 6:30 p.m.**

##### PLANNING ADVISORY COMMITTEE (PAC) MEETING

The PAC will issue recommendations regarding the project.

**October 15, 2024, Council Chambers, 7 p.m.**

##### PUBLIC MEETING OF CITY COUNCIL

Council will accept or reject the PAC recommendations. It will then determine whether the project goes ahead as proposed or conditions are imposed. Council may make a resolution at this meeting to accept or reject the project, or it may choose to wait until another meeting if it needs more information before deciding.

