

**City of Charlottetown Official Plan
Proposed changes to Section 3.5 Waterfront Development**

Please note:

Proposed additions are shown in red and underlined

Proposed deletions are shown in red with a strikethrough.

Revisions made in response to feedback from the public since February 20, 2013 have been shown in red with a double underlined.

3.5 Waterfront Development

Starting Point

Charlottetown's waterfront has a distinguished heritage that originates with the arrival of European settlers in 1764. Its strategic location encouraged Captain Samuel Holland to establish a new community here. One hundred years after Holland's arrival, the Fathers of Confederation came ashore at the waterfront to plant the seeds of a new nation. Now, a new municipality looks to its waterfront once again as a source of inspiration for its future, as well as for the sustenance it provides from a past which is richly steeped in history.

As recently as twenty years ago, Charlottetown's waterfront was a working harbour characterized by piers, warehouses, hard edges, and railways. Today, through the determined efforts of the Charlottetown Area Development Corporation (CADC) and others, the waterfront is still a working harbour... but one which has capitalized on its historical legacy as the basis for introducing a wide variety of people-oriented uses including a boardwalk, marinas, shops, and high end open space amenities. Those responsible for shaping the waterfront have made a conscious effort to use its established urban fabric as historical reference points in redevelopment efforts so as to maintain Charlottetown's ties to its illustrious past. This has proven to be a very wise course. The waterfront is now a place of commemoration, contemplation, and celebration. Its success in the recent past can be measured by the variety of people who are drawn to it, learn through it, and enjoy the experiences offered by it.

Both the Boylan Commission and the Stevenson-Kellogg Report pointed out that the waterfront is a key ingredient in the healthy development of the City. Its historical legacy, viewscape characteristics, and diverse elements are central to Charlottetown's image and identity. The area now supports a variety of residential, commercial, industrial, and recreational activities... which collectively contribute to festivity and animation along the waterfront during warm weather months. Indeed, these mixed-use elements represent the kind of future growth and development which best suits that part of the waterfront which extends from the Hillsborough River Bridge to Haviland Street. However, more attention should be paid to encouraging new residential and commercial development in this area, as well as year-round usage of the waterfront's facilities. Furthermore, the City needs to continue its efforts to make the waterfront more accessible; protect viewscape characteristics both to and from the water; and enhance the landscaping, tree planting, and street furniture program for the area.

Defining Our Direction

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Our **goal** is to make the waterfront more accessible to the public, to facilitate development of strategically situated waterfront properties for a wide variety of uses, and to protect important views to and from Charlottetown Harbour.

1. Our **objective** is to make the waterfront more accessible to the public.
 - Our **policy** shall be to define current and future public access points to the waterfront on the Future Land-Use Map.
 - Our **policy** shall be to respect a 25 metre-wide band along the shoreline from the Upton Farm to the northern City boundary on the York River, and from the Queen Elizabeth Hospital property to the eastern City boundary on the Hillsborough River as areas of important environmental significance for the City's shores, and special care shall be exercised as urban growth expands in those areas.
 - Our **policy** shall be to promote waterfront pedestrian activities from Confederation Landing Park east to Wright's Creek.
 - Our **policy** shall be to develop the former landfill site in the neighbourhood of East Royalty for recreational use.
 - Our **policy** shall be to encourage a completely public waterfront from Victoria Park to the Eastern Gateway through a passive strategy of 'right-of-first-refusal' with existing property owners and the City at the land-owners discretion.
 - Our **policy** shall be to provide strong trail linkages from the waterfront trail to the Confederation Trail, the Hillsborough Bridge trail, the Victoria Park trail, Queens Street and Great George Street.
 - Our **policy** shall be to recognize Global Sea Level Rise as a real threat to the Charlottetown Waterfront. In accordance, the City should strive to raise the boardwalk over time to accommodate the projections (including sea level rise, subsidence rates and storm surge) based on the most up to date information available at the time. And, to ensure that no residential uses are on the groundfloor in new buildings.
 - Our **policy** will work with the Town of Stratford and Province of PEI to improve active transportation linkages across the Hillsborough Bridge.

2. Our **objective** is to continue to work with CADC and other partners to promote sensitive redevelopment projects along the downtown waterfront to the Hillsborough Bridge.
 - ~~Our **policy** shall be to designate key waterfront re-urbanization areas for comprehensive redevelopment on the Future Land-Use Map.~~
 - Our **policy** shall ensure that only the highest quality mixed use development is reserved for the waterfront.

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- Our **policy** shall adopt the Waterfront Master Plan which outlines potential infill areas, development massing, and Form Based Code to ensure harmonious high quality development.
 - Our **policy** shall allow density bonusing in the waterfront zone provided there is evidence of measurable public benefit.
 - Our **policy** shall be to establish a Design Review Process to assist Council in reviewing development proposals for the waterfront.
 - Our **policy** shall recognize the importance of Water Street as a streetscape and urban design corridor and shall provide support for streetscape enhancements, protection of historic buildings and considerate urban infill.
 - Our **policy** shall recognize the value of waterfront land for open space and development and in accordance, support a parking structure/lot close to the waterfront which minimizes the need for using the waterfront for surface parking. In addition, future development on the waterfront should require underground parking or other alternatives to surface parking.
3. Our **objective** is to preserve important viewscales to and from Charlottetown Harbour, and to enhance the landscaping, tree planting, and street furniture program for the waterfront area.
- Our **policy** shall be to ensure that development at the foot of any street which terminates at or near the Hillsborough River and York River does not hinder viewscape characteristics of the waterfront.
 - Our **policy** shall be to ensure that the height and massing of development at or near the Hillsborough River and York River does not adversely affect viewscape characteristics either to or from the City of Charlottetown.
 - Our **policy** shall be to develop a long-term program to enhance the landscaping, tree canopy, and street furniture elements in the waterfront area.
4. Our **objective** is to establish a Port Zone to protect the economic vitality of the waterfront, while still encouraging and supporting the public good.
- Our **policy** shall outline measures for the sound rating of future residential buildings within 200 m of the Port Zone.
 - Our **policy** shall be to recognize the importance of the Port Wharf for arriving cruise ship passengers and work with the CPA (and Transport Canada) to create a welcoming plaza staging area

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The Environment for Change

For more than 20 years, the CADC has been the lead agency responsible for development of the downtown waterfront area. Largely as a result of their hard work, Charlottetown now has a very high quality waterfront that incorporates many joyful elements such as the Confederation Landing Park and the boardwalk. CADC initiatives have also led to the introduction of appropriate commercial amenities and residential development, while also retaining aspects of the waterfront’s industrial characteristics and historical legacy. As a result, the downtown waterfront area includes a vibrant mix of residential, commercial, industrial, and recreational activities. With appropriate comprehensive planning, this part of the waterfront can become a major catalyst that attracts more complementary year-round residential and economic activity, and will thus contribute to the expansion of general development within the downtown area.

While the downtown waterfront area is often associated with Charlottetown’s image and identity, it is important to remember that -- as a result of amalgamation -- the City’s waterfront now extends from East Royalty to West Royalty. Indeed, much of the waterfront in both East Royalty and West Royalty is largely undeveloped. Given the vital role the whole waterfront plays in Charlottetown’s daily life, as well as its signature role in depicting the City’s identity, it is critically important to take decisive measures now that will guide development adjacent to the two rivers for the benefit of present and future generations. Without doubt, these measures will make a significant contribution to the physical legacy which enriches the lives of Charlottetown’s residents and visitors well into the 22nd century.

The Action

<u>Proposed Action</u>	<u>Responsibility</u>	<u>Time-frame</u>
Consult residents and Commercial operators in the Water Street area about establishing standards in the Zoning By-law to control excessive noise after hours	City	short-term
Consider detailed Concept plans for the land adjacent to the waterfront side of Haviland Street as well as the East Waterfront lands	City	mid-term
Identify within the Five-year Capital budget funds to extend pedestrian facilities from Confederation Landing Park	City	mid-term

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east to Wright's Creek		
Ensure environmental protection in the 25 metre-wide band along the shoreline from the Upton Farm to the northern City boundary on the York River, and from the Queen Elizabeth Hospital property to the eastern City boundary on the Hillsborough River and to apply the Province's Coastal Area Policy where feasible	City & Province	on-going
Monitor policies designed to protect viewscapes to and from the Charlottetown Harbour	City	on-going
Reserve land and, where required, allocate funding to develop public access points to the waterfront	City	on-going
Identify an appropriate use for, and funding to develop, the former landfill site in East Royalty	City	long-term

