



**Public Meeting of Council  
Wednesday, February 11, 2015 at 7 PM  
Council Chambers – City Hall**

**Mayor Clifford Lee Presiding**

**Present:**

**Deputy Mayor Mike Duffy  
Councillor Edward Rice  
Councillor Terry MacLeod  
Councillor Kevin Ramsay  
Councillor Robert Doiron**

**Councillor Greg Rivard, Chair  
Councillor Jason Coady  
Councillor Kevin Ramsay  
Councillor Terry Bernard  
Councillor Mitchell Tweel**

**Also:**

**Donna Waddell, DCS  
Jesse Morton, UP  
Victoria Evans, PHAA**

**Alex Forbes, PHM  
Laurel Palmer Thompson, PDO**

**Regrets:**

**Councillor Melissa Hilton  
Greg Morrison, PDO**

**Roy Main, CAO**

Mayor Lee opened the meeting. He then turned the meeting over to Councillor Greg Rivard, Planning Board Chair, who introduced the first application.

**1. 246 Sydney Street (PID# 338608)**

A request to consider an addition to the building at 246 Sydney Street (PID# 338608) as per Section 9.10 of the Zoning and Development Bylaw (*Design Review Public Consultation and Notifications*). This is considered a substantial addition to a Heritage Resource and was required to undergo a design review process. The design review process is now complete and the project must now be presented to the public at a Public Meeting of Council.

Councillor Rivard introduced Gordon MacPherson, the Project Manager of the redevelopment of 246 Sydney Street.

Mr. MacPherson presented the design, concept and vision for the redevelopment in a short presentation. He spoke of the project's potential to create economic benefits for the City, and of the importance of the revival and preservation of historic architecture in Charlottetown, such as the Notre Dame Convent.

Kelti MacMillan of the Aloha Tourist Home (Weymouth Street)

Ms. MacMillan questioned Mr. MacPherson about parking on Sydney Street, and if Sydney Street would be used as a main entrance point.

Mr. MacPherson noted that the main access point will be off Weymouth Street, and that Sydney Street would not be a main entrance. He indicated that the Sydney Street entrance would serve as more of a walking path, rather than an entrance point.

Ms. MacMillan then asked Mr. MacPherson about the width of the entrance point into the parking behind the Convent.

Mr. MacPherson estimated the width of the entrance to be approximately 25 feet. He explained that the design representation of the Convent shown to Council may not be exactly to scale. He also reiterated that Weymouth Street would serve as the main entrance point.

Ms. MacMillan then asked Mr. MacPherson about parking on Sydney Street.

Mr. MacPherson replied noting that the parking at the rear of the Convent would be sufficient, and there would be no need for parking on Sydney Street.

Joan Cumming, Heart's Content Bed & Breakfast (236 Sydney Street)

Ms. Cumming complimented Mr. MacPherson and the project for not using Sydney Street as an entrance point, because, she explained, many children use the park at Hillsborough Square, and an increase in traffic would make Sydney Street more dangerous for these children.

Ms. Cumming indicated that there is already a parking problem in the community, and explained that Holland College students, and people who work downtown use most of the parking in the area currently. She explained that she wants the community to stay quiet, and not be overcome with traffic.

Ms. Cumming questioned Council on the letter that she wrote to the Planning and Heritage Department outlining her concerns regarding the redevelopment.

Councillor Rivard elaborated on her letter and indicated that it related to a previous variance which was not relevant to the application that is before us tonight. Ms. Cummings took the opportunity to speak to all of the issues that she had noted previously in her letter.

Ms. Cumming then questioned Mr. MacPherson on the traffic that may be caused by the development. She was concerned about the motor coaches that were depicted in some of the design representations presented previously. She wondered where these motor coaches would park. Ms. Cumming also asked Mr. MacPherson if the apartments proposed would become tourist units, in the event that they could not be rented out.

Mr. MacPherson explained that the 40 micro-unit apartments would only be for individuals looking to rent long-term (4 plus months), and the apartments would not take overflow from the

Inn. He also explained that the Inn would not accommodate bus tours, and that the design representation was incorrect in displaying a motor coach.

Ms. Cumming then reiterated that traffic will be a problem in the community.

Pat Langhorne, Planning Board Resident Member

Ms. Langhorne asked Mr. MacPherson about the size of micro-unit apartments.

Mr. MacPherson said that micro-unit apartments are generally 300 square feet to 900 square feet. He stated most, in this development, would be approximately 400 to 500 square feet. Mr. MacPherson explained that the concept of micro-unit apartments is popular in larger cities in Europe, Asia, and now North America.

Paul Madden

Mr. Madden asked Mr. MacPherson what the parking requirement is for 40 units in the downtown area.

Laurel Palmer Thompson, Development Officer, stated that as per the Zoning and Development Bylaw, the requirement is one space for every two units, and therefore, the apartment building portion of the development would require 20 spaces. In regards to the Boutique Inn, she explained that the requirement is one space for every three bedrooms; therefore seven spaces would be required for the 21 room Inn. Ms. Palmer Thompson stated that the total requirement is therefore 27 spaces for the development.

Mayor Lee asked if there were any more questions or comments on the application; there being none the meeting moved on to the next application.

**2. Lot #2014-2 on Cohen Court and Lot #2014-3 on Salisbury Avenue (PID# 388447)**

A request to consider an amendment to Appendix "H"- Zoning Map of the City of Charlottetown Zoning and Development Bylaw to rezone Lot #2014-2 on Cohen Court and Lot #2014-3 on Salisbury Avenue (PID# 388447) from Single-Detached Residential (R-1L) to Single-Detached Residential (R-1S).

Councillor Rivard introduced the next application, a request to rezone the property at Lot #2014-2 on Cohen Court and Lot #2014-3 on Salisbury Avenue (PID# 388447). He then introduced Parker Perry, representative for 101799 P.E.I Inc.

Mr. Perry stated that the rezoning request should be approved because most of the lots in the area are already zoned R1-S, the permitted uses of R1-S and R1-L are the same, and that the lots are already serviced for two units.

Mayor Lee asked if there were any questions or comments on the application; there being none the meeting moved on to the next application.

**3. 7 Trafalgar Street (PID# 369637)**

A request to consider an amendment to Appendix “A”- Future Land Use Map of the Official Plan from Institutional to Low Density Residential and an amendment to Appendix “H”- Zoning Map of the City of Charlottetown Zoning and Development Bylaw to rezone 7 Trafalgar Street (PID# 369637) from Institutional (I) to Single-Detached Residential (R-1S).

Councillor Rivard introduced the next application, a request to rezone the property at 7 Trafalgar Street (PID# 369637). He then introduced Mary-Beth MacLean, trustee for Spring Park United Church, the applicant.

Ms. MacLean explained the Church’s intention is to subdivide the property into four residential lots. She explained that the Church needs to clear its debt, and currently only has plans to sell one lot, but may consider selling the other three in the future.

Councillor Mitchell Tweel asked Ms. MacLean about the park on the subject property.

Ms. MacLean stated that the Church had tried to sell the property to the City, however, the City was not interested.

Councillor Tweel explained that there is already plenty of parkland at Simmons Sport Field, and therefore the City was not interested in purchasing the land. However, he indicated that two letters in opposition to the rezoning had been received. Both letters cited the park and playground as an important part of the community, and both wished to see it remain. Councillor Tweel asked Ms. MacLean, and the Church, to please consider keeping the playground.

Ms. MacLean explained that the first lot that would be sold will be the lot with the playground equipment on it. Ms. MacLean said that if the after school program that currently rents from the Church continues their lease, then the Church will consider moving the playground equipment to the portion of the property that will not be immediately sold.

Deputy Mayor Mike Duffy spoke of the importance of children, and their concerns to the community. He stated that he had spoken to the Principal of Spring Park Elementary School, which is nearby on Dunkirk Street. The Principal said Spring Park Elementary would be happy to allow the children to use the school’s playground.

Mayor Lee asked if there were any further questions or comments on the application; there being none the meeting moved on to the next application.

**4. 410 Mount Edward Road (Portion of PID# 441147)**

A request to consider an amendment to Appendix “H”- Zoning Map of the City of Charlottetown Zoning and Development Bylaw to rezone a portion of the property located at 410 Mount Edward Road (PID# 441147) from Heavy Industrial (M2) to Light Industrial (M1).

Councillor Rivard introduced the next application, a request to rezone the property at 410 Mount Edward Road (portion of PID# 441147). He then introduced Ian Harper, Vice-President of Engineering Services at APM, the applicant.

Mr. Harper explained APM’s intentions in regards to the property. He explained that when the property was acquired, it was two lots with different types of zoning. Mr. Harper explained that the owner would like to add a restaurant, which is currently not allowed in areas zoned Heavy Industrial (M2). A restaurant is permitted in the Light Industrial (M1) Zone.

Mayor Lee asked if there were any questions or comments on the application, there being none.

**The meeting was adjourned at 7:40 PM.**