



## **GREEN ROOF**

*“An extension of an above grade roof, built on top of a human-made structure, that allows vegetation to grow in a growing medium and which is designed, constructed and maintained by the property owner.”*

Councillor Lantz briefly explained the process and noted that the proposed amendments will require the same process as other Bylaw and Official Plan amendments. He then turned the meeting over to staff to present the proposed amendments.

Councillor Tweel noted that the Bylaw and Official Plan review has been put on hold because of the upcoming election. He asked if the proposed amendments are substantial or mainly housekeeping matters.

Councillor Lantz explained that the other Planning initiatives are on hold and that the matters being considered tonight are amendments pertaining to the 500 Lot Area and the Waterfront. Council had previously approved the amendments and they were taken to Second Reading, but after further review staff has noted that some of the processes needed further work for clarity. The amendments presented tonight are mainly housekeeping.

Councillor Tweel asked if letters were sent out to the individual property owners on the Waterfront and if the amendments will impact on property development. He also noted that residents have concerns that the water view be maintained.

Councillor Lantz explained that the Waterfront Master Plan has been adopted by Council and those Bylaws are in effect. The amendments being considered tonight are minor amendments to the maps.

Mr. Forbes noted that the issue with green roofs was brought up because of a proposed development on the Waterfront. Under the present wording, a green roof could be 100% with no landscaping on the lot itself. By providing a green roof, the developer can have additional density. In some cases there can be significant lot coverage by a building and this could result in no landscaped area on the lot. There are benefits to green roofs, but this should not drive public amenities for increased density. Mr. Forbes noted that under Section 4.6.8 of the Bylaw, the minimum landscaped area requirement is 10%. He reviewed two schematics showing how the landscape requirement could be met and noted that there needs to be an appropriate balance.

Mayor Lee asked if having a green roof landscaped to 100% would mean that there is no landscaping on the ground. As well, he asked if this would only apply in the Waterfront Area.

Mr. Forbes explained that landscaping on the ground is needed as well to provide balance.

Councillor Tweel noted that over the past two years several apartment buildings have been approved without significant green space. There needs to be green space and he asked if this is taken into account when these apartment buildings are approved.

Mr. Forbes noted that 10% of a lot has to be landscaped or open space. This applies to development throughout the whole City.

Mayor Lee asked if this amendment for green roofs only applies in the Waterfront area.

Mr. Forbes presented a definition of green roof and noted that they can be very cost-effective.

Mayor Lee asked for any comments or questions.

Shawn McCormack mentioned that a shed with a green roof has been constructed at the 2014 Heritage Garden behind the Farm Centre and that the roof absorbs rain water.

Councillor Lantz noted that a green roof has cooling and insulating effects as well as other benefits. It is important that maximum green space be provided on a lot which could also affect density bonuses.

### **Zoning & Development Bylaw – Sections 18, 19 & 20**

**2. Proposed amendments to the City of Charlottetown Zoning and Development Bylaw to reduce the restrictions for licensing of Eating and Drinking Establishments (restaurants) in Section 18 (Highway Commercial [C2] Zone), Section 19 (Shopping Centre Commercial [C3] Zone), and Section 21 (Mixed-Use Corridor [MUC] Zone). Proposed amendment as follows:**

*Under the ‘Permitted Uses’ in Sections 18 (Highway Commercial [C2] Zone), Section 19 (Shopping Centre Commercial [C3] Zone), and Section 21 (Mixed- Use Corridor [MUC] Zone), remove the words “(See Licensed Premises below)” after the words “Eating and Drinking Establishment”; and*

*Remove the references to “Eating and Drinking Establishments” from the licensed premises regulations in Section 18.4, Section 19.6, and Section 21.8*

Councillor Lantz briefly explained the proposed amendment and turned the meeting over to Mr. Forbes. It also was noted that this amendment will apply to the whole City.

Mr. Forbes explained the definitions for “eating and drinking establishments” and “licensed premises”. He noted that under present Bylaw regulations a licensed restaurant must be 100 meters away from any schools, group homes, etc.

Mayor Lee asked for any comments or questions.

Councillor Tweel asked if the amendments will affect only the waterfront.

Mr. Forbes responded that it will be in effect city-wide and that a licensed premise is a more intensive use than an eating and drinking establishment.

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

**3. Amendments to the Zoning & Development Bylaw and Official Plan with regards to the 500 Lots Area, Waterfront Zone, Port Zone, Holland College Campus, and the Joe Ghiz Memorial Park.**

The proposed amendments are as follows:

*Zoning and Development Bylaw:*

**Appendix “G” – List of Approved Properties in the CDA Zone – the Comprehensive Development Area (CDA) Zone no longer exists within the Waterfront Zone, Port Zones and 500 Lots Area; therefore the listing of CDA properties and Permitted Uses within the amended 500 Lots Area will be removed, PID #s as follows:**

339317	338343	337170	339093	336099	335802
339325	338350	338129	337188	335927	335786
338335	338376	336933	336081	335810	

**Appendix “I” – Heritage Area boundary – the former boundary of the Heritage Area will be repealed. This action will not result in less heritage protection in the 500 Lots Area but rather the proposed amendments to the 500 Lots Area provides more heritage review throughout the entire 500 Lots Area. (the new boundary is reflected on the Zoning Map below [Appendix “J”]).**

**Appendix “J” – Zoning Map – to include the Waterfront Zone, Port Zone, Holland College Campus, and Joseph Ghiz Memorial Park within the 500 Lots Area.**

*Official Plan:*

**Schedule B1 – Future Land Use Plan for the 500 Lots Area;**

**Schedule B2 – Streetscapes Plan for the 500 Lots Area; and**

**Schedule B3 – Civic Elements Plan for the 500 Lots Area**

Schedules B1, B2 and B3 will be amended to change the boundary of the 500 Lots Area to include the Waterfront Zone, Port Zone, Holland College Campus, and Joe Ghiz Memorial Park to create one contiguous area to be identified as the 500 Lots Area.

**Schedule B2 will also be amended to identify the Walkable Streets and remove the color depiction of Designated Heritage Resources (this action will not result in any designated heritage properties in this area being delisted).**

**Schedule B3 will also be amended to extend the view plane corridors and key termini sites from the former 500 Lots Area Plan into the Waterfront.**

**Text amendments – text amendments to the Official Plan to incorporate the above-noted changes.**

Mr. Forbes explained that the proposed amendments deal with changes in the Official Plan and how they line up with the Bylaw. He then turned the meeting over to Mrs. Thompson to present the amendments.

Mrs. Thompson noted that Council has adopted the new Design Guidelines for the Waterfront and 500 Lot Area. The proposed amendments will streamline the processes and amend some of the boundaries on the various maps. There will also be a number of text amendments to the Official Plan which will conform with the Bylaw.

Mayor Lee asked if all of the amendments will be reviewed. Mrs. Thompson indicated that she will review the amendments being considered tonight.

Mrs. Thompson explained the amendments to Appendix “G” – Properties in the CDA Zone and Their Permitted Uses. She noted that certain properties in the Waterfront area were rezoned during the adoption of the 500 Lot Area regulations.

Councillor MacDonald asked when these properties were taken from the CDA Zone and rezoned. Mrs. Thompson explained that this was done during the public process.

Councillor MacDonald asked if each of the property owners were notified of this rezoning. Mrs. Thompson noted that this will open up these properties for other uses. This means that the existing uses will be legal non-conforming.

Councillor MacDonald noted that the permitted uses in the CDA Zone are regulated by a Development Agreement.

Mayor Lee noted that there are 25 properties that this will affect. Mrs. Thompson clarified that only the properties in the 500 Lot Area will be affected. Properties in the CDA Zone in other areas of the city will remain the same.

Councillor Lantz explained that the properties in question are now in the Waterfront Zone. Mrs. Thompson clarified that some of the properties are in the Waterfront Zone and some are in the DMU Zone.

Mayor Lee asked if this general review requires that individual property owners be contacted and if the CDA properties in the 500 Lot Area are the only ones that will be affected. Mrs. Thompson noted that these changes were dealt with under the 500 Lot Area process. The only properties that will be affected are the ones listed in red.

Mrs. Thompson indicated Appendix “J” – Zoning Map and noted that the boundary now includes the Port Zone, Joe Ghiz Park, 500 Lot Area, Waterfront Zone and Holland College. She also noted that Appendix “I” – Heritage Area boundary will be repealed, although the properties designated as Heritage Resources will remain the same. Amendments to the Official Plan Schedules will be as follows:

Schedule B1 – Future Land Use Plan for the 500 Lot Area – will have the same boundary amendments as the Zoning Map

Schedule B2 – Streetscapes for the 500 Lot Area – will have the same boundary amendments; as well the colour depiction of the Heritage Resources will be removed

Schedule B3 – Civic Elements Plan for the 500 Lot Area - the walkable streets will include Pownal Street, Queen Street, Richmond Street and Hillsborough Street; this will extend the viewscales down to the waterfront, and protect the Government Wharf and Peakes Quay

Mrs. Thompson reviewed the proposed text amendments for the Official Plan. The amendments are required to remove any conflicts within the Bylaw and Official Plan. The Downtown Growth Area will be removed as this was replaced when the 500 Lot Area design standards and guidelines were adopted. As well, walkable streets were added.

Mayor Lee asked if all of the amendments had been advertised and if Council can change anything else without going through the process again. Councillor Lantz confirmed that all of these amendments had been advertised and that the purpose of tonight’s meeting is to obtain feedback and make any necessary alterations to the proposed amendments. If substantial amendments are needed this will have to be taken through the public consultation process again.

Councillor MacDonald commented that he has concerns that the proposed changes will make it difficult for the public to participate in the process and voice their objections. He asked what the reasoning is for these changes.

Mrs. Thompson explained that there is no intent behind the proposed amendments; they are to facilitate the Design Standards Guidelines that were previously adopted by Council.

Councillor MacDonald asked if it was fair to say that the Official Plan is the defining document and that residents have the right to maintain the sky view, privacy, etc. He feels that the amendments to the Official Plan text do not make any sense.

Mayor Lee asked if these amendments will be taken back to Planning Board for a recommendation. Councillor Lantz affirmed that this is the next step in the process.

Mayor Lee asked for any comments or questions.

Catherine Hennessey commented that she is delighted to the 500 Lot Area being strengthened but has some concerns whether or not the Joe Ghiz Park is within the 500 Lot Area as defined in the 1768 map.

Councillor Lantz noted that all of these amendments are being proposed by the City and briefly reviewed the procedures.

Mayor Lee asked for any further comments or questions; there being none, the meeting adjourned at 7:53 p.m.