



PUBLIC MEETING AGENDA NOTICE OF MEETINGS

Tuesday, April 27, 2021 at 7:00pm

Courtyard, The Rodd Royalty, 14 Capital Drive

(Also accessible via Videoconference (Webex) and live stream at www.charlottetown.ca/video)

1. Call to Order
2. Declaration of Conflicts
3. Approval of Agenda
4. Report:

a) **199 Grafton Street (PID #342790)**

This is a request to Amend “Appendix C – Approved Site Specific Exemptions” as per Section 3.11 Site-Specific Exemptions of the Zoning and Development Bylaw to exempt 199 Grafton Street (PID #342790) from Section 30.2 Regulations For Permitted Uses in the Downtown Mixed Use Neighbourhood Zone and Section 30.3 Bonus Height Development Standards in the Downtown Mixed Use Neighbourhood (DMUN) Zone in order to allow a six (6) storey, 84-unit apartment building with parking located within and under the building.

The following is a summary of the variances which are requested under this application for a site specific exemption for this property:

- Height variance to six (6) storeys if bonus height can be justified. 60.7 ft. is permitted. The proposed height is 70.4 ft.; therefore, a 9.7 ft. variance is required.
- Height variance to four (4) storeys if bonus height cannot be justified. 39.4 ft. is permitted. The proposed height is 47.6 ft. to the top of fourth storey; therefore, an 8.2 ft variance is required.
- Flankage yard variance along Clark Street. 7.9 ft. is required for the base building setback. The proposal is for a 2 ft. setback; therefore, a 5.9 ft. variance is required.
- Step back above fourth storey on Clark Street. It requires a 9.8 ft. step back from base building; therefore, combined with the required setback, a 15.7 ft. variance is required.
- Lot width for bonus height on Hillsborough Street. 98.4 ft. of frontage is required. There is 74.5 ft. of frontage along Hillsborough Street; therefore, a 23.9 ft. variance is required.
- Side yard setback to the building located at 142-146 Prince Street. A 3.9 ft. setback is required to be equal to the side yard setback of the existing building at 142-146 Prince Street. The setback for the proposed building is 1.96 ft.; therefore, a 1.94 ft variance is required.
- A variance is also required to exempt the parking structure from Section 7.11.3 of the Zoning and Development Bylaw which states, “Where a parking structure fronts on a street,
 - The ground-level façade shall incorporate retail, public or other active uses, as well as provide pedestrian amenities such as an awning, canopy, or sheltered entryway; and
 - The front façade shall be designed to conceal the parking levels and gives the visual appearance of a multi-storey building articulated with bays and window openings.



5. Introduction of New Business

6. Adjournment of Public Session

Following the COVID-19 Post Circuit Breaker” measures, the City of Charlottetown is required to take further steps to help reduce the spread of COVID-19 and mitigate impacts on the health and safety of residents. Organized gathering limit of 50 (including staff support) is permitted. No additional rooms are available at this time.

Those who wish to attend the public meeting in person may do so. Everyone attending in person is asked to register for the meeting and adhere to the guidelines set by the Chief Public Health Officer, details of which are available online at www.princeedwardisland.ca/covid19. Once the maximum capacity has been reached, residents will be advised to participate in the meeting by videoconference or teleconference.

Those who are unable or uncomfortable attending in person can participate in the public meeting via videoconference or teleconference, utilizing Webex or connecting by phone. Anyone who wants to observe the meeting without commenting can watch it at www.charlottetown.ca/video.

Residents wishing to participate are encouraged to contact the Planning & Heritage Department by email at planning@charlottetown.ca or call 902-629-4158 on or before 4:30 p.m. on Friday, April 23, 2021 to provide their contact details (name, phone number and/or email address). Business hours are between 8:00 AM – 4:30 PM, Monday – Friday. Staff will contact interested participants no later 12:00 p.m. on Monday, April 26, 2021 with details on how to participate in the meeting.

Anyone wishing to view the proposed amendments can visit the City’s website at www.charlottetown.ca and find the Meeting Packages under the Mayor and Council section. As comments are received and meeting minutes are compiled, the package will be updated with additional information leading up to the public meeting. As the City encourages written submission, please forward any written comments to the Planning & Heritage Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2 on or before 12:00pm on Wednesday, April 28, 2021. Comments may also be emailed to planning@charlottetown.ca. Any responses received will become part of the public record.