



**Public Meeting of Council
Monday, September 25, 2017 at 7 PM
Rodd Charlottetown Hotel, 75 Kent Street**

Deputy Mayor Mike Duffy Presiding

Present:

**Deputy Mayor Mike Duffy
Councillor Kevin Ramsay
Councillor Terry MacLeod
Councillor Mitchell Tweel**

**Councillor Melissa Hilton
Councillor Robert Doiron
Councillor Greg Rivard
Councillor Jason Coady**

Also:

**Peter Kelly, CAO
Jesse Morton, PII
Victoria Evans, PHAA**

**Alex Forbes, PHM
Greg Morrison, PI**

Regrets:

**Mayor Clifford Lee
Councillor Terry Bernard**

Councillor Edward Rice

Deputy Mayor Mike Duffy opened the meeting. He turned the meeting over to Councillor Greg Rivard who introduced the first application:

1. 9 Properties on Chestnut Street and Passmore Street

This application contains two separate requests:

- A. Request for a site specific amendment to the Medium Density Residential (R-3) Zone (which includes five variances) as it pertains to 49 Chestnut Street (PID# 357756), 51 Chestnut Street (PID# 361519), 57 Chestnut Street (PID# 361527), 59 Chestnut Street (PID# 584755) and 61 Chestnut Street (PID# 361535), in order to permit a four storey 27-unit apartment building.
- B. A second request for a site specific amendment to the Medium Density Residential (R-3) Zone (which includes one variance) as it pertains to 18 Passmore Street (PID# 361683), 26-30 Passmore Street (PID# 361675), 32 Passmore Street (PID# 361667) and 34 Passmore Street (PID# 361659) in order to permit a four storey 16-unit apartment building.

Councillor Rivard then introduced Jesse Morton, Planner II, to provide an overview of the application.

Mr. Morton gave a brief overview of the application that was approved in 2016 and compared it to the present application. The applicant is now applying to construct two buildings on two lots instead of the original singular building on one lot, and there will be no commercial component; the two buildings will be apartment dwellings (a 27 unit apartment dwelling and a 16 unit apartment dwelling). Moreover, the applicant indicated that he no longer wishes to participate in the design review process. The proposed developments will utilize a combination of underground and surface parking to satisfy the minimum requirement; conversely, the previous application's parking was entirely underground.

Mr. Morton noted that there are still some challenges with the proposed site plan of the property which Planning staff will need to work out with the applicant before all of the City's requirements are satisfied.

Councillor Rivard then introduced Philip O'Halloran, the developer of the proposed apartment buildings. Mr. O'Halloran introduced Doug Coles of Coles Associates, the project manager and engineer, for the proposed development.

Mr. Coles explained that the original 2016 proposal was not feasible, and that the new proposal is more cost efficient. Mr. Coles noted that the applicant initiated the design review process for the original development, which was approved in 2016, but the process was not completed. They are requesting that the new application not be required to go through the design process. Still he stated that comments from the original design review had been incorporated in the design of the new proposal. For instance, the new building has a more neutral colour scheme which will better blend in with the existing neighbourhood as suggested by the design reviewer.

Mr. O'Halloran then presented a history of his career as a developer. He reviewed different buildings that he had constructed in Charlottetown including his own home on North River Road, the redevelopment on Esher Street, 41 Richmond Street, the Patterson terrace townhouses on Queen Street, and 194-198 Grafton Street. He outlined his experience as a developer, and ability to manage large projects.

Deputy Mayor Duffy then opened the floor to questions and comments from the public.

Peter Osif

Mr. Osif stated that he is the President of Patterson Terrace townhouses and lives at 332B Queen Street. He asked Mr. O'Halloran if all of the traffic for the development will enter and exit from Passmore Street.

Mr. O'Halloran responded all of the traffic will enter and exit from Passmore Street.

Mr. Osif asked Mr. O'Halloran how many parking spaces there will be.

Mr. Coles responded there will be a little over 50 parking spaces.

Mr. Osif expressed concern regarding traffic on Passmore, as Passmore Street is the main exit for traffic on Patterson Terrace. He also expressed concern regarding drainage, and that there is already a lot of run-off from Passmore Street which creates a lot of work for their sub pumps at Patterson Terrace. He asked how the proposed development will manage drainage.

Mr. Coles stated the parking lot will drain through the storm sewers, and roof drainage will drain through a series of pipes, and end up in the municipal storm sewer.

Mr. Osif asked if the storm sewer is already in place.

Mr. Coles responded that the municipal storm sewer is in place, but more will be built on the subject property at the time of construction of the building.

Unknown woman (inaudible name)

This woman asked Mr. Coles how the building will fit in better with the neighbourhood compared to the first proposal.

Mr. Coles responded the new proposal is smaller, and will have a smaller, less imposing footprint. Moreover, he stated that there will be no commercial space and that the new building is entirely residential.

Philip Brown, 135 Spring Park Road

Mr. Brown stated that staff has concerns that some of the parking spaces may lack accessibility due to their proximity to the buildings entrance. He also raised concern that the applicant is asking for 27 units while the permitted density is 9 units which he sees as a very large increase. He asked if that is the correct, as it seems like a very large increase.

Councillor Rivard noted that there are some aspects of the application that need to still be reviewed by staff with the applicant. He stated that Planning Board will discuss any outstanding issues at their next meeting before making a recommendation to Council regarding the application.

Mr. Morton responded that the request is for two site specific amendments to increase the permitted density to the desired figures.

Mr. Brown asked Councillor Rivard about the parking.

Councillor Rivard responded there will be some surface parking and some underground parking.

Mr. Brown asked how many parking spaces are required.

Mr. Morton responded 51 parking spaces plus two accessible spaces are required and they can be accommodated through a combination of underground and surface parking.

Mr. Brown asked how many parking spaces will be underground and how many will be surface level.

Mr. Coles responded 29-30 parking spaces will be underground.

Mr. Brown asked if there will be any off-site parking.

Mr. Coles stated there will be no off-site parking.

Mr Brown asked Councillor Rivard to ensure that the parking issues are resolved.

Councillor Tweel

Councillor Tweel asked Mr. O'Halloran to elaborate on the courtyard.

Mr. O'Halloran responded that the parking area will have landscaping, and that each building will have its own pedestrian entrance and exit on Passmore and Chestnut Street.

Councillor Hilton

Councillor Hilton asked Mr. O'Halloran to illustrate how traffic will enter and exit, and where the doors will be for the underground parking. She also asked if both buildings will have underground parking.

Mr. O'Halloran demonstrated how traffic will enter from Passmore Street, enter into the underground parking, and exit on to Passmore Street. He stated only the building fronting onto Chestnut Street will have underground parking.

Councillor Hilton asked about drainage onto Passmore Street.

Mr. O'Halloran responded that there will likely be three catch basins and go back into the storm sewer system.

Councillor Tweel

Councillor Tweel asked for Mr. O'Halloran to elaborate on the design review process.

Deputy Mayor Duffy responded to Councillor Tweel stating that the building is not subject to design review.

Mr. O'Halloran responded the previous application did go through design review but that the current application will not go through the design review process. He noted that the comments from the design reviewer were considered when designing the current proposal.

Councillor Rivard explained that the application will be reviewed by staff and staff will continue to work with the applicant to address any deficiencies. Then Planning Board will make a recommendation to Council who will vote on the application at their October meeting. He noted that any outstanding issues such as parking or issues with the Fire Department's review will need to be addressed.

Philip Brown

Mr. Brown asked why the design review is not required for this proposal as it is a different building and therefore a different design.

Councillor Rivard responded a design review is not required because the property is outside the 500 Lot Area. He noted the applicant agreed to do a design review for the previous application but has elected not to for this application, and that it is the choice of the applicant.

Pauline Howard

Ms. Howard asked Mr. O'Halloran how he intends to construct a sustainable building.

Mr. O'Halloran stated that one way the building will be sustainable is through how drainage will be controlled.

Mr. Coles responded there are numerous ways of constructing a sustainable building. For example, he stated, high efficiency windows to prevent heat loss. He stated the building has numerous sustainable elements including the materials used.

Ms. Howard asked if Mr. Coles has considered a green roof on the building.

Mr. Coles responded the weight of the green roof would be too much for the building.

Deputy Mayor Duffy asked if there were any further questions or comments; there being none Councillor Rivard introduced the next application:

2. **271 Kent Street (PID# 344853), 275 Kent Street (PID# 344861), 277 Kent Street (PID# 344879), 281 Kent Street (PID# 344887), 285 Kent Street (PID# 344895), and 295 Kent Street (PID# 344911)**

Request to amend Appendix "A" – Future Land Use Map of the Official Plan from Downtown Neighbourhood to Institutional and Appendix "H" – Zoning Map of the Zoning & Development Bylaw from the Downtown Neighbourhood (DN) Zone to the Institutional (I) Zone in order to rezone the properties at 271 Kent Street (PID# 344853), 275 Kent Street (PID# 344861), 277 Kent Street (PID# 344879), 281 Kent Street (PID# 344887), 285 Kent Street (PID# 344895), and 295 Kent Street (PID# 344911).

Councillor Rivard stated that Councillor MacLeod declared a conflict of interest for this application. He left the room and did not participate in the discussion nor vote on the application.

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

Mr. Morrison outlined the application. He explained that a site specific amendment was passed in 2016 to allow educational institution as a permitted use on four of the subject properties while maintaining the current Downtown Neighbourhood (DN) Zone. Holland College would now like to rezone the properties in order to avoid further site specific amendments and be permitted to erect signage which the the Institutional (I) Zone would allow.

Councillor Rivard then introduced Michael O’Grady, Vice President of Innovation, Enterprise & Strategic Development of Holland College to present.

Mr. O’Grady explained that Holland College properties need to be zoned appropriately to reflect their institutional use and to allow the College to carry out its operations as an educational institutional. Mr. O’Grady went on to say that all other properties on the Prince of Wales Campus are zoned as Institutional.

Deputy Mayor Duffy then opened the floor to questions and comments from the public.

Joanne Brown

Ms. Brown raised concern that if the properties are zoned institutional, will the dwellings be demolished, to make way for the construction of a large building; similar to what is present on the campus currently. She asked Mr. O’Grady what the goal of the rezoning is.

Mr. O’Grady responded Holland College has shown great respect for heritage properties and noted the restoration of 295 Kent Street which is now Collège de l’Île. He stated that Holland College appreciates the heritage value of the properties, and that the current application does not pertain to any changes in the properties or demolition of them.

Ms. Brown again expressed concern that the houses could be demolished, and the person demolishing them would just have to pay a fine.

Councillor Rivard stated that the applicant would need Council’s permission to demolish the three designated heritage properties. Councillor Rivard stated that the demolition of the houses would require a demolition permit.

Ms. Brown reiterated her concerns that someone could demolish the houses without a permit and only be required to pay a fee.

Councillor Rivard stated that it is unlikely for a demolition to occur without a permit because of the watchful eye of the public, and that Council will be sensitive to the preservation of these heritage properties.

Philip Brown

Mr. Brown asked if every demolition in the City requires Council’s permission.

Councillor Rivard stated that every demolition requires a demolition permit but only designated heritage resources require Council’s permission.

Mr. Brown noted the importance and heritage value of 271 Kent Street. He also asked if the property taxes would change.

Deputy Mayor Duffy stated that property taxes are a provincial matter.

Councillor Tweel

Councillor Tweel congratulated Holland College on the redevelopment of its campus over the past ten years.

Deputy Mayor Duffy asked if there were any further questions or comments; there being none Councillor Rivard introduced the next application:

3. 45 Dowling Lane (portion of PID# 279091)

Request to amend Appendix "A" – Future Land Use Map of the Official Plan from Recreational to Industrial, and Appendix "H" – Zoning Map of the Zoning & Development Bylaw from the Open Space (OS) Zone to the Light Industrial (M-1) Zone in order to rezone a portion of the property located at 45 Dowling Lane (PID# 279091) and consolidate it with 17 Walker Drive (PID# 279083).

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

Mr. Morrison explained that the application is to rezone a portion of the Belvedere Golf Course's property at 45 Dowling Lane, and consolidate it with 17 Walker Drive. The applicant intends to rezone the property in order to construct an addition to their current building at 17 Walker Drive. Mr. Morrison stated that the rezoned property would be used for parking.

Councillor Rivard then introduced Nelson Hagerman, consultant for the applicant, to present.

Mr. Hagerman stated that the applicant, True North Salmon Co. has a plant at 17 Walker Drive and wishes to expand the building. He stated that True North Salmon Co. produces smoked fish products and ships them across North America and China. Mr. Hagerman anticipates the addition will be 20,000 to 25,000 sq ft and will allow True North Salmon Co. to hire 50 to 70 additional employees.

Ron Switzer

Mr. Switzer owns the property at 15 Walker Drive. He asked what the new addition will look like and where it will go on the property.

Ivan Nowlan, the general manager of True North Salmon Co. explained that the addition will be at the rear of the existing building and that the rezoned property will be a parking lot.

Mr. Switzer expressed concern about drainage. He stated that his other neighbour constructed an addition which caused drainage problems on his property.

Mr. Nowlan responded they have not designed the addition yet but will consider drainage.

Mr. Hagerman explained there will be a new drainage system.

Mr. Switzer noted that the golf course has raised the elevation of their property significantly over the past year.

Mr. Hagerman responded that they will bring the elevation back down to its previous level.

Councillor Hilton

Councillor Hilton asked if there is a buffer zone from the golf course.

Mr. Hagerman responded the tree buffer from the golf course will remain, however the golf course can remove the trees on their property should they choose.

Councillor Rivard noted that a drainage plan will be required for the proposed addition.

Mr. Switzer raised concern regarding his neighbour on Walker Drive to construct an addition which has created drainage issues on his property. He asked Mr. Nowlan about the odour that the plant creates.

Mr. Nowlan responded that there are filters for the smokers so there is a very little odour. He stated the facility is very clean and that he has never received any complaints regarding cleanliness or odour.

Councillor MacLeod informed Mr. Switzer that as the councillor for the area, he is aware of the drainage issue, and this concern was raised at Planning Board.

Deputy Mayor Duffy asked if there were any further questions or comments; there being none the meeting was adjourned.

The meeting was adjourned at 8:10 p.m.