



**Public Meeting of Council  
Wednesday, June 26, 2013, 7 pm  
The Georgian Room, Rodd Charlottetown Hotel**

**Mayor Clifford Lee presiding**

**Present:** Deputy Mayor Stu MacFadyen      Councillor Rob Lantz  
Councillor Jason Coady      Councillor Danny Redmond  
Councillor Edward Rice      Councillor Mitchell Tweel  
Councillor Terry Bernard      Councillor Melissa Hilton  
Councillor Cecil Villard

**Also:** Donna Waddell, DCS      Laurel Palmer Thompson, PDO  
Hope Parnham, PDO      Linda Thorne, AA

**Regrets:** Councillor David MacDonald      Roy Main, CAO

Mayor Lee opened the meeting and introduced the Councillors. He then turned the meeting over to Councillor Lantz, Chair of the Planning & Heritage Committee, who introduced the application and briefly explained the process.

**1. 17 First Street (PID# 276667)**

**A request to consider an amendment to Appendix “A” – Future Land Use Map of the Official Plan from Medium Density Residential to Commercial and an amendment to Appendix “H” – Zoning Map of the City of Charlottetown Zoning and Development Bylaw from Low Density Residential (R-2) Zone to Parking (P) Zone to rezone the property at 17 First Street (PID# 276667).**

Jeff Murphy, Parkdale Holdings, presented the application. The property being considered for rezoning is located at the corner of First Street and Linden Avenue. The proposed parking lot will provide additional parking for the Medical Centre on St. Peters Road and will address the overflow of cars parking along the sidewalk on Linden Avenue. This is a major safety issue and the applicant proposed to construct a paved parking lot which is aesthetically pleasing. There will be an entrance/exit off First Street and a landscaped buffer between the parking lot and adjacent properties. Additional landscaping will be added as a softening affect to improve the look of the parking lot. The applicants hope to have the parking lot completed by September of this year.

Councillor Lantz asked for any comments or questions.

Councillor Redmond asked if additional landscaping and shrubbery could be added to block car lights shining on adjacent houses and if this could be extended all the way up to St. Peters Road.

Mr. Murphy responded that they are willing to look at doing this and would be happy to speak with any residents who have concerns.

Councillor Tweel asked how many parking spaces will be created.

Mr. Murphy responded that the new parking lot will accommodate 15 cars.

Councillor Redmond asked if the parking will be for patients or staff.

Mr. Murphy responded that there is an area of the existing parking designated for staff use at the corner of Beasley Avenue and St. Peters Road. The new parking lot will be for patients attending the medical clinic.

Marilyn Blanchard, 21 Linden Avenue

Mrs. Blanchard asked if the new parking lot will be used for the new medical centre or the Parkdale Medical Centre. She feels that the medical centre does not fit in with the neighbourhood and that the residents had made this known at previous public meetings. She also noted that the new building needs to be landscaped.

Mr. Murphy responded that they will address this issue.

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

**2. 77 Upper Prince Street (PID#359539)**

**A request to consider an amendment to Appendix "A" of the City of Charlottetown Zoning and Development Bylaw to designate the property at 77 Upper Prince Street (PID#359539) as a Heritage Resource and to consider an amendment to Appendix "A" Future Land Use Map of the Official Plan from Low Density Residential to Institutional, and an amendment to Appendix "H" - Zoning Map of the Charlottetown Zoning and Development Bylaw to rezone this property from Low Density Residential (R-2) Zone to Institutional (I) Zone.**

Councillor Lantz introduced the application and briefly explained the process. He noted that the property in question is a large important building that has been beautifully renovated and should be designated.

Verna Bruce, Board of Director of CHANCES, presented the application. She explained what CHANCES does and how they propose to use the building. She noted that the foundation is now a multi-million dollar resource and that they provide services to 6,301 Island children and their families. Ms. Bruce explained how the building will be used: First Floor – the kitchen will be used for providing hot meals for their programming in the schools (approximately 130 students); parenting classes and child care three times a week (small groups of 8-10). They had initially hoped to move the infant care program to this building, but found that it was too expensive. They propose six offices on the second floor; storage and meeting rooms for staff training on the third

floor. She noted they had held an open house and felt that most who had attended were supportive of CHANCES locating in this building. They intend to be there long-term and to protect the heritage value of the building. They wish to maintain the existing green space and are negotiating with the Gospel Hall and the Boy Scouts for shared parking. Ms. Bruce noted that they think the Heritage Designation is a good thing and they intend to maintain the building in its present state. Their goal is to become part of the community and provide support to families in the area.

Mary MacGillvary, a parent who has benefitted from CHANCES programming spoke in support of the application and explained how her family had benefitted from the support they received.

The applicants then played a short video showing how a client had benefitted from their services.

Councillor Lantz noted that the applicants had not provided a site plan showing parking in their presentation and asked if they were looking into having off-site parking. He then asked for any comments or questions.

Gail Rhyno, 120 Upper Prince Street

Ms. Rhyno had a number of concerns and she would like to see the neighbourhood remain as primarily residential. There are already a number of Institutional uses in the neighbourhood and she feels these should be limited as they are a threat to the residential area. She feels that a Heritage designation will only protect the exterior of the building.

Councillor Lantz asked for any comments or questions.

Sylvia, Dauphinee, 135 Upper Prince Street

Ms. Dauphinee asked what else could go in the building if it was to be rezoned to Institutional.

Mrs. Thompson read the list of permitted uses in the Institutional Zone from the Bylaw.

Ms. Dauphinee noted she is a big supporter of CHANCES and their programs but has some concerns about the other permitted uses.

Ole Hammarlund, 83 Upper Prince Street

Mr. Hammarlund lives next door and feels that the house at 77 Upper Prince Street is a great house. He has no problems with CHANCES, but is concerned about vandalism in the evenings and weekends when the building is unoccupied. He is also concerned about the future of the property if CHANCES should move out. He noted he had spoken to staff in the Planning Department and was told that conditional zoning is not permitted under the Bylaw or the *Planning Act*.

Councillor Lantz noted that provisional zoning is not permitted and would require an amendment to the existing Bylaw which would bind future Councils.

He asked for any comments or questions.

Cathy MacDougall

Ms. MacDougall commented that she felt that a guarded response was felt at the Open House and not the favorable response that the applicants had indicated. She noted that some concerns raised at the Open House have been addressed, but still feels that this is not a good fit for the neighbourhood. She feels that there is no guarantee that the proposed use of the building will remain unless there is a conditional clause as part of the rezoning. She also has concerns with traffic when children are being dropped off at school in the morning.

Ms. Bruce noted that there are no programs in the morning and most of their programming is in the evening, with one session being held at 1 p.m.

Robin Aitken, 78 Upper Prince Street

Ms. Aitken feels that institutional and commercial uses are a part of the streetscape especially in the downtown core.

Councillor Lantz asked for any comments or questions.

Ole Hammarlund

Mr. Hammarlund asked why not amend the Bylaw to permit conditional zoning.

Councillor Lantz responded that staff will have to research this matter and see if it is permitted under the *Planning Act*.

Ms. MacDougall asked if the Heritage Designation would be approved even if the rezoning application is denied.

Councillor Lantz explained that Council can initiate a request for Heritage designation for any important property. The present application is however tied in to the rezoning application.

Councillor Lantz asked for any further comments or questions.

Nancy Willis, 114 Upper Prince Street

Ms. Willis is a long-term resident at 114 Upper Prince Street. She has no problems with CHANCES but has a problem with the rezoning. She would support rezoning for multi-residential use.

Unknown

This lady asked if a building that has been designated as Heritage has to retain the same exterior even if there are other uses.

Councillor Lantz explained that the designation protects the exterior of the building only and not changes to the interior. He also noted that there is a Heritage Grant Program in place as well.

Mr. Hammarlund asked if an addition could be made to the back of the building.

Councillor Lantz responded that an addition could be constructed, but it would have to be architecturally compatible with the existing house.

Mary MacGillvary

Ms. MacGillvary commented that she had attended Prince Street School as a child and she was inspired by the house at 77 Upper Prince Street. She feels that both parents and children will appreciate this building. CHANCES is a stable organization and will be good for the community.

Councillor Lantz asked for any comments or questions.

Florence Wonnacott, 84 Upper Prince Street

Mrs. Wonnacott inquired about the CHANCES program on Brighton Road and asked who will be moving into that building.

The CHANCES representative responded that the infant/child care program will be moving to the Kirk of St. James Church.

Terry McIsaac, Principal of Prince Street School

Mr. McIsaac noted that the school supports CHANCES and feels that it is a wonderful family support to have this organization in the neighbourhood. This will also provide a smoother transition when children go from early childhood care to school. This also provides a way to service the school community as well.

Gail Rhyno

Ms. Rhyno noted that the only people speaking in support of this rezoning are people who do not live in the neighbourhood.

Phil Ferraro, 114 Upper Prince Street

Mr. Ferraro supports CHANCES but feels the parking situation needs to be resolved. Presently there is a lot of traffic on this narrow street and cars parking along the street add to the problem.

Councillor Lantz asked how many additional parking spaces are required.

Mrs. Thompson responded that 13 spaces are required and the calculation is based on the proposed use. There is also the option of shared parking. The application will have to meet the parking requirements or it could not operate.

Councillor Tweel thanked the residents for their letters and emails. He assured the residents that their concerns have been forwarded on to Council. He noted that the present property owners have done a great job in preserving the property. He also noted that the City is presently reviewing the Bylaw and Official Plan and this is an opportunity to see if temporary of provisional zoning could be possible. He thanked everyone for coming out to attend the meeting and assured the residents that everyone wants what is best for the property.

Councillor Lantz asked for any further comments or questions; there being none, the meeting adjourned at 8:15 p.m.