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**PUBLIC MEETING AGENDA  
NOTICE OF MEETING**

*Tuesday, October 26, 2021 at 7:00 p.m.*

*Victorian Room, Rodd Charlottetown Hotel, 75 Kent Street*

*(Also accessible via Videoconference (Webex) and live stream at [www.charlottetown.ca/video](http://www.charlottetown.ca/video))*

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**1) Call to Order**

**2) Declaration of Conflicts**

**3) Approval of Agenda**

**4) Discussions:**

**a) Corner of Towers Road and Mount Edward Road (PID #'s 390559, 390534 and 390542)**

This is a request for approval of the final architectural design drawings and site plan as per the Comprehensive Development Area (CDA) Zone provisions of the Zoning and Development Bylaw. The applicant has refined their building elevations for the proposed townhouses and are seeking input from the public on the building design before Council grants final approval. Council has previously approved the overall concept plan for this development and the only remaining Council approval at this time relates to the final design of the townhouses.

**b) 38 Palmers Lane (PID #275156) and a portion of 40 Palmers Lane (PID #275164)**

This is a request to:

- Amend Appendix A – Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Medium Density Residential for 38 Palmers Lane (PID #275156);
- Amend Appendix G – Zoning Map of the Zoning and Development Bylaw from Low Density Residential (R-2) Zone to Medium Density Residential Townhouse (R-3T) Zone for 38 Palmers Lane (PID #275156); and
- Amend Appendix G – Zoning Map of the Zoning and Development Bylaw from Apartment Residential (R-4) Zone to Medium Density Residential Townhouse (R-3T) Zone for a portion of the property at 40 Palmers Lane (PID #275164) Zone

The proposal is to construct two (2) townhouse dwellings consisting of a four (4) unit building and an eight (8) unit building on the property. The four (4)-unit townhouse is proposed to front on Palmers Lane and parking for this townhouse will be located at the rear of the building. The second townhouse building would be a stacked townhouse dwelling and is proposed to be constructed behind the four (4) unit townhouse. Parking for this building is proposed to be located on a portion of the existing parking lot behind the adjoining 12-unit apartment building. This portion of the parking lot is proposed to be consolidated with the greater parcel to provide parking for the eight (8) unit townhouse.

**c) 25 MacLeod Crescent (PID #'s 1106400 & 1123686)**

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 25 MacLeod Crescent (PID #'s 1106400 & 1123686) from Section 37.1 of the Zoning and Development Bylaw to allow a Medical, Health and Dental office as defined in the Zoning and Development Bylaw as a permitted use on the subject property.



## **5) Introduction of New Business**

## **6) Adjournment of Public Session**

*On October 5, 2021, Prince Edward Island introduced the PEI Vax Pass Program. Under this time-limited initiative, individuals 12 years of age and older need to show proof of vaccination to access some indoor and outdoor businesses, services and events. Initially, Island residents and visitors will need to show proof using their government-issued vaccination record along with a valid government issued photo ID.*

*For contact tracing purposes and room capacity limits, those wishing to participate in person must register in advance and adhere to the guidelines set by the Chief Public Health Officer, details of which are available online at [www.princeedwardisland.ca/covid19](http://www.princeedwardisland.ca/covid19). Those will be participating in person must be able to show proof of full vaccination and a valid government issued photo ID at the meeting. Those who are not fully vaccinated or are unable or uncomfortable attending in person can participate in the public meeting via videoconference (WebEx). Anyone who wants to observe the meeting without commenting can watch it at [www.charlottetown.ca/video](http://www.charlottetown.ca/video).*

*To register to attend the meeting either in person or by alternate means, residents are requested to contact the Planning & Heritage Department by email at [planning@charlottetown.ca](mailto:planning@charlottetown.ca) or call 902-629-4158 on or before 12:00 p.m. on Friday, October 22, 2021, to provide their contact details (name, phone number and/or email address). Once the maximum capacity has been reached, residents will be advised to participate in the meeting by videoconference (WebEx). Business hours are between 8:00 AM – 4:30 PM, Monday – Friday. Staff will contact interested participants no later 4:30 p.m. on Monday, October 25, 2021, with details on how to participate in the meeting.*

*The City encourages written submissions to Council be received prior to the public meeting. Notwithstanding, all written submissions by letter may be delivered to the City's Planning & Heritage Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2; or comments may be emailed to [planning@charlottetown.ca](mailto:planning@charlottetown.ca) on or before 12:00 noon on Wednesday, October 27, 2021. All responses received will become part of the public record. Oral submissions or comments may be made at the public meeting, but residents are requested to please keep their oral submissions to a three (3) to five (5) minute maximum.*

*Anyone wishing to view the proposed amendments can visit the City's website at [www.charlottetown.ca](http://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.*

### Information Sheet for Public Meeting on Tuesday, October 26, 2021

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

**Corner of Towers Road and Mount Edward Road (PID #'s 390559, 390534 and 390542)**

This is a request for approval of the final architectural design drawings and site plan as per the Comprehensive Development Area (CDA) Zone provisions of the Zoning and Development Bylaw. The applicant has refined their building elevations for the proposed townhouses and are seeking input from the public on the building design before Council grants final approval. Council has previously approved the overall concept plan for this development and the only remaining Council approval at this time relates to the final design of the townhouses.

Thirty-four (24) letters were sent out on Wednesday, October 13, 2021 to property owners within a 100-metre radius of the subject property as per the Zoning & Development Bylaw.

Notice of the proposed amendments was advertised in The Guardian newspaper on Saturday, October 16, 2021 and Saturday, October 23, 2021. Notice was also posted on the City's website.

Notices were posted on the subject property on Friday, October 15, 2021.

As of Wednesday, October 20, 2021, (12:00 p.m.), no letters of support or objection were received. Any letters received after this time and until 4:30 p.m. on October 25, 2021 will be available before the public meeting. Letters received after 4:30 p.m. on October 25, 2021 until 12:00 p.m. on October 27, 2021 will be included in the report for Planning Board.

*Notes:*

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<b>TITLE:</b> <b>REVISED REPORT AS PER PLANNING BOARD REQUEST -</b> <b>APPROVAL OF THE WORKING SITE PLAN AND ARCHITECTURAL</b> <b>DRAWINGS CDA ZONE,</b> <b>FILE: PLAN-2021-4-OCTOBER-6C-4</b> <b>PROPERTY NORTH OF TOWERS ROAD</b> <b>OWNER: KILLIAM INVESTMENTS PEI INC.</b> <b>APPLICANT: APM COMMERCIAL</b>		 <b>CHARLOTTETOWN</b>
<b>MEETING DATE:</b> October 4, 2021		<b>Page 1 of 13</b>
<b>DEPARTMENT:</b> Planning & Heritage	<b>ATTACHMENTS:</b> Attachment A: GIS map Attachment B: Concept site plan and final site plan Attachment C: Original building renderings approved at public meeting. Attachment D: Building renderings and elevations submitted with building permit application. Attachment E: Email from applicant explaining changes	
<b>SITE INFORMATION:</b> <b>Context:</b> Comprehensive Development Area Zoned Land <b>Ward No:</b> 8 – Highfield <b>Existing Land Use:</b> vacant <b>Official Plan:</b> Comprehensive Planning Area and Low Density Residential <b>Zoning:</b> (CDA) Comprehensive Development Area		

**RECOMMENDATION:**

Staff encourages Planning Board to recommend to Council for option 1. to agree to accept the architectural plans as submitted for townhouse dwellings on PID #'s 390534, PID # 390559 and PID # 390542 located on the corner of Mount Edwrd Road and Tower's Road for approval.

**BACKGROUND:**

***Request***

This is a request for approval of final architectural design drawings and working site plans for townhouse dwellings on PID#'s 390534, PID#390559 and PID#390542 located on a 14.78 acre parcel on the corner of Mount Edward Road and Tower's Road. The request is as per the Comprehensive Development Area Zone requirements Section 42.2.6 of the Zoning and Development Bylaw which states, ***"Subsequent to approval of the Development Concept Plan, the working site plan and buildings shall be approved on the recommendation of Planning Board for each Phase within the CDA Zone provided it is, in the opinion of Council, consistent with the overall Development Concept Plan and any schedules attached thereto."***

This development concept plan proposal was before the Board last August and proceeded to public consultation on August 13, 2020 in accordance with the requirements of Section 42 Comprehensive Development Area (CDA) Zone of the Zoning & Development Bylaw. The proposal was to develop a mixed use residential neighbourhood consisting of townhouses, apartment dwellings and a commercial health care facility along Towers Road and Mount Edward Road.

On September 14, 2020 Council passed a resolution to approve the proposed development concept plan which included a site plan and building renderings.

The applicant has since submitted building permit applications for three (3) of the proposed townhouses. As per the requirements of Section 42.2.6 of the Zoning and Development Bylaw staff are advancing the working site plan and final architectural drawings and renderings for townhouse 1, 2 and 3 which are shown on the site plan along Tower's Road.

Staff have reviewed the working site plan that was submitted with the building permit application, and it is consistent with the approved conceptual site plan that formed part of the Development Agreement. However, staff would note that there are some changes in the design and use of materials from the architectural drawings that have been submitted for building permit approval compared to the building design presented at the public meeting.

Changes to consider:

**Concept Plans Presented at Public Meeting**

1) Building renderings showed a more modern design with eaves and window trim that was flush with the building walls.

2) Exterior cladding consisted of a combination of vertical metal siding and horizontal vinyl siding with wood and brick veneer on the 1<sup>st</sup> story.

3) Building articulation consisted of staggered single and double style bump outs with gabled roofs. The bump outs included a façade with two garage doors and bump outs with single garage doors.

#### Architectural Plans and Renderings Submitted with Building Permit Application

1) Building renderings show a more traditional design with eaves having a traditional 1.5 ft. to 2 ft overhang. Window trim consists of vinyl trim around vinyl windows and stone lintels and trim on brick facades.

2) Exterior cladding consists of a combination of brick veneer on townhome units and horizontal vinyl siding on other townhome units. Each unit will be either fully clad in brick or vinyl siding.

3) Building articulation consists of single bump outs with gabled roofs along the full face of the building. Each bump out has a single garage door.

As per the CDA Zone requirements the final architectural design drawings and working site plans for the development of the property are required to be re-submitted to the Planning Board and Council to ensure consistency with the Development Concept Plan.

***“Subsequent to approval of the Development Concept Plan, the working site plan and buildings shall be approved on the recommendation of Planning Board for each Phase within the CDA Zone provided it is, in the opinion of Council, consistent with the overall Development Concept Plan and any schedules attached thereto.”***

As a result, staff are requesting the Board review the drawings as per the changes outlined in this report and provide direction and comment. Due to the difference between the architectural concept plans that were presented at the public meeting and the final architectural drawings that were submitted for building permit approval, staff needs to determine if the Board regards the changes significant enough to warrant proceeding through to a public meeting or if the Board deems the new drawings as being consistent with the overall Development Concept Plan and its associated schedules.

Staff would note that there are no specified design criteria or a design review process for development within the CDA Zone. Building design and site layout is approved through

presentation of the concept plans at a public meeting. Further the approved concept plans and design are bounded by a Development Agreement.

The Bylaw does allow for amendments to a Development Concept Plan. The process for major amendments requires a public meeting while minor amendments that do not change the approved intent of the use or lot can be approved by the Development Officer. See Sections 42.2.7 and 42.2.8 of the Zoning and Development Bylaw below.

*42.2.7 Before Council approves or amends a Development Concept Plan in a CDA Zone, a public meeting shall be called in the same manner, mutatis mutandis, as if an amendment to this by-law were being considered.*

*42.2.8 Changes to a Development Concept Plan that do not change the approved intent of the use or Lot such as minor Additions to a Building, a Lot Subdivision or consolidation will not be considered an amendment to the Development Concept Plan and may be approved by the Development Officer.*

Although building form, use and density are the same as the approved Development Concept Plan, building design and materials for the townhouses differ from what was approved through the public meeting and subsequent Development Agreement. Staff indicated verbally at the August Board meeting that they were not opposed to the revised architectural design of the townhouses. Both designs are comparable in quality. The differences basically come down to architectural style. Notwithstanding, it is difficult for staff to determine the expectation of the public when they are shown one set of architectural plans and then the architectural plans change at the time of building permit. Therefore, the Planning Board must provide a recommendation to Council with regard to whether they feel the proposed design changes are acceptable or warrant a follow up public meeting.

**CONCLUSION:**

Given the differences between the architectural renderings for the townhouses approved under the development concept plan process compared to the final architectural drawings submitted for building permit approval staff are requesting the Board either concur with the proposed design changes or deem them to be substantive enough to go back to a public meeting.

Therefore, the Board has two options:

- 1) Agree to accept the architectural plans as submitted for the townhouses and recommend to Council for approval of the plans as submitted
- 2) Recommend to Council to refer the plans back to a public meeting. If the proposed changes are approved, then an amendment to the Development Agreement would be required.

Given that both architectural designs for the townhouses are comparable in bulk, scale and quality staff are prepared to **recommend** for option 1.

**PRESENTER:**

Laurel Palmer Thompson, RPP,  
MCIP  
Planner II

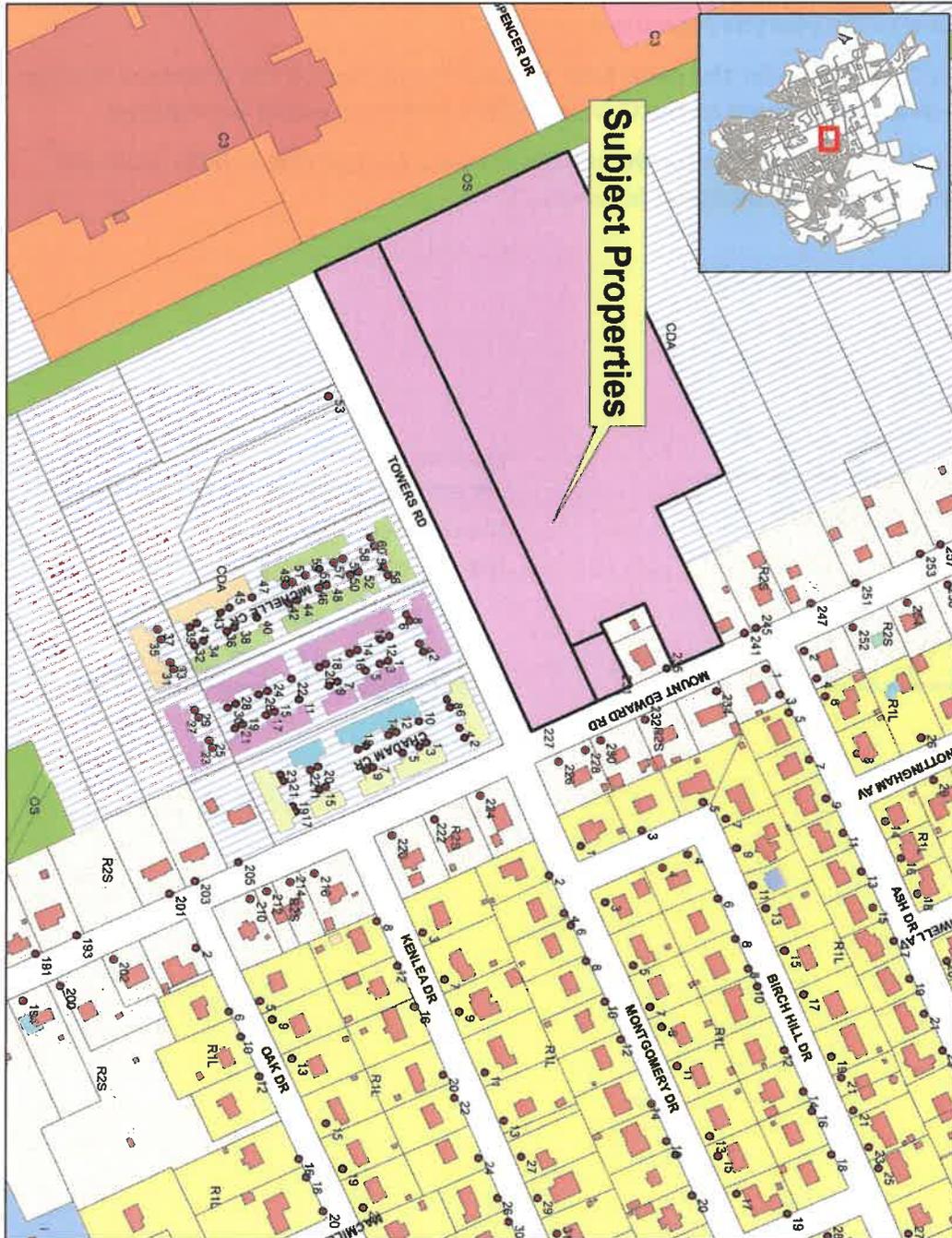
**MANAGER:**

Alex Forbes, FCIP, MBA  
Manager of Planning & Heritage



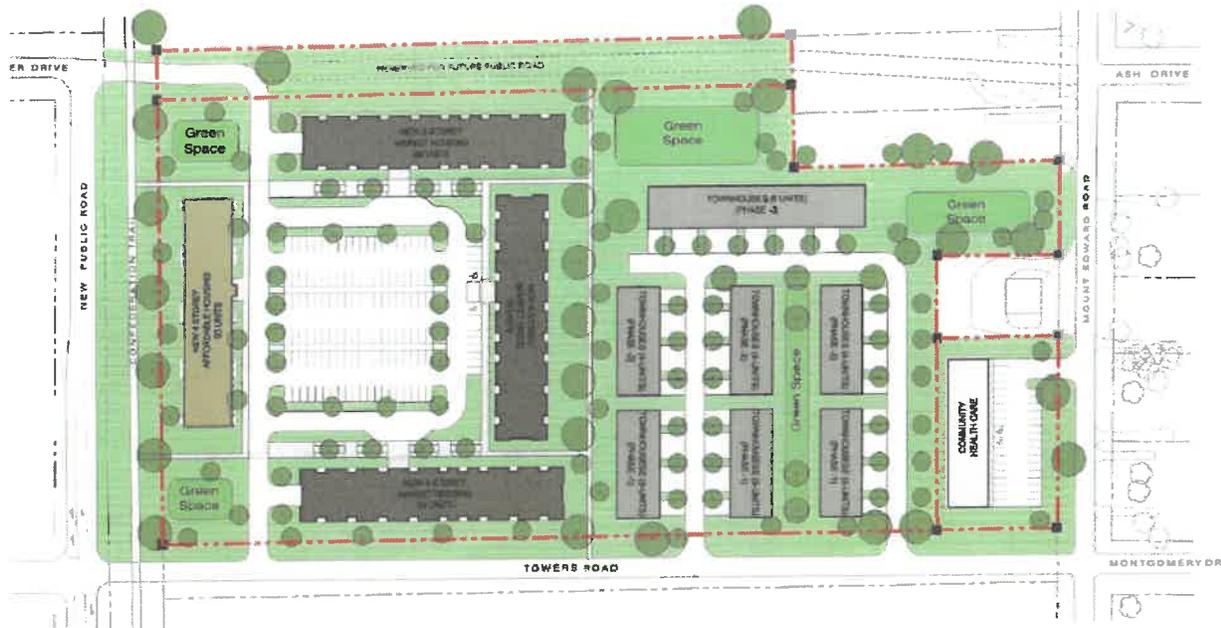
Handwritten signatures of Laurel Palmer Thompson and Alex Forbes in blue ink, positioned below their respective printed names and titles.

### Attachment A: GIS Map:

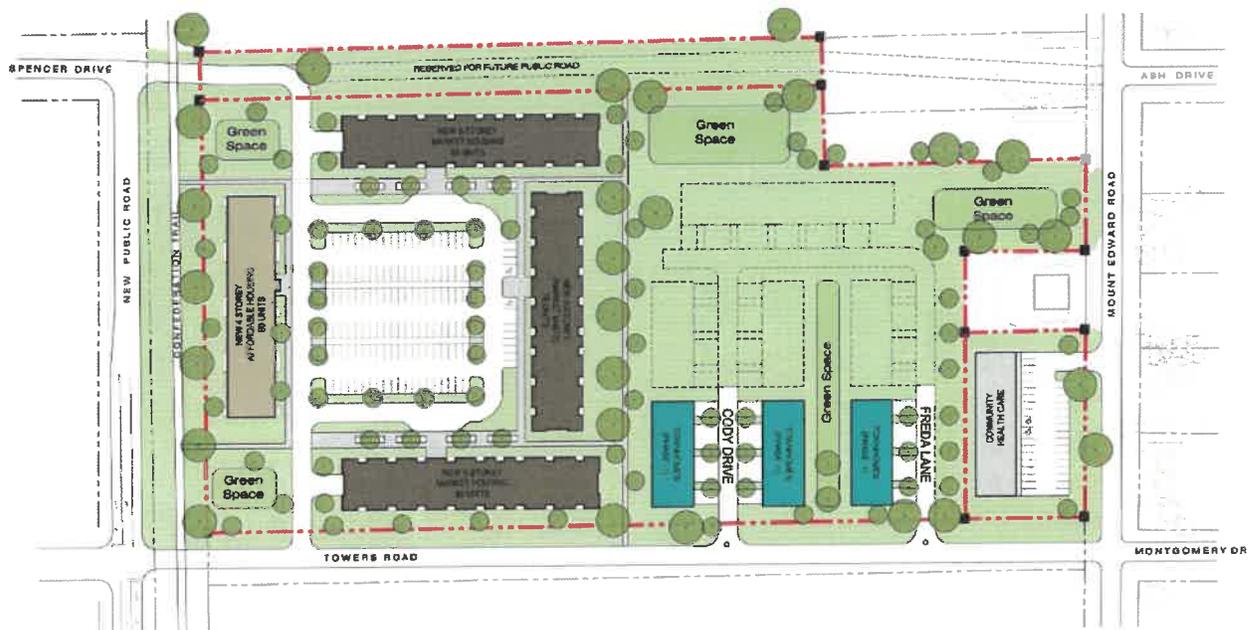


### Attachment B: Site Plan Concept Drawing and Final Working Site Plan:

FILE NO. D22012-SP1-0C



### Final Working Site Plan:



**Attachment C: Building Concepts Town Homes Approved Through Public Meeting:**

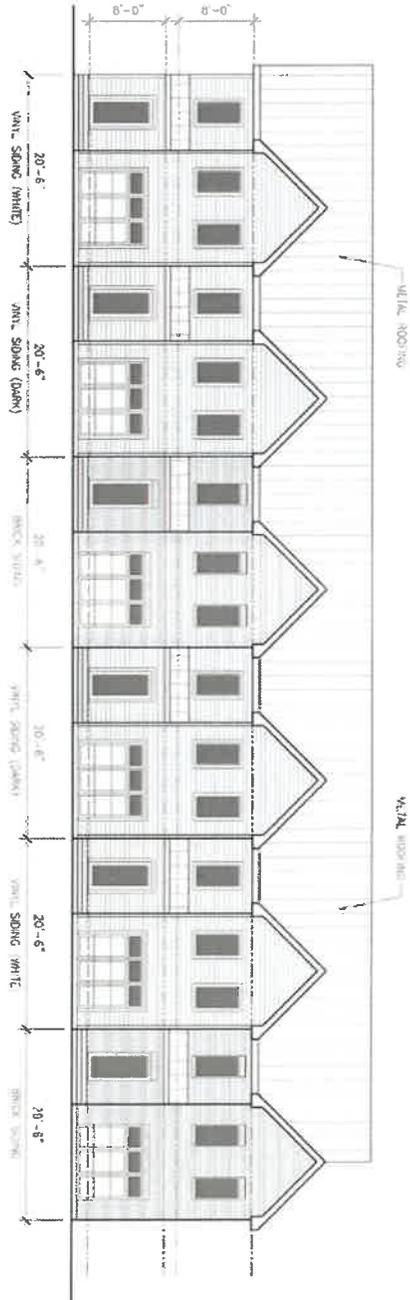




**Attachment D: Final Architectural Renderings and elevations:**







FRONT ELEVATION - 1"=10'-0"

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**APM** .REAL COMMERCIAL

**SHERWOOD CROSSING - TOWNHOMES**  
Charlottesville, VA - April 14, 2021

A-2.0

## Attachment E: Email from applicant explaining reason for changes to the architectural drawings:

**Town House Elevations**

Cain Arsenault <carsenault@apm.ca>  
To: Thompson, Laurel

This is the most recent version, but you made changes to another copy. Click here to see the other versions.

Sherwood Crossing Townhomes (Market Deck).pdf  
14 MB

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Reply Reply All Forward

Thu 2021-07-29 5:03 PM

Laurel,

Here is the full package of our new concept.

As I explained earlier, after completing some important market research and after talking to some residents and other professionals we determined that our original concept was a little to modern for the area and slightly bigger than what is needed to sell at a reasonable market rate...If you add in the increasing cost of materials and construction, we really had no other choice but to regroup and come up with a slightly different but much better plan, that is superior to the original and has a more traditional feel.

As with every development we manage it's important we get this right and because this new plan is more suitable and most of all more affordable for the consumer, we feel this change/amendment is a positive one for the City and therefore material and admissible as per section 3 of the development agreement.

Thanks

Cain Arsenault  
carsenault@apm.ca  
902-569-8400 (ext 313)  
902-314-7624 (cell)

From: Cain Arsenault  
Sent: July 29, 2021 1:57 PM  
To: Thompson, Laurel <lthompson@charlottetown.ca>  
Subject: RE: Town House Elevations

Cain Arsenault  
carsenault@apm.ca  
902-569-8400 (ext 313)  
902-314-7624 (cell)

From: Thompson, Laurel <lthompson@charlottetown.ca>  
Sent: July 29, 2021 1:43 PM  
To: Cain Arsenault <carsenault@apm.ca>  
Subject: Town House Elevations



<b>TITLE:</b> <b>APPROVAL OF THE WORKING SITE PLAN AND ARCHITECTURAL DRAWINGS CDA ZONE,</b> <b>FILE: PLAN-2021-4-OCTOBER-6C-4</b> <b>PROPERTY NORTH OF TOWERS ROAD</b> <b>OWNER: KILLIAM INVESTMENTS PEI INC.</b> <b>APPLICANT: APM COMMERCIAL</b>		
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**RECOMMENDATION:**

Seeking a recommendation from Planning Board to Council whether they concur with the proposed changes to the final architectural drawings for the townhouses on the approved site plan for the property on the corner of Mount Edward Road and Towners Road or deem them to be substantive enough to go back to a public meeting.

**BACKGROUND:**

***Request***

This is a request for approval of final architectural design drawings and working site plans for townhouse dwellings on PID#'s 390534, PID#390559 and PID#390542 located on a 14.78 acre parcel on the corner of Mount Edward Road and Tower's Road. The request is as per the Comprehensive Development Area Zone requirements Section 42.2.6 of the Zoning and Development Bylaw which states, ***"Subsequent to approval of the Development Concept Plan, the working site plan and buildings shall be approved on the recommendation of Planning Board for each Phase within the CDA Zone provided it is, in the opinion of Council, consistent with the overall Development Concept Plan and any schedules attached thereto."***

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**PRESENTER:**

Laurel Palmer Thompson, RPP,  
MCIP  
Planner II

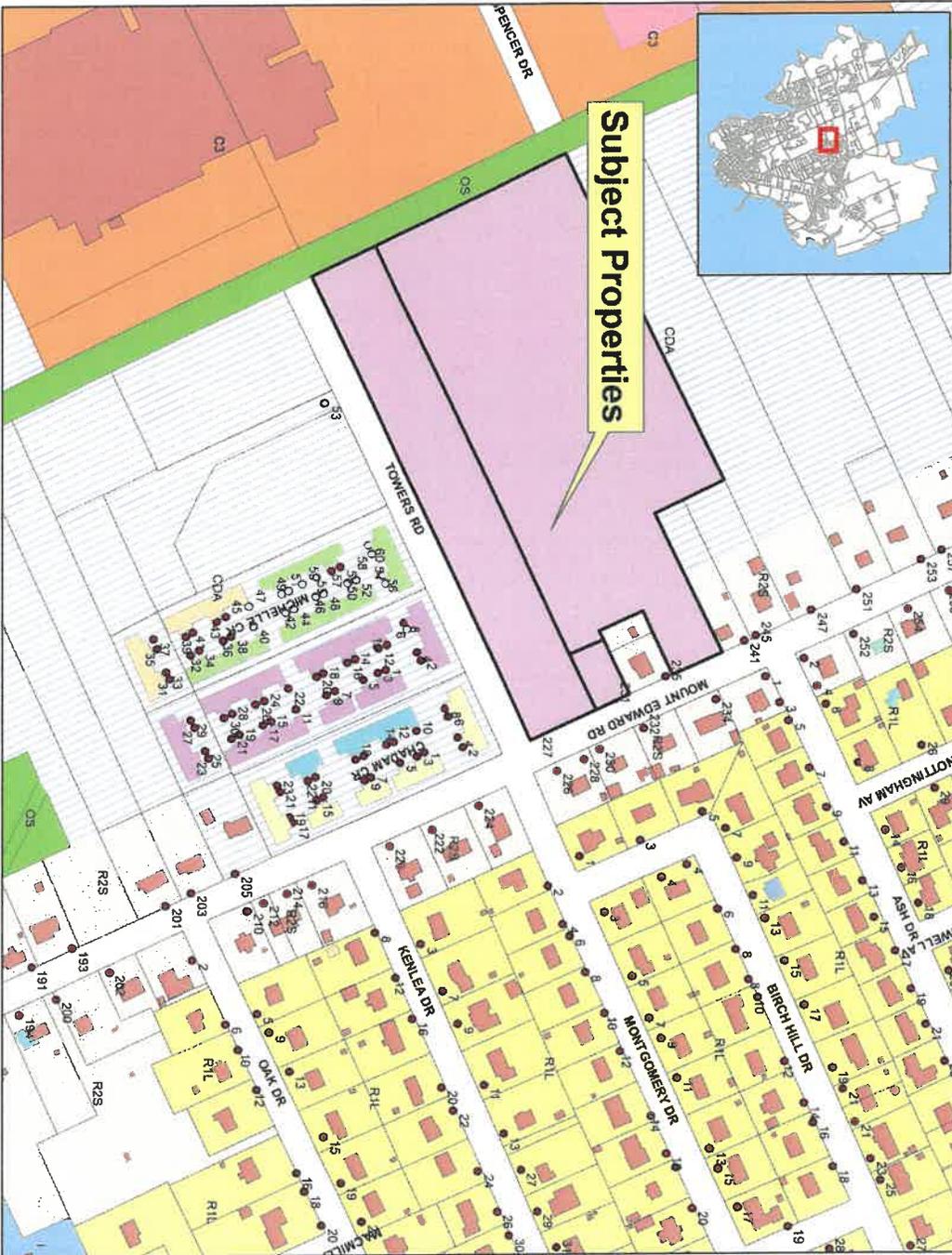


**MANAGER:**

Alex Forbes, FCIP, MBA  
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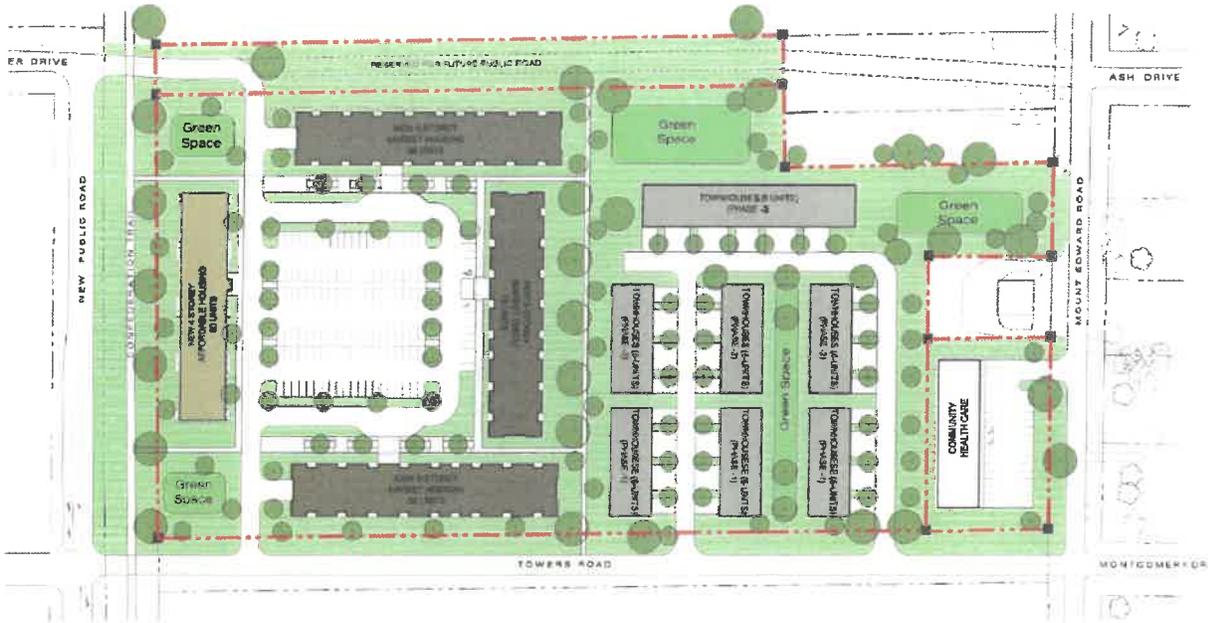


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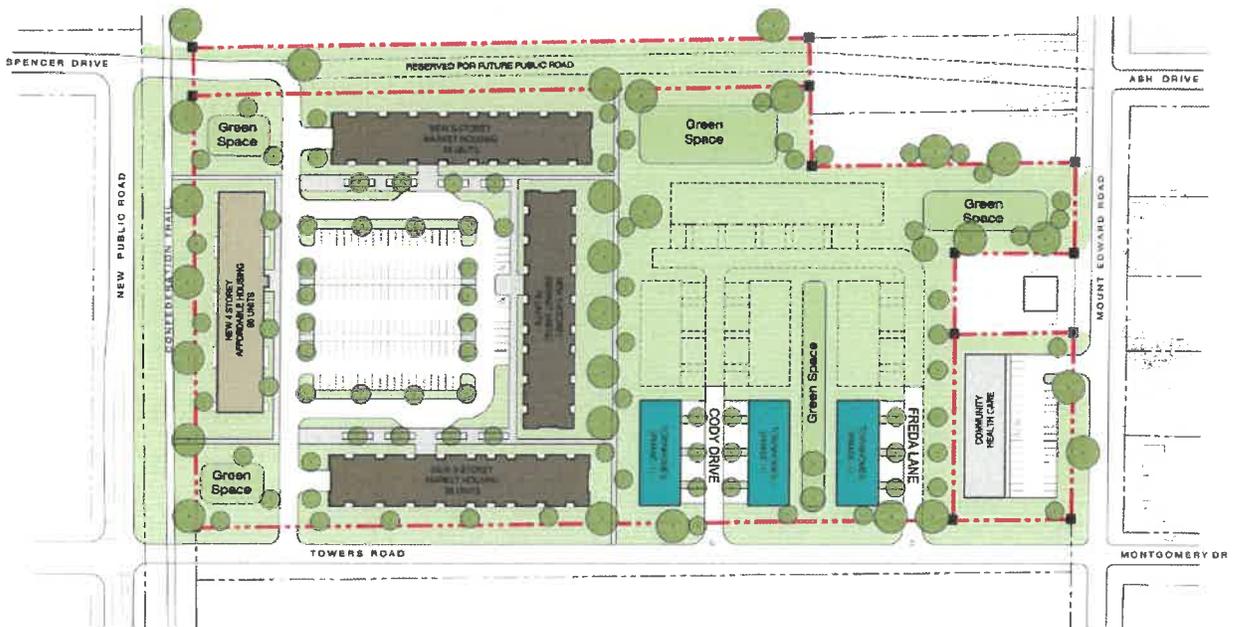


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FILE NO. D22012-SP1-00



Final Working Site Plan:



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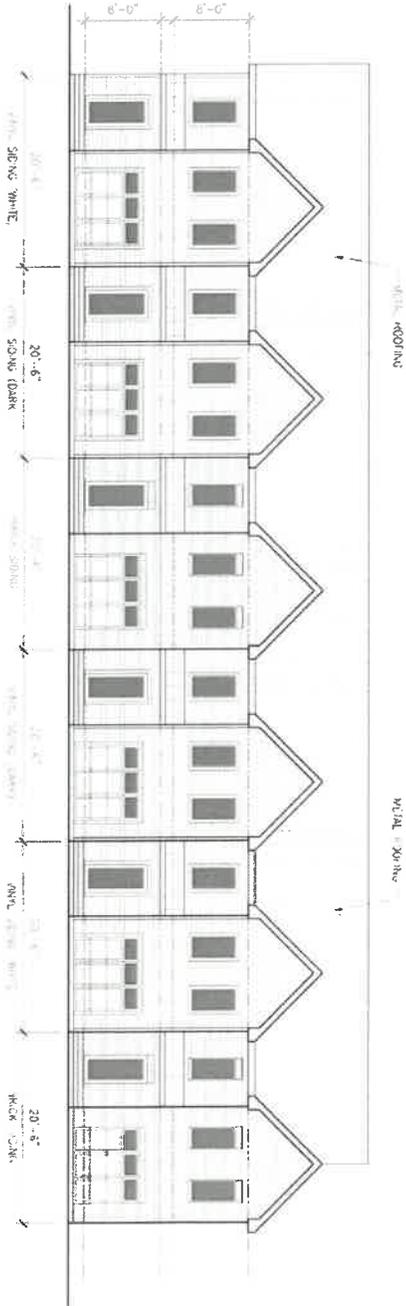




**Attachment D: Final Architectural Renderings and elevations:**







FRONT ELEVATION - 1"=10'-0"

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SHERWOOD CROSSING - TOWNHOMES

Charlottetown, PE - April 14, 2021

A-2.0

## Attachment E: Email from applicant explaining reason for changes to the architectural drawings:

Town House Elevations

 Cain Arsenault <carsenault@apm.ca>  
To: Thompson, Laurel

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# CITY OF CHARLOTTETOWN

*Council*  
**RESOLUTION**  
*(Councillor Rivard interest)*  
*in conflict of*

Planning  
#4

MOTION CARRIED

MOTION LOST 5-4 (DM Coady, Councillors McCabe, Bernard, Doiron, ~~MacLeod~~)

Date: October 12, 2021

Moved by Councillor Terry MacLeod Terry MacLeod *(Twice)*

Seconded by Councillor Julie McCabe Julie McCabe *in favour*

## RESOLVED:

That the application submitted by APM on behalf of Killam Properties showing the architectural design drawings and working site plans for Phase 1 of this development on the corner of Towers Road and Mount Edward Road (PID #390534, 390559 and 390542), be approved, subject to Section 42.2.6 of the Zoning and Development Bylaw.



# CITY OF CHARLOTTETOWN

## RESOLUTION

*Councillor Rivard  
in conflict*  
*Carried*

Planning  
#4  
**Alternate**

MOTION CARRIED

*5-4 (DM Coady, Councillors Bernard,  
McCabe, Dixon & Tweil in  
favour)*

MOTION LOST

Date: October 12, 2021

Moved by Councillor

*[Signature]*

Seconded by Councillor

*[Signature]*

### BE IT RESOLVED:

That the application submitted by APM on behalf of Killam Properties showing the architectural design drawings and working site plans for Phase 1 of this development on the corner of Towers Road and Mount Edward Road (PID #390534, 390559 and 390542), be sent to a public meeting.

October 13, 2021

Dear Property Owner:

**Re: Towers Road (PID #'s 390559, 390534 and 390542)**

On July 21<sup>st</sup>, 2021, the City of Charlottetown Planning & Heritage Department received a request for approval of the final architectural design drawings included in the Concept Development Plan as per the Comprehensive Development Area (CDA) Zone provisions of the Zoning and Development Bylaw for the property located on Towers Road (PID #'s 390559, 390534 and 390542).

On December 14, 2020, City Council approved the request to amend Appendix “B” of the Zoning & Development Bylaw (Comprehensive Development Area (CDA) Parcels and Permitted Uses); a request to amend the Official Plan Map from Low Density Residential to Comprehensive Plan Area; and to amend the Zoning & Development Bylaw to rezone a portion of PID # 390559 and PID #390542 from Low Density Residential (R-2S) to Comprehensive Development Area (CDA) to facilitate a mixed use residential and commercial development as per the initial Concept Development Plan which included architectural design.

The applicant has submitted a building permit application for Phase 1 of the development consisting of the townhouses. In the applicant’s package, the applicant has refined the architectural design for the proposed townhouses and due to some changes between the original concept drawings and the final drawings the City is seeking input from the public on the revised architectural design before Council grants final approval. Council previously approved the overall concept plan for this development and the only remaining approval at this time relates to the architectural design of the townhouses.

Pursuant to the requirements of the Zoning & Development Bylaw and as a property owner located within 100 meters of the subject property, you are being notified of this request. A public meeting for this application will be held on **Tuesday, October 26, 2021 @ 7:00 p.m. at the Rodd Charlottetown Hotel (75 Kent Street).**

On October 5, 2021, Prince Edward Island introduced the PEI Vax Pass Program. Under this time-limited initiative, individuals 12 years of age and older need to show proof of vaccination to access some indoor and outdoor businesses, services and events. Initially, Island residents and visitors will need to show proof using their government-issued vaccination record along with a valid government issued photo ID.





For contact tracing purposes and room capacity limits, those wishing to participate in person must register in advance and adhere to the guidelines set by the Chief Public Health Officer, details of which are available online at [www.princeedwardisland.ca/covid19](http://www.princeedwardisland.ca/covid19). Those who will be participating in person must be able to show proof of full vaccination and a valid government issued photo ID at the meeting. Those who are not fully vaccinated or are unable or uncomfortable attending in person can participate in the public meeting via videoconference (Webex). Anyone who wants to observe the meeting without commenting can watch it at [www.charlottetown.ca/video](http://www.charlottetown.ca/video).

To register to attend the meeting either in person or by alternate means, residents are requested to contact the Planning & Heritage Department by email at [planning@charlottetown.ca](mailto:planning@charlottetown.ca) or call 902-629-4158 on or before 12:00 p.m. on Friday, October 22, 2021, to provide their contact details (name, phone number and/or email address). Once the maximum capacity has been reached, residents will be advised to participate in the meeting by videoconference (Webex). Business hours are between 8:00 AM – 4:30 PM, Monday – Friday. Staff will contact interested participants no later 4:30 p.m. on Monday, October 25, 2021, with details on how to participate in the meeting.

The City encourages written submissions to Council be received prior to the public meeting. Notwithstanding, all written submissions by letter may be delivered to the City's Planning & Heritage Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2; or comments may be emailed to [planning@charlottetown.ca](mailto:planning@charlottetown.ca) on or before 12:00 noon on Wednesday, October 27, 2021. All responses received will become part of the public record. Oral submissions or comments may be made at the public meeting, but residents are requested to please keep their oral submissions to a three (3) to five (5) minute maximum.

Anyone wishing to view the proposed amendments can visit the City's website at [www.charlottetown.ca](http://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.

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

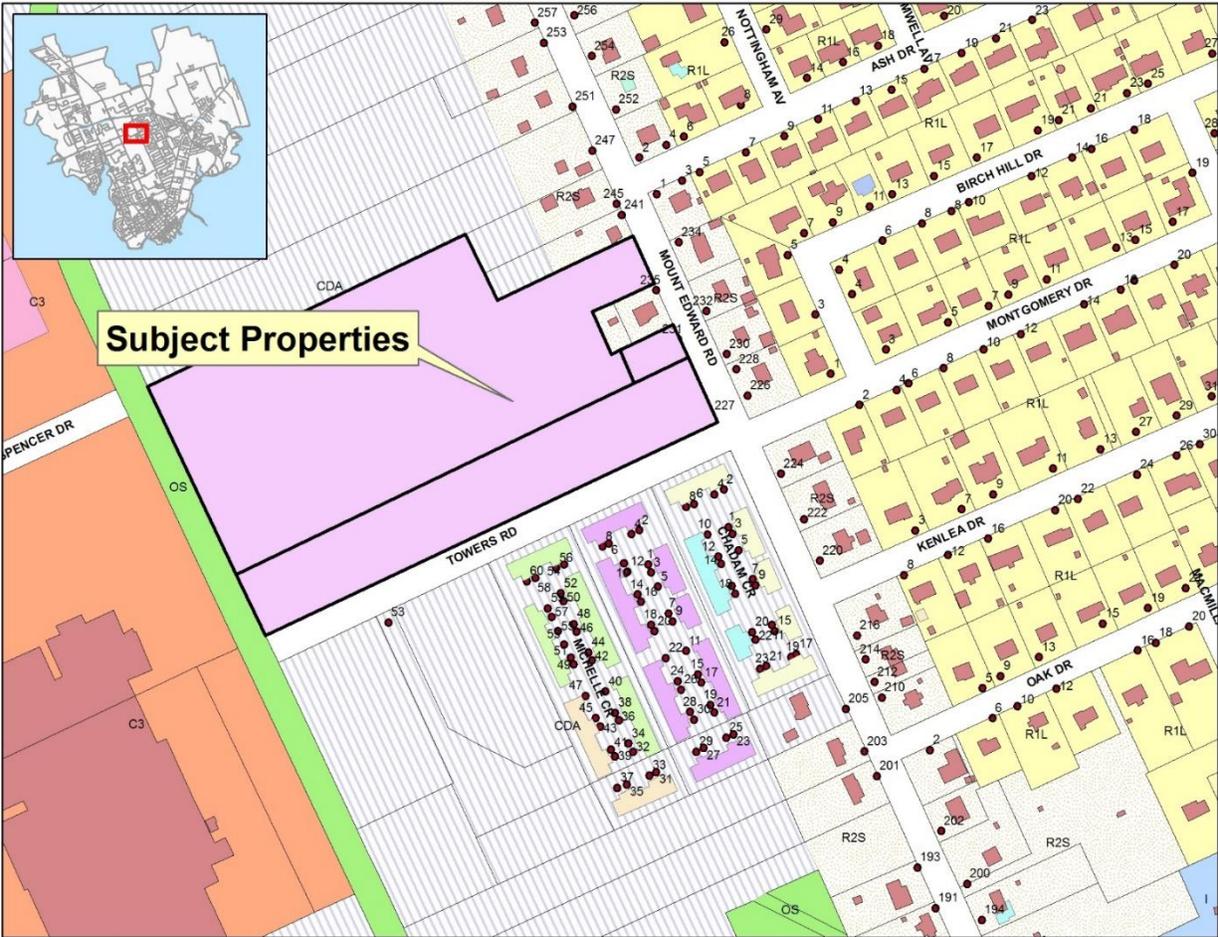
Sincerely,

Laurel Palmer Thompson, RPP, MCIP  
Planner II

/efc

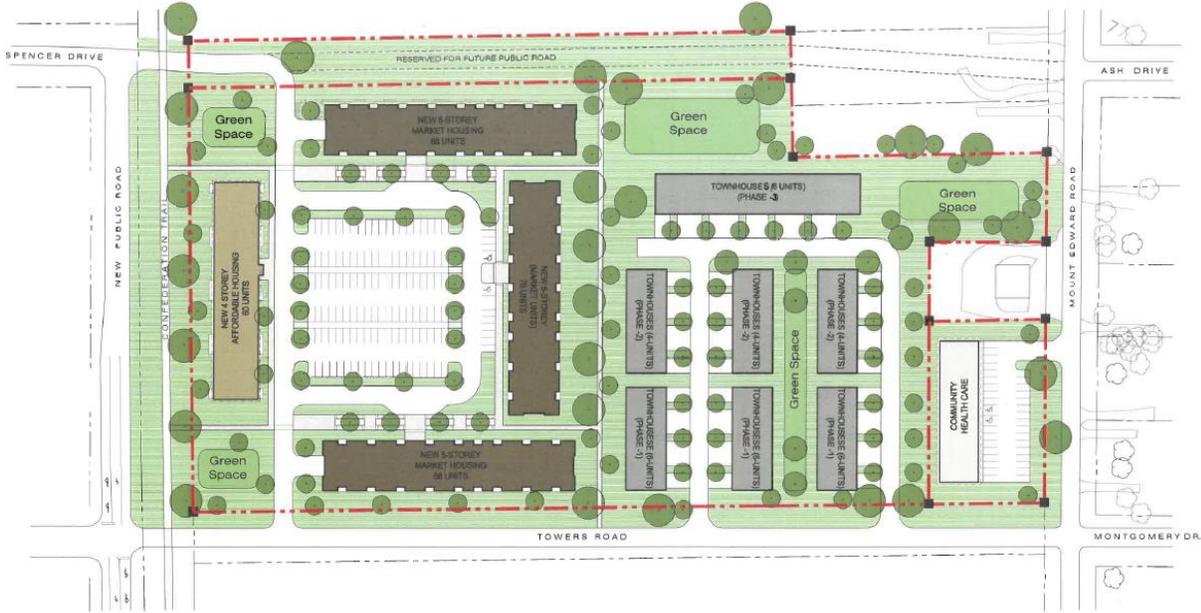


GIS map showing subject property:

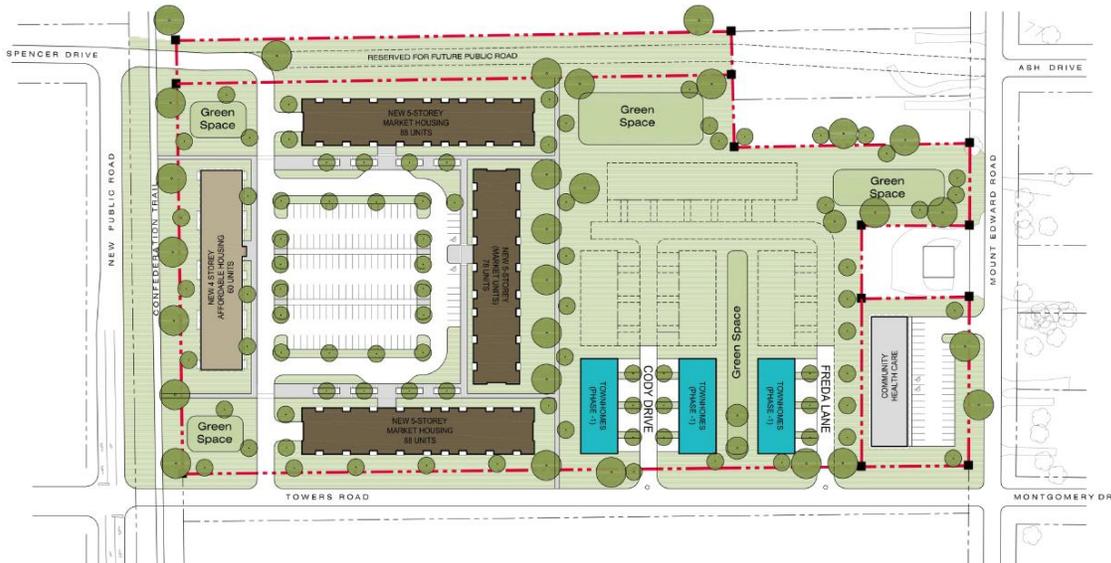


## Site plan concept drawing and final working site plan:

FILE NO. 022012-SP1-00



## Final working site plan:



SITEPLAN - NOT TO SCALE

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SP1

**Building concepts, town homes approved in development agreement:**





# CHARLOTTETOWN



**Final architectural renderings and elevations:**

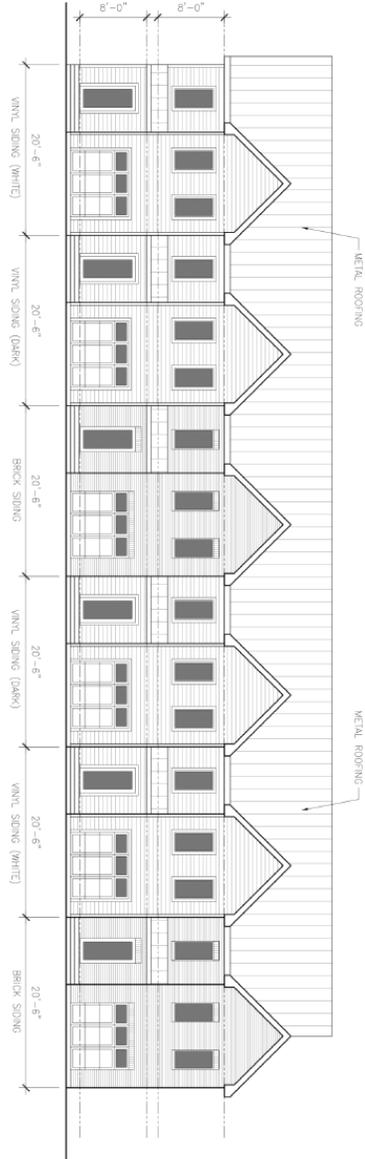




# CHARLOTTETOWN



**Building elevations:**



FRONT ELEVATION - 1"=10'-0"

**APM** ROYAL LEASE  
COMMERCIAL

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**SHERWOOD CROSSING - TOWNHOMES**  
Charlottetown, PE - April 14, 2021

**A-2.0**



Posted Oct. 15, 2021  
@ 5:00 PM by S.J.



# CHARLOTTETOWN NOTICE OF

# PUBLIC MEETING

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

## Corner of Towers Road and Mount Edward Road (PID #'s 390559, 390534 and 390542)

This is a request for approval of the final architectural design drawings and site plan as per the Comprehensive Development Area (CDA) Zone provisions of the Zoning and Development Bylaw. The applicant has refined their building elevations for the proposed townhouses and are seeking input from the public on the building design before Council grants final approval. Council has previously approved the overall concept plan for this development and the only remaining Council approval at this time relates to the final design of the townhouses.

*On October 5, 2021, Prince Edward Island introduced the PEI Vax Pass Program. Under this time-limited initiative, individuals 12 years of age and older need to show proof of vaccination to access some indoor and outdoor businesses, services and events. Initially, Island residents and visitors will need to show proof using their government-issued vaccination record along with a valid government issued photo ID.*

*For contact tracing purposes and room capacity limits, those wishing to participate in person must register in advance and adhere to the guidelines set by the Chief Public Health Officer, details of which are available online at [www.princeedwardisland.ca/covid19](http://www.princeedwardisland.ca/covid19). Those who will be participating in person must be able to show proof of full vaccination and a valid government issued photo ID at the meeting. Those who are not fully vaccinated or are unable or uncomfortable attending in person can participate in the public meeting via videoconference (Webex). Anyone who wants to observe the meeting without commenting can watch it at [www.charlottetown.ca/video](http://www.charlottetown.ca/video).*

*To register to attend the meeting either in person or by alternate means, residents are requested to contact the Planning & Heritage Department by email at [planning@charlottetown.ca](mailto:planning@charlottetown.ca) or call 902-629-4158 on or before 12:00 p.m. on Friday, October 22, 2021, to provide their contact details (name, phone number and/or email address). Once the maximum capacity has been reached, residents will be advised to participate in the meeting by videoconference (Webex). Business hours are between 8:00 AM – 4:30 PM, Monday – Friday. Staff will contact interested participants no later 4:30 p.m. on Monday, October 25, 2021, with details on how to participate in the meeting.*

*The City encourages written submissions to Council be received prior to the public meeting. Notwithstanding, all written submissions by letter may be delivered to the City's Planning & Heritage Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2; or comments may be emailed to [planning@charlottetown.ca](mailto:planning@charlottetown.ca) on or before 12:00 noon on Wednesday, October 27, 2021. All responses received will become part of the public record. Oral submissions or comments may be made at the public meeting, but residents are requested to please keep their oral submissions to a three (3) to five (5) minute maximum.*

*Anyone wishing to view the proposed amendments can visit the City's website at [www.charlottetown.ca](http://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.*

**The Public Meeting will be held on:  
TUESDAY, OCTOBER 26, 2021 AT 7:00 P.M.  
VICTORIAN ROOM, RODD CHARLOTTETOWN HOTEL, 75 KENT STREET**

### Information Sheet for Public Meeting on Tuesday, October 26, 2021

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

#### **38 Palmers Lane (PID #275156) and a portion of 40 Palmers Lane (PID #275164)**

This is a request to:

- Amend Appendix A – Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Medium Density Residential for 38 Palmers Lane (PID #275156);
- Amend Appendix G – Zoning Map of the Zoning and Development Bylaw from Low Density Residential (R-2) Zone to Medium Density Residential Townhouse (R-3T) Zone for 38 Palmers Lane (PID #275156); and
- Amend Appendix G – Zoning Map of the Zoning and Development Bylaw from Apartment Residential (R-4) Zone to Medium Density Residential Townhouse (R-3T) Zone for a portion of the property at 40 Palmers Lane (PID #275164) Zone.

The proposal is to construct two (2) townhouse dwellings consisting of a four (4) unit building and an eight (8) unit building on the property. The four (4)-unit townhouse is proposed to front on Palmers Lane and parking for this townhouse will be located at the rear of the building. The second townhouse building would be a stacked townhouse dwelling and is proposed to be constructed behind the four (4) unit townhouse. Parking for this building is proposed to be located on a portion of the existing parking lot behind the adjoining 12-unit apartment building. This portion of the parking lot is proposed to be consolidated with the greater parcel to provide parking for the eight (8) unit townhouse.

Forty-three (43) letters were sent out on Wednesday, October 13, 2021 to property owners within a 100-metre radius of the subject property as per the Zoning & Development Bylaw.

Notice of the proposed amendments was advertised in The Guardian newspaper on Saturday, October 16, 2021 and Saturday, October 23, 2021. Notice was also posted on the City's website.

Notices were posted on the subject property on Thursday, October 14, 2021.

As of Wednesday, October 20, 2021, (12:00 p.m.), no letters of support or objection were received. Any letters received after this time and until 4:30 p.m. on October 25, 2021 will be available before the public meeting. Letters received after 4:30 p.m. on October 25, 2021 until 12:00 p.m. on October 27, 2021 will be included in the report for Planning Board.

*Notes:*

<b>TITLE:</b> <b>FUTURE LANDUSE MAP AMENDMENT AND ZONING AMENDMENT (PID# 275156) 38 PALMERS LANE AND A PORTION OF PID # 275164 AND A LOT CONSOLIDATION</b> <b>FILE: PLAN-2021-04-October 6B2</b> <b>OWNERS: Weymouth Properties Ltd.</b> <b>APPLICANT: Weymouth Properties Ltd.</b>		
<b>MEETING DATE:</b> October 4, 2021		<b>Page 1 of 15</b>
<b>DEPARTMENT:</b> Planning & Heritage	<b>ATTACHMENTS:</b> A. GIS Map B. Site Plan C. Elevation Drawings	
<b>SITE INFORMATION:</b> <b>Context:</b> Mature low density neighbourhood adjacent to medium density (R-4) zoned land transitioning to Mixed Use Corridor (MUC) zoned land. <b>Ward No:</b> 4 Spring Park <b>Existing Land Use:</b> vacant R-2 lot and parking on R-4 lot <b>Official Plan:</b> Low Density Residential and Medium Density Residential <b>Zoning:</b> Low Density Residential Zone and Apartment Residential Zone		

**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 Medium Density Residential and a request to amend Appendix “G” – Zoning Map of the Charlottetown Zoning and Development Bylaw from R-2 (Low Density Residential) Zone to R-3T (Medium Density Residential Townhouse) Zone at 38 Palmers Lane (PID #275156) and a portion of PID # 275164 from R-4 Apartment Residential Zone to R-3T Medium Density Residential Townhouse Zone.

**REQUEST**

This is a request to proceed to public consultation to rezone the property located at 38 Palmers Lane PID # 275156 from R-2 Low Density Residential to R-3T Medium Density Residential Townhouse and a portion of PID # 275164 from R-4 Apartment Residential Zone to R-3T Medium Density Residential Townhouse and to amend Appendix “A” the Official Plan Map from Low Density Residential to Medium Density Residential for PID #275156.

***Development Context:***

The property is bounded to the north by Palmers Lane with R-2 zoned properties on the opposite side of the street, to the east, by two properties zoned R-4 (Apartment Residential) transitioning

further east to Mixed Use Corridor (MUC) properties, to the south with Single Detached Residential (R-1S) zoned properties and to the west with Low Density Residential (R-2) zoned properties.

**ANALYSIS:**

This is an application to rezone 1 lot PID # 275156 and a portion of the adjoining lot PID #275164 approximately .6 of an acre in total located on Palmers Lane. The main property is currently zoned R-2 (Low Density Residential) and is vacant. The portion of the adjoining parcel also being considered with this application is occupied with parking. The proposal is to construct 2 townhouse dwellings consisting of 1- four unit building and 1- eight unit building on the property. The total lot area is approximately .6 of an acre or 26,136 sq. ft. and the Bylaw requires 2,099.0 sq. ft. of lot area per unit for a townhouse and 1,507.0 sq. ft. of lot area for a stacked town house. Therefore, the property under the R-3T Zone can support the proposed 12 townhouse units. The 4-unit townhouse is proposed to front on Palmers Lane with a 2 story façade facing the street. Due to the elevation of the land the building will be 2.5 stories with gable dormers at the rear. Parking for this townhouse is at the rear of the building. The second townhouse building (8 unit) is proposed to be constructed at the back of the lot behind the 4-unit townhouse. Parking for this building is proposed to be located on a portion of PID # 275164 the existing parking lot behind the adjoining 12 unit apartment building. This portion of the parking lot is proposed to be consolidated with the greater parcel to provide parking for the 8 unit townhouse. A total of 12 parking spaces are required for this development. The proposed building footprints meet the setback requirements for the R-3T zone. In comparison to the two existing 12-unit buildings the proposed footprints for the townhouses are longer however, the massing is broken up along the streetscape with individual entryway facades for each unit. The buildings are proposed to be 2.5 stories with gabled dormers. The adjacent apartment buildings are 2.5 stories in height with a hip style roof.

Zoning within this neighbourhood is R-2 consisting of low density single family and two-unit buildings to the west as well as on the opposite side of the street, in contrast to the two 2.5-storey (R-4) apartment buildings to the east, which then transition into the commercial properties (ie. car dealer, real estate office) on St. Peters Road. The lot in question contained a single-detached dwelling which was demolished after 2010. If the townhouses are constructed on the subject property it will result in a westward shift, stepping zones and transitioning between higher density to lower density along Palmer's Lane as the highest density permitted in the R-3T Zone (Medium Density Townhouse Zone) are townhouses. If rezoning were to occur, in order to mitigate any potential land use conflicts a landscape buffer would be required to be retained along the property boundary of the proposed development and any low density development.

***Background:***

There have been several requests to rezone this property. The most recent request was in September of 2019 to rezone this property to R-3, Medium Density Residential to accommodate an 18 unit apartment building. Staff did not support this request due to the bulk, scale, and mass of the proposed building. Council approved the rezoning request however the application was denied at an appeal filed at the Island Regulatory and Appeals commission (IRAC).

On April 6, 2009 a request was submitted to rezone this property to R-4 (Apartment Residential Zone) to allow a 24 unit apartment building. The recommendation from planning staff at the time was to reject the request to proceed to public consultation. Following planning staff's recommendation not to proceed to public consultation the applicant revised their proposal and resubmitted an application to rezone the property to R-3 (Medium Density Residential) to permit a 12 unit apartment building on the property. Planning staff at the time recommended to advance the application to public consultation to gauge the public's opinion as staff stated the revised proposal, *"was more in line with the goals of having a gradual transition between high and low density residential, strictly from a zoning perspective."*

At the public meeting the application met with opposition from residents in the neighbourhood as they felt that higher density development was moving further into the low density neighbourhood. There were concerns that if this property was permitted to be rezoned would the trend continue along the street. In the end the recommendation was to reject the application to rezone the property to R-3 to allow a 12 unit apartment building.

In March of 2010 an application was brought to a public meeting to consolidate the two adjoining R-4 properties with 38 Palmers Lane to allow for the construction of 3 – duplex dwellings on the parcel located at 38 Palmers Lane. The two existing 12- unit apartment buildings were proposed to remain with the newly constructed duplexes as a grouped dwelling project. Although staff recommended for the consolidation of the three properties to allow a grouped dwelling project the application was also not approved due to public opposition.

***Discussion:***

Many sections of the Official Plan need to be considered for such an application, in order to achieve a balance between ensuring new development is harmonious with the existing neighbourhood, while also ensuring that there is an adequate supply and variety of affordable housing, and increased density in various areas of the City. Key points from the Official Plan to be considered include:

Section 3.1.2 of the Official Plan states, *"2. Our objective is to promote compact urban form and infill development, as well as the efficient use of infrastructure and public service facilities.*

- *Our policy shall be to allow moderately higher densities in neighbourhoods, and to allow in-law suites in residential land-use designations, 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 3.2 of the Official Plan further states,

### *3.2 Sustaining Charlottetown’s Neighbourhoods*

#### *Defining Our Direction*

*Our goal is to maintain the distinct character of Charlottetown’s neighbourhoods, to enhance the special qualities of each, and to help them adjust to the challenges of economic and social transformation.*

*1. Our objective is to preserve the built form and density of Charlottetown’s existing neighbourhoods, and to ensure that new development is harmonious with its surroundings.*

- *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.*
- *Our policy shall be to establish an appropriate relationship between the height and density of all new development in mixed-use residential areas of existing neighbourhoods.*

*Section 3.2.2 Our objective is to allow moderately higher densities and alternative forms... provided that this development is well planned overall, and harmonious with existing residential neighbourhoods.*

### *3.3 Housing Needs and Variety*

*If Charlottetown is to continue to grow as a healthy community, affordable housing for all segments of society must generally be available throughout the City. Moreover, the housing requirements of those with special needs (e.g., disabled, homeless, people in transition) also have to be addressed. Likewise, in the recent past, there has been a chronic shortage of most types of seniors housing. As the population base continues to age, this problem will become more acute unless civic decision-makers address it in a forthright manner.*

*These are some of the reasons why the City needs to encourage compact and contiguous development, more in-fill housing, and the efficient use of civic infrastructure. In addition, the direction of this plan is to make Charlottetown’s neighbourhoods more stable and sustainable.*

*Defining Our Direction*

*Our goal is to work with public and private sector partners to create an attractive physical environment and positive investment climate in which the housing requirements of all residents can be met (including those with special needs), and to provide clear direction as to where residential development should take place.*

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.*
  - *Our policy shall be to ensure that all new multiple dwelling unit buildings are serviced by water and wastewater systems which have the capacity to accept the development proposed.*
  - *Our policy shall be to base residential densities on the availability of municipal services, education facilities, recreation and open space amenities, transportation routes, and such other factors as the City may need to consider.*

*Section 4.4.1 Our policy shall be to allow incremental growth of medium sized highway commercial, medium density residential, and residential uses along both sides of St. Peter's Road between the Sherwood Shopping Centre and the CN Rail corridor.*

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 housing 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."*

The City is currently experiencing an increased demand for housing. The vacancy rate within the City is very low. The Official Plan has various policies which support the efficient use of services and making neighbourhoods stable and sustainable by supporting more infill development.

With previous applications on this property the applicant proposed higher density development that did not result in any form of transitional zoning between the R-4 zoned apartment buildings

to the east and the low density R-2 zoning to the west. The majority of the neighbourhood is currently comprised of one and two unit dwellings to the west of the subject property as well as on the opposite side of the street. This is in, contrast to the two 2.5-storey apartment buildings on the east, which then transition into the commercial properties (ie. car dealer, real estate office) on St. Peters Road.

The September 2019 application proposed a 3-storey 18 unit apartment building which staff felt would result in a westward shift of low-to-high-density further along Palmer’s Lane. Rezoning the lot to R-3 (Medium Density Residential) would not have provided any form of transition or buffer between the existing apartment buildings and low density uses. The current townhouse proposal is for the properties to be rezoned to R-3T (Medium Density Townhouse Zone). The highest density permitted in this zone is a townhouse. Apartment dwellings are not a permitted use in this zone. Although a total of 12 units are proposed on site. The density is broken up between two buildings with a 4 unit townhouse proposed for infill along the streetscape. Gabled dormers and front stoops provide architectural articulation to incorporate a rhythm along the streetscape creating a transition between the existing apartment buildings to the east and the single detached dwelling to the west. The decrease in zoning (R4-R3T-R2) provides a stepped down approach to zoning along the streetscape as opposed to previous applications which proposed a hard transition of higher density development that currently exists between the 12 unit building and the single detached dwellings to the west. The general practice in zoning to mitigate land use conflicts between higher density and lower density uses is to allow a transitional use such as town houses or semi-detached dwellings between low and higher density uses.

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

Positives	Neutral	Shortcomings
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- The City is experiencing a demand for housing and this proposal would provide additional options for housing within a mature neighbourhood.
- The proposal is close to a school, parkland and public transit.
- The property is in an area that has municipal services.
- The proposal provides a transition in zoning between commercial, high density development and low density development.
- The site is located adjacent to low density development.
- The proposal may be viewed by area residents as not compatible for the neighbourhood.

**CONCLUSION:**

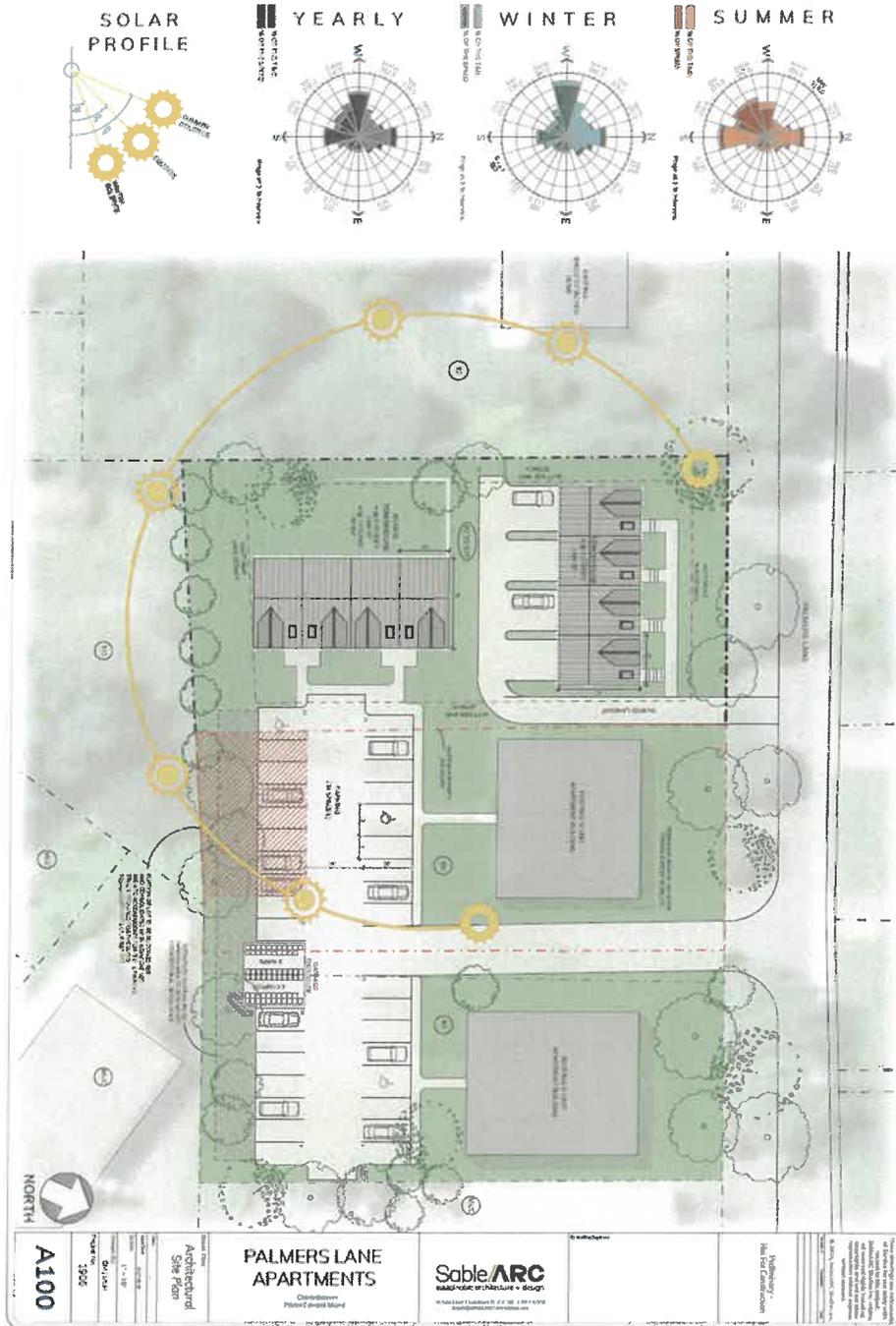
Given the location of this proposed infill development adjacent to apartment residential and low density residential this proposal could provide a zoning buffer between the commercial and higher density development located to the east of the low density development along Palmer’s Lane. Therefore, this proposal could be considered “compatible” with the adjoining land uses to the east. If rezoned appropriate land use buffers would have to be integrated to mitigate any potential land use conflicts that may arise between lower and medium density development. It should also be considered that there is a severe housing shortage within the City and such a development would provide housing choices within the neighbourhood.

Notwithstanding, this lot was previously occupied with a single detached dwelling and is zoned R-2 therefore area residents have an expectation that the highest density that can be permitted on the property is a semi-detached or duplex dwelling. The proposal to rezone to allow for two townhouse dwellings may raise concerns with area residents.





Attachment B - Site Plan:



## Attachment C - Elevations:



**Sable/ARC**  
sustainable architecture + design

Palmer's Lane Residential Development  
Street View  
Charlottetown, PEI  
2021.04.28



**Sable/ARC**  
sustainable architecture + design

Palmer's Lane Residential Development  
Perspective Image 05  
Charlottetown, PEI  
2021.04.28



**Sable/ARC**  
sustainable architecture + design

Palmer's Lane Residential Development  
Perspective Image 06  
Charlottetown, PEI  
2021.04.28



**Sable/ARC**  
sustainable architecture + design

Palmer's Lane Residential Development  
Perspective Image 01  
Charlottetown, PEI  
2021.04.28



**Sable/ARC**  
sustainable architecture + design

Palmer's Lane Residential Development  
Perspective Image 02  
Charlottesville, PEI  
2021.04.28



**Sable/ARC**  
sustainable architecture + design

Palmer's Lane Residential Development  
Perspective Image 03  
Charlottesville, PEI  
2021.04.28



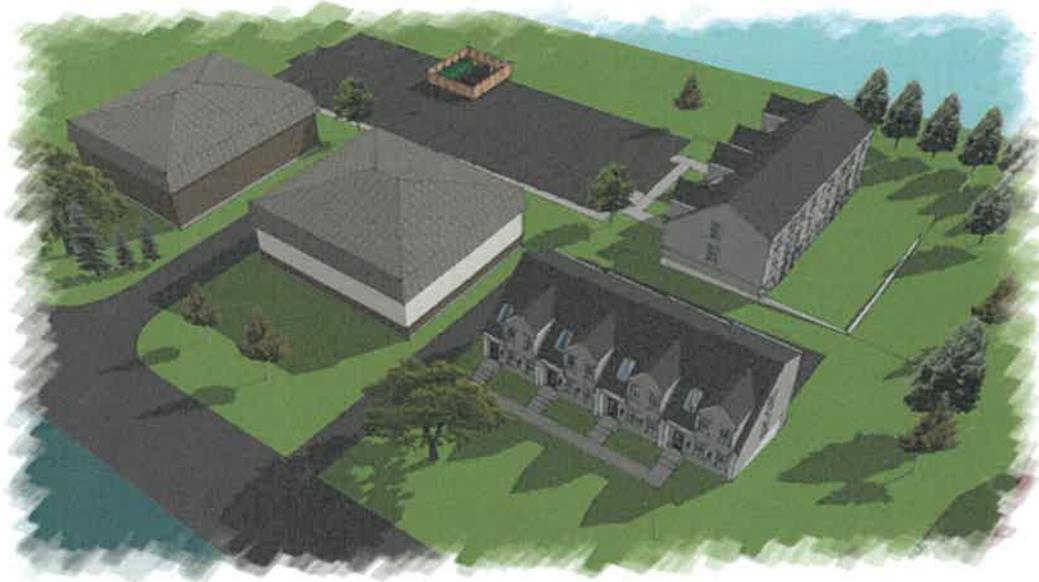
**Sable/ARC**  
sustainable architecture + design

Palmer's Lane Residential Development  
Perspective Image 04  
Charlottetown, PEI  
2021.04.26



**Sable/ARC**  
sustainable architecture + design

Palmer's Lane Residential Development  
Overhead Perspective 02  
Charlottetown, PEI  
2021.04.26



**Sable/ARC**  
sustainable architecture + design

Palmer's Lane Residential Development  
Overhead Perspective 01  
Charlottetown, PEI  
2021.04.28



**Sable/ARC**  
sustainable architecture + design

Palmer's Lane Residential Development  
Overhead Perspective 03  
Charlottetown, PEI  
2021.04.28



# CITY OF CHARLOTTETOWN

## RESOLUTION

Planning  
#2

MOTION CARRIED 8-2 (opposed by Councillors Tweed & Poitcock)  
MOTION LOST \_\_\_\_\_

Date: October 12, 2021

Moved by Councillor Terry MacLeod Terry MacLeod

Seconded by Councillor Julie McCabe Julie McCabe

### RESOLVED:

That the request to:

- Amend Appendix A – Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Medium Density Residential for 38 Palmer Lane (PID #275156);
- Amend Appendix G – Zoning Map of the Zoning and Development Bylaw from Low Density Residential (R-2) Zone to Medium Density Residential Townhouse (R-3T) Zone for 38 Palmer Lane (PID #275156); and
- Amend Appendix G – Zoning Map of the Zoning and Development Bylaw from Apartment Residential (R-4) Zone to Medium Density Residential Townhouse (R-3T) Zone for a portion of the property at 40 Palmers Lane (PID #275164) Zone,

be approved to proceed to public consultation.

October 13, 2021

Dear Property Owner:

**Re: 38 Palmers Lane (PID #275156) and a portion of 40 Palmers Lane (PID # 275164)**

The City of Charlottetown Planning & Heritage Department has received a request to consider amending:

- Appendix “A” - the Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Medium Density Residential and a request to amend Appendix “G” – Zoning Map of the Charlottetown Zoning and Development Bylaw from R-2 (Low Density Residential) Zone to R-3T (Medium Density Residential Townhouse) Zone at 38 Palmers Lane (PID #275156); and
- Amend Appendix “G” – Zoning Map of the Charlottetown Zoning and Development Bylaw from R-4 (Apartment Residential) Zone to R-3T (Medium Density Residential Townhouse) Zone for a portion of 40 Palmers Lane (PID # 275164).

The land is currently zoned R-2 (Low Density Residential) and is vacant. The proposal is to construct two (2) townhouse dwellings consisting of one (1) 4-unit building and one (1) 8-unit building on the property. The 4-unit townhouse is proposed to front on Palmers Lane with a two (2) storey façade facing the street. The second townhouse building (8 units) is proposed to be constructed at the back of the lot behind the 4-unit townhouse.

Pursuant to the requirements of the Zoning & Development Bylaw and as a property owner located within 100 meters of the subject property, you are being notified of this request. A public meeting for this application will be held on **Tuesday, October 26, 2021 @ 7:00 p.m. at the Rodd Charlottetown Hotel (75 Kent Street).**

On October 5, 2021, Prince Edward Island introduced the PEI Vax Pass Program. Under this time-limited initiative, individuals 12 years of age and older need to show proof of vaccination to access some indoor and outdoor businesses, services and events. Initially, Island residents and visitors will need to show proof using their government-issued vaccination record along with a valid government issued photo ID.

For contact tracing purposes and room capacity limits, those wishing to participate in person must register in advance and adhere to the guidelines set by the Chief Public Health Officer, details of which are available online at [www.princeedwardisland.ca/covid19](http://www.princeedwardisland.ca/covid19). Those who will be participating in person must be able to show proof of full vaccination and a valid government issued photo ID at the meeting. Those who are not fully vaccinated or are unable or uncomfortable attending in person can participate in the public meeting via videoconference (Webex). Anyone who wants to observe the meeting without commenting can watch it at [www.charlottetown.ca/video](http://www.charlottetown.ca/video).





To register to attend the meeting either in person or by alternate means, residents are requested to contact the Planning & Heritage Department by email at [planning@charlottetown.ca](mailto:planning@charlottetown.ca) or call 902-629-4158 on or before 12:00 p.m. on Friday, October 22, 2021, to provide their contact details (name, phone number and/or email address). Once the maximum capacity has been reached, residents will be advised to participate in the meeting by videoconference (Webex). Business hours are between 8:00 AM – 4:30 PM, Monday – Friday. Staff will contact interested participants no later 4:30 p.m. on Monday, October 25, 2021, with details on how to participate in the meeting.

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

Sincerely,

Laurel Palmer Thompson, RPP, MCIP  
Planner II

/efc







Elevations and aerial views:



**Sable/ARC** sustainable architecture + design  
Palmer's Lane Residential Development  
Street View  
Charlottetown, PEI  
2021.04.28



**Sable/ARC** sustainable architecture + design  
Palmer's Lane Residential Development  
Perspective Image 05  
Charlottetown, PEI  
2021.04.28





# CHARLOTTETOWN



**Sable/ARC**  
sustainable architecture + design

Palmer's Lane Residential Development  
Perspective Image 06  
Charlottetown, PEI  
2021.04.28



**Sable/ARC**  
sustainable architecture + design

Palmer's Lane Residential Development  
Perspective Image 01  
Charlottetown, PEI  
2021.04.28





# CHARLOTTETOWN



**Sable/ARC**  
sustainable architecture + design

Palmer's Lane Residential Development  
Perspective Image 02  
Charlottetown, PEI  
2021.04.28



**Sable/ARC**  
sustainable architecture + design

Palmer's Lane Residential Development  
Perspective Image 03  
Charlottetown, PEI  
2021.04.28





# CHARLOTTETOWN



**Sable/ARC**  
sustainable architecture + design

Palmer's Lane Residential Development  
Perspective Image 04  
Charlottetown, PEI  
2021.04.28



**Sable/ARC**  
sustainable architecture + design

Palmer's Lane Residential Development  
Overhead Perspective 02  
Charlottetown, PEI  
2021.04.28





# CHARLOTTETOWN



**Sable/ARC**  
sustainable architecture + design

Palmer's Lane Residential Development  
Overhead Perspective 03  
Charlottetown, PEI  
2021.04.28



**Sable/ARC**  
sustainable architecture + design

Palmer's Lane Residential Development  
Overhead Perspective 01  
Charlottetown, PEI  
2021.04.28



Posted Oct. 14, 2021  
@ 11:38 am by S.J.



**CHARLOTTETOWN**

**NOTICE OF**

# **PUBLIC MEETING**

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

**38 Palmers Lane (PID #275156) and a portion of 40 Palmers Lane (PID #275164)**

This is a request to:

- Amend Appendix A – Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Medium Density Residential for 38 Palmers Lane (PID #275156);
- Amend Appendix G – Zoning Map of the Zoning and Development Bylaw from Low Density Residential (R-2) Zone to Medium Density Residential Townhouse (R-3T) Zone for 38 Palmers Lane (PID #275156); and
- Amend Appendix G – Zoning Map of the Zoning and Development Bylaw from Apartment Residential (R-4) Zone to Medium Density Residential Townhouse (R-3T) Zone for a portion of the property at 40 Palmers Lane (PID #275164) Zone

The proposal is to construct two (2) townhouse dwellings consisting of a four (4) unit building and an eight (8) unit building on the property. The four (4)-unit townhouse is proposed to front on Palmers Lane and parking for this townhouse will be located at the rear of the building. The second townhouse building would be a stacked townhouse dwelling and is proposed to be constructed behind the four (4) unit townhouse. Parking for this building is proposed to be located on a portion of the existing parking lot behind the adjoining 12-unit apartment building. This portion of the parking lot is proposed to be consolidated with the greater parcel to provide parking for the eight (8) unit townhouse.

*On October 5, 2021, Prince Edward Island introduced the PEI Vax Pass Program. Under this time-limited initiative, individuals 12 years of age and older need to show proof of vaccination to access some indoor and outdoor businesses, services and events. Initially, Island residents and visitors will need to show proof using their government-issued vaccination record along with a valid government issued photo ID.*

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**The Public Meeting will be held on:**

**TUESDAY, OCTOBER 26, 2021 AT 7:00 P.M.**

**VICTORIAN ROOM, RODD CHARLOTTETOWN HOTEL, 75 KENT STREET**

### Information Sheet for Public Meeting on Tuesday, October 26, 2021

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

**25 MacLeod Crescent (PID #'s 1106400 & 1123686)**

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 25 MacLeod Crescent (PID #'s 1106400 & 1123686) from Section 37.1 of the Zoning and Development Bylaw to allow a Medical, Health and Dental office as defined in the Zoning and Development Bylaw as a permitted use on the subject property.

Eleven (11) letters were sent out on Wednesday, October 13, 2021 to property owners within a 100-metre radius of the subject property as per the Zoning & Development Bylaw.

Notice of the proposed amendments was advertised in The Guardian newspaper on Saturday, October 16, 2021 and Saturday, October 23, 2021. Notice was also posted on the City’s website.

Notices were posted on the subject property on Friday, October 15, 2021.

As of Wednesday, October 20, 2021, (12:00 p.m.), no letters of support or objection were received. Any letters received after this time and until 4:30 p.m. on October 25, 2021 will be available before the public meeting. Letters received after 4:30 p.m. on October 25, 2021 until 12:00 p.m. on October 27, 2021 will be included in the report for Planning Board.

Notes:

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<b>TITLE:</b> <b>SITE SPECIFIC EXEMPTION APPLICATION AND LOT CONSOLIDATION</b> <b>FILE: PLAN-2021-4-OCTOBER-6C3</b> <b>25 MACLEOD CRESCENT (PID #1123686 &amp; 1106400)</b> <b>OWNER: DR. WILLIAM BEST OD</b>		 <b>CHARLOTTETOWN</b>
<b>MEETING DATE:</b> October 4, 2021		<b>Page 1 of 14</b>
<b>DEPARTMENT:</b> Planning & Heritage	<b>ATTACHMENTS:</b> A. GIS Map B. Site Plan C. Building Elevations	
<b>SITE INFORMATION:</b> <b>Context:</b> vacant lot in business park located in industrial zone <b>Ward No:</b> 8 – Highfield <b>Existing Land Use:</b> vacant <b>Official Plan:</b> Industrial <b>Zoning:</b> M-2 (Heavy Industrial)		

**RECOMMENDATION:**

The Planning & Heritage Department encourages Planning Board to recommend to Council to approve the request to proceed to public consultation for the 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 25 MacLeod Crescent (PID #'s 1123686 & 1106400) from Section 37.1 (Permitted Uses in the M-2 Zone) of the Zoning and Development Bylaw to include a Medical, Health and Dental Office as a permitted use in the M-2 (Heavy Industrial) Zone;

**BACKGROUND:**

***Request***

Coles Associates on behalf of the property owner Dr. William Best have made an application for a Site Specific Exemption from Section 37.1 of the Zoning and Development Bylaw to allow a Medical, Health and Dental office as defined in the Zoning and Development Bylaw as a permitted use on the subject property at 25 MacLeod Crescent. PID #'s 1123686 & 1106400,

If approved, this site specific exemption would allow a medical clinic containing an ophthalmologist office to be constructed on the subject properties. This request also involves a lot consolidation of PID #'s 1123686 & 1106400.

***Development Context***

The properties in question are located on Macleod Crescent which is zoned M-2 Heavy Industrial. Although MacLeod Crescent falls under Heavy Industrial Zoning the subdivision was developed within the last decade and businesses on the street consist mainly of business park commercial uses, medical/health offices, retail and light industrial uses. Although the M-2 (Heavy Industrial Zone) allows for more intensive uses it also accommodates less intensive uses such as retail and office space. Therefore, due to the nature of existing development in the area the property owner has requested an exemption to Section 37.1 Permitted Uses in the M-2 Zone to allow him to construct a medical/health office on the subject properties.

**LEGISLATIVE REQUIREMENTS:**

***Notification***

If the proposed site specific exemption 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.

**ANALYSIS:**

As per Section 3.11.1.a. of the Zoning & Development By-law, Council may approve a site specific exemption to the permitted uses and regulations in any Zone, where the proposed Site Specific Exemption is not contrary to the *Official Plan*. If an application is contrary to the Official Plan, an application to amend the Official Plan must be filed in conjunction with the site specific exemption application. Staff does not consider this application as being contrary to the Official Plan. Further, Section 3.11 d. states, " *The proposal does not undermine the overall integrity of any given Zone, is in the public interest and is consistent overall with good planning principles.*" Staff has examined the existing land uses on MacLeod Court and within the immediate area.

Given the established uses within this area staff does not feel that the addition of a medical/health office will undermine the overall integrity of the M-2 Zone.

This area of Mount Edward Road began to develop pre amalgamation in the early 1980's as an industrial area. Originally some of the uses that located within this area were more heavy industrial in nature. After the City amalgamated, over time, uses that were more business park industrial and commercial in nature such as car dealerships, retail stores, building supply stores, offices, health offices, restaurants and salons began to locate in the area.

As a result of the uses that have located within the area and on MacLeod Crescent staff do not deem this request to be out of context. In addition, a professional building containing a dental office is located immediately across the street from the subject properties.

Along with the application for a site specific exemption a lot consolidation will be required if the site specific exemption is permitted as parking for the proposed building will be located on PID #1123686.

Below are sections in the Official Plan that supports business park industrial and light industrial uses within this area of the City.

#### *4.1 Advancing Economic Development*

*4. Our objective is to ensure that economic development is focused in those areas of the City where it will provide long-term benefit as well as result in optimal use of our physical and financial resources.*

- Our policy shall be to establish commercial and industrial land-use categories in which specific types of activities will be permitted. The boundaries of these zones will generally be established in accordance with previous or projected land-use patterns, the City's policy to promote compact urban form, the ability of the location to support the use and/or provide necessary services, as well as the need to address the various land-use requirements of our commercial and industrial sectors.*

*4.8 Appropriate Industrial Development*

*Excerpt from “The Environment for Change”*

*Light Industrial designations are clustered in Parkdale and to the south of MacAleer Drive, east of the rails-to-trails line and north of Cannon Drive in the Sherwood Industrial area.*

*The Sherwood Industrial area has been designated as a combination of Heavy Industry, Light and Business Park zones due to its mix of industrial uses and transportation links to the Provincial arterial highway system. In addition, this area is relatively removed from residential uses. As this location is in proximity to the perimeter highway it could see future suitability for use by transportation-related companies.*

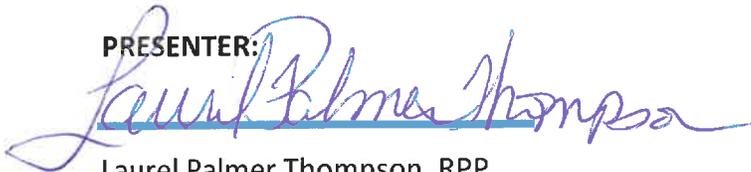
Below is a quick summary of the subject application’s positive attributes, neutral attributes, and shortcomings:

Positives	Neutral	Shortcomings
<ul style="list-style-type: none"> <li>▪ The proposal would increase the tax base in the area.</li> <li>▪ The use would be located in an area with similar uses.</li> <li>▪ The area is serviced to accommodate commercial use.</li> <li>▪ The property has adequate room for parking.</li> </ul>		<ul style="list-style-type: none"> <li>▪ The area is zoned for heavy industrial uses and can accommodate more intensive uses. However, adjacent property owners may have concerns with more intensive industrial uses in this subdivision.</li> </ul>

**CONCLUSION:**

Staff does not view this request for a Site Specific Exemption as being contentious or incompatible for the area. Therefore, staff feel that this proposal has merit and are not averse to recommending for this application to proceed to public consultation. It is reasonable to gauge the public's opinion on the proposal to allow a site specific exemption to allow a medical, health, dental office within the M-2 Zone at 25 MacLeod Crescent.

**PRESENTER:**



Laurel Palmer Thompson, RPP  
MCIP Planner II

**MANAGER:**

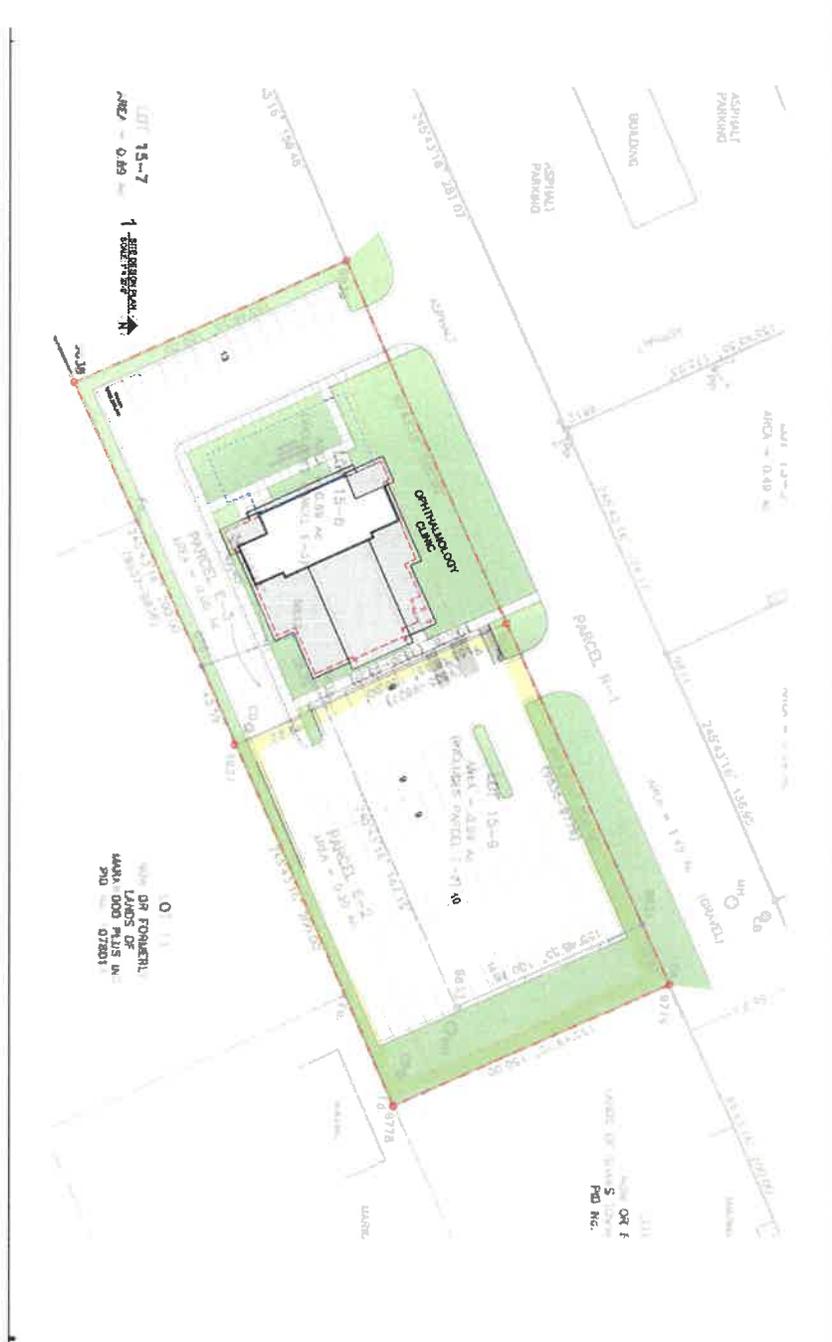


Alex Forbes, MCIP, MBA  
Manager of Planning & Heritage

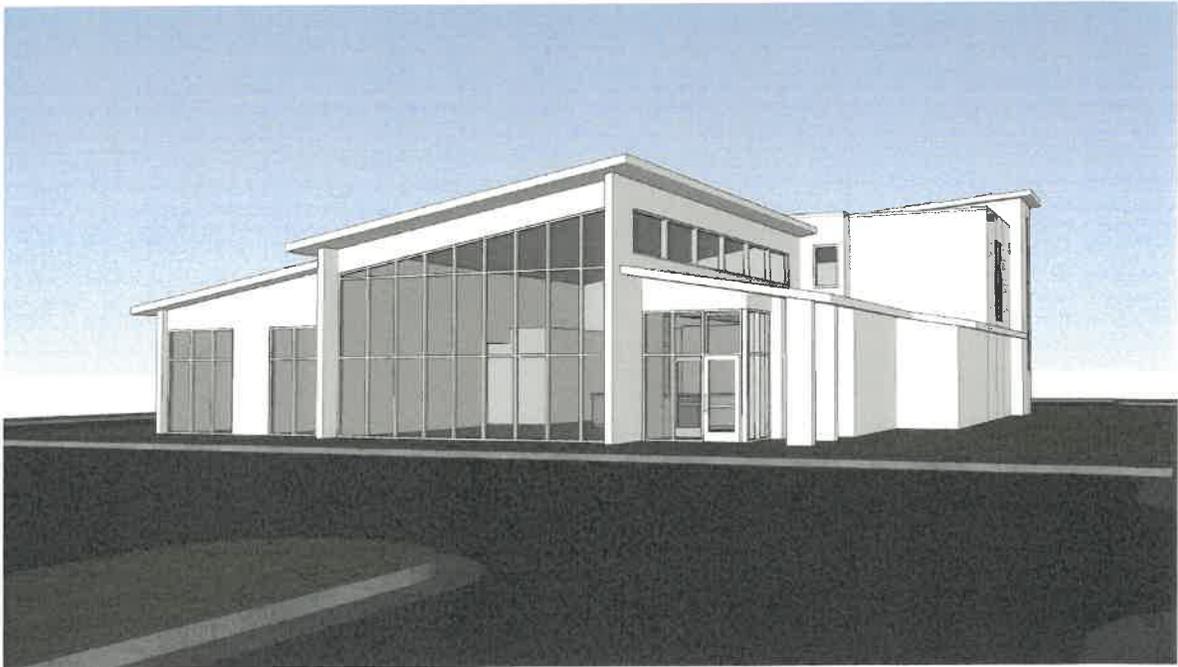
Attachment "A"- GIS Map:

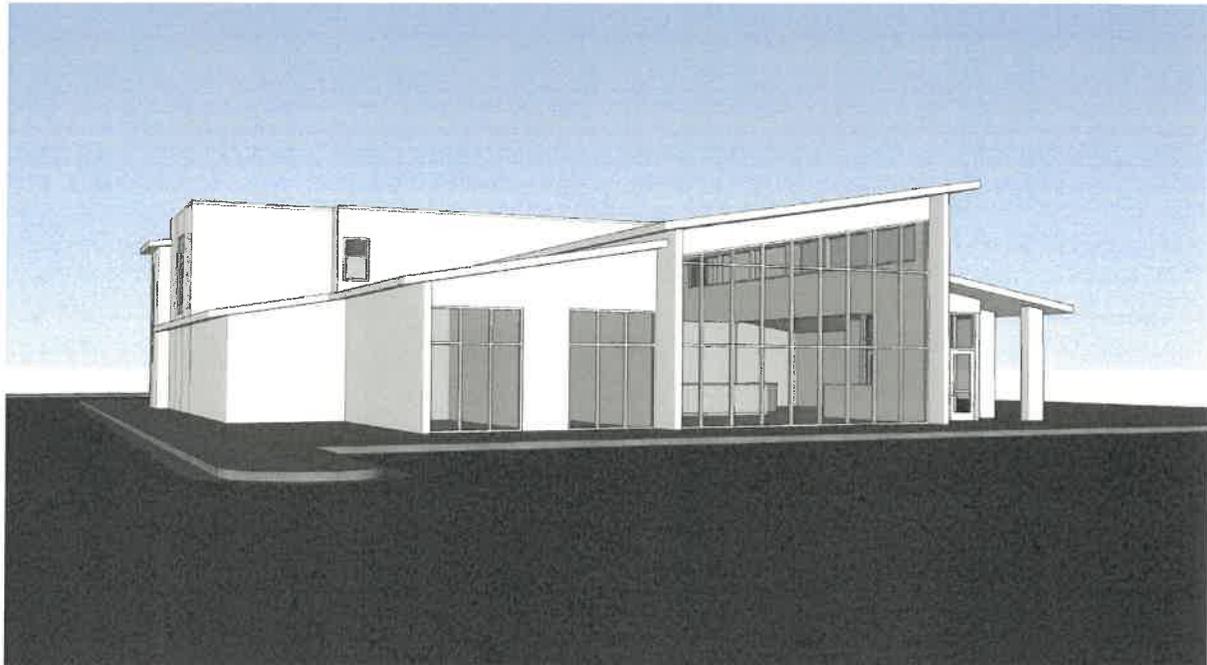
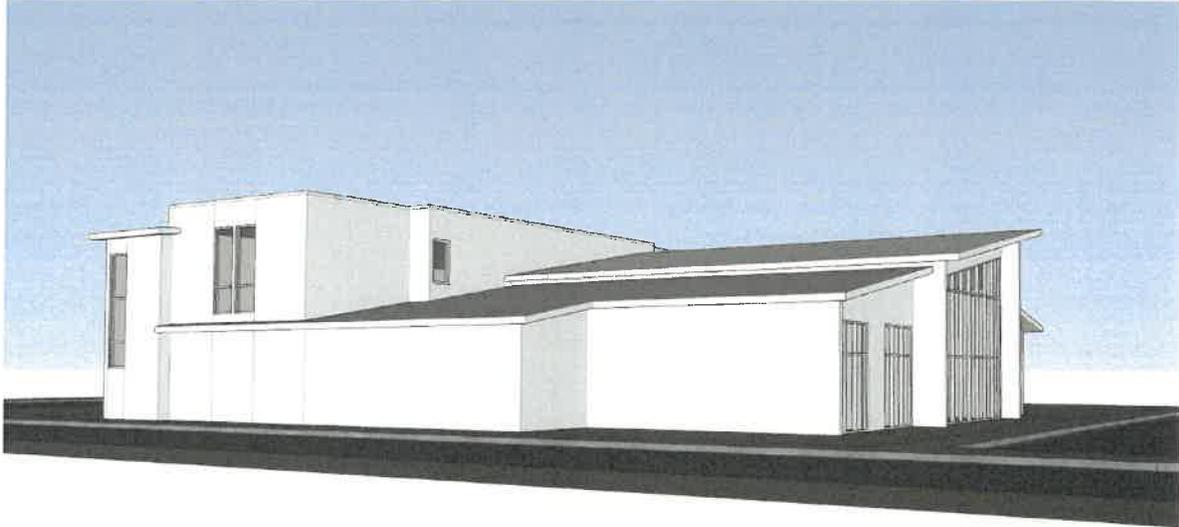


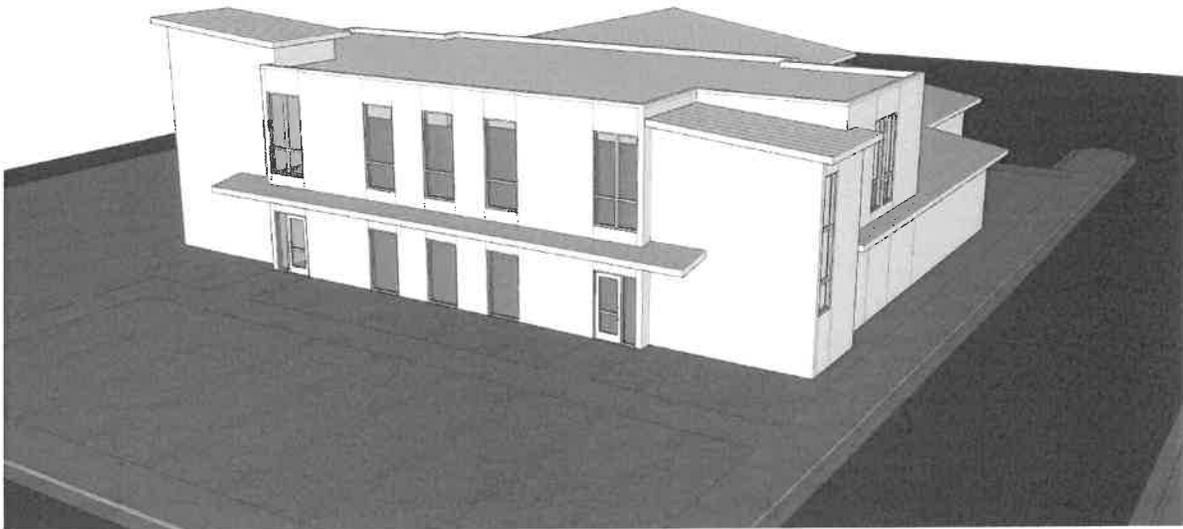
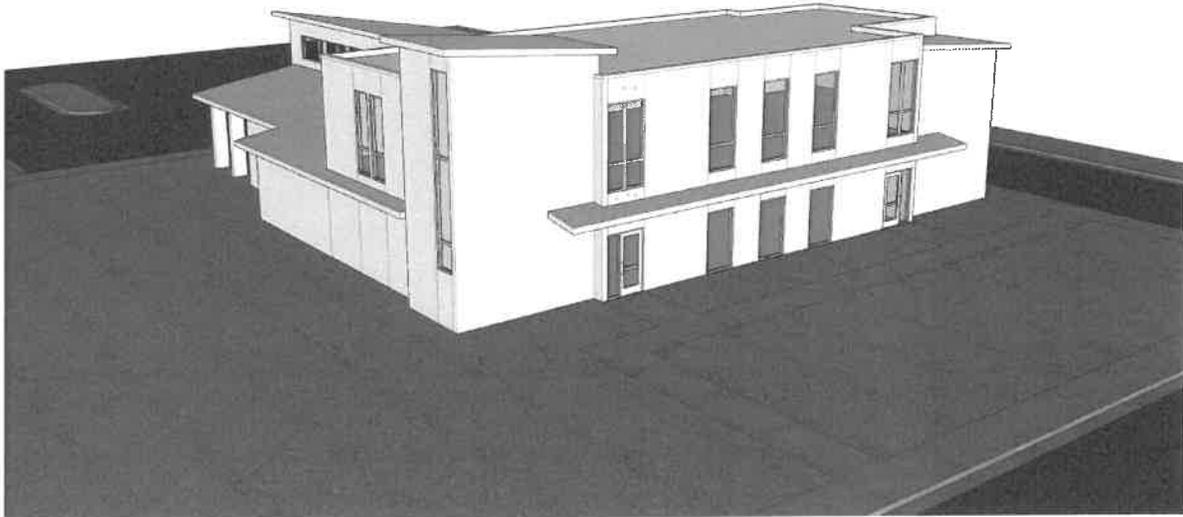
Attachment "B": Site Plan



Attachment "C" Building Elevations











# CITY OF CHARLOTTETOWN

## RESOLUTION

Planning  
#3

MOTION CARRIED 10 - Carried

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

Date: October 12, 2021

Moved by Councillor Terry MacLeod Terry MacLeod

Seconded by Councillor Julie McCabe Julie McCabe

### RESOLVED:

That the 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 25 Macleod Crescent (PID #'s 1106400 & 1123686) from Section 37.1 of the Zoning and Development Bylaw to allow a Medical, Health and Dental office as defined in the Zoning and Development Bylaw as a permitted use on the subject property, be approved to proceed to public consultation.

October 13, 2021

Dear Property Owner:

**Re: 25 MacLeod Crescent (PID #'s 1123686 & 1106400)**

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If approved, the site specific exemption would allow a medical clinic containing an ophthalmologist office to be constructed on the subject properties. This request also involves a lot consolidation of PID #'s 1123686 & 1106400.

Pursuant to the requirements of the Zoning & Development Bylaw and as a property owner located within 100 meters of the subject property, you are being notified of this request. A public meeting for this application will be held on **Tuesday, October 26, 2021 @ 7:00 p.m. at the Rodd Charlottetown Hotel (75 Kent Street).**

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Planner II

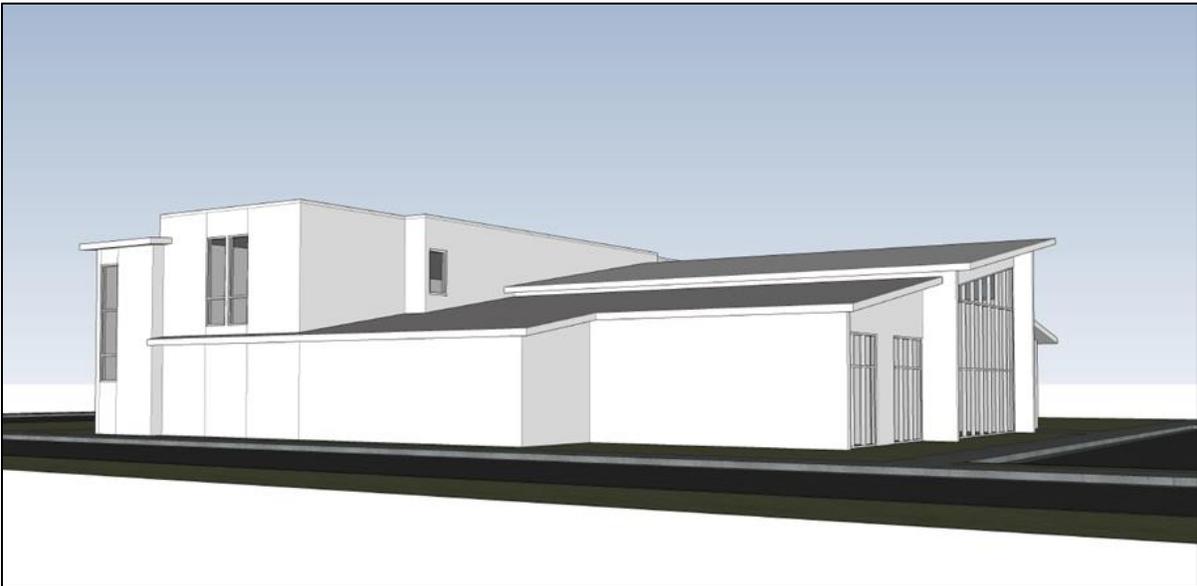
/efc





**Building Elevations:**









Posted Oct. 15, 2021  
@ 5:30 PM by S-J.



## CHARLOTTETOWN NOTICE OF

# PUBLIC MEETING

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

### **25 MacLeod Crescent (PID #'s 1106400 & 1123686)**

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**The Public Meeting will be held on:  
TUESDAY, OCTOBER 26, 2021 AT 7:00 P.M.  
VICTORIAN ROOM, RODD CHARLOTTETOWN HOTEL, 75 KENT STREET**

**NOTICE OF PUBLIC MEETING**

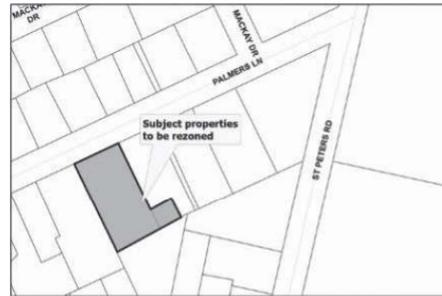
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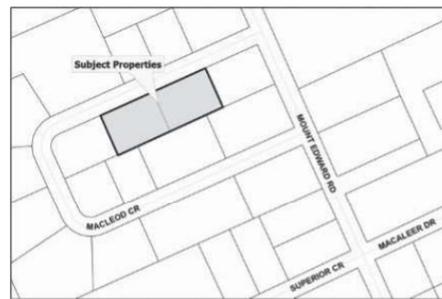
- Amend Appendix A – Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Medium Density Residential for 38 Palmers Lane (PID #275156);
- Amend Appendix G – Zoning Map of the Zoning and Development Bylaw from Low Density Residential (R-2) Zone to Medium Density Residential Townhouse (R-3T) Zone for 38 Palmers Lane (PID #275156); and
- Amend Appendix G – Zoning Map of the Zoning and Development Bylaw from Apartment Residential (R-4) Zone to Medium Density Residential Townhouse (R-3T) Zone for a portion of the property at 40 Palmers Lane (PID #275164) Zone.

The proposal is to construct two (2) townhouse dwellings consisting of a four (4) unit building and an eight (8) unit building on the property. The four (4)-unit townhouse is proposed to front on Palmers Lane and parking for this townhouse will be located at the rear of the building. The second townhouse building would be a stacked townhouse dwelling and is proposed to be constructed behind the four (4) unit townhouse. Parking for this building is proposed to be located on a portion of the existing parking lot behind the adjoining 12-unit apartment building. This portion of the parking lot is proposed to be consolidated with the greater parcel to provide parking for the eight (8) unit townhouse.



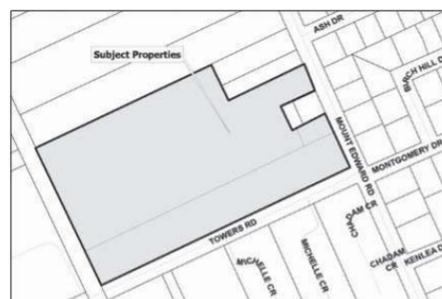
**25 MacLeod Crescent (PID #'s 1106400 & 1123686)**

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 25 MacLeod Crescent (PID #'s 1106400 & 1123686) from Section 37.1 of the Zoning and Development Bylaw to allow a Medical, Health and Dental office as defined in the Zoning and Development Bylaw as a permitted use on the subject property.



**Corner of Towers Road and Mount Edward Road (PID #'s 390559, 390534 and 390542)**

This is a request for approval of the final architectural design drawings and site plan as per the Comprehensive Development Area (CDA) Zone provisions of the Zoning and Development Bylaw. The applicant has refined their building elevations for the proposed townhouses and are seeking input from the public on the building design before Council grants final approval. Council has previously approved the overall concept plan for this development and the only remaining Council approval at this time relates to the final design of the townhouses.



On October 5, 2021, Prince Edward Island introduced the PEI Vax Pass Program. Under this time-limited initiative, individuals 12 years of age and older will need to show proof of vaccination to access some indoor and outdoor businesses, services and events. Initially, Island residents and visitors will need to show proof using their government-issued vaccination record along with a valid government issued photo ID.

For contact tracing purposes and room capacity limits, those wishing to participate in person must register in advance and adhere to the guidelines set by the Chief Public Health Officer, details of which are available online at [www.princeedwardisland.ca/covid19](http://www.princeedwardisland.ca/covid19). Those who will be participating in person must be able to show proof of full vaccination and a valid government issued photo ID at the meeting. Those who are not fully vaccinated or are unable or uncomfortable attending in person can participate in the public meeting via videoconference (Webex). Anyone who wants to observe the meeting without commenting can watch it at [www.charlottetown.ca/video](http://www.charlottetown.ca/video).

To register to attend the meeting either in person or by alternate means, residents are requested to contact the Planning & Heritage Department by email at [planning@charlottetown.ca](mailto:planning@charlottetown.ca) or call 902-629-4158 on or before 12:00 p.m. on Friday, October 22, 2021, to provide their contact details (name, phone number and/or email address). Once the maximum capacity has been reached, residents will be advised to participate in the meeting by videoconference (Webex). Business hours are between 8:00 AM – 4:30 PM, Monday – Friday. Staff will contact interested participants no later 4:30 p.m. on Monday, October 25, 2021 with details on how to participate in the meeting.

The City encourages written submissions to Council be received prior to the public meeting. Notwithstanding, all written submissions by letter may be delivered to the City's Planning & Heritage Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2; or comments may be emailed to [planning@charlottetown.ca](mailto:planning@charlottetown.ca) on or before 12:00 noon on Wednesday, October 27, 2021. All responses received will become part of the public record. Oral submissions or comments may be made at the public meeting, but residents are requested to please keep their oral submissions to a three (3) to five (5) minute maximum.

Anyone wishing to view the proposed amendments can visit the City's website at [www.charlottetown.ca](http://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.

**The Public Meeting will be held on:  
TUESDAY, OCTOBER 26, 2021 AT 7:00 P.M.  
VICTORIAN ROOM, RODD CHARLOTTETOWN HOTEL  
75 KENT STREET**

*The general public is encouraged to participate in person or by videoconference (Webex).*