



**PUBLIC MEETING AGENDA
NOTICE OF MEETING**

*Wednesday, November 27, 2019 at 7:00 p.m.
Grafton Room, Rodd Charlottetown Hotel, 75 Kent Street*

- 1. Call to Order**
- 2. Declaration of Conflicts**
- 3. Approval of Agenda**
- 4. Reports:**
 - a) **Lot 2014-6 Towers Road (PID # 1076728)**
This is a request to amend an existing development concept plan in the CDA Zone from two (2) buildings with eighty eight (88) units in total to one building with eighty eight (88) units.
- 5. Introduction of New Business**
- 6. Adjournment of Public Session**

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 – 4:30 PM, Monday – Friday. The proposed amendments are also on the City's website at www.charlottetown.ca under Mayor and Council, Meeting Packages (2019 Planning Board Meeting Packages). Please have any written comments submitted to the Planning Department before 12:00 p.m. on Thursday, November 28, 2019. Comments may also be emailed to planning@charlottetown.ca. Any responses received will become part of the public record.

Information Sheet for Public Meeting of Wednesday, November 27, 2019

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

Lot 2014-6 Towers Road (PID #1076728)

This is a request to amend an existing development concept plan in the CDA Zone from two (2) buildings with eighty eight (88) units in total to one building with eighty eight (88) units.

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


Ten (10) letters were sent out on November 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, November 16, 2019 and Saturday, November 23, 2019. Notice was also posted on the City's website.

Notice was posted on the subject property on November 14, 2019.

No letters of opposition have been received to date.

Notes:

TITLE: <p style="text-align: center;">CDA AMENDMENT FILE: PLAN-2019-04-NOVEMBER-6C-5 LOT 6 TOWERS ROAD OWNER: 10019038 Canada Ltd.</p>		 CHARLOTTETOWN
MEETING DATE: November 4, 2019		Page 1 of 11
DEPARTMENT: Planning & Heritage	ATTACHMENTS: A. GIS Map, site plan, architectural renderings	
SITE INFORMATION: Context: Comprehensive Development Area Zoned Land Ward No: 8 – Highfield Existing Land Use: vacant land Official Plan: Comprehensive Planning Area Zoning: (CDA) Comprehensive Development Area		

RECOMMENDATION:

Staff recommends for Planning Board to recommend to Council to advance the request to amend the Development Concept Plan and Development Agreement pertaining to Lot 2014-6 (only) PID # 1076728 to a public meeting.

BACKGROUND:

Request

This is an application to amend an existing development concept plan and development agreement under Section 41, Comprehensive Development Area Zone (CDA) of the Zoning and Development Bylaw.

Section 41.2.5 of the Zoning and Development Bylaw requires that amendments to a Development Concept Plan be approved by Council. The amendment/approval process must be treated as if it were an amendment to the Zoning and Development Bylaw and therefore requires notification of property owners within 100 meters of the subject property, posting of the proposed bylaw amendment and a public meeting. The Bylaw also requires that the working site plan and buildings also be approved on the recommendation of Planning Board. The developer is also submitting the architectural building plans for review and approval at this time.

Development Context

The property in question is Lot 2014-6 consisting of 94,410 sq. ft. This lot is part of the original 15 acre site. That comprises the approved Development Concept Plan. It is bound to the north by a former private road that leads to the Charlottetown Mall (Towers Road), to the east by Lot 2014-4 of the Development Concept Plan, to the south by an open space parcel that forms part of the overall concept plan and Rails to Trails to the West.

The original Development Agreement that outlined the terms of conditions of the Development Concept Plan was signed on August 15, 2013.

The approved uses and density for Lot 2014-6 at that time consisted of:

- One 48 unit apartment building and
- One 24 unit apartment building

As per the Development Agreement both buildings were to be a maximum of 39.4 ft. in height.

In May of 2016 the current owner applied for an amendment to the approved development concept plan to include:

- 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.

The applicant applied to increase the density of the 48 unit building to 64 units and Council approved the density increase to a total of 88 units on site. Following approval of the amended development concept plan the applicant began site design and discovered a water line easement was closer to the 24 unit apartment building than what was originally sited on the concept plan. The water line easement is located where the south west corner of the 24 unit apartment building is proposed to be located. Therefore, the property owner has requested to amend the Development Concept Plan again to combine the two buildings into one building. The total units on site would still be 88 units contained within one building. The proposed building would be L shaped with the shorter portion of the building being located closer to the south property boundary. This location and building design configuration would allow the proposed building to avoid the water line easement. Another item to note is that the 64 unit apartment building was proposed to have underground parking. The current proposed 88 unit building will have surface parking. The applicant is proposing that 28 of the units contained within the building be designated for affordable housing. The parking has changed to surface parking to make the project more economical to be able to offer a portion of the building as affordable housing.

The applicant is also requesting to increase the height of the building so he is able to maintain 88 units on site. In order to avoid the waterline easement the building footprint would have to decrease and therefore, the height of the building would have to increase from 50 ft. to 62 ft.

In regards to the request to increase the height of the proposed building, the overall site slopes from Mount Edward Road to the Charlottetown Mall. There is a considerable drop in elevation from Mount Edward Road to Lot 2014-6. Therefore, if the height increase for this building is approved in an amendment the height would generally be in line with future buildings built on lots to the east.

Staff would note that there is no height requirement for the CDA Zone. However, given that this is a CDA Zone and there is an approved Development Concept Plan and Development Agreement in place, both documents specifically list the number of buildings and units permitted on the site as well as the height. Staff is not able to approve the height increase or the reconfiguration of the site design without following the process of an amendment to a development concept plan as stipulated in the Zoning and Development Bylaw.

The applicant is therefore requesting his application be advanced to a public meeting.

ANALYSIS:

This area of Charlottetown (Sherwood) is an older established neighbourhood. Sherwood was incorporated in the 60's and growth mainly occurred in the late 60's to 70's. Many residents within the neighbourhood are at an age where they are considering downsizing and moving out of their single family homes into smaller units.

A range of housing within a neighbourhood is good. This would allow more choice for people who want to locate or remain within the neighbourhood as they age. The Official Plan States, *"If Charlottetown is going to continue to grow as a healthy community, affordable housing for all segments of society must generally be available throughout the City."*

"in the recent past there has been a chronic shortage of most types of senior's housing. As the population base continues to age, this problem will become more acute unless civic decision makers address it in a forthright manner."

Given these circumstances, the strategic direction of the CHARLOTTETOWN PLAN is to:

- apply the policies of new housing within the fully serviced areas of the City and within neighbourhoods;*
- encourage the provision of adequate housing for those residents with special needs; and*

- address the specific need to provide more affordable housing for seniors in neighbourhoods in which they prefer to live.

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.

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, parkland, shopping and amenities.

The Official Plan also 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. An addition of 28 affordable units within this neighbourhood would provide more housing options for residents at various income levels. Below are excerpts from sections of the Official Plan that supports moderately higher densities and housing choices.

*Section 3.2.2 - Our **objective** is to allow moderately higher densities and alternative forms of development in any new residential subdivisions which may be established, provided that this development is well planned overall, and harmonious with existing residential neighbourhoods.*

*Section 3.3.2 - Our **objective** is to enhance the range of housing available to residents who have special social, economic or physical needs*

*Section 3.3.2 - Our **policy** shall be to actively work with our partners to address the housing needs of seniors, to expand the range of affordable housing available to them, and to provide it in neighbourhoods preferred by them.*

Positives	Neutral	Shortcomings
<ul style="list-style-type: none"> ▪ <i>The City is experiencing a demand for housing and the addition of 28 affordable housing units would provide more housing options within this neighbourhood.</i> 		<ul style="list-style-type: none"> ▪ <i>The additional story and the combining of the two buildings would add more bulk to the building.</i> ▪ <i>Underground parking is being converted to surface</i>

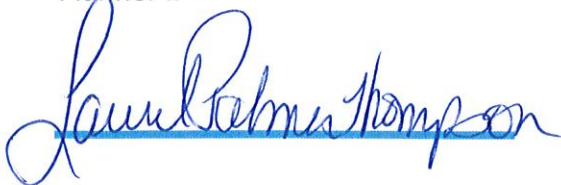
<ul style="list-style-type: none"> ▪ <i>The proposal is close to amenities such as shopping, parkland and public transit.</i> ▪ <i>The property is in an area that is fully serviced with municipal services.</i> ▪ <i>The proposal is located within a walkable neighbourhood.</i> 		<p><i>parking. Therefore, there will be less greenspace on the site.</i></p>
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CONCLUSION:

From a planning perspective a variety of housing choices is important to have within a neighbourhood. It allows people to remain within their neighbourhoods when they transition from single detached homes. It provides options for young families. Density and housing variety is sustainable, as it allows for better use of services that are already available (see Section 3.10 of the Official Plan); it decreases urban sprawl which is an outcome of approval of single family subdivisions. Staff is therefore recommending that the application to amend the Development Concept Plan and Development Agreement pertaining to Lot 2014-6 (only) PID # (1076728) be advanced to a public meeting.

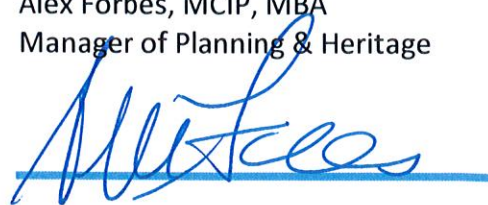
PRESENTER:

Laurel Palmer Thompson, MCIP
Planner II

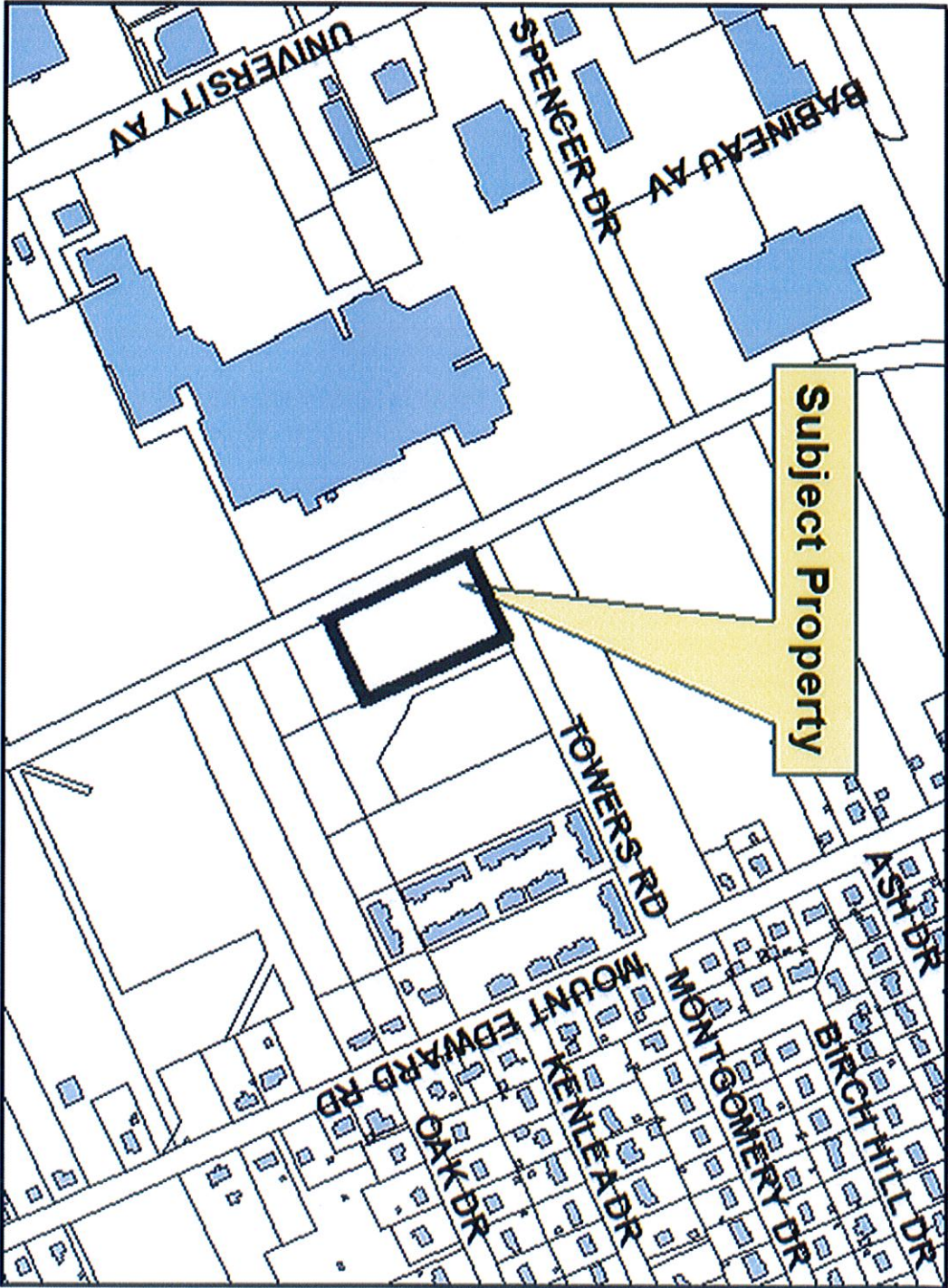


MANAGER:

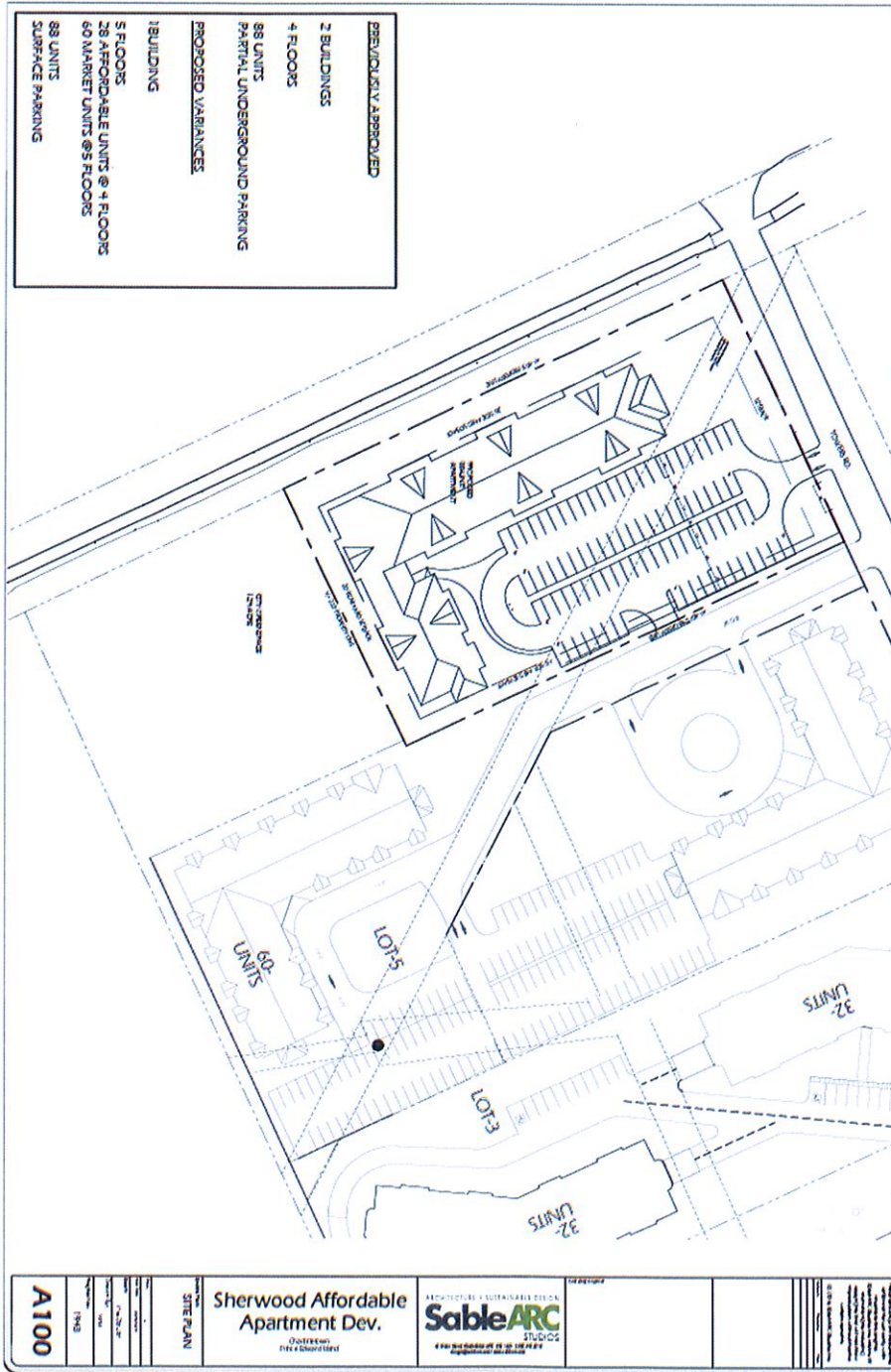
Alex Forbes, MCIP, MBA
Manager of Planning & Heritage



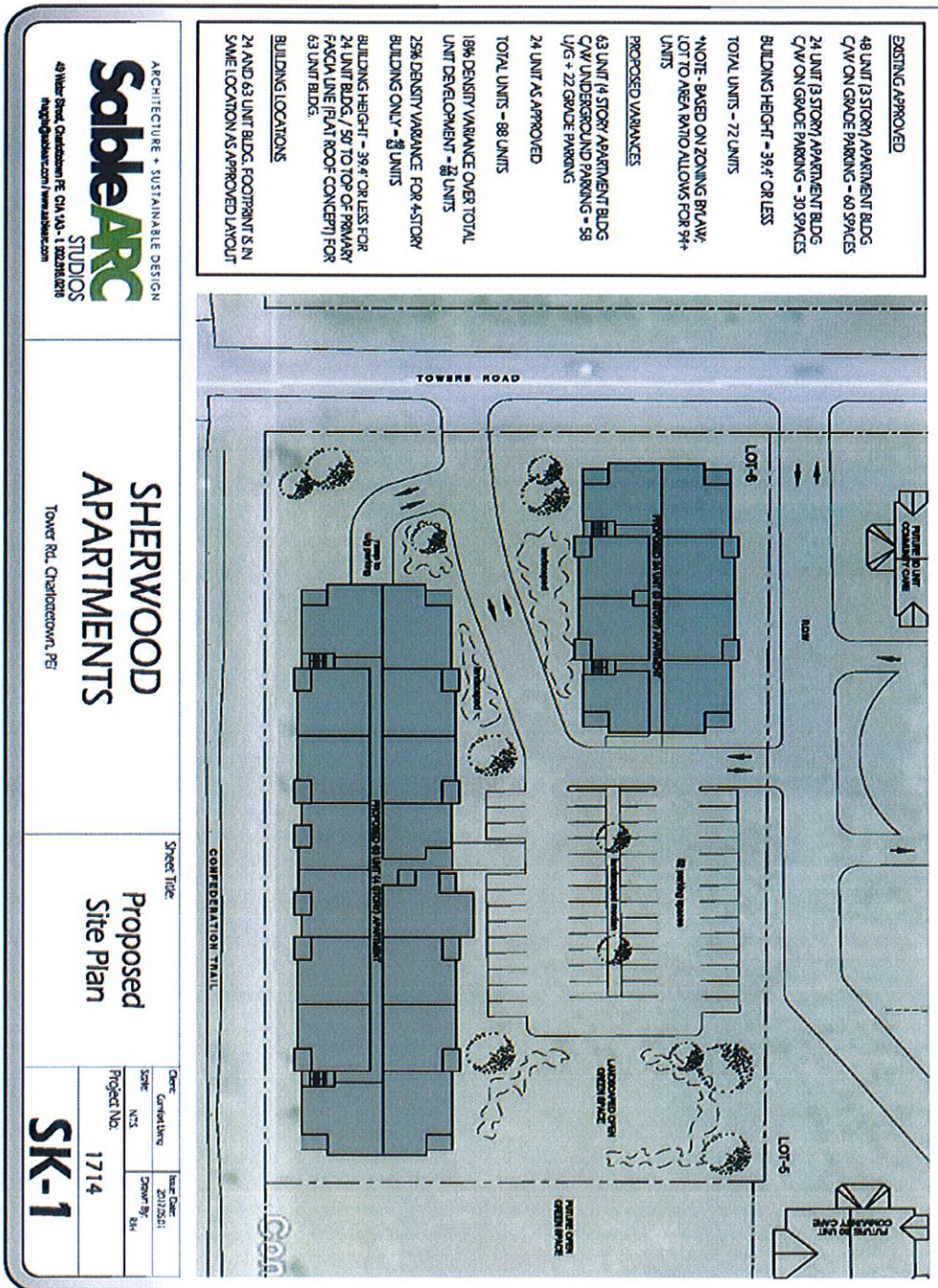
GIS Map:



Proposed Site Plan:



Current Site Plan:



Concept Elevations:



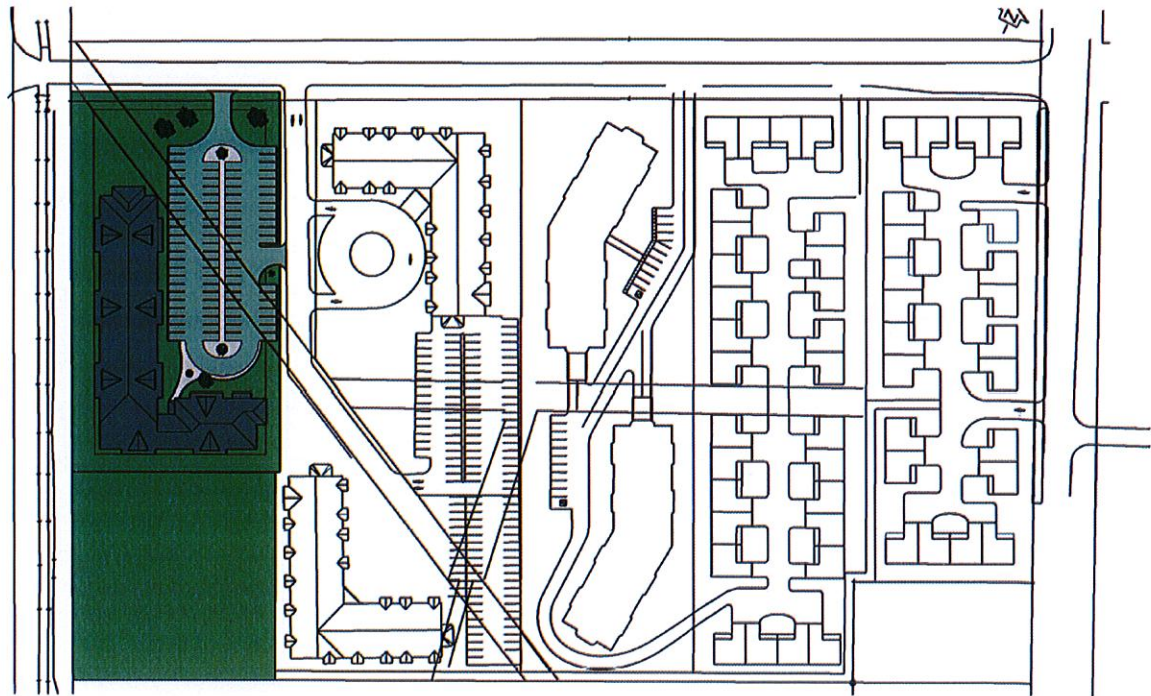


ARCHITECTURE + SUSTAINABLE DESIGN
SableARC Studios
Sherwood Affordable Apartment Development
5 Floors with 88 units
2019.10.17 Towers Rd, Charlottetown



ARCHITECTURE + SUSTAINABLE DESIGN
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Over All Development Concept Plan:



ARCHITECTURE + SUSTAINABLE DESIGN
SableARC Studios
Sherwood Affordable Apartment Development
5 Floors with 88 units
2019.10.17 Towers Rd, Charlottetown



CITY OF CHARLOTTETOWN

RESOLUTION

Planning #5

MOTION CARRIED 6-0 (Councillors Bernard, Tweed, Cindy's Tankov absent)
MOTION LOST _____

Date: November 12, 2019

Moved by Councillor  Greg Rivard

Seconded by Councillor  Julie McCabe

RESOLVED:

That the request to amend an approved development concept plan in the CDA Zone from two (2) buildings with eighty eight (88) units in total to one building with eighty eight (88) units for Lot 2014-6 Towers Road (PID # 1076728), be approved to proceed to public consultation.

November 13, 2019

Dear Property Owner:

Re: Lot 2014-6 (PID # 1076728) on Towers Road

The City of Charlottetown Planning & Heritage Department has received a request to amend the Development Concept Plan and Development Agreement for the property located at Lot 2014-6 (PID # 1076728) on Towers Road to permit one 88 unit apartment building. The current approved development concept plan allows for 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.

The applicant has requested to amend the concept plan to permit one building on site instead of two with all 88 units included within the one building. The new proposed building will not include underground parking. All parking will be surface parking. The previous proposal allowed for a maximum building height of 50 ft. The applicant is requesting that the maximum height be increased to 62 ft.

The applicant has requested these amendments because a waterline easement is located in the area where the 24 unit building would be located. In order to avoid the easement the building and site design has been reconfigured to include one building.

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 for Wednesday, November 27, 2019 at 7 p.m. in the Grafton Room, 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 no later than November 28, 2019 at 4:00 p.m. Any written responses received will become part of the public record.

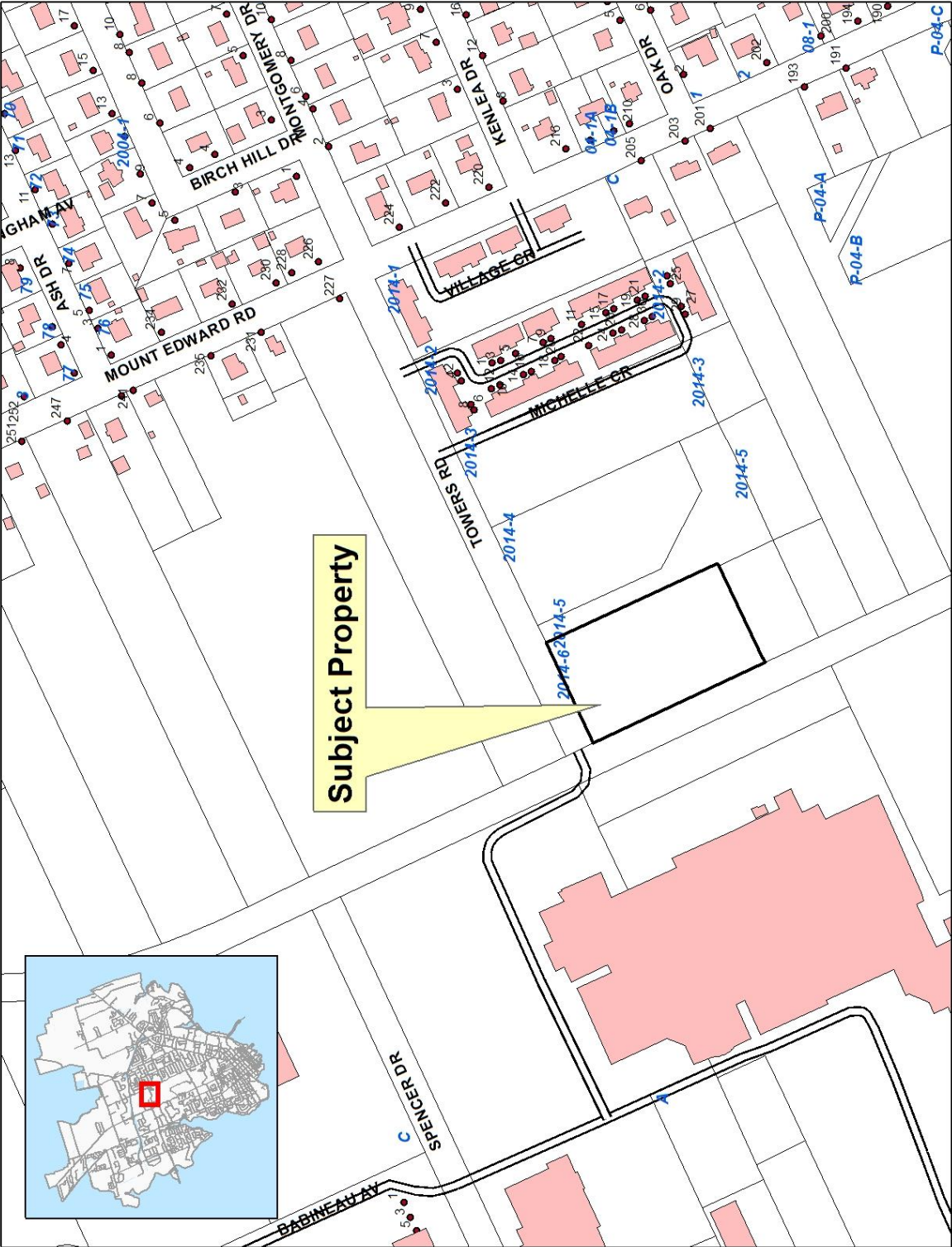
If you have any questions, in regards to this application please call the Planning & Heritage Department at (902) 629-4158.

Sincerely,



Laurel Palmer Thompson, MCIP
Planning & Development Officer





Current Concept Plan:

EXISTING APPROVED

48 UNIT 3 STORY APARTMENT BLDG.
C/W ON GRADE PARKING - 60 SPACES

24 UNIT 3 STORY APARTMENT BLDG.
C/W ON GRADE PARKING - 30 SPACES

BUILDING HEIGHT - 39'4" OR LESS

TOTAL UNITS = 72 UNITS

*NOTE - BASED ON ZONING BY-LAW,
LOT TO AREA RATIO ALLOWS FOR 94+
UNITS

PROPOSED VARIANCES

63 UNIT 4 STORY APARTMENT BLDG
C/W UNDERGROUND PARKING = 58
U/G + 22 GRADE PARKING

24 UNIT AS APPROVED

TOTAL UNITS = 88 UNITS

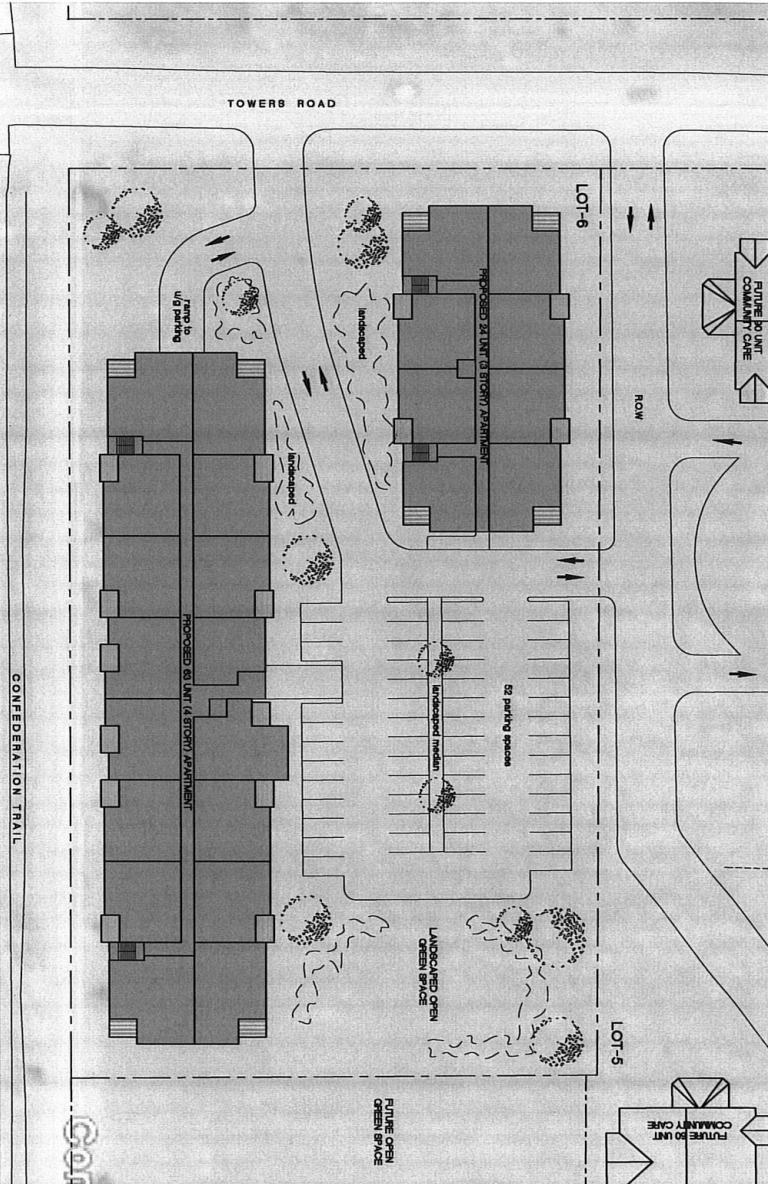
18% DENSITY VARIANCE OVER TOTAL
UNIT DEVELOPMENT - 18 UNITS

25% DENSITY VARIANCE FOR 4-STORY
BUILDING ONLY - 48 UNITS

BUILDING HEIGHT - 39'4" OR LESS FOR
24 UNIT BLDG. / 50' TO TOP OF PRIMARY
FASCIA LINE (FLAT ROOF CONCEPT) FOR
63 UNIT BLDG.

BUILDING LOCATIONS

24 AND 63 UNIT BLDG. FOOTPRINTS IN
SAME LOCATION AS APPROVED LAYOUT



The diagram shows a site plan for Sherwood Apartments. It features two main buildings: a larger 63-unit, 4-story apartment building and a smaller 24-unit, 3-story apartment building. The site is bounded by Towers Road to the north and Confederation Trail to the east. Lot 6 is on the north side, and Lot 5 is on the south side. A parking area with 22 parking spaces is located between the buildings. Landscaped open green space is shown in several areas, including a 'Future Open Green Space' and a 'Future Open Community Care' area. A 'Future 30 Unit Community Care' area is also indicated. The plan includes various landscaping elements like trees and shrubs, and shows the layout of roads and parking spaces.

SHERWOOD APARTMENTS

Tower Rd., Charlottetown, PEI

ARCHITECTURE + SUSTAINABLE DESIGN

SableARC STUDIOS

49 Water Street, Charlottetown PE C1A 1A3 - 1.902.818.0218
reggie@sablearc.com | www.sablearc.com

Client: Comfort Living
Scale: 1:1.5
Project NO.: 1714

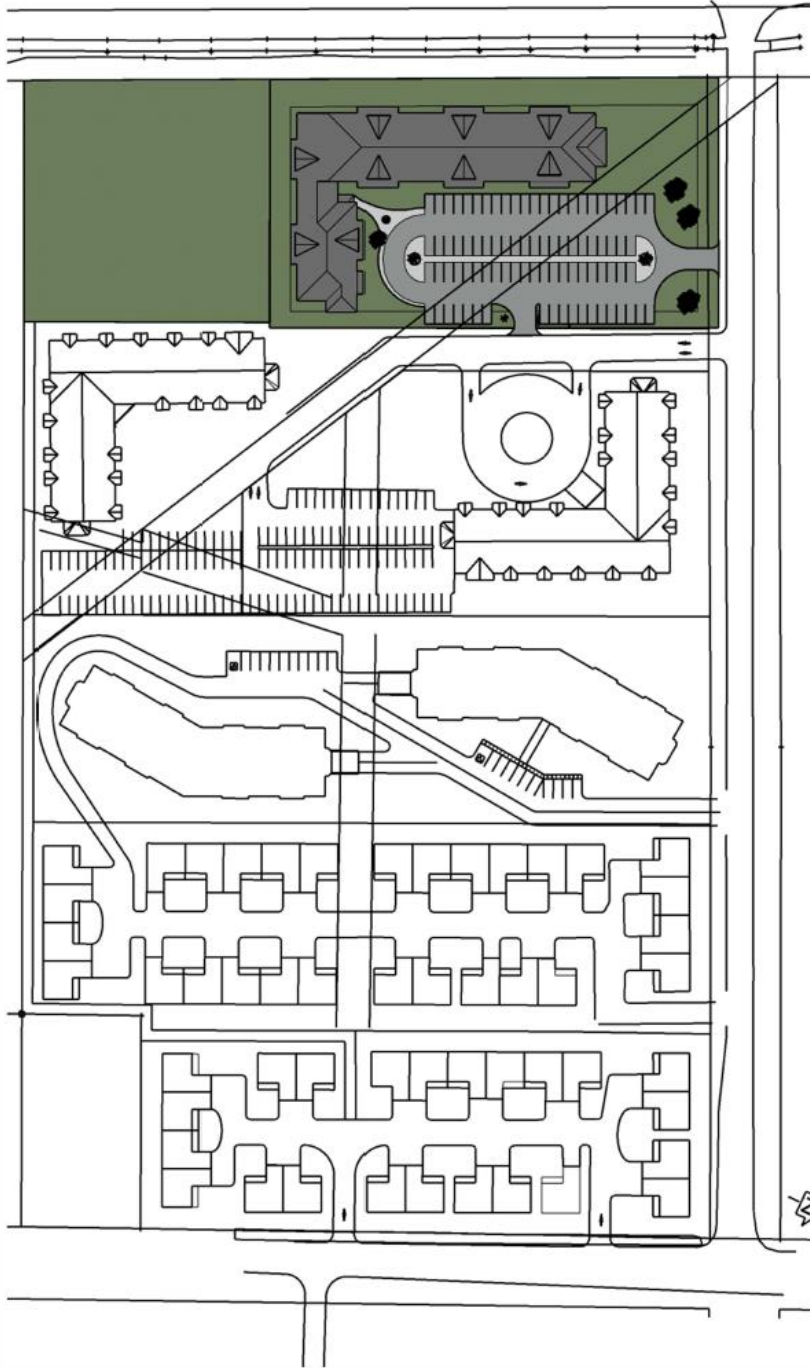
Issue Date: 2017/05/01
Drawn By: RPH

Sheet Title:
Proposed Site Plan

SK-1

Proposed concept plan (green area):

ARCHITECTURE • SUSTAINABLE DESIGN
SableARC
STUDIOS
Sherwood Affordable Apartment Development
5 Floors with 88 units
2019, 10, 17 Towers Rd., Charlotte, NC



Additional information may be available on the City's website

REQUEST FOR PROPOSALS

Sealed Proposals will be received by the office of the Controller, 3rd floor, City Hall, 199 Queen Street, Charlottetown, PE until **2:00:00 PM local time on Tuesday, November 26, 2019** for the following:

MICROSOFT EXCHANGE MIGRATION TO CLOUD AND OFFICE 365

Proposal documents may be obtained at www.charlottetown.ca/tenders
The City of Charlottetown is not bound to accept the lowest or any proposal received.

REQUEST FOR QUOTATIONS

Sealed Quotations will be received by the office of the Controller, 3rd floor, City Hall, 199 Queen Street, Charlottetown, PE until **2:00:00 PM local time on Wednesday, November 27, 2019** for the following:

UPGRADE NETWORK CABLING AT CHARLOTTETOWN POLICE SERVICES

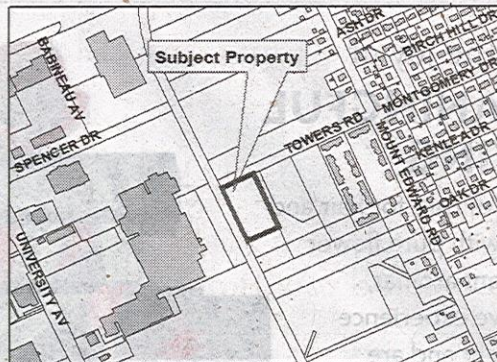
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PUBLIC MEETING

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

Lot 2014-6 Towers Road (PID # 1076728)

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The Public Meeting will be held on:
WEDNESDAY, NOVEMBER 27, 2019 AT 7:00 P.M.
GRAFTON ROOM, RODD CHARLOTTETOWN HOTEL
75 KENT STREET

The general public is invited to attend.

7877212

THE GUARDIAN
NOV. 16 EDITION

POSTED Nov. 13, 2019
@ 4:45 PM.

J.T.
S. J.



CHARLOTTETOWN

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