CHARLOTTETOWN

PUBLIC MEETING AGENDA
NOTICE OF MEETING

Tuesday, February 25, 2020 at 7:00 p.m.
Provinces Room, Rodd Charlottetown Hotel, 75 Kent Street

1. **Call to Order**
2. **Declaration of Conflicts**
3. **Approval of Agenda**
4. **Reports:**
   a) 9 Pine Drive (PID #393322)
   Request to rezone the subject property from the Single-Detached Residential (R-1L) Zone to the Medium Density Residential (R-3) Zone and to amend the Official Plan from Low Density Residential to Medium Density Residential in order to consolidate with 11-13 Pine Drive (PID #393314) and construct a 41-unit apartment building with underground parking.
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 (2020 Planning Board Meeting Packages). Please have any written comments submitted to the Planning Department before 12:00 p.m. on Wednesday, February 26, 2020. Comments may also be emailed to planning@charlottetown.ca. Any responses received will become part of the public record.

Planning & Heritage Department
City of Charlottetown
233 Queen Street
Charlottetown, PE C1A 4B9

CHARLOTTETOWN

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e planning@charlottetown.ca
w www.charlottetown.ca

Information Sheet for Public Meeting on Tuesday, February 25, 2020

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

9 Pine Drive (PID #393322)

This is a request to rezone the subject property from the Single-Detached Residential (R-1L) Zone to the Medium Density Residential (R-3) Zone and to amend the Official Plan from Low Density Residential to Medium Density Residential in order to consolidate with 11-13 Pine Drive (PID #393314) and construct a 41-unit apartment building with underground parking.

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

Twenty five (25) letters were sent out on February 12, 2020 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, February 15, 2020 and Saturday, February 22, 2020. Notice was also posted on the City's website.

Notice was posted on the subject property on February 11, 2020.

No letters of opposition have been received to date.

Notes:

TITLE: REZONING APPLICATION FILE: PLAN-2020-6A3-FEBRUARY 9 PINE DRIVE (PID #393322) OWNER: PINE CONE DEVELOPMENTS INC. APPLICANT: APM COMMERCIAL	CHARLOTTETOWN
MEETING DATE: February 3, 2020	**Page 1 of 3**
DEPARTMENT: Planning & Heritage	**ATTACHMENTS:** A. Revised Site Plan B. Planning Board Report from October 7, 2019
SITE INFORMATION: **Context:** Single-Detached Dwelling in Sherwood **Ward No:** 6 – Mount Edward **Existing Land Use:** Single-Detached Dwelling **Official Plan:** Low Density Residential **Zoning:** Single-Detached Residential (R-1L) Zone	
PREVIOUS APPLICATIONS: See 'Property History' below.	

RECOMMENDATION:

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

1. Amend Appendix "A" – Future Land Use Map of the Official Plan from Low Density Residential to Medium Density Residential;

2. Amend Appendix "G" – Zoning Map of the Zoning & Development Bylaw from the Single-Detached Residential (R-1L) Zone to the Medium Density Residential (R-3) Zone; and

3. Consolidate 9 Pine Drive (PID #393322) with 11-13 Pine Drive (PID #393314),

in order to construct a 41-unit apartment dwelling on the consolidate property.

BACKGROUND:

Request

This application was to go before the Board in October of 2019 but the applicant withdrew it prior to the October Planning Board meeting. The applicant has requested that the application be forwarded back to the Board for the February meeting. The applicant, APM Commercial, is applying on behalf of the property owner, Pine Cone Developments Inc., to rezone 9 Pine Drive (PID #393322) from the Single-Detached Residential (R-1L) Zone to the Medium Density Residential (R-3) Zone.

The purpose of the rezoning would be to consolidate 9 Pine Drive (PID #393322) with 11-13 Pine Drive (PID #393314), demolish the existing single-detached dwelling at 9 Pine Drive (PID #393322) and demolish the existing 5-unit apartment dwelling at 11-13 Pine Drive (PID #393314), in order to construct a 41-unit apartment dwelling.

In the October 2019 Planning Board report that was prepared for that meeting Planning Staff did not recommend advancing the application to a public meeting. However, prior to the application advancing to the Planning Board the applicant requested by email on October 7, 2019 that their application be, *"postponed" until we make changes.*

The applicant has requested that the application proceed this month to the Board and that the only changes made to the proposal is adjusting the side yard setbacks from 10'-6" to 14'-10" to meet the current by-laws.

CONCLUSION:

Given that very little has changed in the design of the building since the October, 2019 application, staff's opinion and recommendation in the October 7, 2019 Planning Board report still stands.

That *"If the bulk and scale of a 27-unit apartment building was deemed by IRAC to be too large on the existing property zoned R-3, the implication is that a 41-unit apartment building (that requires another property to be rezoned from R-2 to R-3) would be significantly out of context for this area." As a result, staff is suggesting that Planning Board reject the request to proceed to a public hearing on this application."*

Therefore, the Planning & Heritage Department recommends that the rezoning application be rejected to proceed to public consultation.

Please see the attached October 7, 2019 Planning Board Report for further detail.

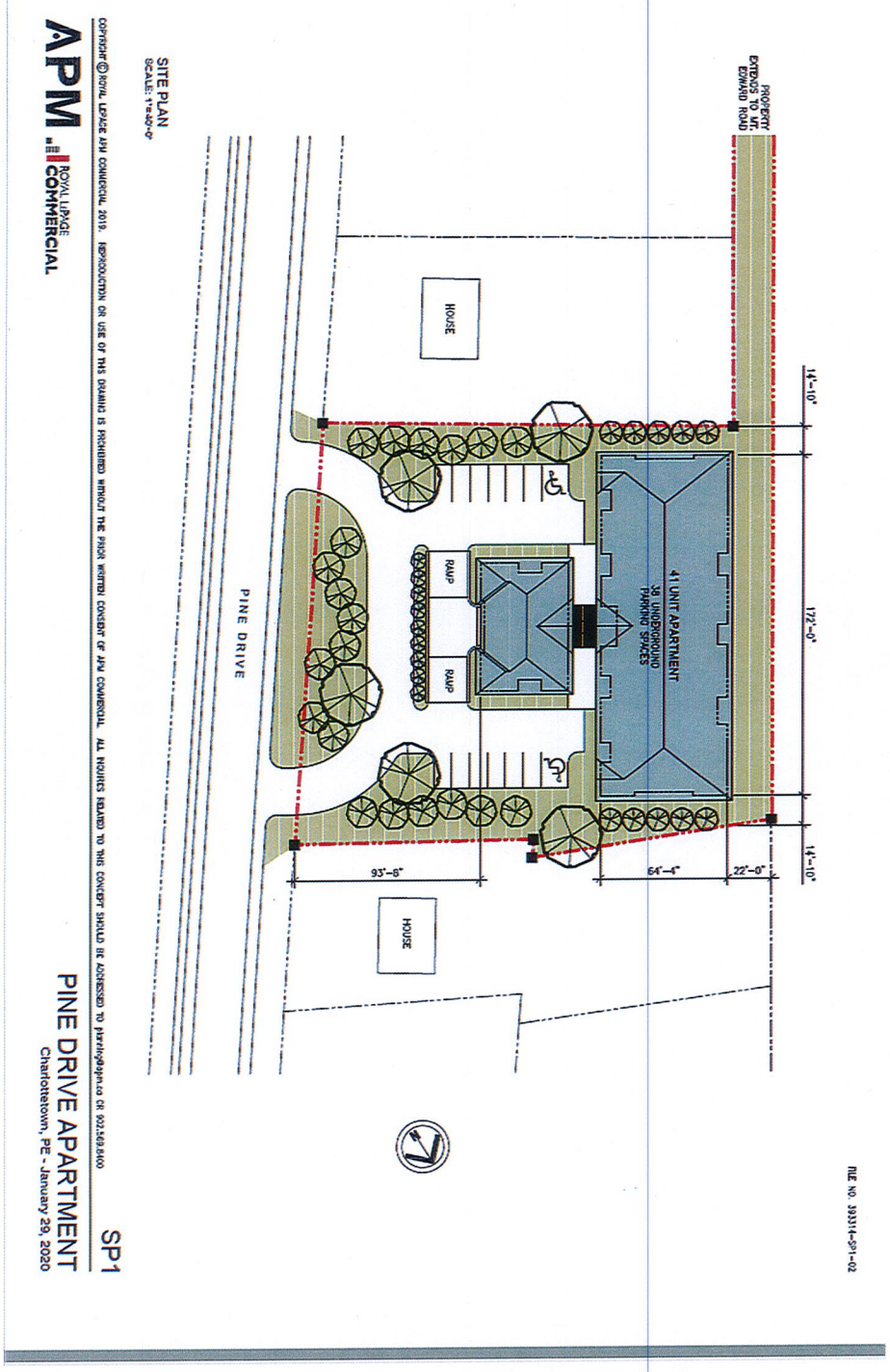
PRESENTER:

Laurel Palmer Thompson MCIP
Planner II Planning & Heritage

MANAGER:

Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

Attachment A



Attachment A: Site Plan
File: PLAN-2020-6A-3-FEBRUARY 3
9 Pine Drive (PID #393322)
Owner: Pine Cone Developments Inc.
Applicant: APM Commercial

CHARLOTTETOWN
Planning & Heritage Department

TITLE: REZONING APPLICATION FILE: PLAN-2019-7-OCTOBER- 9 PINE DRIVE (PID #393322) OWNER: PINE CONE DEVELOPMENTS INC. APPLICANT: APM COMMERCIAL	CHARLOTTETOWN
MEETING DATE: October 7, 2019	**Page 1 of 8**
DEPARTMENT: Planning & Heritage	**ATTACHMENTS:** A. GIS Map B. Site Plan C. Rendering
SITE INFORMATION: **Context:** Single-Detached Dwelling in Sherwood **Ward No:** 6 – Mount Edward **Existing Land Use:** Single-Detached Dwelling **Official Plan:** Low Density Residential **Zoning:** Single-Detached Residential (R-1L) Zone	
PREVIOUS APPLICATIONS: See 'Property History' below.	

RECOMMENDATION:

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

1. Amend Appendix "A" – Future Land Use Map of the Official Plan from Low Density Residential to Medium Density Residential;

2. Amend Appendix "G" – Zoning Map of the Zoning & Development Bylaw from the Single-Detached Residential (R-1L) Zone to the Medium Density Residential (R-3) Zone; and

3. Consolidate 9 Pine Drive (PID #393322) with 11-13 Pine Drive (PID #393314),

in order to construct a 41-unit apartment dwelling on the consolidate property.

BACKGROUND:

Request

The applicant, APM Commercial, is applying on behalf of the property owner, Pine Cone Developments Inc., to rezone 9 Pine Drive (PID #393322) from the Single-Detached Residential (R-1L) Zone to the Medium Density Residential (R-3) Zone.

The purpose of the rezoning would be to consolidate 9 Pine Drive (PID #393322) with 11-13 Pine Drive (PID #393314), demolish the existing single-detached dwelling at 9 Pine Drive (PID #393322), demolish the existing 5-unit apartment dwelling at 11-13 Pine Drive (PID #393314), in order to construct a 41-unit apartment dwelling.

Development Context

The subject property is located along Pine Drive between Blythe Crescent and MacMillan Crescent. With the exception of 11-13 Pine Drive (PID #393314), all properties in the residential neighborhood are located in the Single-Detached Residential (R-1L) Zone or the Low Density Residential Single (R-2S) Zone and contain one or two unit dwellings.

Property History

An application for this property was originally before the Board in March of 2012 and was again before the Board in March of 2013 for a request to CDA Zoning. An application was also submitted to the Planning Department in 2016 to construct a 27-unit apartment building. The developer's original proposal in February 2012 was for a 24-unit apartment building. The property at 11-13 Pine Drive was spot zoned to R-3 as a part of Zoning By-law review process during amalgamation to reflect the 5 unit apartment building that was on the property at that time. Although the apartment building proposal was considered as-of-right development, there were concerns about the bulk, character and scale of a 3-story apartment building in relation to the streetscape. The project was advanced to a public meeting and there were concerns from the public. In response to the public's concerns the developer redesigned his project to a two story townhouse development that more appropriately met the character and scale of the neighbourhood. A traffic study was also completed. The concept plan for the proposed townhouse development was advanced to a public meeting on June 11, 2013. In addition to the concept plan the developer provided architectural renderings of the buildings proposed for the site. These renderings were also presented to the public and Council at the public meeting. In 2013 Planning Board recommended for approval of the town house application but the developer withdrew his application for a town house development prior to it advancing to Council. In 2016

the developer submitted an application to construct a 27-unit apartment building however, staff refused to issue a building permit without going to Planning Board and Council for approval. The applicant appealed the decision of staff to refuse them an as-of-right building permit. The application subsequently applied for Reconsideration of the Development Officers decision and was denied a permit for a 27-unit apartment building by City Council. The developer then pursued their appeal with the Island Regulatory and Appeals Commission (IRAC) and the appeal was denied with the City's original decision being upheld. IRAC agreed with the City's decision to not issue a building permit for a 27-unit apartment building as the bulk, scale and mass of the development was not in keeping with the surrounding neighbourhood.

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 of the Zoning & Development By-law. The public notification will also include the proposed lot consolidation in the Medium Density Residential (R-3) Zone.

ANALYSIS:

The R-3 portion of this proposal has been the subject of a number of development applications over the last 7 years. In May of 2016 the city refused a building permit for a 27-unit apartment on the existing R-3 zoned property citing a number of reasons why the bulk and scale of that proposed apartment building was inappropriate in a low density neighbourhood. Please see the following transcript in italic and bold from the IRAC ruling below:

(15) The City presented two witnesses, Laurel Palmer-Thompson and Alex Forbes. Ms. Palmer-Thompson is a professional land use planner and is employed by the City as a planning and development officer. Mr. Forbes is also a professional land use planner and serves as the City's manager of planning and heritage. The testimony of Ms. Palmer-Thompson and Mr. Forbes was presented at the hearing as a panel. It was helpful to the Commission.

(16) Ms. Palmer-Thompson has worked with the City's planning department for approximately 13 years. She testified about the two prior applications by Pine Cone for development of the Property. Neither application is the subject of this appeal. This evidence was therefore presented as background information only.

(17) Ms. Palmer-Thompson testified that the first application for a 24 unit apartment building was filed in 2012. The application proceeded to a public meeting where concerns were raised about traffic, property values, overpowering adjacent dwellings, and surface water drainage. Letters from concerned residents were also filed with the City. Ms. Palmer-Thompson testified that there was a great deal of public opposition. The application was withdrawn by Pine Cone before the matter could go back to Planning Board for consideration.

(18) Ms. Palmer-Thompson testified that the second application was filed in 2013, and it proposed a 19 unit townhouse development for the Property and the adjacent provincial parcel number 393322. This proposal also involved a request to re-zone the Property and provincial parcel number 393322 to the Comprehensive Development Area zone. A public meeting was held. The Planning Board recommended approval of this proposal, contingent on Pine Cone entering into a development agreement with the City. A draft development agreement was then prepared. Pine Cone had questions about the development agreement and requested that the proposal not proceed to Council for consideration.

(19) Mr. Forbes has worked with the City for approximately three and a half years. He testified that he took responsibility for Pine Cone's current application, which is the subject of this appeal. Mr. Forbes testified that he met with the principals of Pine Cone, reviewed the application, and discussed the matter with planning staff at the City. He was concerned that the application was in conflict with some of the policies expressed in the Official Plan. Mr. Forbes' letter to Mr. Bevan on June 28, 2016 (Exhibit R1, Vol.3, Tab 105) sets out those concerns.

(20) Mr. Forbes referred to section 1.3 of the Official Plan, noting that the Official Plan articulates policies which preserve existing residential low density neighbourhoods and ensures that new residential development is physically related to its surroundings. He also acknowledged section 3.1 of the Official Plan, which encourages efficient compact urban form while sustaining existing character and identity. Mr. Forbes also testified that, pursuant to section 3.2.2 of the Official Plan, moderately higher densities are encouraged so long as such initiatives do not adversely affect existing low density housing. To summarize, Mr. Forbes testified that the Official Plan requires new development to be physically related to its surroundings in order to be harmonious and to maintain the distinct character of the City's neighbourhoods.

(21) Mr. Forbes also testified that Pine Cone's proposal conflicts with sections 4.54.4(c), 4.54.6(f), and 4.62.3(a) of the Bylaw. He testified that a development officer at the City may refuse an application if the conditions in the Bylaw are not met. He also noted that the application did not contain a written statement with graphic descriptions that addressed the compatibility and integration of the proposed development with existing adjacent land uses, as required by section 4.62.2(c) of the Bylaw. Mr. Forbes stated that he refused the

application on the ground of compatibility. He testified that he was not trying to prevent the exercise of Pine Cone's right to development.

.....

(58) Ms. Palmer-Thompson's report dated September 6, 2016 (Exhibit R1, Volume 3, Tab 109) also provided an extensive review of the application and the various bases for the original decision made by Mr. Forbes. That report provided, in part, as follows:

It is staff's opinion that these policies and objectives reinforce the Planner/Development Officer's rationale for rejecting the application for a building permit for a 27 unit apartment building at this location. It is clear that the Official Plan supports infill development within existing neighbourhoods. However, it also clearly states that infill development must be at a scale and density that would not cause adverse impacts to adjoining neighbours. A means of achieving this would be to design a building or buildings that are lower rise and that fit into the existing streetscape. In other areas of the City such as the 500 Lot area, new infill development is required to go through a design review process. Whereby the proposed design of buildings are reviewed by an independent consultant and the building design, bulk and scale are considered within the environment that it is to be constructed. Although the design review process is not required in this area of the City, the Planner/Development Officer would still apply similar principles when reviewing the site, massing, placement, bulk and scale of a development within an existing neighbourhood.

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 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."

Although 11-13 Pine Drive is zoned R-3 and typically an apartment building is considered an as of right use in this zone, an apartment building of this size, bulk, scale and density immediately adjacent to low rise single detached dwellings is not consistent with good planning principles. In respect to the streetscape it would be difficult for a building with this bulk, mass and scale to fit into the surrounding streetscape.
[emphasis added]

(59) Ms. Palmer-Thompson's testimony before the Commission was also consistent with her report to Planning Board.

(60) The reasons provided by Mr. Forbes and Ms. Palmer-Thompson must be read together with the minutes of Planning Board and Council. As the Commission explained in Atlantis Health Spa Ltd. v. City of Charlottetown, Order LA12-02 at paragraph 23, "[w]hen Council follows Planning Board's recommendation, it may fairly be said that in so doing, Council is adopting the reasoning and analysis used by Planning Board." That principle is also applicable in this case. When the record is read as a whole, the Commission is satisfied that the City discharged its obligation to provide substantive reasons for its decision to refuse the application filed by Pine Cone.

(61) Reconsideration is a strategic decision made by a developer and may, in appropriate circumstances, result in a different outcome. However, reconsideration also provides an opportunity for a municipality to revisit its original decision and address any alleged deficiencies. In this case, Pine Cone decided to request reconsideration and, by doing so, the application was reviewed by a professional planner, Planning Board, and Council. All of this evidence was contained in the record filed before the Commission. No objection was raised by Pine Cone. When that evidence is reviewed and considered, the Commission is satisfied that Planning Board and Council evaluated the application fairly and in accordance with its Bylaw and Official Plan.

(62) The law recognizes that, in some cases, a subsequent hearing or reconsideration exercise may remedy or cure procedural defects in the original proceeding. Pine Cone argues that its initial application was required to be placed before Planning Board. The City, on the other hand, stresses that Pine Cone itself wanted a swift "yes" or "no" decision from the City and that, as part of the reconsideration process, the matter did go before both Planning Board and Council. According to the City, the practical effect of this process was to "cure" any procedural irregularity in the treatment of the application. The Commission recognizes that there will be cases where nothing less than full compliance with all procedural requirements at all stages of the development process will satisfy the duty of fairness in certain circumstances. However, in the context of this particular case, and the evidence before the Commission as to the history of this Property and the expectations of Pine Cone regarding this particular application, the Commission is satisfied that the City considered the proposal from Pine Cone in a fair and reasonable manner. After an independent review of all the surrounding circumstances, the Commission has decided not to interfere with the decision made by the City.

(63) For these reasons, the appeals are denied and the City's decisions on June 28, 2016 and September 12, 2016, which denied the application by Pine Cone for a building permit for the Property, are hereby confirmed.

Staff would note that the property zoned R-3 has had a complicated history with regard to how it was applied to this property. Prior to the application of the R-3 zoning, the property was deemed

legal non-conforming because it contained a 5-unit apartment building in the R-2 zone. This property was rezoned as a part of an overall Zoning By-law review process which did not require adjacent property owners to be notified of a zoning change. It is hard to determine after the fact the rationale for changing the zoning on this property from R-2 to R-3 residential. The intent may have been to allow the 5-unit apartment building to become conforming. Staff could not find a rationale in our records for why the property was up zoned. Regardless, the IRAC ruling determined that whatever is approved on this property must be compatible with regard to bulk and scale of any building in relation to the low density neighbours. If the bulk and scale of a 27-unit apartment building was deemed by IRAC to be too large on the existing property zoned R-3, the implication is that a 41-unit apartment building (that requires another property to be rezoned from R-2 to R-3) would be significantly out of context for this area. As a result, staff is suggesting that Planning Board reject the request to proceed to a public hearing on this application.

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

Positives	Neutral	Shortcomings
▪ Higher density using existing underground services to its fullest practical capacity. ▪ New residential development near a centre of employment. ▪ New housing in a fully serviced area of the City. ▪ Additional density when the vacant rate is less than 1%.		▪ The proposed apartment building has the potential to negatively impact the existing adjacent low density housing. ▪ May lead to additional litigation on this property

CONCLUSION:

The Planning & Heritage Department recommends that the rezoning application be rejected to proceed to public consultation.

PRESENTER:

Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

MANAGER:

Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

Attachment A

Attachment A: GIS Map
File: PLAN-2019-7-OCTOBER-
9 Pine Drive (PID #393322)
Owner: Pine Cone Developments Inc.
Applicant: APM Commercial

CHARLOTTETOWN
Planning & Heritage Department

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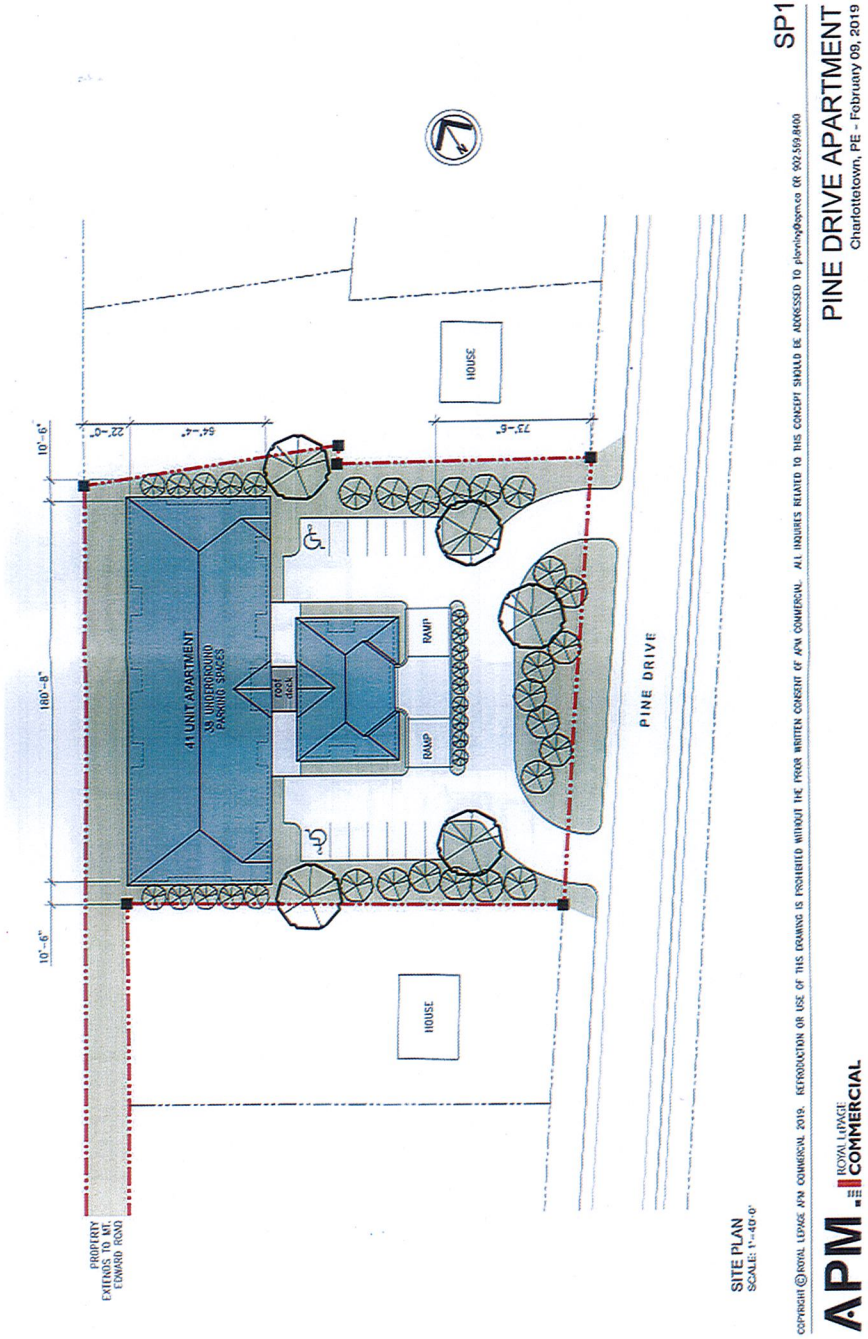
Attachment B



Attachment B: Site Plan
File: PLAN-2019-7-OCTOBER-9 Pine Drive (PID #393322)
Owner: Pine Cone Developments Inc.
Applicant: APM Commercial

CHARLOTTETOWN
Planning & Heritage Department

Attachment C

Attachment C: Rendering
File: PLAN-2019-7-OCTOBER-
9 Pine Drive (PID #393322)
Owner: Pine Cone Developments Inc.
Applicant: APM Commercial

CHARLOTTETOWN
Planning & Heritage
Department

CITY OF CHARLOTTETOWN

RESOLUTION

Planning #3

MOTION CARRIED 7-1 JC

Coun. Doron conflict

MOTION LOST _____

Absent Mayor Brown Coun Tweel opposed

Date: February 10, 2020

Moved by Councillor _____ Greg Rivard

Seconded by Deputy Mayor _____ ~~Jason Coady~~ McCabe

RESOLVED:

That the request to:

- **Amend Appendix "A" – Future Land Use Map of the Official Plan from Low Density Residential to Medium Density Residential located at 9 Pine Drive (PID #393322);**

- **Amend Appendix "G" – Zoning Map of the Zoning and Development Bylaw from the Single-Detached Residential (R-1L) to Zone to the Medium Density Residential (R-3) Zone located at 9 Pine Drive (PID #393322); and**

- **Consolidate 9 Pine Drive (PID #393322) with 11-13 Pine Drive (PID #393314);**

in order to construct a 41-unit apartment dwelling on the consolidate property, be approved to proceed to public consultation.

City of Charlottetown
PO Box 98, 233 Queen Street
Charlottetown, Prince Edward Island
Canada C1A 7K2

CHARLOTTETOWN

t 902.629.4158
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e planning@charlottetown.ca
w www.charlottetown.ca

February 12, 2020

Dear Property Owner:

Re: 9-13 Pine Drive (PID #393322)

The City of Charlottetown Planning & Heritage Department has received a request to consider rezoning the property located at 9 Pine Drive (PID #393322) (*see attached map*) from the Single Detached Residential (R-1L) Zone to the Medium Density Residential (R-3) Zone and to amend Appendix "A" the Future Land Use Map of the City of Charlottetown from Low Density Residential to Medium Density Residential.

The purpose of this rezoning request is to facilitate the construction of a four storey, 41-unit apartment building. The proposal is to consolidate 9 Pine Drive (PID # 393322) with 11-13 Pine Drive (PID #393314) and construct the apartment building on both 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, February 25, 2020 at 7:00pm** at the **Provinces 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 12:00 pm on Wednesday, February 26, 2020. 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.

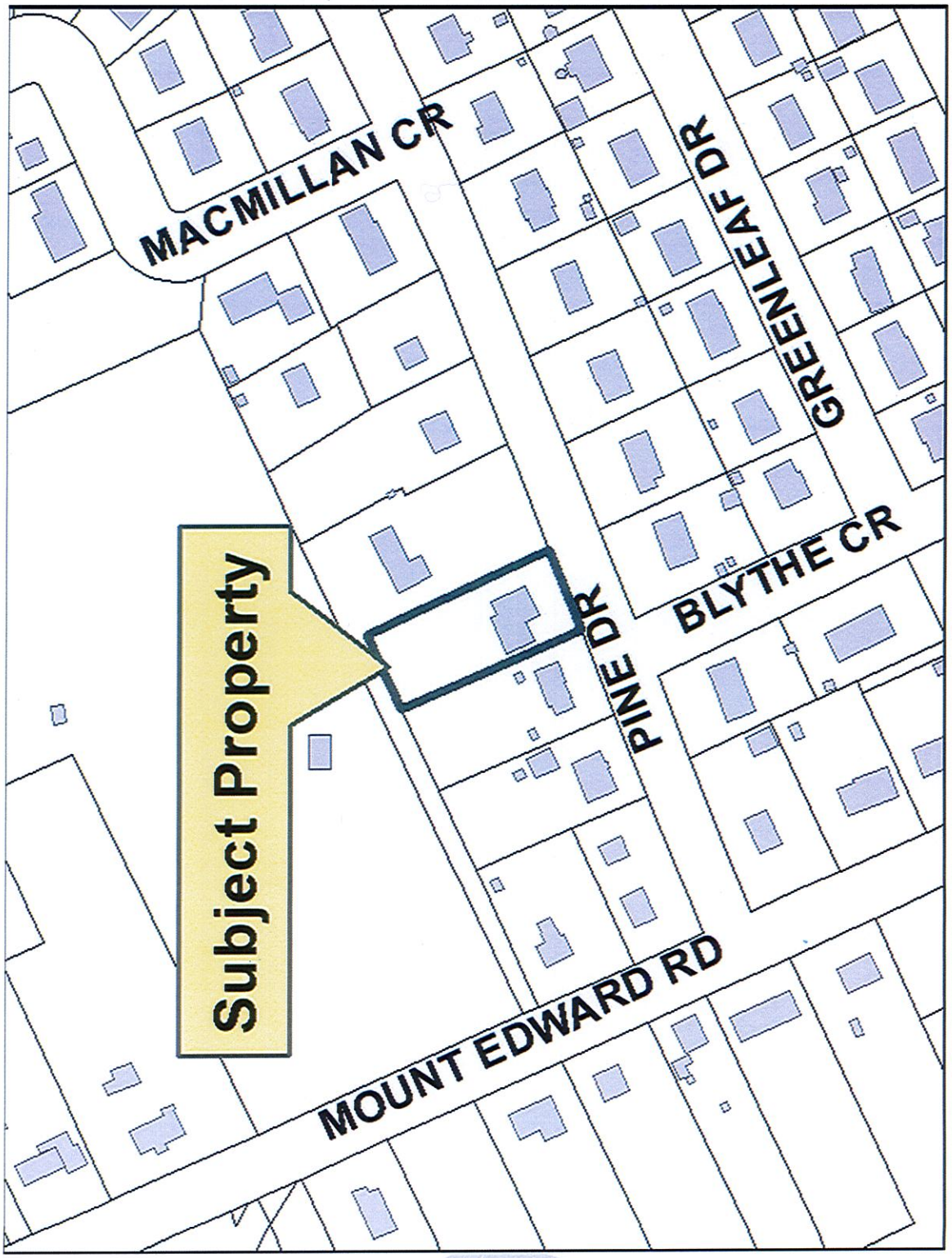
Yours truly,

Laurel Palmer Thompson

Laurel Palmer Thompson, MCIP
Planner II

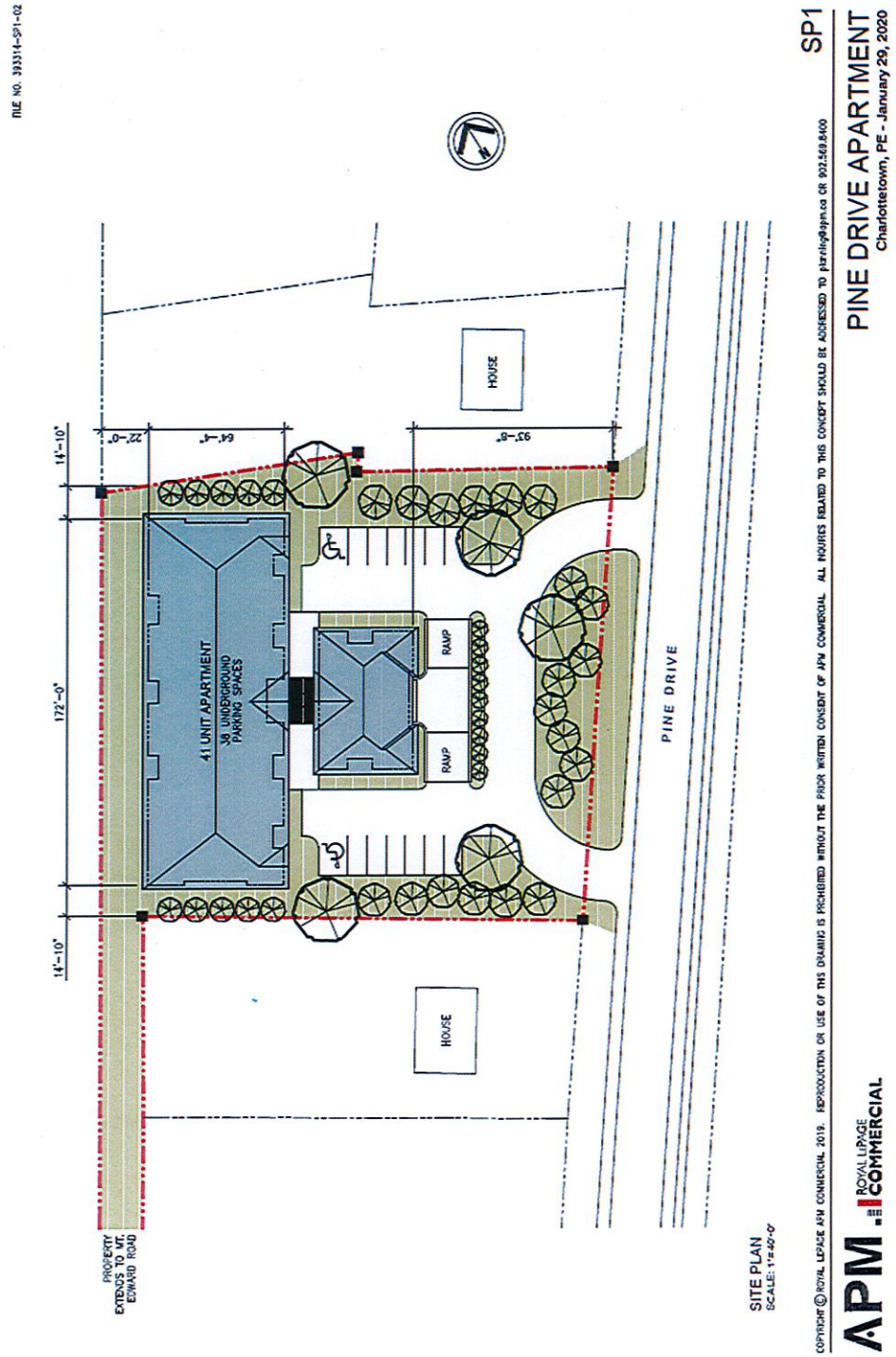
CHARLOTTETOWN

Location of Property requested to be rezoned:



CHARLOTTETOWN

Proposed site plan:



CHARLOTTETOWN

Proposed building:

APM ROYAL LEPAGE COMMERCIAL

Sign posted at
3:00 PM Tuesday,
February 11, 2020

CHARLOTTETOWN

NOTICE OF

PUBLIC

MEETING

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

9 Pine Drive (PID #393322)
Request to rezone the subject property from the Single-Detached Residential (R-1L) Zone to the Medium Density Residential (R-3) Zone and to amend the Official Plan from Low Density Residential to Medium Density Residential in order to consolidate with 11-13 Pine Drive (PID #393314) and construct a 41-unit apartment building with underground parking.

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 (2020 Planning Board Meeting Packages). Please have any written comments submitted to the Planning Department before 12:00 p.m. on Wednesday, February 26, 2020. 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, FEBRUARY 25, 2020 AT 7:00P.M.
PROVINCES ROOM, RODD CHARLOTTETOWN HOTEL
75 KENT STREET

The general public is invited to attend.

CHARLOTTETOWN

PO Box 98 (199 Queen Street)
Charlottetown, PE C1A 7K2
Phone: (902) 566-5548
Fax: (902) 566-4701
www.charlottetown.ca

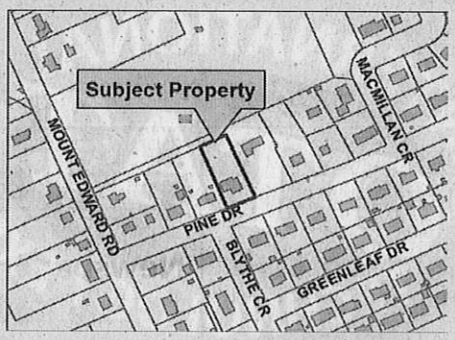
Additional information may be available on the City's website

PUBLIC MEETING

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

9 Pine Drive (PID #393322)

Request to rezone the subject property from the Single-Detached Residential (R-1L) Zone to the Medium Density Residential (R-3) Zone and to amend the Official Plan from Low Density Residential to Medium Density Residential in order to consolidate with 11-13 Pine Drive (PID #393314) and construct a 41-unit apartment building with underground parking.



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The Public Meeting will be held on:

TUESDAY, FEBRUARY 25, 2020 AT 7:00 P.M.
PROVINCES ROOM, RODD CHARLOTTETOWN HOTEL
75 KENT STREET

The general public is invited to attend.

7905803

Feb. 15, 2020