



**Public Meeting of Council
Tuesday, November 8, 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:

**Peter Kelly, CAO
Alex Forbes, PHM**

**Laurel Palmer-Thompson, PII
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. East Royalty Master Plan

Planning Department staff will present the draft amendments to the Zoning and Development Bylaw in respect to the East Royalty Master Plan. The amendments include amendments to Appendix "H" City of Charlottetown Zoning Map for the neighbourhood of East Royalty and to various sections of the East Royalty Master Plan and to "Schedule 2" East Royalty Land Use Map.

Councillor Rivard then introduced Laurel Palmer Thompson to present the East Royalty Master Plan.

Ms. Palmer Thompson stated that the application is to amend the Zoning & Development Bylaw to implement the East Royalty Master Plan, and to make minor amendments to the existing East Royalty Master Plan. She gave a brief overview of the process by which the East Royalty Master Plan has been developed. She noted that Council and Planning Staff sought to develop a master plan for East Royalty in particular because of strong development pressure in East Royalty. Ms. Palmer Thompson stated the importance of planning in a contiguous manner, and not developing East Royalty on a piecemeal basis. She outlined what is necessary to build good neighbourhoods and that these elements should be factored into the master plan in an attempt to create effective placemaking, walkability, different housing types, and neighbourhood connectivity. The Planning Partnership of Toronto was contracted to develop the master plan, and Planning Staff worked on the master plan as well.

Ms. Palmer Thompson explained that the Planning Partnership of Toronto, and Planning Staff consulted and worked with the Provincial Government in developing the East Royalty Master Plan. They discussed provincial issues including traffic planning, infrastructure, emergency services, schools, and the environment. Staff and the Planning Partnership also held several public meetings and workshops to gather input from the public. Ms. Palmer Thompson noted that the master plan was later revised after receiving input from the public, and ultimately the plan was adopted by Council in September 2015. The current application is for the zoning changes for the neighbourhood of East Royalty. She outlined the new zones including R3-T which is a zone for townhouses, and R-4A and B which are apartment residential zones. She also noted the Mixed Use Residential Zone which will allow for a mixture of housing types in each zone. In this zone, developers will be permitted to use 25% of the property for semi-detached and duplexes, 25% for townhouses, 35% for single detached dwellings, and 15% for nursing or community care. Ms. Palmer Thompson outlined these zoning changes and displayed the new zoning maps for East Royalty.

Ms. Palmer Thompson also noted that there will be some minor textual changes to the existing East Royalty Master Plan. She noted that the consultants included semi-detached dwellings in the Medium Density Zone, and this is in conflict with the rest of the Zoning & Development Bylaw. Staff has corrected this error. As well, she noted that the term for mobile housing was changed to manufactured housing.

Unknown man

This man asked about the Mixed Use Residential Zone, and the breakdown of the housing types in a subdivision.

Ms. Palmer Thompson responded that the zone will allow 25% semi-detached dwellings and duplexes, 25% for townhouses, 35% for single detached dwellings, and 15% for nursing and community care facilities. Moreover, if the nursing and community care use is not used, then the 15% can be allocated towards the other housing types equally (5% for each type), or used in whole for more single family houses.

The man asked if the 15% could be used for more semi-detached dwellings or duplexes.

Ms. Palmer Thompson responded that only 5% could be used for more semi-detached dwellings or duplexes.

Bill Whelan

Mr. Whelan asked about the R-3T Zone, and if residents asked for this new zone.

Ms. Palmer Thompson responded it was not explicitly asked for by the residents, however, diversity in housing forms is a goal of the master plan.

Mr. Whelan asked if the percentages for housing types in the Mixed Use Residential Zone are fixed through regulation.

Ms. Palmer Thompson stated that yes the mixing formula will be a part of the Zoning & Development Bylaw if Council approves the changes to the Zoning and Development Bylaw.

Mr. Whelan questioned how long it will take for the plan to be implemented.

Ms. Palmer Thompson stated that the plan is currently in effect and has been adopted, but the new regulations in the Zoning Bylaw will be applied as staff receives applications for developments.

Councillor Bernard

Councillor Bernard questioned about the change in terminology from mobile homes to manufactured housing.

Ms. Palmer Thompson explained that manufactured housing is the correct terminology in the industry.

Councillor Tweel

Councillor Tweel questioned Ms. Palmer Thompson over who asked for the terminology to mobile homes change to be made.

Ms. Palmer Thompson responded that it was brought to staffs attention by people in the industry that the correct terminology in the industry is manufactured housing not mobile homes.

Councillor Tweel asked if and how the master plan and zoning changes will change the number of mobile homes in the area.

Ms. Palmer Thompson responded that there will be no increase in the number of mobile homes, and that it is strictly a change to the terminology used.

Unidentified man

This man asked if there will be stricter guidelines in subdivisions, particularly for parks.

Ms. Palmer Thompson noted that there are urban design guidelines for parkland and public spaces.

The gentlemen clarified his question, noting that in some subdivisions in the City vinyl siding is not permitted. He questioned whether the master plan has similar restrictions.

Mayor Lee responded that those types of restrictions are called restrictive covenants which are not enforced by the City rather they are a legal agreement between residents and the subdivision/developer.

Mayor Lee asked if there were any further questions or comments; there being none the meeting was adjourned at 7:30p.m.