



**Public Meeting of Council
Tuesday, November 29, 2016 at 7 PM
Council Chambers, City Hall**

Mayor Clifford Lee Presiding

Present:

**Deputy Mayor Mike Duffy
Councillor Greg Rivard
Councillor Edward Rice
Councillor Terry MacLeod
Councillor Jason Coady**

**Councillor Terry Bernard
Councillor Melissa Hilton
Councillor Mitchell Tweel
Councillor Robert Doiron
Councillor Kevin Ramsay**

Also:

**Alex Forbes, PHM
Jesse Morton, PII**

**Peter Kelly, CAO
Victoria Evans, PHAA**

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

1. 4 Linden Avenue (PID# 277202)

To consider amending Appendix "H" – Zoning Map of the City of Charlottetown Zoning and Development Bylaw in order to rezone the two properties at 4 Linden Avenue (PID# 277202) from the Single Detached Residential (R-1L) Zone to the Low Density Residential (R-2) Zone. The purpose of the rezoning is to construct two semi-detached duplexes.

Councillor Rivard then introduced Jordan Flemming, the applicant, to present.

Mr. Flemming explained that there is currently a single detached dwelling and detached garage on the property, and if the rezoning request is approved, this house will be moved outside of the city. Mr. Flemming showed designs for the two proposed semi-detached dwellings and stated that it would be his intention to rent the units.

Councillor Hilton questioned Mr. Flemming on whether there will be one semi-detached dwelling or two.

Mr. Flemming responded there will be two semi-detached dwellings: one on the lot where there is presently a single detached home, and one on the vacant lot next door.

Councillor Ramsay asked Mr. Flemming if the dwellings will face Linden Avenue or Kensington Road.

Mr. Flemming stated that the dwellings will face Linden Avenue.

Mayor Lee questioned Mr. Flemming on whether he has a landscaping plan yet, and whether the lots are at a higher elevation than the rest of the street.

Mr. Flemming responded he does not have a landscaping plan yet as he has only prepared preliminary plans. He also stated that the lots are not significantly higher up than the rest of the street, and that he does not anticipate any drainage problems.

Councillor Rivard responded that Mr. Flemming will be required to submit a drainage plan along with any building permit application. The drainage plan will need to show that water will not be directed on to a neighbour's property.

Marlene Spencer

Ms. Spencer stated that she lives behind the subject property. She expressed concern about the possibility of drainage issues as her property is at a lower grade than the subject property. She also raised concern about property values decreasing, and that renters will not maintain the property well.

Mayor Lee responded to Ms. Spencer and stated there is a Dangerous, Hazardous and Unsightly Premises Bylaw which ensures that properties in the City are well maintained.

Councillor MacLeod asked Mr. Flemming if the semi-detached dwellings will be rented or sold.

Mr. Flemming responded the dwellings will be rented and that he presently manages several properties in the City. He stated that if there are any issues with tenants he will deal with them appropriately.

Mayor Lee asked if there were any further questions; there being none, the meeting was adjourned.

The meeting was adjourned at 7:10 p.m.