



**Public Meeting of Council
Tuesday, February 28, 2017 at 7 PM
Rodd Charlottetown, 75 Kent Street**

Mayor Clifford Lee Presiding

Present:

**Deputy Mayor Mike Duffy
Councillor Greg Rivard
Councillor Terry MacLeod
Councillor Jason Coady
Councillor Kevin Ramsay**

**Councillor Terry Bernard
Councillor Melissa Hilton
Councillor Mitchell Tweel
Councillor Robert Doiron
Councillor Edward Rice**

Also:

**Alex Forbes, PHM
Jesse Morton, PII
Laurel Palmer-Thompson, PII**

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

Mayor Clifford Lee opened the meeting.

1. 9-11 Euston Street (PID #351890)

Variance request to increase the number of rental bedrooms in a Bed & Breakfast from six (6) bedrooms to nine (9) bedrooms at the property located at 9-11 Euston Street (PID #351890).

**Moved by Councillor Greg Rivard
Seconded by Councillor Terry MacLeod**

RESOLVED:

That the request for a variance to increase the number of rental bedrooms in a Bed & Breakfast from six (6) bedrooms to nine (9) bedrooms at the property located at 9-11 Euston Street (PID #351890) be approved.

CARRIED 10-0

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

2. 55 Richmond Street (PID# 339911) and 59 Richmond Street (PID# 339929)

Request for a site specific amendment to the Downtown Neighbourhood (DN) Zone as it pertains to 55 Richmond Street (PID# 339911) and 59 Richmond Street (PID# 339929) in order to permit a four storey 23 unit apartment building (including a variance to reduce the minimum grade level height from 13ft to approximately 9.5ft).

Councillor Rivard then introduced Tim Banks, developer of the proposed apartment building, to present.

Mr. Banks outlined the proposal to construct a four-storey 23 unit apartment building at 55-59 Richmond Street. He explained that the project is a joint development with his company and the property owner. Mr. Banks noted that he has significant experience developing apartment buildings in Charlottetown and across Canada. Furthermore, he stated that in his experience there is a flight of people moving into urban cores across Canada and increased demand for micro-unit apartments.

Mr. Banks noted that there are many tall buildings near the proposed development, and that if the property was on Pownal Street around the corner, no site specific bylaw amendment would be required to increase the allowable height.

Mr. Banks also clarified that he modified the proposed building designs; as such, a variance request to reduce the right minimum side yard setback from 6ft to approximately 0.6ft is no longer required. Mr. Banks reviewed several examples of buildings that have recently been constructed in Halifax by himself and others. He contested that the 500 Lot regulations are too restrictive and have created limited development potential in downtown Charlottetown.

Mayor Lee asked if there were any questions from Council or the public.

There being no questions; Councillor Rivard introduced the next application.

3. 300 Capital Drive (PID# 386557)

Request for a site specific amendment to the Highway Commercial Zone (C-2) Zone as it pertains to 300 Capital Drive (PID #386557) in order to permit a six storey (73ft in height) hotel.

Councillor Rivard then introduced Chris Linzell Waddell, project manager with D.P Murphy, the applicant.

Mr. Linzell Waddell provided an overview of the proposed six storey 125 room hotel. He stated that the development requires a site specific amendment to the Zoning & Development Bylaw to amend the zone to increase the height from 39.4 ft. to 73 ft. to permit a 6 storey structure. He explained that the property is correctly zoned for a hotel and that a site specific amendment is required to increase the number of storey's from four to six to accommodate the development.

Mr. Linzell Waddell stated that the first floor of the hotel will be for services, and floors 2-6 will have 25 rooms per floor each for a total of 125 rooms. There will be a new access point to the

hotel off of Maypoint Road, and there will be a total of 3 entrance and exit points. He noted that the accesses to the property have all been reviewed and approved by the Province. Mayor Lee asked if there were any questions from Council or the public.

Councillor Tweel asked Mr. Linzell Waddell if he has discussed the possibility of adding a recreation trail with the Planning & Heritage Department.

Mr. Linzell Waddell stated that he is open to having discussions regarding adding a recreation trail.

Councillor Rivard questioned Mr. Linzell Waddell regarding the landscaping on the south side of the property. He stated that this landscaping is important because it will buffer the development from the adjacent residential neighbourhood.

Mr. Linzell Waddell noted that a landscape architect will design a buffer which will either be shrubs or a fence line for the area that borders the residential neighbourhood.

Mayor Lee asked if there were any questions from Council or the public.

There being no questions; Councillor Rivard introduced the next application.

4. 15 Hillsborough Street (PID# 336198)

Request to amend Appendix "A" – Future Land Use Map of the Official Plan from Downtown Neighbourhood to Downtown Mixed Use Neighbourhood and Appendix "H" – Zoning Map of the Zoning and Development Bylaw from the Downtown Neighbourhood (DN) Zone to Downtown Mixed Use Neighbourhood (DMUN) Zone in order to rezone the property at 15 Hillsborough Street (PID #336198). The purpose of the rezoning is to permit a small eating and drinking establishment.

Councillor Rivard then introduced Ray Campbell, owner of the property to present.

Mr. Campbell claimed that the house is one of the only log-framed buildings in Charlottetown. He said that there would be value in showing the house to the public because of its age and heritage value.

Mayor Lee questioned Mr. Campbell as to what type of eating and drinking establishment he is looking to open.

Mr. Campbell responded that he is seeking to open a small café.

Mayor Lee expressed concern about a patio in the backyard when there are nearby residential homes.

Mr. Campbell responded that there is a convenience store and an inn next door. He stated that the café will not be open late into the evening.

Councillor Rivard questioned Mr. Campbell if he is willing to enter into a development agreement with the City.

Mr. Campbell responded he would be open to entering into a development agreement. He explained that the project would be a “labour of love”.

Councillor Rice stated that the house is a log house which is very rare for the City. He expressed strong support for the project.

Richard Brown, MLA for District 12: Charlottetown - Victoria Park

Mr. Brown stated that the project would be a good opportunity to showcase the City’s history as it is pre-confederation. He expressed his support for the project as well.

Councillor Tweel also offered his strong support for the project and praised Mr. Campbell for his efforts.

Mayor Lee asked if there were any questions from Council or the public.

There being no further questions; Councillor Rivard introduced the next application.

5. **PID #276964: A landlocked parcel behind 49 Kensington Road (PID# 276964)**
Request to amend Appendix “A” – Future Land Use Map of the Official Plan from Low Density Residential to Commercial and Appendix “H” – Zoning Map of the Zoning and Development Bylaw from Low Density Residential (R-2) Zone to Business Office Commercial (C-1) Zone to rezone PID #276964 a landlocked parcel behind 49 Kensington Road (PID #276964). The purpose of the rezoning is to accommodate an existing parking lot.

Councillor Rivard then introduced Dr. Ernest Corrigan owner of the property to present.

Dr. Corrigan explained that in 1982 he and his associates purchased a parcel of land next to their dental practice to use as a parking lot. He did not realize that the property needed to be consolidated with the parcel of land the dental clinic building is presently located on. He stated that they are now trying to sell the property and it needs to be rezoned and consolidated with the other parcel.

Darren Ings

Mr. Ings stated that he owns 47 Kensington Road. He asked why the parking lot is not properly zoned.

Mayor Lee responded that the error was made when the property was originally bought in 1982.

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

The meeting was adjourned at 7:50 p.m.

DRAFT