



**PUBLIC MEETING AGENDA
NOTICE OF MEETING**

Tuesday, June 25, 2019 at 7:00 p.m.

Studio 1, Confederation Centre of the Arts, 145 Richmond Street

- 1. Call to Order**
- 2. Declaration of Conflicts**
- 3. Approval of Agenda**
- 4. Reports:**
 - a. 7 Lions Crescent (PID # 278721)**

A request to rezone the property at 7 Lions Crescent from Single Detached Residential Single (R-1S) Zone to Medium Density Residential (R-3) Zone and to amend the Official Plan Map from Low Density Residential to Medium Density Residential. The purpose of this application is to consolidate 4 lots with the existing building at 7 Lion's Crescent to facilitate the construction of a 3 storey, 32 unit affordable apartment building next to the existing building.
- 5. Introduction of New Business**
- 6. Adjournment of Public Session**

Information Sheet for Public Meeting of Tuesday, June 25, 2019

The City of Charlottetown has received the following application for consideration:

7 Lions Crescent (PID #278721)

This is a request to rezone the property at 7 Lions Crescent from Single Detached Residential Single (R-1S) Zone to Medium Density Residential (R-3) Zone and to amend the Official Plan Map from Low Density Residential to Medium Density Residential. The purpose of this application is to consolidate 4 lots with the existing building at 7 Lion's Crescent to facilitate the construction of a 3 storey, 32 unit affordable apartment building next to the existing building.

All the procedures as outlined in the Charlottetown Zoning and Development Bylaw have been followed:

Thirty four (34) letters were sent out on June 13, 2019 to property owners within a 100 meter radius of the subject property as per the Zoning & Development Bylaw.

Notice of the proposed amendments was advertised in The Guardian newspaper on Saturday, June 15, 2019 and Saturday, June 22, 2019. Notice was also posted on the City's website.

Notice was posted on the subject property.

No responses have been received to date.

Notes:



CITY OF CHARLOTTETOWN


RESOLUTION

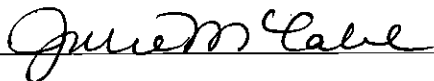
Planning #3

MOTION CARRIED 9-0

MOTION LOST _____

Date: June 10, 2019


Moved by Councillor  Greg Rivard

Seconded by Councillor  Julie McCabe

RESOLVED:

That the request to rezone the property at 7 Lions Crescent (PID #278721) from Single-detached Residential (R-1S) Zone to Medium Density Residential (R-3) Zone and the request to amend Appendix "A" – Future Land Use Map of the Official Plan from Low Density Residential to Medium Density Residential; and to amend Appendix "G" – Zoning Map of the Zoning & Development Bylaw from Single-detached Residential (R-1S) Zone to Medium Density Residential (R-3) Zone, for the property at 7 Lions Crescent be approved to proceed to public consultation.

*Council
9-0
(Councillor
was had
removed
himself because
of conflict of
interest)*

TITLE: FUTURE LANDUSE MAP AMENDMENT AND ZONING AMENDMENT (PID# 278721) 7 Lions Crescent FILE: PLAN-2019-06-June-6A4 OWNERS: Parkdale Sherwood Lions Corporation APPLICANT: Sable Arc Studios		
MEETING DATE: June 6, 2019		Page 1 of 13
DEPARTMENT: Planning & Heritage	ATTACHMENTS: A. GIS Map B. Concept Plan C. Elevation Drawings	
SITE INFORMATION: Context: Mature mixed density neighbourhood adjacent to a low density, medium density and MUC zoned land. Ward No: Existing Land Use: vacant R-1S lot. Official Plan: Low Density Residential Zoning: Low Density Residential		

RECOMMENDATION:

The Planning & Heritage Department encourages Planning Board to recommend to Council to advance the request to amend Appendix "A" the Official Land Use Map of the City of Charlottetown from Low Density Residential to Medium Density Residential and a request to amend Appendix "G" – Zoning Map of the Charlottetown Zoning and Development Bylaw from R-1L (Low Density Residential Single) Zone to R-3 (Medium Density Residential) Zone at 7 Lions Crescent (PID #278721) to public consultation.

REQUEST

This is a request to proceed to public consultation for a request to rezone the property located at 7 Lions Crescent PID #'s 278721 from R-S Low Density Residential to R-3 Medium Density Residential and to amend Appendix "A" the Official Plan Map from Low Density Residential to Medium Density Residential.

Development Context

The property is bounded to the north by Lions Crescent, to the east, by Laurie Drive with single detached dwellings on the opposite side of the street, to the south by R-1S zoned land and R-3 zoned land and to the west by R-3 zoned land on Lions Crescent.

ANALYSIS:

This is an application to rezone 1 lot approximately .45 of an acre located on the corner of Laurie Drive and Lions Crescent. The land is currently zoned R-1S (Single Detached Residential) and is vacant. The proposal is to consolidate 4 lots and construct an additional apartment building on the three vacant lots. There is currently a 30 unit apartment building on one property the applicant is proposing to construct a 2.5 storey thirty two (32) unit affordable housing project on the remaining three lots. All properties will be consolidated and a new parking lot will be constructed between both buildings to provide parking for both. Forty seven (47) parking spaces are required for both buildings. The total lot area is 83,441 sq. ft. and the Bylaw requires 1,507 sq. ft. of lot area per unit on a corner lot. Therefore, 55 units are permitted. A density increase under Section 3.13 of the Bylaw can be applied to this building because it is an affordable housing project. Therefore, the density can be increased to a total of 66 units on site. The applicant is proposing a total of 62 units between the existing and proposed building. The R-3 zone permits more than one building on site.

This property borders land that is zoned for low density residential and land that is zoned for medium density residential. The single detached dwellings that are adjacent to the subject property along Lorie Drive back on to existing multi-unit dwellings. Open space consisting of a playground and park is located on the north side of Lions Crescent. Lions Crescent is also a bus route for public transit located within a mature mixed density residential neighbourhood. Zoning within this neighbourhood ranges from single detached residential to commercial development on St. Peter's Road. This lot is a corner lot and does provide a transition zone between the multi-unit development on Lions Crescent and the low density development on Lori Drive. However, if this property were rezoned to R-3 Medium Density Residential it would not be out of character with the neighbourhood as it is adjacent to a contiguous R-3 zone. A landscape buffer would be required to be retained along the property boundary of the proposed development and the low density development.

The property is located on a public transit route and therefore, residents do not have to rely on automobiles if public transit is available. There currently is a demand for multi-unit development within Charlottetown's mature neighbourhoods.

Infill development within established low density residential neighbourhoods is supported within the policies of the Official Plan.

Section 3.1.2 of the Official Plan states, "2. *Our objective is to promote compact urban form and infill development, as well as the efficient use of infrastructure and public service facilities.*

- *Our policy shall be to allow moderately higher densities in neighbourhoods, and to allow in-law suites in residential land-use designations, and to make provision for multiple-family dwellings in the downtown core, and multiple-family dwellings in suburban centres and around these centres provided it is development at a density that will not adversely affect existing low density housing.*

Section 3.2 of the Official Plan further states,

3.2 Sustaining Charlottetown's Neighbourhoods

Defining Our Direction

Our goal is to maintain the distinct character of Charlottetown's neighbourhoods, to enhance the special qualities of each, and to help them adjust to the challenges of economic and social transformation.

1. *Our objective is to preserve the built form and density of Charlottetown's existing neighbourhoods, and to ensure that new development is harmonious with its surroundings.*

- *Our policy shall be to ensure that the footprint, height, massing, and setbacks of new residential, commercial, and institutional development in existing neighbourhoods is physically related to its surroundings.*
- *Our policy shall be to establish an appropriate relationship between the height and density of all new development in mixed-use residential areas of existing neighbourhoods.*

3.3 Housing Needs and Variety

If Charlottetown is to continue to grow as a healthy community, affordable housing for all segments of society must generally be available throughout the City. Moreover, the housing requirements of those with special needs (e.g., disabled, homeless, people in transition) also have to be addressed. Likewise, in the recent past, there has been a chronic shortage of most types of seniors housing. As the population base continues to age, this problem will become more acute unless civic decision-makers address it in a forthright manner.

These are some of the reasons why the City needs to encourage compact and contiguous development, more in-fill housing, and the efficient use of civic infrastructure. In addition, the direction of this plan is to make Charlottetown's neighbourhoods more stable and sustainable.

Defining Our Direction

Our goal is to work with public and private sector partners to create an attractive physical environment and positive investment climate in which the housing requirements of all residents can be met (including those with special needs), and to provide clear direction as to where residential development should take place.

1. *Our objective is to encourage development in fully serviced areas of the City, to promote settlement and neighbourhood policies as mechanisms for directing the location of new housing, and to encourage new residential development near centres of employment.*
 - *Our policy shall be to ensure that all new multiple dwelling unit buildings are serviced by water and wastewater systems which have the capacity to accept the development proposed.*
 - *Our policy shall be to base residential densities on the availability of municipal services, education facilities, recreation and open space amenities, transportation routes, and such other factors as the City may need to consider.*

The Official Plan supports mixed forms of housing within existing neighbourhoods to allow for housing choices. Housing choices within neighbourhoods are important as they provide housing variety for people at various stages of their lives. Notwithstanding, it clearly states that *new development must be physically related to its surroundings and that there should be an appropriate relationship between height and density for new development in existing neighbourhoods. "Our Policy shall be to ensure that the footprint, height, massing, and setbacks of new residential, commercial, and institutional development in existing neighbourhoods is physically related to its surroundings."*

It should be considered that the City is currently experiencing an increased demand for housing. The vacancy rate within the City is very low. Many residents are being forced to leave the City because of the lack of housing options and affordable housing. It has been very difficult to acquire land within established neighbourhoods at reasonable prices were rents can be kept at affordable levels. The Official Plan has various policies which support the efficient use of services and making neighbourhoods stable and sustainable by supporting more infill development. The Plan also supports various housing options within existing neighbourhoods if it is appropriate in

mass, scale and height and will integrate well into the surrounding neighbourhood. The proposed apartment building is 2.5 storeys in height and is similar in height and scale to the existing apartment building on the street. If the rezoning is granted the building design will be required to go through a design review process.

In planning practice when assessing locations that are appropriate for residential uses it is appropriate to locate residential dwellings in locations close to amenities, transit, parkland, schools and within walkable neighbourhoods. The proposed site is within walking distance to transit and parkland.

Staff feel the proposed development meets many of the technical requirements stipulated in the Zoning Bylaw and policies of the Official Plan.

Below is a quick summary of the subject application’s positive attributes, neutral attributes, and shortcomings:

Positives	Neutral	Shortcomings
<ul style="list-style-type: none">▪ The City is experiencing a demand for housing and this proposal would provide additional options for housing within a mature neighbourhood.▪ The proposal is close to parkland and public transit.▪ The property is in an area that has municipal services.▪ The project is an affordable housing project.		<ul style="list-style-type: none">▪ The site is located adjacent to some low density development.▪ The proposal may be viewed by area residents as not compatible for the neighbourhood.

CONCLUSION:

Given the location of this proposed infill development adjacent to medium density development and that it is in a mixed density residential neighbourhood staff feel that the apartment building proposal can be integrated well on the site with the use of landscape buffers between it and the existing single detached residential dwellings. It should be considered that there is a severe housing shortage within the City. Therefore, such a development would provide housing choices within the neighbourhood. Staff feel that the proposal does have merit and are recommending advancing the proposal to public consultation to gauge the public's opinion.

RECOMMENDATION:

Planning & Heritage Department encourages Planning Board to recommend to Council to advance the rezoning request for 351 North River Road to public consultation.

PRESENTER:

Laurel Palmer Thompson, MCIP
Planner II

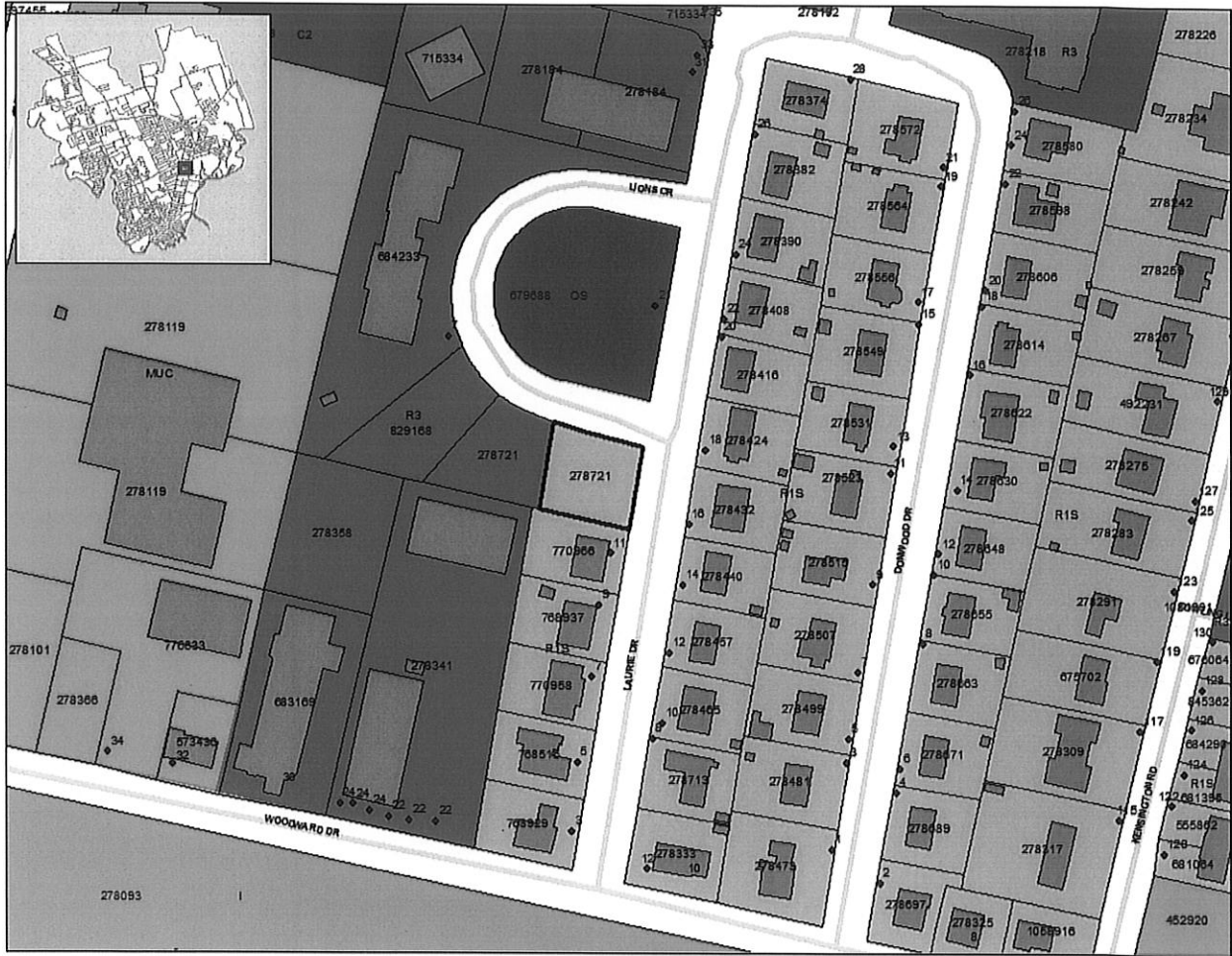


MANAGER:

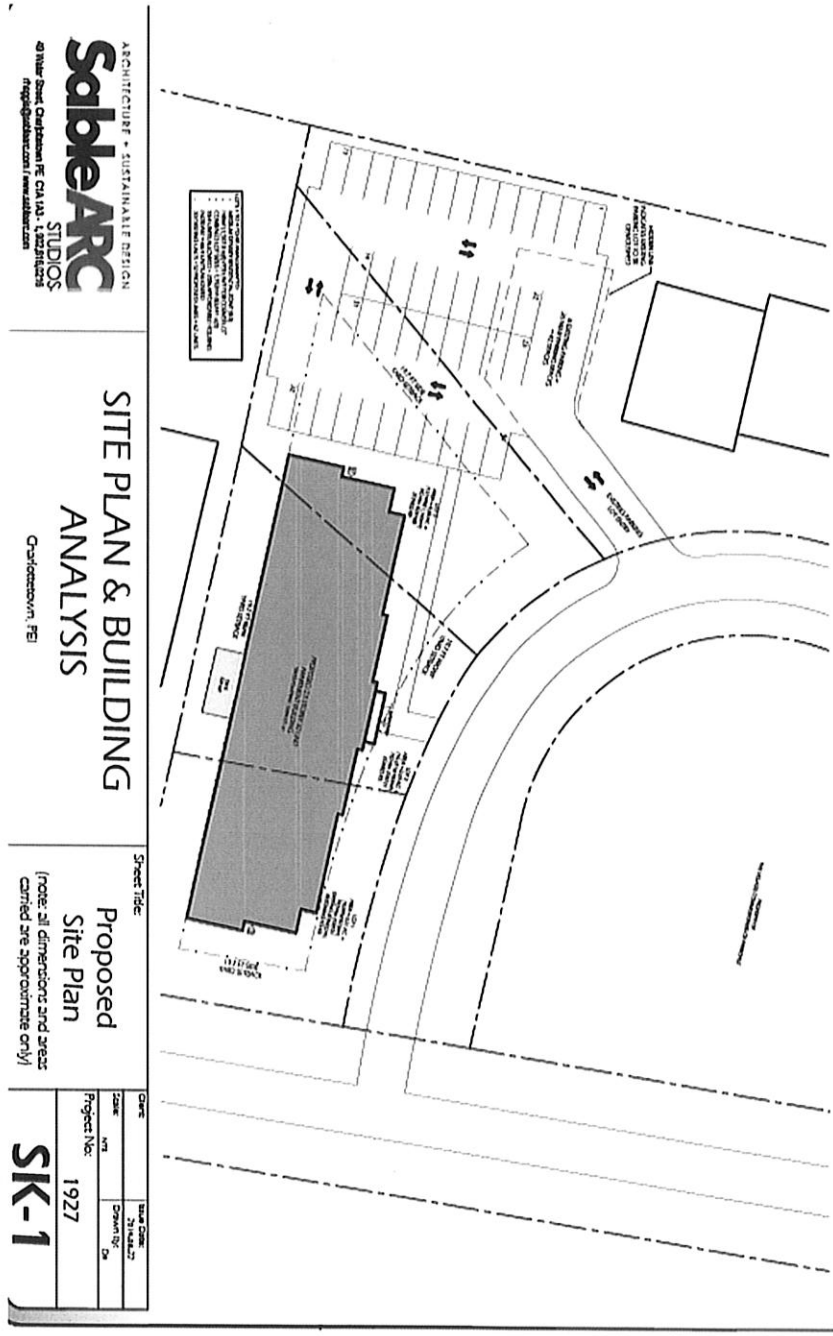
Alex Forbes, MCIP, MBA
Manager of Planning & Heritage



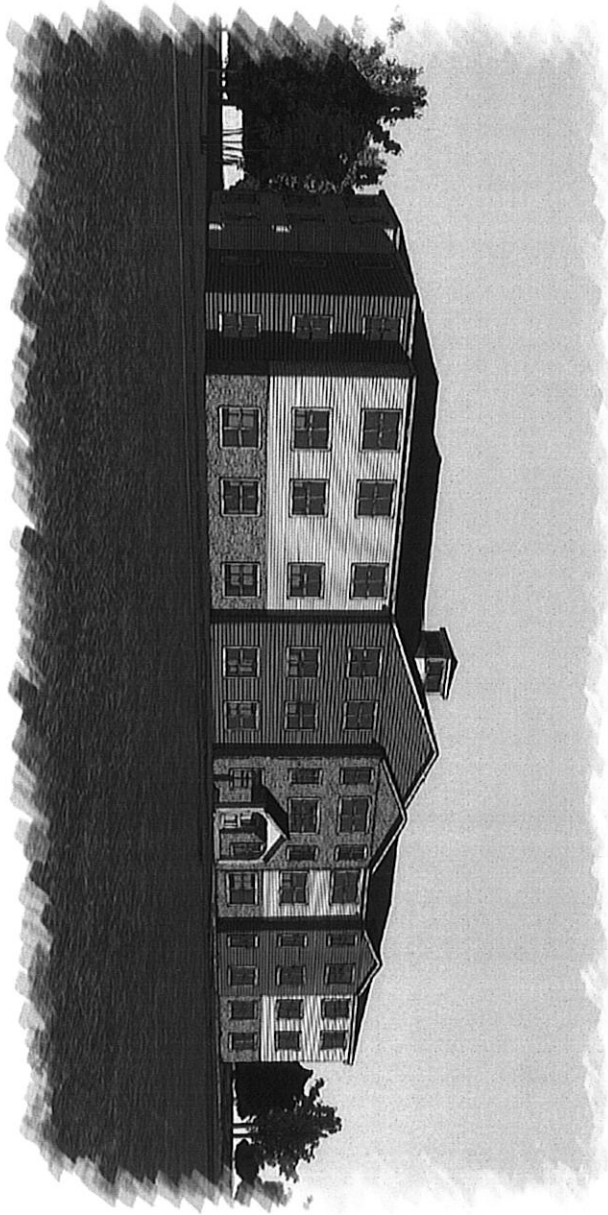
GIS Map:



Site Map:



Elevations:



ARCHITECTURAL RENDERING
SableARC
STUDIOS
Lions club 32 unit
Side perspective
2019.05.22

June 13, 2019

Dear Property Owner:

Re: 7 Lions Court (PID #278721)

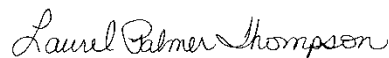
The City of Charlottetown Planning & Heritage Department has received a request to consider rezoning the property located at 7 Lions Crescent (PID #278721) (see attached map) from the Low Density Residential (R-1S) Zone to the Medium Density Residential (R-3) Zone and to amend Appendix "A" the Official Land Use Map of the City of Charlottetown from Low Density Residential to Medium Density Residential and to amend Schedule "G" the Zoning Map of the City of Charlottetown from Low Density Residential (R-1S) Zone to Medium Density Residential (R-3) Zone.

The subject property is located on the corner of Laurie Drive and Lions Crescent. The purpose of this rezoning request is to facilitate the construction of a 3 storey, thirty two (32) unit affordable housing project. The proposal is to consolidate 4 lots and construct an additional apartment building on the three vacant lots. There is currently a 30 unit apartment building located at 7 Lions Crescent. Therefore, once the lots are consolidated there will be a total of 62 units in two buildings on the 4 properties (see attached, proposed concept drawing and site plan)

Pursuant to the requirements of the Zoning & Development Bylaw, and as a property owner located within 100 meters of the subject property, we're inviting you to attend a Public Meeting for this application scheduled on Tuesday June 25, 2019, 7:00 p.m. at the Confederation Centre of the Arts, Studio 1 (145 Richmond Street). Written comments regarding the rezoning will be accepted at the Planning & Heritage Department or emailed to planning@charlottetown.ca no later than 12:00 pm on Wednesday, June 26, 2019. Any written response received will become part of the public record.

If you have any questions, in regards to this application please call the Planning & Heritage Department at (902) 629-4158.

Yours truly,



Laurel Palmer Thompson, MCIP
Planner II



Location of Property requested to be rezoned:



Proposed building:



ARCHITECTURE + SUSTAINABLE DESIGN
SableARC
STUDIOS
Lions club 32 unit
Side perspective
2019.05.22





NOTICE OF PUBLIC MEETING

City Council will hold a public meeting to hear comments on the following application:

7 Lions Crescent (PID #278721)

This is a request to rezone the property at 7 Lions Crescent from Single Detached Residential Single (R-1S) Zone to Medium Density Residential (R-3) Zone and to amend the Official Plan Map from Low Density Residential to Medium Density Residential. The purpose of this application is to consolidate four (4) lots with the existing building at 7 Lion's Crescent to facilitate the construction of a 3-storey, 32-unit affordable apartment building next to the existing building.

Anyone wishing to view the proposed amendments may do so at the Planning & Heritage Department, 233 Queen Street, between the hours of 8:00 AM – 4:00 PM, Monday – Friday. The proposed amendments are also on the City's website at www.charlottetown.ca. Please have any written comments submitted to the Planning Department before 12:00 p.m. on Wednesday, June 26, 2019. Comments may also be emailed to planning@charlottetown.ca. Any responses received will become part of the public record.

**The Public Meeting will be held on:
TUESDAY, JUNE 26, 2019 AT 7:00 P.M.
STUDIO 1, CONFEDERATION CENTRE OF THE ARTS
145 RICHMOND STREET**

The general public is invited to attend.

Additional information may be available on the City's website

PUBLIC MEETING

City Council will hold a Public Meeting to hear comments on the following:

Short-Term Rentals within the City of Charlottetown

Short-term rentals are defined as the rental of a dwelling unit or a portion of a dwelling unit for a period of less than 30 consecutive days. The issue of short-term rentals has a number of different implications for residents, homeowners, renters, and the tourism industry.

Last month, the Planning and Heritage Department collected public surveys on short-term rentals. The City received 746 unique survey responses over a two week period. The information collected from the survey is currently being compiled and analyzed, and will be presented at the public meeting. The purpose of the public meeting is to provide Council and residents an overview of the existing regulatory framework, the survey results that were received and to afford the public an opportunity to provide input with regard to the implications of short-term rentals.

Anyone wishing to provide written feedback may do so after the Public Meeting until Friday, June 28. Comments may be submitted in person at the Planning and Heritage Department, 233 Queen Street, by mail at PO Box 98, Charlottetown, PE C1A 7K2 or by email at planning@charlottetown.ca. Any responses received will become part of the public record.

**The Public Meeting will be held on:
Wednesday, June 19, 2019 AT 6:30 P.M.
Memorial Hall, Confederation Centre of the Arts
145 Richmond Street**

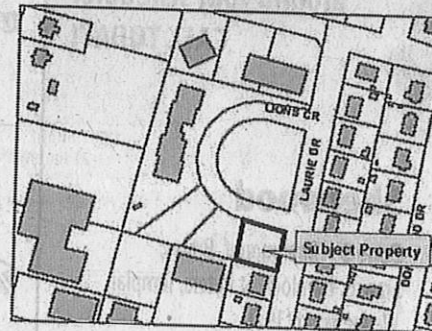
The general public is invited to attend.

PUBLIC MEETING

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Anyone wishing to view the proposed amendments may do so at the Planning & Heritage Department, 233 Queen Street, between the hours of 8:30 AM – 5:00 PM, Monday – Friday. The proposed amendments are also on the City's website at www.charlottetown.ca. Please have any written comments submitted to the Planning Department before 12:00 p.m. on Monday, June 24, 2019. Comments may also be emailed to planning@charlottetown.ca. Any responses received will become part of the public record.

**The Public Meeting will be held on:
Tuesday, June 25, 2019 AT 7:00 P.M.
Studio 1, Confederation Centre of the Arts
145 RICHMOND STREET**

The general public is invited to attend.

Written comments may be submitted on or
before 12:00pm on Wednesday, June 26, 2019