



**Public Meeting of Council
Tuesday, August 07, 2012, 7 pm
Council Chambers - City Hall**

Mayor Clifford Lee presiding

Present: Deputy Mayor Stu MacFadyen Councillor Rob Lantz
Councillor Danny Redmond Councillor Edward Rice
Councillor Jason Coady Councillor Mitchell Tweel
Councillor Cecil Villard

Also: Phil Handrahan, DFDS Donna Waddell, DCS
Hope Gunn, PDO Linda Thorne, AA
David Hooley, CS

Regrets: Councillor Terry Bernard Councillor David MacDonald
Councillor Melissa Hilton Roy Main, CAO
Laurel Palmer Thompson, PDO Brad Wonnacott, AA

Mayor Lee opened the meeting and introduced the Councillors. He then turned the meeting over to Councillor Lantz who introduced the application and briefly explained the rezoning process.

1. 11 Young Street (PID# 369108)

A request to amend Appendix “A” – Future Land Use Map of the Official Plan from Medium Density Residential to Commercial and to amend Appendix “H” – Zoning Map of the City of Charlottetown Zoning and Development Bylaw to rezone the property at 11 Young Street (PID# 369108) from Medium Density Residential (R-3) Zone to Downtown Mixed Use (DMU) Zone to permit a parking lot.

Bob Young, applicant, attended the meeting to present the application. Mr. Young explained that he intends to pave the lot next summer and construct a fence to separate the parking lot from the adjacent residential property.

Mayor Lee asked for any comments or questions.

Councillor Tweel asked if the proper planning principles were used when reviewing this application. He felt that the rezoning application should have been processed prior to the issuance of the demolition permit and that the demolition paved the way for the construction of this parking lot. He also felt that the encroachment of commercial uses in other residential neighbourhoods erodes the character of a neighbourhood.

Councillor Lantz responded that there is nothing in place in the Bylaw to prevent the issuing of a demolition permit. He directed Councillor Tweel to review the Planning Board report distributed to Council with the Council package in which staff explained the planning principles used to consider this application. The issuance of a demolition permit does not necessarily imply there will be a new use, as it is up to Council to decide on rezoning applications.

Mayor Lee noted that this discussion would be more appropriate at the Regular Monthly Meeting of Council as tonight's public meeting is to hear comments only on the application. The discussion of whether or not a property should be rezoned should be held when Council makes its decision.

Mayor Lee asked for any further comments or questions.

Councillor Tweel asked if access to the proposed parking lot will be off Young Street.

Mr. Young responded that access would be off Young Street and that the parking lot would be mainly used for staff parking.

Councillor Tweel was concerned that this parking lot will be used as a thoroughfare for traffic.

Mr. Young advised thoroughfare traffic is not intended and indicated that a fence will be constructed to prevent automobile lights from shining into adjacent residences. The parking lot will be for staff and customers.

Mayor Lee asked for any further comments or questions; there being none, the meeting proceeded on to the next item.

2. 65 Queen Street (PID# 336784)

This item is an application for a new commercial building to be constructed on this property. The application requires a recommendation from Planning Board with regards to a Parking Agreement for off-lot/cash-in-lieu of parking spaces for this new development in the DMU Zone. A recommendation is also required from Heritage Board with regards to this new development in the Heritage Preservation Area. A Joint Meeting of Planning Board and Heritage Board was held on August 6, 2012, and recommended the approval of the following resolutions:

Moved by Councillor Rob Lantz

Seconded by Councillor Jason Coady

RESOLVED:

That the City enter into a Parking Agreement to accept cash-in-lieu of parking for the required outstanding parking spaces prior to approval of a building permit for the interior fit-up of the main floor, and prior to the issuance of an Occupancy Permit for any part of the building proposed for 65 Queen Street, (PID#s 336784 & 336792); and further that a lot consolidation be approved, subject to the receipt of pinned survey plans.

The Mayor and CAO are hereby authorized to execute standard contracts/agreements to implement this Resolution.

Councillor Tweel asked what the amount of cash-in-lieu will be and Councillor Lantz responded that the final number will be determined pending the type of tenant(s) in the first floor level. There is sufficient parking proposed on-site for the tenants of the second and third floors. There will be a shortfall of approximately 7 – 8 parking spaces @ \$4,500.00 each. Councillor Tweel asked what the parking deficit will be on Queen Street. Councillor Lantz responded that he did not know the number of cars that park on the parking lot, but he was pleased with the proposed development as it will be a beautiful building and much preferable to the parking lot. Councillor Tweel noted he is excited to see this development and asked if the applicants had been approached with the idea of having underground parking. Staff explained that there are presently no parking incentives for commercial development to encourage such underground parking in the downtown.

CARRIED 7-0

Moved by Councillor Rob Lantz

Seconded by Councillor Jason Coady

RESOLVED:

That the Heritage component of the application for a new development at 65 Queen Street, PID#336784, as presented to Heritage Board and as per Architecture 360 Drawings dated August 1, 2012, be approved.

CARRIED 7-0

Motion to adjourn.

Meeting adjourned at 7:15 p.m.