

**Public Meeting of Council
Thursday, October 17, 2013 at 7:00 PM
Council Chambers**

Deputy Mayor Stu MacFadyen presiding

**Present: Councillor Jason Coady
Councillor Edward Rice
Councillor Mitchell Tweel**

**Councillor Danny Redmond
Councillor David MacDonald**

**Also: Roy Main, CAO
Greg Morrison, PDO**

**Laurel Palmer Thompson, PDO
Linda Thorne, AA**

**Regrets: Mayor Clifford Lee
Councillor Cecil Villard
Councillor Melissa Hilton
Alex Forbes, MPH**

**Councillor Rob Lantz
Councillor Terry Bernard
Donna Waddell, DCS
Hope Parnham, PDO**

Deputy Mayor MacFadyen opened the meeting. He then turned the meeting over to Laurel Palmer Thompson, who introduced the application and briefly explained the process.

1. 46-48 Longworth Avenue (PID#s 364166)

An application, as per Section 4.60 of the City of Charlottetown Zoning and Development Bylaw – Site Development Principles, for the proposed development of a 5-unit converted dwelling on the property located at 46-48 Longworth Avenue (PID# 364166).

Kirk MacLeod, applicant, presented the proposal. He noted that the building had been up for property tax sale, was in very poor condition and vacant for some time. He proposes to completely gut the building and bring it up to code (wiring, etc.). The building was a duplex at one time and also operated as an illegal boarding house. He proposes to convert the dwelling to a 5-unit with 2, 1-bedroom units on the first and second floors and a 2-bedroom unit on the third floor. The third floor apartment will be owner-occupied. Mr. MacLeod reviewed the proposed floor plan and parking plan. The 6 parking spaces as required by the Bylaw will be located in the rear yard which will be completely paved. There will be no parking in front of the building. A self-contained area will be maintained for storage of waste bins in the rear of the lot. The applicant proposes to install a walkway to the front door and replace the front entrance door and windows to be more in line with the heritage of the building. He also will be installing solar panels, and high efficiency plumbing and heating. Mr. MacLeod also noted that there is a high demand for 1-bedroom apartments in the downtown area. He has been in contact with adjacent neighbours with his plans.

Deputy Mayor MacFadyen asked or any comments or questions.

Philip Jamieson, 52 Longworth Avenue

Mr. Jamieson is concerned about an additional 5 units being located in this area of the City because Longworth Avenue is a very busy street, especially with Birchwood School being located across the street. He is pleased however that the building is to be renovated.

Keir MacLeod

Mr. MacLeod also has an apartment building on Summer Street. He noted that since he has occupied the building, there have been no problems with tenants with regards to noise, etc.

Deputy Mayor MacFadyen asked for any comments or questions.

Councillor Mitchel Tweel

Councillor Tweel thanked Mr. MacLeod for his presentation and work done on the building so far. He asked if Mr. MacLeod had been in contact with the property owner at 44 Longworth Avenue, and if so, what the status of that conversation is.

Mr. MacLeod responded that he has been in contact with the property owner at each stage of the development.

Councillor Tweel thanked Mr. Keir MacLeod for his comments and told him to “keep up the good work”.

Councillor David MacDonald

Councillor MacDonald asked for clarification of the number of letters received in response to this application.

Mr. Main noted that the package sent out to Councillors on Friday had three letters and the package circulated tonight had two letters.

Mrs. Thompson explained that the letters sent out on Friday had been circulated to Council previously; the letters circulated tonight were received on Tuesday and could not be included in the Council package.

Councillor MacDonald commented that the development proposed appears to be a nice development, but he has concerns with access. He asked if the existing driveway will be moved to the other side of the property.

Mr. MacLeod explained that the driveway location will remain the same.

Councillor MacDonald noted that the access looks tight and asked where the garbage bins will be located.

Mr. MacLeod noted that the bins will be located at the rear of the property by the deck.

Councillor Danny Redmond

Councillor Redmond thanked Mr. MacLeod for taking on this project. The vacant building on this property had been a problem for some time. He has concerns with winter snow removal from the parking area. He also has concerns with visitors parking on the street and adding to the congestion on Longworth Avenue.

Mr. MacLeod noted that there is presently no parking on Longworth Avenue and that visitors could park in the Birchwood parking lot across the street if needed. He intends to stress to his tenants that they are not permitted to park in the neighbour's driveway.

Keir MacLeod asked if the Bylaw allows for visitor's parking.

Councillor Redmond asked Mrs. Thompson to comment.

Mrs. Thompson explained that staff have reviewed the parking plan and the proposed 6 parking spaces meet the Bylaw requirements. She also noted that the access has been reviewed by the Police Department and they have no concerns.

Mr. MacLeod noted that the building is located downtown and that tenants could walk to work, etc.

Councillor Redmond asked how snow will be removed from the parking area.

Mr. MacLeod responded that they will use a system similar to the City and cars will be moved in order to facilitate snow removal. He also noted that the fence at the rear of the property will be maintained.

Mrs. Thompson noted that a site drainage plan will be required as part of the building permit process and this will cover snow removal as well.

Councillor Redmond asked what the rental rates will be.

Mr. MacLeod responded that the rental fees will range from \$850 - \$1,100.

Deputy Mayor MacFadyen asked for any comments or questions; there being none, **the meeting adjourned at 7:25 p.m.**