



**Public Meeting of Council
Thursday, November 29, 2012 at 7:00 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: Donna Waddell, DCS Laurel Palmer Thompson, PDO
Hope Gunn, PDO Linda Thorne, AA
Brad Wonnacott, AA

Regrets: Councillor David MacDonald Councillor Melissa Hilton
Councillor Terry Bernard Roy Main, CAO
Phil Handrahan, DFDS

Mayor Lee opened the meeting. 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 Mixed Use Corridor (MUC) Zone to permit a parking lot.

Laurel Palmer Thompson, Planning & Development Officer, explained the application and the process.

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

2. 6 Century Terrace (PID# 348219)

A request to amend Appendix “H” – Zoning Map of the City of Charlottetown Zoning and Development Bylaw to rezone the property located at 6 Century Terrace (PID# 348219) from Single Detached Residential (R-1S) Zone to Low Density Residential (R-2) Zone, to allow the conversion of the existing single family home into a semi-detached.

Councillor Lantz introduced the application and briefly explained the process.

Gordon Stright, applicant, presented the application. He noted that he and his wife are residents of Charlottetown, but this property is a rental property. They wish to convert the existing single family dwelling to a semi-detached dwelling. They propose to construct a six foot addition to the rear of the house, construct a new foundation, and replace the windows, siding and decks. They will also move the existing shed which presently encroaches on City property.

Mayor Lee asked if this will remain a rental property and if the house will be sold prior to the renovations being done.

Mr. Stright responded that they will be putting the house on the market once the renovations have been completed. They still have a lot of work to do with regards to permits and submitting the required drawings. They propose a driveway off Century Terrace and one off Bungalow Place which will provide each unit with its own driveway.

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

**3. Lots #51 & 52 Emmerly Estates – St. Peters Road (PID# 1057306)
A request to amend Appendix “H” – Zoning Map of the City of Charlottetown Zoning and Development Bylaw to rezone Lots #51 & 52 on Bambrick Drive in the Emmerly Estates Subdivision (PID# 1057306) from Single-detached Residential (R-1S) Zone to Low Density Residential (R-2) Zone.**

Councillor Lantz introduced the application and briefly explained the process.

John Mantha, Mantha Surveys, presented the application on behalf of the developer, Cecil MacLauchlan. The application is to rezone two lots from R-1S to R-2 in the Emmerly Estates subdivision. He noted that the first phase of this subdivision is completely sold out for semi-detached dwellings. There is a great demand for semi-detached dwellings in this area. He emphasized that the proposed dwellings will be one-storey only daylight basements. He emphasized that these would be one-storey only as concern has been expressed by residents about two-storey duplexes being constructed.

Mayor Lee asked for any comments or questions.

Doug Parkman, 436 St. Peters Road

Mr. Parkman noted that the lots in question back onto his driveway and he is concerned that high buildings will be constructed. He feels that single storey buildings will be best.

Sandy MacEachern, 4 Woodleigh Drive

Ms. MacEachern noted that her concern was with the height of the buildings and she feels that this has been addressed to her satisfaction by the developer.

Councillor Rice noted that two-storey single family dwellings could still be built on the lots even if they are rezoned.

Mr. Mantha emphasized that the buildings will be one-storey semi-detached with daylight basements.

4. 1st and 2nd readings of the “Zoning and Development Bylaw”

To amend Appendix “G” of the City of Charlottetown Zoning and Development Bylaw – List of Approved Properties in the Comprehensive Development Area (CDA) Zone and Their Permitted Uses – to allow Two 32-unit apartment buildings; One 60-unit apartment building; One Community Care building with maximum 90 rooms and 8,000 square feet of commercial space; One 48-unit apartment building; One 24-unit apartment building; Thirty-seven (37) townhouse units; and Fourteen (14) semi-detached units for the property located at 207 Mount Edward Road (PID# 390468).

Moved by Councillor Rob Lantz

Seconded by Councillor Jason Coady

RESOLVED:

That the bylaw to amend the “City of Charlottetown Zoning and Development Bylaw” be read a first time.

CARRIED 7-0

Moved by Councillor Rob Lantz

Seconded by Councillor Jason Coady

RESOLVED:

That the said bylaw be read a second time and that the bylaw be committed to a Committee of the Whole Council and the Mayor be Chairman of the Committee.

CARRIED 7-0

Moved by Councillor Rob Lantz

Seconded by Councillor Jason Coady

RESOLVED:

That the Chairman reports progress of the Committee and that the bylaw be adopted without amendment.

CARRIED 7-0

Moved by Councillor Rob Lantz

Seconded by Councillor Jason Coady

RESOLVED:

That the bylaw be now engrossed as a City Bylaw and that it be entitled the “City of Charlottetown Zoning and Development Bylaw” and that it be read a third time at the next Public Meeting of Council.

CARRIED 7-0

There being no further business, the meeting adjourned at 7:15 p.m.