



**Public Meeting of Council
Wednesday, May 24, 2017 at 7 PM
Council Chambers, City Hall**

Deputy Mayor Mike Duffy Presiding

Present:

Mayor Clifford Lee	Councillor Terry Bernard
Deputy Mayor Mike Duffy (arrived at 7:30p.m)	Councillor Melissa Hilton
Councillor Greg Rivard	Councillor Robert Doiron
Councillor Jason Coady	Councillor Edward Rice
Councillor Kevin Ramsay	Councillor Terry MacLeod
	Councillor Mitchell Tweel

Also:

Peter Kelly, CAO	Alex Forbes, PHM
Greg Morrison, PI	Laurel Palmer-Thompson, PII
	Victoria Evans, PHAA

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

- 1. Lot 101 on Oak Drive (PID #392936) and the adjacent lot to the east (PID #392936)**
Request to amend Appendix “H” City of Charlottetown Zoning Map from the Low Density Residential Single (R-2S) Zone to the Low Density Residential (R-2) Zone in order to rezone Lot 101 on Oak Drive (PID #392936) and the adjacent lot to the east (PID #392936) to permit the construction of a semi-detached dwelling or duplex.

Councillor Rivard then introduced Greg Morrison, Planner I, to provide an overview of the application.

Mr. Morrison explained that the subject property is presently zoned Low Density Residential Single (R-2S) and that this zone allows for 25% semi-detached or duplex units. This subdivision, he stated, has already met the 25% threshold and therefore the applicant is seeking to rezone the property to the Low Density Residential (R-2) Zone which has no limitation on the number of two-unit dwellings that can be constructed.

Councillor Rivard then introduced J.P Robison, the applicant and developer.

Mr. Robison stated that he is a resident of the neighbourhood, and is intending to develop the property as a semi-detached dwelling that will house his parents and his in-laws. He intends to build the dwelling in a similar style to those existing in the neighbourhood presently. Mr. Robison also stated that he canvassed the neighbourhood to speak to the residents about the application. He noted that he only received positive responses.

Councillor Hilton

Councillor Hilton asked Mr. Robison where the driveways for the property would be located. She explained that this portion of Oak Drive might be a bit difficult to locate driveways on because it leads to an overpass and there are guardrails on the sides of Oak Drive.

Mr. Robison stated that there would be one singular driveway in the centre of the property.

Councillor Hilton asked Mr. Robison if he owns lot 100 on Oak Drive and what he intends to develop on that lot.

Mr. Robison responded that he intends to construct a single detached dwelling.

Mayor Lee then asked if there were any questions or comments from the public or Council. There being none, Councillor Rivard introduced the next application.

2. 94, 96 & 98 King St. (PID #335851 and 335844)

Request for a site specific amendment to the Downtown Mixed Use Neighbourhood Zone (DMUN) Zone in order to permit an eleven (11) unit four (4) storey apartment building at 94, 96 & 98 King St. (PID #335851 and 335844) with a variance to decrease the minimum required grade to second floor level height from 13ft to 9.5 ft., a variance to reduce the minimum rear yard setback from 29 ft. to 10 ft., a variance to reduce the frontage requirement from 82 ft. to 65 ft. and a lot consolidation.

Councilor Rivard then introduced Laurel Palmer-Thompson, Planner II, to speak to the application.

Ms. Palmer-Thompson provided a description of the application. She explained that the application will require three variances and is subject to a design review. She noted that the variance request to decrease the minimum required grade to second floor level height has been changed and the proposed height is now 11.8ft (rather than 9.5) so that the variance request is not as significant as before. There is also a rear yard variance request and a request to increase the number of stories permitted (but not the height) from three to four. Ms. Palmer Thompson stated that Heritage Board has approved the request to demolish the existing dwellings at 94, 96 & 98 King Street subject to the site specific amendment application receiving approval.

Councilor Rivard then introduced Chris Jette, architect for the proposed development.

Mr. Jette described the existing housing on King Street and how the proposed development is designed to fit in with the existing neighbourhood.

He explained that a site specific amendment to increase the number of storeys permitted (from three to four) will be needed however the proposed building will meet the maximum building height of 39.4 ft. He also noted that the 4th storey of the building will be stepped back 10 ft. from the front face of the building and therefore the impact of the building's height on the streetscape and neighbourhood will be lessened. Mr. Jette stated that parking for the development will be at the Blake House (100 King Street) next door. He explained that a small rear portion of the Blake House (an addition that does not have historical value) will be demolished to accommodate the new parking lot. Mr. Jette did not expect there to be an increase in traffic from the development. He stated that there will be 20 units between the Blake House and the new development therefore 10 parking spaces would be required however there will be 13 parking spaces provided. Mr. Jette noted that the buildings presently on the site are in poor condition. He concluded his presentation by noting that the design and placement of the proposed dwelling has been thoughtfully considered and careful consideration was given to fulfilling the development standards of the Zoning & Development Bylaw and 500 Lot Plan.

Councillor Tweel asked Mr. Jette to provide more details on the exterior finishes of the building.

Mr. Jette responded that the exterior of the proposed building will be finished in brick, stone and glass. He explained that the materials and design of the entrance was designed with the design standards in consideration. The design of the building has not yet been finalized and will need to be reviewed by an independent architect as part of the design review process.

Councillor Hilton questioned Mr. Jette on the parking for the proposed development. She asked if the development will share parking with the Blake House.

Mr. Jette responded the development will share parking with the Blake House, and there will be 13 parking spaces shared between both buildings.

Councillor Hilton asked Mr. Jette about the entrance from Queen Street to the parking lot. She explained that a local business on Queen Street has raised concerns about their parking being inaccessible during construction.

Mr. Jette responded that the parking the local business on Queen Street uses will not be impacted and that the owner of the proposed development will do everything possible to keep the parking accessible.

Councillor Rice asked if the King Street driveway is a common driveway shared by other property owners.

Mr. Jette responded that no it is not a common driveway and is not shared with any other businesses.

Mayor Lee then asked if there were any questions or comments from the public or Council. There being none, Councillor Rivard introduced the next application.

3. Lot 2014-6 (PID # 1076728) on Towers Road

Request to amend the approved Development Concept Plan and Development Agreement for the property located at Lot 2014-6 (PID # 1076728) on Towers Road to permit one 64 unit apartment building with underground parking and a maximum height of 50 ft. and one 24 unit apartment building with a maximum height of 39.4 ft.

Councilor Rivard then introduced Laurel Palmer Thompson, Planner II, to speak to the application.

Ms. Palmer Thompson explained that the property is subject to a Development Concept Plan and Development Agreement which was signed in 2013. It allowed an apartment building to be constructed on the property with 48 units. The applicant has since decided to add underground parking to the building. Ms. Palmer Thompson explained that Zoning and Development Bylaw permits a density bonus of up to 20% for including underground parking however since the property is subject to a Development Concept Plan and Development Agreement; staff cannot award this density bonus to increase the amount of units from 48 to 64 without Council's approval and an amendment to the development agreement. The applicant is also seeking to increase the permitted height which was stipulated in the Development Agreement.

Councilor Rivard then introduced Robert Haggis, architect for the proposed development.

Mr. Haggis reviewed the site plan for the proposed development. He explained that there will be 52 surface parking spots in addition to the parking spaces underground. He noted that by adding the underground parking it will allow for more green space on the property. Mr. Haggis stated that there will be 87 units total between the two buildings, one with 63 units and another with 24. He stated that the exterior of the building will be finished in a variety of materials but will not utilize vinyl siding. The building will also be of a higher quality and will have many environmentally friendly features. He also argued that the impact of the building's height will be diminished because of the elevation of the land. It is in a low lying area that slopes significantly from the top of Mount Edward Road to the Charlottetown Mall.

Councillor Tweel questioned Mr. Haggis on how many parking spaces there will be for each unit, and how many will be underground.

Mr. Haggis responded there will be one space for each unit.

Councillor Tweel questioned Mr. Haggis regarding the amount of greenspace on the property, and how many square feet the green space is.

Mr. Haggis noted that by having underground parking there is less surface level parking spaces and therefore more of the site can be utilized for green space. He stated that there is approximately 3,000 additional square feet of green space on the site as there will not be as much surface parking required.

Councillor Tweel asked whether a sidewalk will be installed on Towers Road.

Mayor Lee responded that the public meeting for this application is not an appropriate time to discuss sidewalks on Towers Road since it is not relevant to the application.

Councillor Tweel asked when Towers Road was deeded to the City.

Ms. Palmer Thompson responded that it was approximately in 2010.

Councillor Bernard asked to clarify the density request and the number of parking spaces underground.

Mr. Haggis responded the request is to increase the number of units in one building from 48 to 64 units (with one unit being used as common space) and that there will be 63 parking spaces (one for each unit) underground.

Councillor Doiron asked staff on when the Development Agreement for the property was signed, and if it was amended since then.

Ms. Palmer Thompson responded that the agreement was signed in 2013, and that the agreement has not been amended since.

Councillor Tweel asked if the open space was owned by the City.

Ms. Palmer Thompson responded that the City owns the deed to the open space and the City is in the process of registering the deed as they were asked to hold off by the property owners until some legal issues pertaining to subdivision of the property was settled.

The meeting was adjourned at 7:45 p.m.