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**PUBLIC MEETING AGENDA  
NOTICE OF MEETING**

*Tuesday, July 23, 2019 at 7:00 p.m.  
Georgian Ballroom, Rodd Charlottetown, 75 Kent Street*

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**1. Call to Order**

**2. Declaration of Conflicts**

**3. Approval of Agenda**

**4. Reports:**

a. 4A Prince Street (PID #841536)

This is an application for a site-specific exemption of the Waterfront (WF) Zone for 4A Prince Street (PID #841536) in order to allow the applicant to enter into an agreement with the City to provide 20 standard parking spaces off-lot on the Harbour Authority parking Lot at 3 Stan MacPherson Way (PID #335430) for a period of not less than ten (10) years.

b. 221 Belvedere Ave (PID #395087)

This is a request to rezone a portion of the property at 221 Belvedere Ave. from Low Density Residential (R-2) Zone to Parking (P) Zone and to amend the Official Plan Map from Low Density Residential to Commercial.

c. 71 and 73 Upper Prince Street (PID #683748 & PID #359521)

This is a request to proceed to public hearing to rezone both 71 and 73 Upper Prince Street from Low Density Residential (R-2) Zone to the Medium Density (R-3) Zone and to amend the Official Plan Map from Low Density Residential to Medium Density Residential in order to construct six (6) additional apartment units to create an eleven (11) unit apartment building.

**5. Introduction of New Business**

**6. Adjournment of Public Session**

## Information Sheet for Public Meeting of Tuesday, July 23, 2019

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

### **4A Prince Street (PID #841536)**

This is an application for a site-specific exemption of the Waterfront (WF) Zone for 4A Prince Street (PID #841536) in order to allow the applicant to enter into an agreement with the City to provide 20 standard parking spaces off-lot on the Harbour Authority parking Lot at 3 Stan MacPherson Way (PID #335430) for a period of not less than ten (10) years.

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

Eleven (11) letters were sent out on July 11, 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, July 13, 2019 and Saturday, July 20, 2019. Notice was also posted on the City's website.

Notice was posted on the subject property on July 10, 2019.

No responses have been received to date.

*Notes:*

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<b>TITLE:</b> <b>Request for Cash in lieu of parking and Site Specific Amendment(PID#841536 ) 4 a Prince Street</b> <b>FILE: PLAN-2019-06-June-6C-8</b> <b>OWNERS: Paul Jenkins, Paul Murphy</b> <b>APPLICANT: Sable Arc Studios</b>			
<b>MEETING DATE:</b> July 2, 2019		<b>Page 1 of 5</b>	
<b>DEPARTMENT:</b> Planning & Heritage		<b>ATTACHMENTS:</b> A. GIS Map	
<b>SITE INFORMATION:</b> <b>Context:</b> Waterfront Zone mixed use development <b>Ward No:</b> 1 Queen's Square <b>Existing Land Use:</b> vacant WF lot. <b>Official Plan:</b> Waterfront <b>Zoning:</b> Waterfront			

**RECOMMENDATION:**

Staff encourages Planning Board to recommend to Council to proceed to public consultation to obtain a site specific exemption of the Waterfront Zone (WF) Zone of the Zoning & Development By-law as it pertains to 4a Prince Street (PID #841536) in order to construct a seven (7) storey mixed-use development and allow the applicant to enter into an agreement with the City to provide (20 standard parking spaces) off-lot on the Harbour Authority Parking lot at 3 Stan MacPherson Way PID# (335430) for a period of not less than 10 years which is contrary to the Zoning & Development By-law (2018-11) and to permit cash in lieu for 9 standard parking spaces.

**REQUEST**

The Planning & Heritage Department has received a request to construct a seven storey, mixed-use building on a vacant lot located at 4a Prince Street (PID #841536). The proposed building includes a ground floor with commercial space and a hotel lobby with the second to seventh floors containing 48 hotel units and 60 apartment units.

In order to construct the proposed building, the applicant requires a site specific exemption to the Zoning & Development By-law to allow the applicant to apply for off-lot parking which is not permitted in the Zoning & Development By-law (2018-11). The applicant is also requesting to provide cash-in-lieu for 9 standard parking spaces.

**ANALYSIS:**

**Parking:**

The subject property is located in the Waterfront Zone (WF) Zone. Staff completed a parking calculation based upon the submitted plans.

**Standard Parking Spaces**

*Business office / retail store in the 500 Lot Area = 2 spaces for the first 450 sq ft of floor area plus 1 addition space for each additional 1,045 sq ft of floor area.*

Main Floor = +/- 4,000 sq ft of commercial retail, hotel = 6 spaces

*Dwelling unit in the 500 Lot Area = 1 space for every two dwelling units in a building with more than three dwelling units.*

60 residential dwelling units = 30 spaces

*Hotel, 1 space per guest room.*

48 hotel units = 48 parking spaces

Total required parking = 84 spaces

**Parking spaces included onsite:**

19 standard spaces

36 spaces substituted for (2) bus parking spaces

3 barrier free spaces

Total onsite parking = 55 standard spaces and 3 BF

**Proposing offsite and cash-in -lieu:**

20 offsite

9 cash-in-lieu

As per Section 4.44.6 of the previous Zoning & Development By-law (August 1, 2018), the development officer could, with the approval of the Council, approve off-lot parking for developments located in the 500 Lot Area provided that the building containing the required parking is within 787.4 ft of the subject lot and the developer has filed with the City, a lease providing the parking for a period of not less than 10 years.

The Bylaw was revised on (2018-11) and currently does not allow for off-lot parking but rather requires that cash-in-lieu of parking must be paid when adequate parking cannot be provided on the property and therefore, a site specific exemption is required.



In this circumstance, the applicant would be required to pay \$174,000.00 (\$6,000 per space x 29 spaces) to construct the proposed building. In light of the fact that this project has been developing for the past few years, and that a lease was obtained by the previous property owner that transferred to the existing property owner for off lot parking spaces the applicant is requesting that they be able to enter into an agreement with the City to provide the 20 standard parking spaces as off lot on land owned by the Harbour Authority (PID# 335430) and the remaining 9 standard parking spaces as cash-in-lieu as per the previous Zoning & Development By-law (August 1, 2018).

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"> <li>• Promotes compact urban form and infill development, as well as the efficient use of infrastructure</li> <li>• Provides suitable commercial employment opportunities and public realm amenities within the neighbourhood.</li> <li>• Strengthens the character of the 500 Lot Area</li> <li>• Adds to the vibrancy of the waterfront.</li> <li>• Design review has been completed and the reviewer recommended for approval.</li> </ul>		<ul style="list-style-type: none"> <li>• Requires a site specific exemption to allow the applicant to apply for off-lot parking.</li> <li>• Requires 9 spaces to be paid in cash-in-lieu.</li> </ul>

**CONCLUSION:**

This project has already gone through the Design review phase and was recommended approval by the design reviewer. The design reviewer did identify that the parking that could not be

accommodated onsite would have to be approved through the Bylaw provision for cash-in-lieu. The Design reviewer was not aware of the existing leased spaces off site.

That being said, staff is confident that the requirements in the Zoning & Development By-law has been satisfied and the proposed development will enhance the waterfront zone.

Staff has confidence in recommending for the project to proceed to the public consultation phase for a site specific amendment pertaining to parking, the building design has been recommended through the design review process and is subject to the signing of a Development Agreement to ensure that the plans that have been reviewed will be constructed. The Development Agreement will also include provisions pertaining to the parking arrangement.

**RECOMMENDATION:**

Staff encourages Planning Board to recommend to Council to proceed to public consultation to obtain a site specific exemption of the Waterfront (WF) Zone of the Zoning & Development By-law as it pertains to 4a Prince Street (PID #841536) in order to construct a seven (7) storey mixed-use development and allow the applicant to enter into an agreement with the City to provide (20 standard parking spaces) off-lot on land owned by the Harbour Authority (3 Stan MacPherson Way, PID #335430) for a period of not less than 10 years which is contrary to the Zoning & Development By-law (2018-11) and cash-in-lieu for 9 standard parking spaces ).

**PRESENTER:**

Laurel Palmer Thompson, MCIP  
Planner II



**MANAGER:**

Alex Forbes, MCIP, MBA  
Manager of Planning & Heritage







# CITY OF CHARLOTTETOWN

## RESOLUTION

Planning #1

MOTION CARRIED 10-0 *RS*

MOTION LOST \_\_\_\_\_

Date: July 08, 2019

Moved by Councillor *[Signature]* Greg Rivard

Seconded by Deputy Mayor *[Signature]* Jason Coady

### RESOLVED:

That the request to obtain a site-specific exemption of the Waterfront (WF) Zone for 4A Prince Street (PID #841536) in order to construct a seven (7) storey Mixed-Use Development and allow the applicant to enter into an agreement with the City to provide 20 standard parking spaces off-lot on the Harbour Authority parking Lot at 3 Stan MacPherson Way (PID #335430) for a period of not less than ten (10) years which is contrary to the Zoning & Development Bylaw (PH-ZD.2), be approved to proceed to public consultation.

July 11, 2019

Dear Property Owner:

**Re: 4A Prince Street**

The City of Charlottetown has received a request to consider a site specific amendment to the Waterfront Zone (WF) Zone as it pertains to 4A Prince Street (PID #841536) to allow the applicant to apply for 20 off lot parking spaces on adjacent property owned by the Harbour Authority at 3 Stan MacPherson Way (PID#335430). The applicant has requested the off lot parking to accommodate required parking spaces for a proposed seven (7) storey mixed use development at 4A Prince Street.

New regulations were adopted in 2018 regarding off lot parking and therefore, the current Zoning and Development Bylaw does not allow off lot parking. The proposed development has been in process prior to the off lot parking regulations changing in 2018 and twenty (20) parking spaces were secured for the development prior to the regulations changing. Therefore, the applicant is requesting the site specific amendment to allow him to use the parking that was leased prior to the Bylaw being amended. This application requires public input with regard to allowing the 20 off lot parking spaces only.

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 July 23, 2019, 7:00 p.m. at the Rodd Charlottetown Hotel, Georgian Ballroom (75 Kent Street). Written comments regarding the site specific amendment will be accepted at the Planning & Heritage Department or emailed to [planning@charlottetown.ca](mailto:planning@charlottetown.ca) no later than 12:00 pm on Wednesday, July 24, 2019. Any written response received will become part of the public record.

If you have any questions or concerns, please contact planning staff at 902.629.4158.

Sincerely,



Laurel Palmer Thompson, MCIP  
Planner II









POSTED  
JULY 10/19  
*(Signature)*

# NOTICE OF PUBLIC MEETING

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

**4A Prince Street (PID #841536)**

This is an application for a site-specific exemption of the Waterfront (WF) Zone for 4A Prince Street (PID #841536) in order to allow the applicant to enter into an agreement with the City to provide 20 standard parking spaces off-lot on the Harbour Authority parking Lot at 3 Stan MacPherson Way (PID #335430) for a period of not less than ten (10) years.

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](http://www.charlottetown.ca). Please have any written comments submitted to the Planning Department before 12:00 p.m. on Wednesday, July 24, 2019. Comments may also be emailed to [planning@charlottetown.ca](mailto:planning@charlottetown.ca). Any responses received will become part of the public record.

**The Public Meeting will be held on:  
TUESDAY, JULY 23, 2019 AT 7:00 P.M.  
GEORGIAN BALLROOM, RODD CHARLOTTETOWN HOTEL  
75 KENT STREET**

*The general public is invited to attend.*

## Information Sheet for Public Meeting of Tuesday, July 23, 2019

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

### **221 Belvedere Ave (PID #395087)**

This is a request to rezone a portion of the property at 221 Belvedere Ave. from Low Density Residential (R-2) Zone to Parking (P) Zone and to amend the Official Plan Map from Low Density Residential to Commercial.

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

Twenty five (25) letters were sent out on July 11, 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, July 13, 2019 and Saturday, July 20, 2019. Notice was also posted on the City's website.

Notice was posted on the subject property on July 10, 2019.

No responses have been received to date.

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<b>TITLE:</b> <b>FUTURE LANDUSE MAP AMENDMENT AND ZONING AMENDMENT (PID# 395087) 221 Belvedere Ave.</b> <b>FILE: PLAN-2019-06-June-6A-2</b> <b>OWNERS: GGR Holdings Ltd.</b> <b>APPLICANT: Robert MacLellan</b>		
<b>MEETING DATE:</b> July 2, 2019		<b>Page 1 of 5</b>
<b>DEPARTMENT:</b> Planning & Heritage	<b>ATTACHMENTS:</b> A. GIS Map	
<b>SITE INFORMATION:</b> <b>Context:</b> Mature mixed density neighbourhood adjacent to a low density, medium density and MUC zoned land. <b>Ward No:</b> 2 Belvedere <b>Existing Land Use:</b> vacant R-2 lot. <b>Official Plan:</b> Low Density Residential <b>Zoning:</b> Low Density Residential		

**RECOMMENDATION:**

The Planning & Heritage Department encourages Planning Board to recommend to Council to proceed to public consultation for the request to amend Appendix “A” the Official Land Use Map of the City of Charlottetown from Low Density Residential to Commercial and a request to amend Appendix “G” – Zoning Map of the Charlottetown Zoning and Development Bylaw from R-2 (Low Density Residential) Zone to P (Parking) Zone at 221 Belvedere Ave (PID #395087).

**REQUEST**

This application is for the property located at **221 Belvedere Avenue (PID #395087)** which is currently zoned **R2- Low Density Residential**. The applicant has proposed to subdivide the property and to rezone the rear portion to **P-Parking**. This portion of the property would then be consolidated with the adjacent MUC-Mixed Use Commercial property (Sherwood Drug Mart) to provide approximately 16 additional parking spaces. The front portion of the parcel in question, which currently contains a single detached dwelling, will remain as R2 – Low Density Residential. This application also requires an Official Plan amendment from Low Density Residential to Commercial.

***Development Context***

The property is bounded to the north by Medium Density Residential (R-3) on Valhalla Court, Parking (P) to the east, by Low Density Residential (R-2) to the east and by Low Density Residential (R-2) and Business Office Commercial (C-1) zoned land to the west.

**ANALYSIS:**

This rezoning may be seen as equivalent to an extension of the MUC – Mixed Use Corridor on Brackley Point Road, which is part of the suburban commercial center, the Sherwood Shopping Center. However, consideration is required as to whether or not we want to allow a shift of the MUC/Parking zone further into the adjacent residential area on Belvedere Avenue. In the past the Parking zone has been used as a *transition zone* between commercial properties and residential properties, and often demarks the limits of such Commercial areas. It should be considered that in 2011 the applicant applied for the same application to extend the parking zone across the back of 223 Belvedere Avenue. The current application is an extension of that parking lot farther into the residential area.

Key sections from the Official Plan to be considered include:

*Section 3.2.3*

*Our policy shall be to allow small-scale commercial and institutional development which serves the local needs of the neighbourhood, subject to the City’s development regulations.*

*Section 4.3.2*

*Our policy shall be to encourage in suburban centres the development of small to medium-scale structures, and in the Sherwood Shopping Centre, to encourage the development of a village atmosphere through the application of comprehensive urban design principles for buildings and street improvements.*

*Our policy shall be to require that appropriate landscaping be introduced as part of any expansion or improvements in both suburban centers so as to improve the visual appeal and general attractiveness of these areas.*

Although we generally think of “development” in terms of building construction, the extension of a parking lot is another form of development which is directly related to business growth, and in this case the growth of a community service oriented business, a medical center/pharmacy. This property (approx. 2 acres), contains the medical center, a pharmacy, and a restaurant, all of which have high parking demands. Although the property owner has met the City’s parking requirements with the expansions of these businesses over the past 10 years, there has been

more demand for parking for these businesses. There is also a small expansion slated for the restaurant which shares the site.

Typically with “parking” applications we are challenged by the impacts of holes being left in the streetscape, however in this case the proposed parking area will be in the rear of existing properties and the streetscapes shall remain unchanged. If permitted there would be a requirement of landscaped buffers and/or fences between the new parking area and adjacent residential properties. The adjacent parking area is already serviced with storm water catchbasins which will be extended and utilized to prevent drainage onto adjacent properties.

However, we must also consider that although this area does already have a mix of commercial uses it is a further extension of a commercial use into a residential area. Currently the R-2 Low Density Residential Zone is adjacent to a Medium Density Residential (R-3) Zone. Both of these zones are transitional and this would be viewed in planning as “stepped zoning”. The extension of the Parking Zone along these residential properties would require landscaped buffers.

The Official Plan also promotes having a balance between all modes of transportation. ... *A growing awareness of the environment and the benefits of a healthy lifestyle has led to an increased demand for improved transit service and more facilities for pedestrians and bicyclists.* It would be with disregard of the Official Plan, and further the City’s Sustainability Plan, to increase the size of parking lots in response to such demand, without also looking at increased need for transit, cycling and pedestrian services to this area of the City.

Belvedere and Brackley Point Rd have been marked with bike lanes which allows cyclists to safely travel in this area of the City. There is a bus stop across the street at the Sherwood Shopping Center that many patients are known to use. Perhaps additional transit stops could be increased to the area to promote transit use instead of reliance on automobiles.

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"> <li>▪ The additional parking will add parking capacity to the site and will prevent motorists from parking along streets.</li> <li>▪ The proposal is already adjacent to an existing parking and MUC Zone.</li> </ul>		<ul style="list-style-type: none"> <li>▪ The site is located adjacent to residential development</li> <li>▪ Rezoning to parking can be viewed as commercial creep into a residential area.</li> </ul>

**CONCLUSION:**

Given the location of this proposed extension of an existing parking zone and that it will not impact the streetscape. If approved appropriate landscape buffers would have to be integrated on the site between the parking lot and the existing residential development. The property is also adjacent to medium density development in a mixed use neighbourhood staff feel that it is worth gauging the neighbourhood's opinion on this request and are therefore recommending advancing the proposal to public consultation..

**RECOMMENDATION:**

The public meeting is an important first step in the rezoning process for the purpose of receiving the views and opinions of the public and applicant prior to Council approving or rejecting the rezoning and development application. **As such, Staff recommends proceeding to the public consultation stage for the rezoning application.**

**PRESENTER:**

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Laurel Palmer Thompson, MCIP  
Planner II

*Laurel Palmer Thompson*

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**MANAGER:**

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Alex Forbes, MCIP, MBA  
Manager of Planning & Heritage

*Alex Forbes*

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# CITY OF CHARLOTTETOWN

## RESOLUTION

Planning #5

MOTION CARRIED 10-0 *AB*

MOTION LOST \_\_\_\_\_

Date: July 08, 2019

Moved by Councillor \_\_\_\_\_

Greg Rivard

Seconded by Deputy Mayor \_\_\_\_\_

Jason Coady

### RESOLVED:

That the request to:

- a) Amend Appendix "A" – Future Land Use Map of the Official Plan from Low Density Residential to Commercial; and
- b) Amend Appendix "G" – Zoning Map of the Zoning & Development Bylaw from Low Density Residential (R-2) Zone to Parking (P) Zone;

for the property at 221 Belvedere Avenue (PID #395087), be approved to proceed to public consultation.

July 11, 2019

Dear Property Owner:

**Re: 221 Belvedere Ave (PID #395087)**

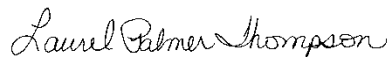
The City of Charlottetown Planning & Heritage Department has received a request to consider rezoning a portion of the property located at 221 Belvedere Avenue (PID #395087) (see attached map) from the Low Density Residential (R-2) Zone to Parking (P) Zone and to amend Appendix “A” the Official Land Use Map of the City of Charlottetown from Low Density Residential to Commercial and to amend Schedule “G” the Zoning Map of the City of Charlottetown from Low Density Residential (R-2) Zone to Parking (P) Zone.

The subject property fronts on Belvedere Avenue. The applicant has requested to subdivide the back portion of the property, consolidate it with the adjacent Parking Zone and rezone this portion of the property to Parking (P) Zone. The front portion of the property would remain Low Density Residential (R-2) Zone. The purpose of this rezoning request is to expand an existing parking lot to provide more parking for Sherwood Drug Mart (see attached zoning map).

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 July 23, 2019, 7:00 p.m. at the Rodd Charlottetown Hotel, Georgian Ballroom (75 Kent Street). Written comments regarding the rezoning will be accepted at the Planning & Heritage Department or emailed to [planning@charlottetown.ca](mailto:planning@charlottetown.ca) no later than 12:00 pm on Wednesday, July 24, 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











POSTED  
JULY 10/19  
*[Signature]*

# NOTICE OF PUBLIC MEETING

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

**221 Belvedere Ave (PID #395087)**

This is a request to rezone a portion of the property at 221 Belvedere Ave. from Low Density Residential (R-2) Zone to Parking (P) Zone and to amend the Official Plan Map from Low Density Residential to Commercial.

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](http://www.charlottetown.ca). Please have any written comments submitted to the Planning Department before 12:00 p.m. on Wednesday, July 24, 2019. Comments may also be emailed to [planning@charlottetown.ca](mailto:planning@charlottetown.ca). Any responses received will become part of the public record.

**The Public Meeting will be held on:  
TUESDAY, JULY 23, 2019 AT 7:00 P.M.  
GEORGIAN BALLROOM, RODD CHARLOTTETOWN HOTEL  
75 KENT STREET**

*The general public is invited to attend.*

### Information Sheet for Public Meeting of Tuesday, July 23, 2019

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

**71 and 73 Upper Prince Street (PID #683748 & PID #359521)**

This is a request to proceed to public hearing to rezone both 71 and 73 Upper Prince Street from Low Density Residential (R-2) Zone to the Medium Density (R-3) Zone and to amend the Official Plan Map from Low Density Residential to Medium Density Residential in order to construct six (6) additional apartment units to create an eleven (11) unit apartment building.

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

Fifty two (52) letters were sent out on July 10, 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, July 13, 2019 and Saturday, July 20, 2019. Notice was also posted on the City's website.

Notice was posted on the subject property on July 10, 2019.

No responses have been received to date.

*Notes:*

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<b>TITLE:</b> <b>REZONING APPLICATION</b> <b>FILE: PLAN-2019-2-JULY- GA-4</b> <b>71 AND 73 UPPER PRINCE STREET (PID 359521/683748)</b> <b>OWNER: BRIAN &amp; SHAWN SHEA</b>		 <b>CHARLOTTETOWN</b>
<b>MEETING DATE:</b> July 2, 2019		<b>Page 1 of 4</b>
<b>DEPARTMENT:</b> Planning & Heritage	<b>ATTACHMENTS:</b> A. Application and Building Plans B. Property Map	
<b>SITE INFORMATION:</b> <b>Context:</b> Two separate properties with five dwelling units <b>Ward No:</b> 4 <b>Existing Land Use:</b> A five (5) unit apartment building <b>Official Plan:</b> Low Density Residential <b>Zoning:</b> Low Density Residential (R-2) Zone		
<b>PREVIOUS APPLICATIONS: 89-147, 98-403</b>		

**RECOMMENDATION:**

The Planning & Heritage Department encourages Planning Board to recommend to Council to approve the request to proceed to public consultation for the rezoning request to:

1. Amend Appendix "A" – Future Land Use Map of the Official Plan from Low Density Residential to Medium Density Residential for the properties located at 71 and 73 Upper Prince Drive (PID #359521 & #683748); and
2. Amend Appendix "G" – Zoning Map of the Zoning & Development By-law from the Low Density Residential (R-2) Zone to the Medium Density (R-3) Zone for the properties located at 71 and 73 Upper Prince Drive (PID #359521 & #683748).

The applicant is also requesting a lot consolidation of both properties to construct the proposed addition. The requested lot consolidation does not require public consultation but notification of this consolidation will be included in the public meeting notification. The proposed lot consolidation will also be included in the recommendation to Council following the public meeting.

**BACKGROUND:**

***Request***

The property owner, Shawn Shae, is applying to rezone the properties located at 71 and 73 Upper Prince Drive (PID #359521 & #683748) from the Low Density Residential (R-2) Zone to the Medium

Density (R-3) Zone. The purpose of the rezoning is to allow for an additional six (6) apartment units to the existing five (5) apartment units for a total of eleven (11) apartment units.

***Development Context***

The subject property is an interior lot that is adjacent to institutional and multi-dwelling developments in the vicinity. To the north is an Institutional (I) Zone property (i.e. Chances Daycare), to the south is a property zoned High Density Residential (R-4) and across the street is a three (3) dwelling unit and Prince Street Elementary School. The remainder of the surrounding properties in the area are zoned Low Density Residential (R-2) Zone and being used for residential purposes.

***Property History***

According to the Charlottetown City Directory for 1937, Mrs. Julia Farquharson lived at 73 Upper Prince Street. The Farquharsons chose the fashionable Second Empire style for 71-73 Upper Prince Street. The style is readily identified by its Mansard roof that is almost flat on the top section and has deeply sloping, often curved, lower sections that generally contain dormers. In 1989 an interior renovation permit was issued to renovate a seven (7) bedroom apartment to three (3) one bedroom apartments. The last building permit was issued in 1998 for renovations to the existing building's roof system.

**LEGISLATIVE REQUIREMENTS:**

***Notification***

If the proposed rezoning is approved to proceed to the public consultation phase, the Planning & Heritage Department shall notify the public of said public meeting in accordance with Section 3.10.4.c of the Zoning & Development By-law. The public notification will also include the request for lot consolidation.

**ANALYSIS:**

The subject properties 71 and 73 Upper Prince Street once consolidated would meet the requirements of the Medium Density (R-3) Zone in terms of lot frontage and area. In fact the total lot area of the combined properties would permit a total of up to 15 apartment units. The owner is ensuring that the proposed addition would maintain the form and design of the existing building onsite. Should the rezoning be approved, the applicant is also applying for a lot consolidation. The consolidation of 71 and 73 Upper Prince Street would contain the entirety of the proposed

development. There are two existing accesses for both properties that would be maintained off of Upper Prince Street for residents.

On balance, when considering both the rezoning and Official Plan amendments in question, key points from the Official Plan to be considered include:

*Section 3.1.2 - Our **policy** shall be to allow moderately higher densities in neighbourhoods ... 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 3.1.2 - Our **policy** shall be to use existing underground services to its fullest practical capacity before public funds are used to extend new water and wastewater lines into areas that are essentially undeveloped.*

*Section 3.3.1 - 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.*

*Section 3.3.1 - Our **policy** shall be to provide medium density housing styles to meet future housing needs.*

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"> <li>▪ Moderately higher density using existing underground services.</li> <li>▪ Additional density without adversely affecting existing character of the area.</li> <li>▪ The additional dwelling units would be constructed to</li> </ul>	<ul style="list-style-type: none"> <li>• May increase interest in medium density development in the neighbourhood.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Submitted plans will have to be revised to convert a proposed regular parking space into an accessible space. Refuse container storage will have to be identified.</li> </ul>



applicable Building and Fire Codes.

- Provides three (3) additional parking spaces above what is required.

The four sections of the Official Plan above provide policy to support higher density in existing neighbourhoods with existing underground services.

**CONCLUSION:**

The Planning & Heritage Department recommends that the rezoning and Official Plan amendment applications be approved to proceed to public consultation to obtain feedback from the adjacent property owners.

**PRESENTER:**

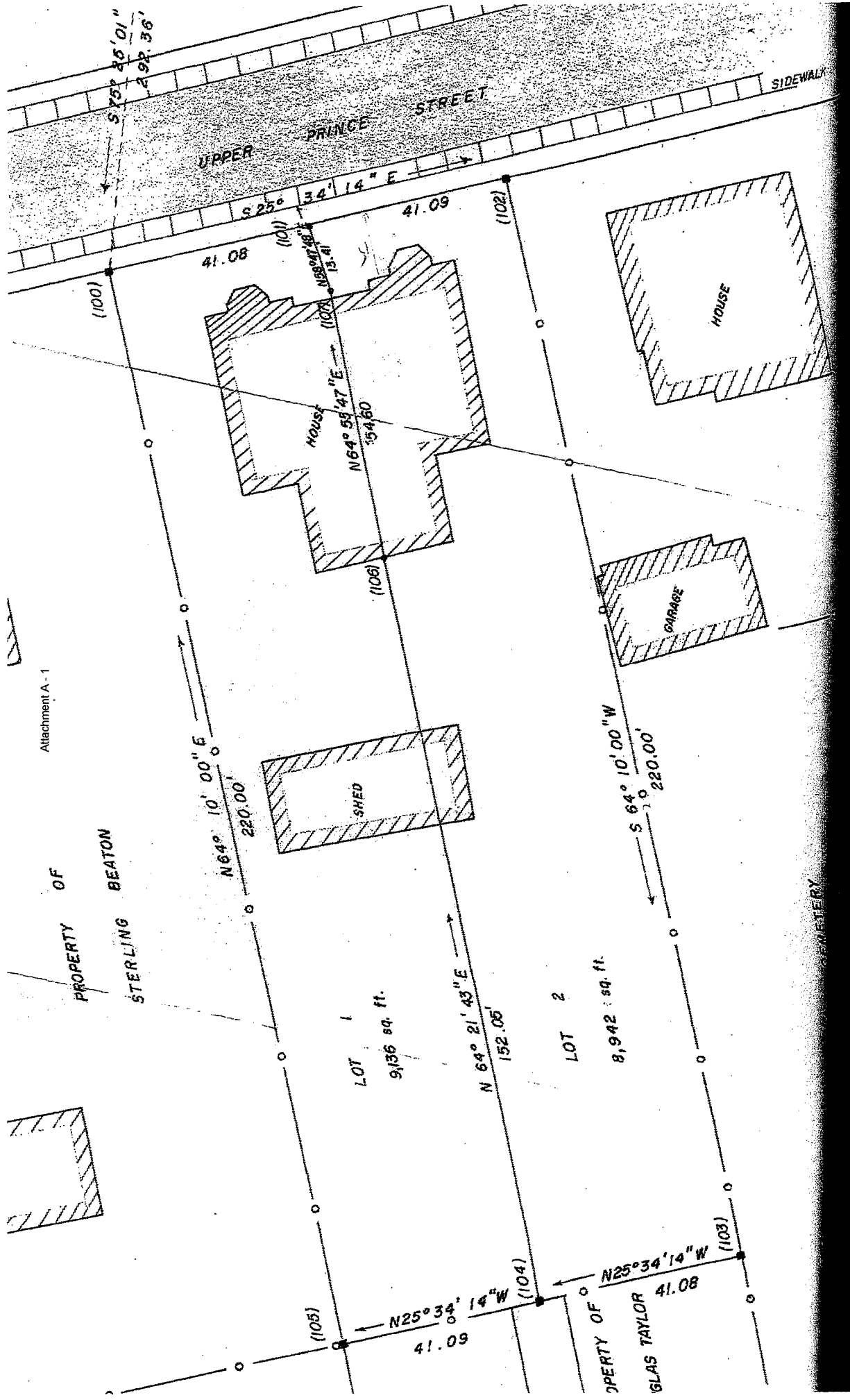


Robert Zilke, MCIP  
Planner II

**MANAGER:**



Alex Forbes, MCIP, MBA  
Manager of Planning & Heritage



Attachment A-1

PROPERTY OF STERLING BEATON

UPPER PRINCE STREET

SIDEWALK

HOUSE

HOUSE

SHED

GARAGE

LOT 1  
9,136 sq. ft.

LOT 2  
8,942 sq. ft.

PROPERTY OF GLAS TAYLOR

(100)

41.08

S 25° 34' 14" E

41.09

(102)

N 64° 53' 47" E

54.80

(106)

N 64° 10' 00" E

220.00'

N 64° 21' 43" E

152.05'

S 64° 10' 00" W

220.00'

(105)

N 25° 34' 14" W

41.09

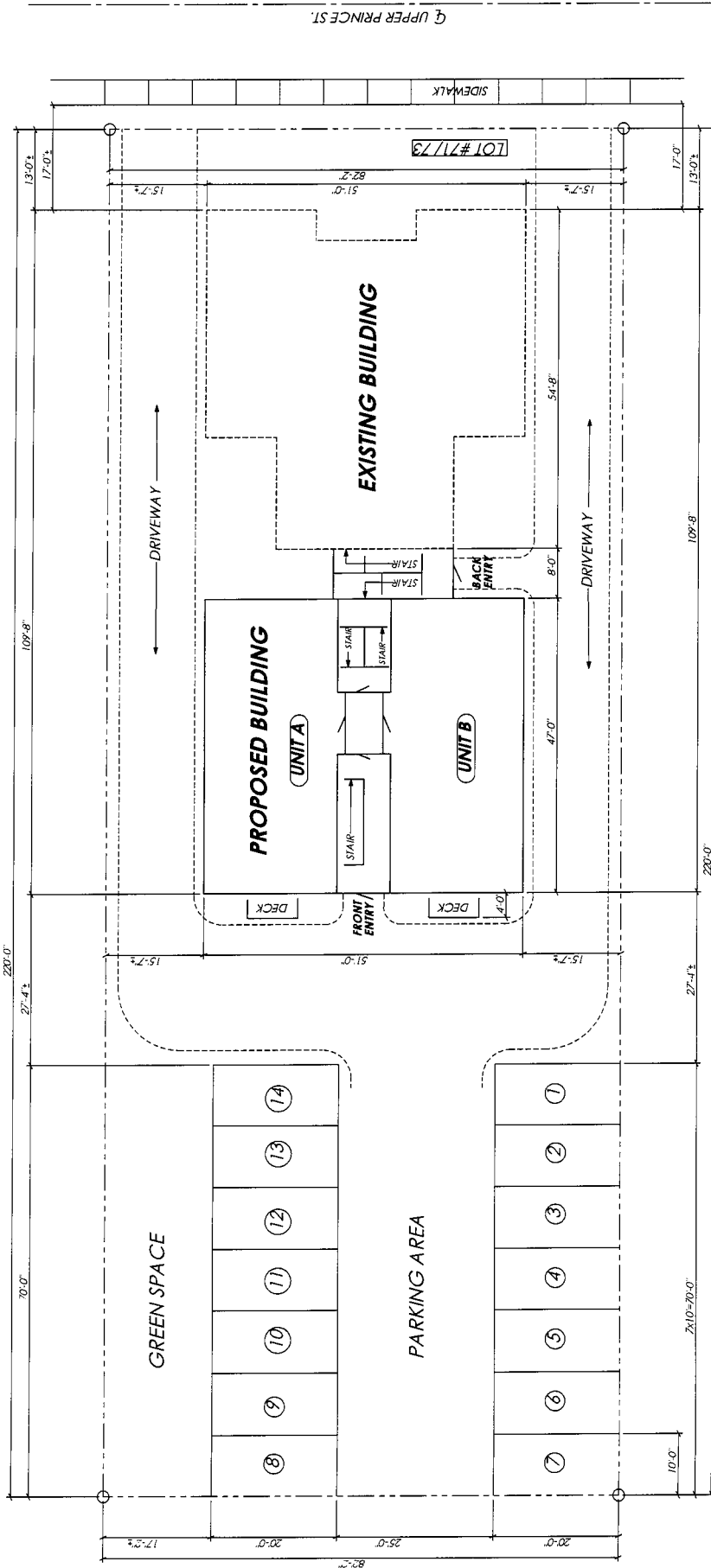
(104)

N 25° 34' 14" W

(103)

41.08

PROPERTY



SITE PLAN

PROJECT: SHAWN SHEA- 6 UNIT  
 71/73 UPPER PRINCE ST.  
 TITLE: SITE PLAN  
 SCALE: N.T.S  
 DATE: MAY 17/ 2019  
 DRAWN BY: 3D HOME DESIGN  
 REVISIONS:



PLAN NO. 1208 AP

WIDTH: 51'-0"  
DEPTH: 55'-0"

MAIN FLOOR AREA: 2550 ft<sup>2</sup> ( 236.9 m<sup>2</sup>)  
- UNIT #1: 1011 ft<sup>2</sup>, #2: 1011 ft<sup>2</sup>, COMMON: 528 ft<sup>2</sup>  
SECOND FLOOR AREA: 2149 ft<sup>2</sup>  
- UNIT #3: 1011 ft<sup>2</sup>, #4: 1011 ft<sup>2</sup>, COMMON: 127 ft<sup>2</sup>  
THIRD FLOOR AREA: 2149 ft<sup>2</sup>  
- UNIT #5: 1011 ft<sup>2</sup>, #6: 1011 ft<sup>2</sup>, COMMON: 127 ft<sup>2</sup>  
TOTAL LIVING AREA: 6848 ft<sup>2</sup> ( 636 m<sup>2</sup>)

NBC 3.2.52 GROUP C UP TO 3 STOREYS  
MAX BLDG AREA PERMITTED : 900 m<sup>2</sup>  
FLOORS, LOADBEARING WALLS, COLUMNS,  
ARCHES REQUIRE A 45 MIN. F.R.R.

### LIST OF DRAWINGS

- A1. COVER PAGE
- A2. EAST ELEVATION
- A3. SOUTH ELEVATION
- A4. WEST ELEVATION
- A5. NORTH ELEVATION
- A6. MAIN FLOOR PLAN
- A7. SECOND FLOOR PLAN
- A8. THIRD FLOOR PLAN
- A9. SECTION A-A, ROOF PLAN
- A10. SECTION B-B
- F1. FOUNDATION PLAN



Attachment A - 3

**PRELIMINARY DRAWING**

### Residential Apartment Building - Occupancy Group C

#### General Notes to be applied to drawings:

1. All Service Rooms: ceilings to be 2 layers 5/8" thick Type X drywall with a one hour fire-resistant fire separation rating. Doors to these rooms are to be minimum 45 minute rated doors and door frames complete with closures.
2. All doors and door frames from corridors to residential units to be fire rated minimum 20 minute complete with closures.
3. All exterior walls to be 2 layers 5/8" thick Type X drywall.
4. Wrap all exposed beams with 2 layers 5/8" thick Type X drywall.
5. Install handrails to each side of stairs. Handrails shall be continuous on one side of stair minimum and terminate 12" beyond top and bottom of step (on one side minimum).
6. - 2 x 6 wood studs @ 16" O.C.
  - 3 1/2" thick absorptive material
  - Resilient Metal Chimeak on one side spaced 24" O.C.
  - 2 layers 5/8" Type X drywall on other side
  - 2 layers 5/8" Type X drywall on other side
7. All ceilings to have 2 layers 5/8" Type X drywall for required 1 h fire resistance rating.
8. All exterior walls to be 2 layers 5/8" thick Type X drywall.
9. Locations of fire separation walls to be indicated on drawings.
10. Provide smoke detectors outside all Bedrooms (one per unit), Corridors, Stairwells, Mechanical Room(s), Common Room, Electrical Service Rooms, Elevator Shaft and General Storage not in units.
11. Provide fire extinguishers in all Units, Corridors, Stairwells of each landing, Common Room, etc.
12. Provide fire extinguishers in all Units, Corridors, Stairwells of each landing, Common Room, etc.
13. Provide portable fire extinguishers at all exits of each floor level.
14. All ductwork shall be steel unless it is entirely within a single residential unit.
15. Provide fire collar on all ductwork.
16. Deadbolt locks shall be provided on all dwelling unit doors.
17. Door viewers shall be provided on all dwelling unit doors.
18. Provide fire extinguishers in all Units, Corridors, Stairwells of each landing, Common Room, etc.
19. Provide floor numbering permanently affixed on the sub-side of the wall of the latch side of doors to exit stair shafts. The lettering shall be min. 2 1/2" high and shall be located 5 feet above the finished floor level and not more than 12" from the door.

architecture  
Engineering

PROJECT: SHAWN SHEA - 6 UNIT  
71173 UPPER PRINCE ST.

A1. COVER PAGE

SCALE: N.T.S

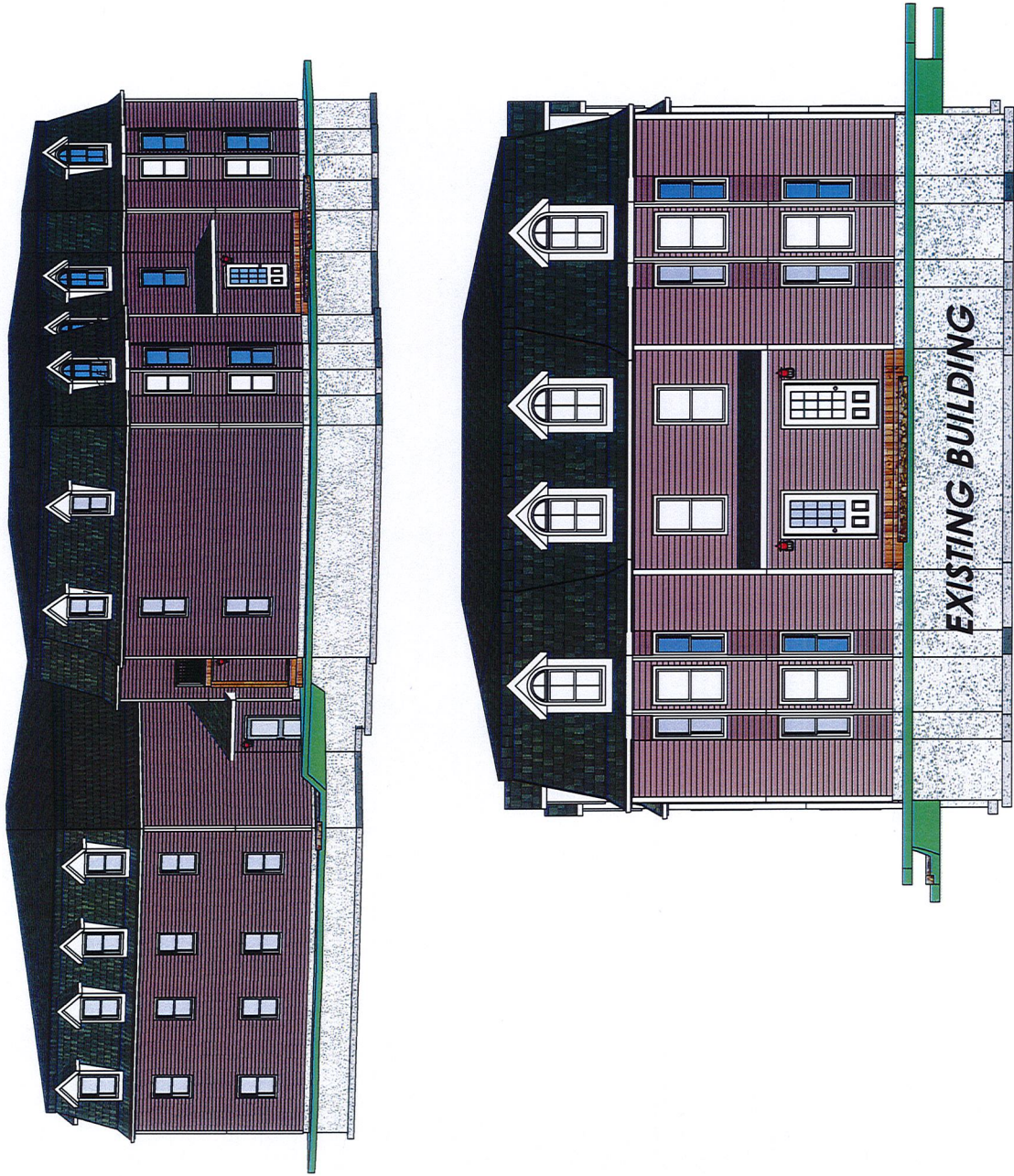
DATE: MAY 14/ 2019

DRAWN BY: 3D HOME DESIGN

CHECKED BY:

REVISIONS:





architecture  
Engineering

PROJECT: SHAWN SHEA - 6 UNIT  
71/73 UPPER PRINCE ST.

A2. EAST ELEVATION

SCALE: 1/8" = 1'-0"

DATE: MAY 14/ 2019

DRAWN BY: 3D HOME DESIGN

CHECKED BY:

REVISIONS:

**EXISTING BUILDING**

**EAST ELEVATION**





SOUTH ELEVATION

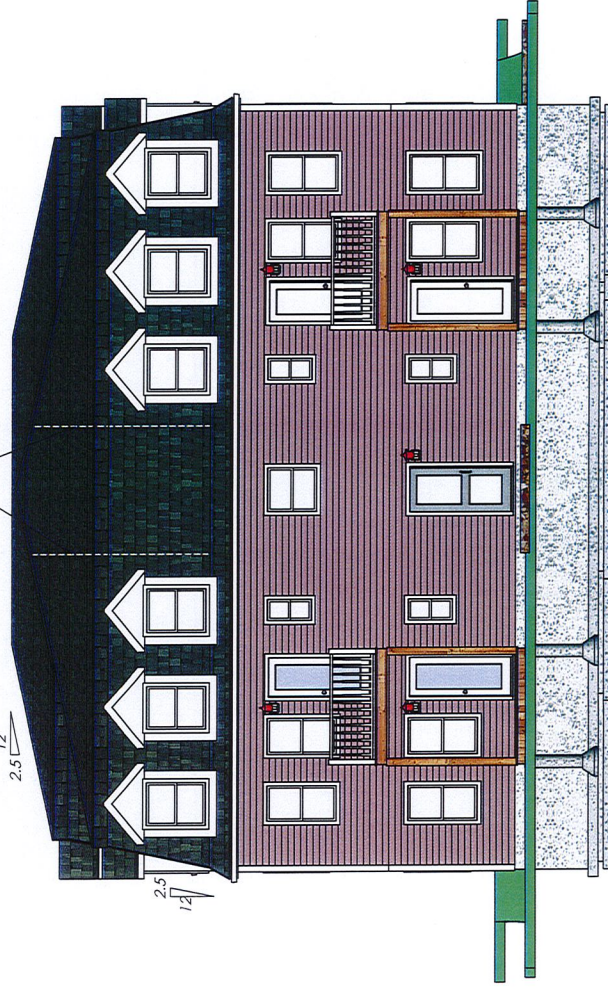
architecture  
Engineering  
PROJECT: SHAWN SHEA - 6 UNIT  
71773 UPPER PRINCE ST.  
A3. SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"  
DATE: MAY 14/ 2019  
DRAWN BY: 3D HOME DESIGN  
CHECKED BY:  
REVISIONS:





ALLOW FOR A SINGLE LAYER OF 5/8" TYPE-X GYPSUM BOARD ON EACH SIDE OF CENTRE TRUSS FOR FIRE RICH REQUIREMENTS

2.5  
12



WEST ELEVATION

architecture  
Engineering

PROJECT: SHAWN SHEA - 6 UNIT  
71/73 UPPER PRINCE ST.  
A4. WEST ELEVATION  
SCALE: 1/8" = 1'-0"  
DATE: MAY 14/ 2019  
DRAWN BY: 3D HOME DESIGN  
CHECKED BY:  
REVISIONS:





*NORTH ELEVATION*

*architecture  
Engineering*

PROJECT: SHAWN SHEA - 6 UNIT  
71173 UPPER PRINCE ST.

A5. NORTH ELEVATION

SCALE: 1/8" = 1'-0"

DATE: MAY 14/ 2019

DRAWN BY: 3D HOME DESIGN

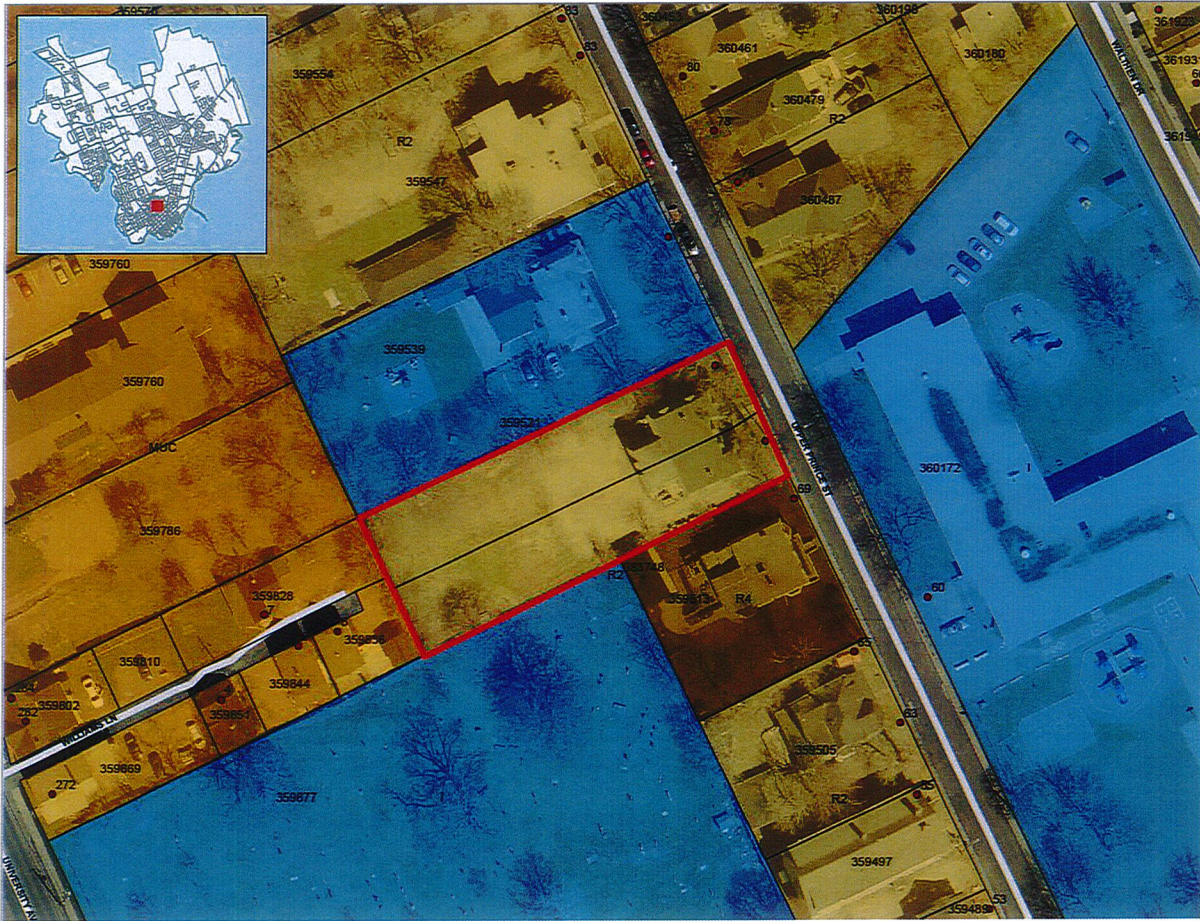
CHECKED BY:




REVISIONS:





# Attachment B



<p>Variance File #: 303-REZ-19                  Address: 71 and 73 Upper Prince St                  Ward #: 4                  Zone: Low Density Residential (R2)</p>	<p>0 12.5 25 50 Meters</p> <hr/> <p>0 40 80 160 Feet</p>
<p><b>LEGEND</b></p> <p> Affected Lot</p>	<p>City of Charlotte                  Planning &amp; Heritage                  Department</p> 
	<p>Map Created: 06-26-2019</p>



# CITY OF CHARLOTTETOWN

## RESOLUTION

Planning #7

MOTION CARRIED 9-1 (Councillor)

MOTION LOST \_\_\_\_\_

*Twil  
opposed*

Date: July 08, 2019

Moved by Councillor \_\_\_\_\_

Greg Rivard

Seconded by Deputy Mayor \_\_\_\_\_

Jason Coady

### RESOLVED:

That the request to:

- a) Amend Appendix "A" – Future Land Use Map of the Official Plan from Low Density Residential to Medium Density Residential; and
- b) Amend Appendix "G" – Zoning Map of the Zoning & Development Bylaw from Low Density Residential (R-2) Zone to Medium Density Residential (R-3) Zone,

for the properties at 71 & 73 Upper Prince Street (PID #683748 & PID #359521), in order to construct six (6) additional apartment units to create a twelve (12) unit apartment building, be approved to proceed to public consultation.



July 10, 2019

Dear Property Owner:

**Re: 71 & 73 Upper Prince Street (PID #s 359521 & 683748)**

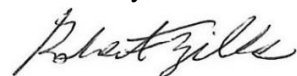
The City of Charlottetown Planning & Heritage Department has received a request to consider rezoning the properties located at 71 & 73 Upper Prince Street (PID #s 359521 & 683748) (see attached map) from the Low Density Residential (R-2) Zone to the Medium Density Residential (R-3) Zone and to amend Appendix "A" the Official Land Use Map of the City of Charlottetown from Low Density Residential to Medium Density Residential and to amend Appendix "G" the Zoning Map of the City of Charlottetown from Low Density Residential (R-2) Zone to Medium Density Residential (R-3) Zone. Consolidation of the properties located at 71 & 73 Upper Prince Street (PID #s 359521 & 683748) to form one parcel subject to the receipt of signed, pinned survey plans. The requested lot consolidation does not require public consultation but this letter also serves as notification to the property owners of the proposed consolidation.

The subject properties are located along Upper Prince Street. The purpose of this rezoning request is to facilitate the construction of an addition for six (6) additional dwelling units for a total of eleven (11) units (see attached site plan and concept drawings) on both properties. The developer will have concept drawings of the proposed building available for viewing at the public meeting.

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 July 23, 2019, 7:00 p.m. at the Rodd Charlottetown Hotel (75 Kent Street). Written comments regarding the rezoning will be accepted at the Planning & Heritage Department or emailed to [planning@charlottetown.ca](mailto:planning@charlottetown.ca) no later than 12:00 pm on Wednesday, July 24, 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,

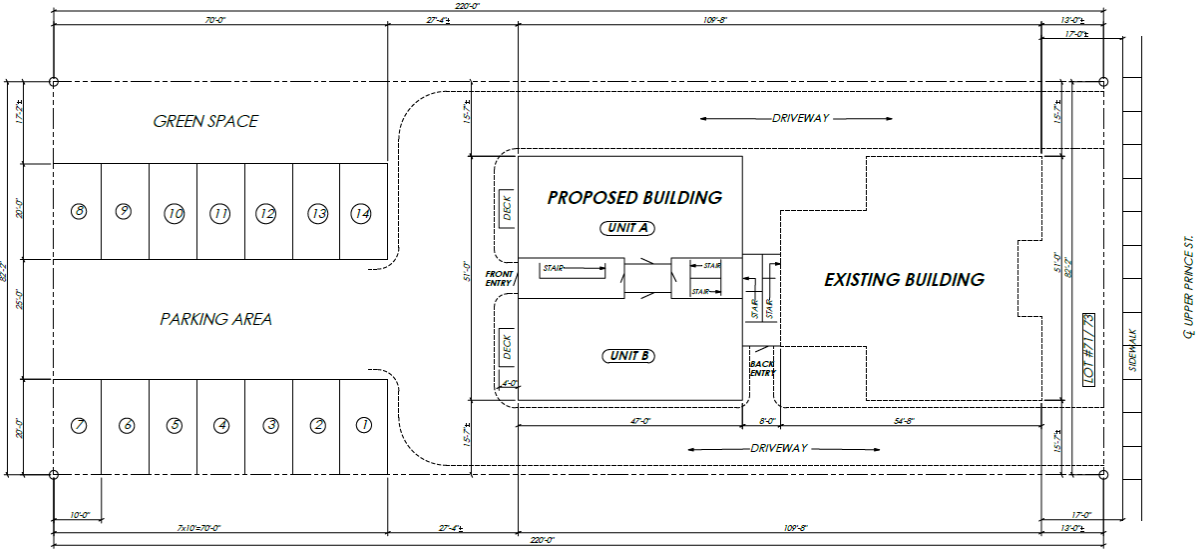


Robert Zilke, MCIP  
Planner II





**Proposed site plan:**



**Proposed building and addition:**







POSTED  
JULY 10/19  
*[Signature]*

# NOTICE OF PUBLIC MEETING

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

**71 and 73 Upper Prince Street (PID #683748 & PID #359521)**

This is a request to proceed to public hearing to rezone both 71 and 73 Upper Prince Street from Low Density Residential (R-2) Zone to the Medium Density (R-3) Zone and to amend the Official Plan Map from Low Density Residential to Medium Density Residential in order to construct six (6) additional apartment units to create an eleven (11) unit apartment 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](http://www.charlottetown.ca). Please have any written comments submitted to the Planning Department before 12:00 p.m. on Wednesday, July 24, 2019. Comments may also be emailed to [planning@charlottetown.ca](mailto:planning@charlottetown.ca). Any responses received will become part of the public record.

**The Public Meeting will be held on:  
TUESDAY, JULY 23, 2019 AT 7:00 P.M.  
GEORGIAN BALLROOM, RODD CHARLOTTETOWN HOTEL  
75 KENT STREET**

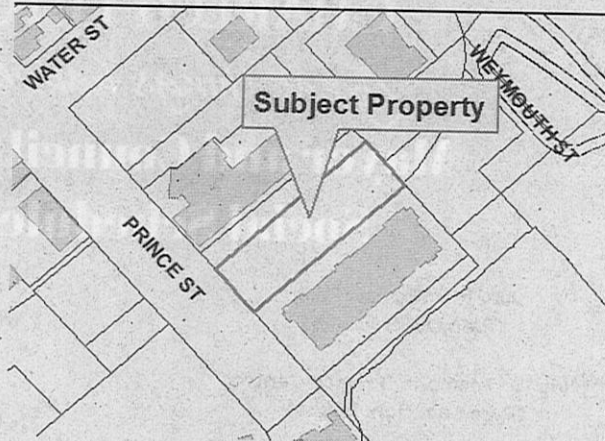
*The general public is invited to attend.*

**PUBLIC MEETING**

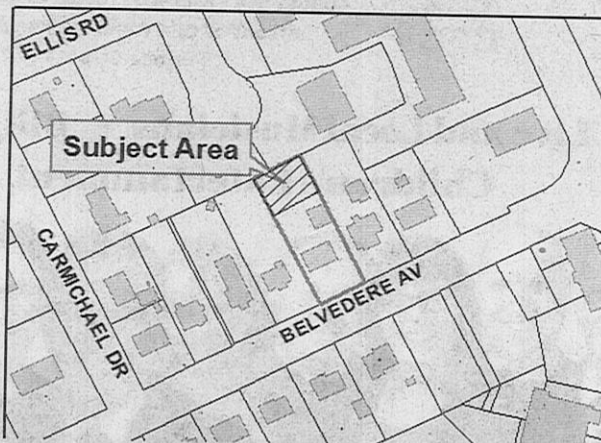
City Council will hold a Public Meeting to hear comments on the following:

**4A Prince Street (PID #841536)**

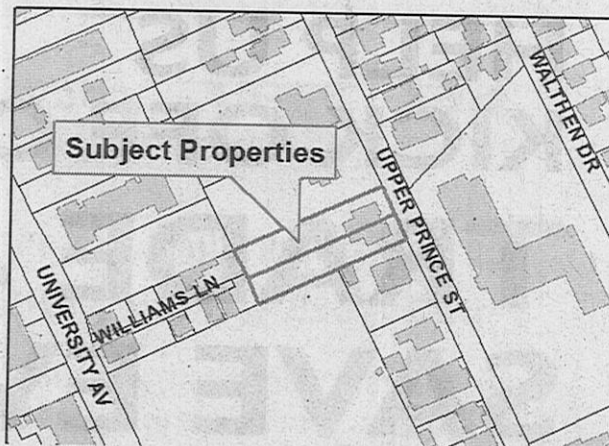
This is an application for a site-specific exemption of the Waterfront (WF) Zone for 4A Prince Street (PID #841536) in order to allow the applicant to enter into an agreement with the City to provide 20 standard parking spaces off-lot on the Harbour Authority parking Lot at 3 Stan MacPherson Way (PID #335430) for a period of not less than ten (10) years.

**221 Belvedere Ave (PID #395087)**

This is a request to rezone a portion of the property at 221 Belvedere Ave. from Low Density Residential (R-2) Zone to Parking (P) Zone and to amend the Official Plan Map from Low Density Residential to Commercial.

**71 and 73 Upper Prince Street (PID #683748 & PID #359521)**

This is a request to proceed to public hearing to rezone both 71 and 73 Upper Prince Street from Low Density Residential (R-2) Zone to the Medium Density (R-3) Zone and to amend the Official Plan Map from Low Density Residential to Medium Density Residential in order to construct six (6) additional apartment units to create an eleven (11) unit apartment 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](http://www.charlottetown.ca). Please have any written comments submitted to the Planning Department before 12:00 p.m. on Wednesday, July 24, 2019. Comments may also be emailed to [planning@charlottetown.ca](mailto:planning@charlottetown.ca). Any responses received will become part of the public record.

**The Public Meeting will be held on:  
TUESDAY, JULY 23, 2019 AT 7:00 P.M.  
GEORGIAN BALLROOM, RODD CHARLOTTETOWN HOTEL  
75 KENT STREET**

*The general public is invited to attend.*