



**Public Meeting of Council  
Wednesday, November 27, 2019, 7:00 PM  
Grafton Room, Rodd Charlottetown Hotel  
75 Kent Street**

**Deputy Mayor Jason Coady presiding**

**Present:**

**Councillor Alanna Jankov  
Councillor Greg Rivard  
Councillor Julie McCabe  
Councillor Mike Duffy  
Councillor Terry Bernard**

**Councillor Kevin Ramsay  
Councillor Terry MacLeod  
Councillor Robert Doiron  
Councillor Mitchell Tweel (participated electronically)**

**Also:**

**Alex Forbes, PHM  
Laurel Palmer Thompson, PII**

**Ellen Faye Ganga, PH IO/AA**

**Regrets:**

**Mayor Philip Brown  
Greg Morrison, PII**

**Robert Zilke, PII**

**1. Call to Order**

Deputy Mayor Coady called the meeting to order at 7:00 pm.

**2. Declarations of Conflict of Interest**

There were no declarations of conflict.

**3. Approval of Agenda**

Deputy Mayor Coady opened the meeting, introduced the members of the Council and the purpose of the meeting and turned the meeting over to Councillor Rivard, Chair of Planning Board, who explained the Public Meeting process and then proceeded to introduce the application.

**4. Lot 2014-6 Towers Road (PID # 1076728)**

This is a request to amend an existing development concept plan and development agreement under Section 41, Comprehensive Development Area Zone (CDA) of the Zoning and Development Bylaw for Lot 2014-6 Towers Road (PID #1076728) from two (2) buildings with eighty eight (88) units in total to one building with eighty eight (88) units. Laurel Palmer Thompson, Planner II, presented the application. See attached report.

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 follows the same process as amendment to the Zoning and Development Bylaw and 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 the Board. Although the developer is submitting the architectural building plans for review and approval at this time, the affordable housing portion of the building will also have to undergo the design review process.

The property in question is Lot 2014-6 and it consists of 94,410 sq. ft. This lot is part of the original 15 acre site. It is bound to the north by Towers Road, to the east by Lot 2014-4 of the Development Concept Plan, to the south by a parkland parcel and Rails to Trails to the west.

The original Development Agreement that outlined the terms of the Development Concept Plan was signed on August 15, 2013 and the approved uses and density consisted of one (1) 48-unit apartment building and one (1) 24-unit apartment building with a building height of 39.4 feet.

In May of 2016, the current owner applied for an amendment to the approved development concept plan and was approved by Council. It includes one (1) 64-unit apartment building with underground parking and a maximum height of 50 ft. and one (1) 24-unit apartment building with a maximum height of 39.4 ft. The total density approved on site was a total of 88 units.

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. Therefore, the property owner has requested to amend the Development Concept Plan.

The current proposal is to combine the two buildings into one L-shaped building. The total units on site would still be 88 units contained within one building and the originally proposed underground parking will now be surface parking. Also, the applicant is proposing that 28 of the units contained within the building be designated for affordable housing. The change to surface parking is to make the project more economical to be able to offer a portion of the building as affordable housing.

Since the total building footprint will be smaller, the applicant is also requesting to increase the height of the building from 50 ft. to 62 ft. to allow for 88 units. Greg Munn, architect for the project, presented additional details regarding the proposed development.

Mr. Munn presented additional plans showing the proposed development. Mr Munn explained that they have looked at initially moving the water line but this would be cost prohibitive and it would be more reasonable to combine the two buildings into one. The overall footprint will be smaller but the building will be one floor higher. There will be 60 market units and all units will be 2-bedroom apartments. The 28 affordable units would consist of 16 two bedroom units and 12 one bedroom units; 32% of the total units will be affordable housing.

Councillor Bob Doiron asked if there will be 88 parking spaces on site and Mr. Munn confirmed. Councillor Julie McCabe noted that while the 88 parking spaces meet the bylaw requirements, Ms. McCabe asked if there are plans to add additional parking spaces for visitors. Mr. Munn responded that the proposed design would have 88 parking spaces but the owners are willing to revisit the plans and accommodate additional parking spaces. Since the parking spaces are situated closer to the street, there is a green space buffer allocated between the street and the parking spots.

Councillor Mitchell Tweel asked that while the current proposed development is to combine the two buildings into one structure, would the applicant be coming back in the future to develop the same property (and the vacant lot at the back of the building) even further. Mr. Munn responded that the current proposal would be the full development of the property and full extent of the project. Councillor Tweel mentioned that the original concept plan provided for 10% green space instead of cash in lieu and that the green space would be available and developed for the residents to utilize in the future. Mr. Munn responded that the remaining parcel of land at the back of the building is the green space and it is situated next to the trail.

Deputy Mayor Coady asked for any further comments; there being none, the meeting proceeded to the next agenda item.

#### **5. Adjournment of Public Session**

Moved by Councillor Kevin Ramsay and seconded by Councillor Alanna Jankov, that the meeting be adjourned. Meeting adjourned at 7:14 p.m.