



**PUBLIC MEETING AGENDA
NOTICE OF MEETING**

Tuesday, February 01, 2022 at 7:00 p.m.

~~*Tuesday, January 25, 2022 at 7:00 p.m.*~~

Videoconference (Webex)

(Livestreaming at www.charlottetown.ca/video)

1) Call to Order

2) Declaration of Conflicts

3) Approval of Agenda

4) Discussions:

a) 3 First Street (PID #276501)

This is a request to Amend Appendix “G” – Zoning Map of the Zoning & Development Bylaw from the Low Density Residential (R-2) Zone to the Narrow Single Detached Residential (R-1N) Zone. The purpose of the rezoning request is to permit the subdivision of the subject property into two (2) separate lots, with one (1) lot occupied by the existing single-detached dwelling and one (1) lot occupied by a new single-detached dwelling.

b) 85 Malpeque Road (PID #388181)

This is a request to:

- Amend Appendix “A” – Future Land Use Map of the Official Plan from Low Density Residential to Institutional; and
- Amend Appendix “G” – Zoning Map of the Zoning & Development By-law from the Single Detached Residential (R1-L) Zone to the Institutional (I) Zone.

This request is to allow for an expansion to the existing nursing home located at 73 Malpeque Road. There is an existing lot consolidation application to consolidate the subject property (i.e. 85 Malpeque Road) with 73 Malpeque Road.

5) Introduction of New Business

6) Adjournment of Public Session

With the evolving Covid-19 health situation, the City of Charlottetown would like to ensure the safety and health of staff, Council and the public. The City’s current operational model indicates that all staff and Council meetings will be held virtually going forward. As a result, the public meeting to hear these applications will be held via videoconference (Webex).

For those who are interested in participating via videoconference (Webex), residents are requested 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, January 28, 2022, 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 than 12:00 p.m. on Monday, January 31, 2022, with details on how to participate in the meeting. Anyone who wants to observe the meeting without commenting can watch it at www.charlottetown.ca/video.



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 on or before 12:00 noon on Wednesday, February 02, 2022. 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 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, February 01, 2022

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

3 First Street (PID #276501)

This is a request to Amend Appendix “G” – Zoning Map of the Zoning & Development Bylaw from the Low Density Residential (R-2) Zone to the Narrow Single Detached Residential (R-1N) Zone. The purpose of the rezoning request is to permit the subdivision of the subject property into two (2) separate lots, with one (1) lot occupied by the existing single-detached dwelling and one (1) lot occupied by a new single-detached dwelling.

Fifty (50) letters were sent out to property owners within a 100-metre radius of the subject property as per the Zoning & Development Bylaw on the following dates:


- January 11, 2022 (Tuesday), initial letter notifying residents of the public meeting
- January 20, 2022 (Thursday), updated letter indicating the date of the public meeting

Notice of the proposed amendments was advertised in The Guardian newspaper on Saturday, January 15, 2022 (original meeting date). A revised advertisement was posted on Saturday, January 22, 2022 and Saturday, January 29, 2022. Notices were also posted on the City’s website.

Notice was posted on the subject property on Friday, January 14, 2022. An updated notice was posted on the subject property on Friday, January 21, 2022.

As of Wednesday, January 26, 2022, (4:30 p.m.), no letter of support or objection was received. Any letters received after this time and until 4:30 p.m. on January 31, 2022, will be available before the public meeting. Letters received after 4:30 p.m. on January 31, 2022 until 12:00 p.m. on February 02, 2022, will be included in the report for Planning Board.

Notes:

TITLE: REZONING APPLICATION FILE: PLAN-2021-01-NOVEMBER-6B 3 3 FIRST STREET (PID# 276501) OWNER: Alan Aitken & Shelley Cole		 CHARLOTTETOWN
MEETING DATE: November 01, 2021		Page 1 of 6
DEPARTMENT: Planning & Heritage	ATTACHMENTS: A. Subject property – Aerial view B. Zoning Map C. Preliminary Survey Plan	
SITE INFORMATION: Context: One (1) property located in a low-density residential neighbourhood, northeast of the St. Peters Road, Mount Edward Road and Belmont Street intersection Ward No: 2 (Belvedere) Existing Land Use: Single-detached dwelling Official Plan: Low Density Residential Zoning: Low Density Residential (R-2) Zone		
PREVIOUS APPLICATIONS: 95-05 (Interior renovations to single-detached dwelling)		

RECOMMENDATION:

The Planning and Heritage Department encourages Planning Board to recommend that City Council *approve* the request to proceed to public consultation regarding the following rezoning request:

Amend Appendix “G” – Zoning Map of the Zoning & Development By-law from Low Density Residential (R-2) Zone to Narrow Single Detached Residential (R-1N) Zone for the property located at 3 First Street (PID #276501).

BACKGROUND:

Request

The property owner has submitted a request to rezone the subject property from the Low Density Residential (R-2) Zone to Narrow Single Detached Residential (R-1N) Zone. The purpose of the rezoning request is to permit the subdivision of the subject property into two (2) separate lots, with proposed Lot 21-1 occupied by the existing single-detached dwelling and proposed Lot 21-2 occupied by a new single-detached dwelling as shown in Attachment “C” to this report.

Pursuant to Regulation 3.10.3 of the Zoning and Development By-law:

“Before amending the regulations of this by-law or rezoning any parcel of land, Council shall conduct a public meeting to receive the views and opinions of the public and the applicant. Council may, for reasons that are in the best interests of the City, reject a proposed amendment to this by-law without public notice and without referral to a public meeting...”

Accordingly, Planning Board must consider the request to proceed to public meeting. Council may approve or reject the request.

Development Context

The subject property is an interior lot located just north of the dead-end terminus of First Street and northeast of the St. Peters Road, Mount Edward Road and Belmont Street intersection. As shown in Attachment “A” to this report, the subject property is currently occupied by a 2-storey, single-detached dwelling, a detached garage, a shed and passive landscaping. It is approximately 15,265 square feet (0.35 acre) in size with a frontage of approximately 88.1 feet along First Street and a depth of approximately 170 feet.

As shown in Attachment “B” to this report, the subject property, and properties to the immediate north, east and south are zoned Low Density Residential (R-2). Properties to the immediate west, fronting St. Peters Rd, are zoned Business Office Commercial (C-1). According to Provincial Tax Assessment records, immediately adjacent properties contain a mix of single-detached and two (2) unit dwellings.

LEGISLATIVE REQUIREMENTS:

Notification

In accordance with Regulation 3.10.4 (Amendments to the By-law and Rezoning) of the Zoning and Development By-law, should City Council approve the request to proceed to public consultation, the Planning and Heritage Department shall:

- Mail written notice regarding the rezoning request to owners of properties within 100 m (328.1 ft) of the subject property at least seven (7) days prior to the public meeting:
 - Identifying the boundaries of the subject property
 - Describing the rezoning request
 - Indicating the public meeting date
 - Indicating the deadline for the submitted of written objections or support
- Publish a notice in not less than two issues of a newspaper circulating in the City with the first notice at least seven (7) calendar days prior to the public hearing date
- Post a copy of the notice in at least one (1) conspicuous place on the subject property at least seven (7) calendar days prior to the date fixed for the public meeting

ANALYSIS:

It is the intent of the property owner to subdivide the subject property into two (2) separate parcels, with proposed Lot 21-1 occupied by the existing dwelling and proposed Lot 21-2 occupied by a new single detached dwelling as shown in Attachment "C" to this report.

The subject property is currently zoned Low Density Residential (R-2). A range of low-density dwelling types are permitted in the R-2 Zone including, duplex, semi-detached, modular, and single-detached dwellings. However, as summarized in the table below, the proposed new lots (21-1 and 21-2) do not meet the R-2 Zone frontage requirement for a single-detached dwellings on interior lots.

Regulation	R-2 Zone Requirement (Single-detached on Interior Lot)	Proposed	
		Lot 21-1	Lot 21-1
Lot Area	5,812.5 sqft	+/-7,632 sqft	+/-7,632 sqft
Lot Frontage	59.1ft	+/-43.9ft	+/-43.9ft
Front Yard Setback	19.7ft OR equal to abutting lot	+/-14.2ft *Equal to abutting lot	+/-14.2ft *Equal to abutting lot
Rear Yard Setback	24.6ft	+/-112ft	+/-112ft
Side Yard Setback	6ft	+/-6ft	+/-6ft

The R-1N Zone solely permits a limited number of low-density dwelling types, namely: single-detached and modular dwellings. However, as summarized in the table below, the proposed new lots (21-1 and 21-2) meet and exceed the R-1N Zone frontage and area requirement for single-detached dwellings on interior lots. The preliminary survey plan (see Attachment "C") also shows that the existing dwelling and the proposed new single-detached dwelling footprint on the proposed new lots (21-1 and 21-2) would meet the R-1N Zone setback requirements for single-detached dwellings. Accordingly, the rezoning request is intended to permit the proposed subdivision of the lot into two (2) separate parcels and for a single-detached dwelling to be located on each new lot.

Regulation	R-1N Zone Requirement (Single-detached on Interior Lot)	Proposed	
		Lot 21-1	Lot 21-2
Lot Area	3,498.3 sqft	+/-7,632 sqft	+/-7,633 sqft
Lot Frontage	34.8ft	+/-43.9ft	+/-44.2ft
Front Yard Setback	19.7ft OR equal to abutting lot	+/-14.2ft *Equal to abutting lot	+/-14.2ft *Equal to abutting lot
Rear Yard Setback	19.7ft	+/-112ft	+/-116ft
Side Yard Setback	6ft	+/-6ft	+/-6ft

On balance, when evaluating the rezoning request in question, key points from the Official Plan for consideration include:

*Section 3.1.2 - Our **policy** shall be to allow moderately higher densities in neighbourhoods ... provided it is development at a density that will not adversely affect existing low-density housing.*

*Section 3.1.2 - Our **policy** shall be to use existing underground services to its fullest practical capacity before public funds are used to extend new water and wastewater lines into areas that are essentially undeveloped.*

*Section 3.1.2 - Our **policy** shall be to encourage in-fill development through public land assembly initiatives, flexible zoning provisions and the reduction or waiver of development fees for small or irregularly shaped lots and, when warranted, the use of tax incentives within fully serviced areas of the City.*

*Section 3.2.1 – Our **objective** [...] is to ensure that new development is harmonious with its surroundings.*

*Section 3.3.1 - 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.*

The Planning and Heritage Department has circulated the rezoning request and supporting plan to the following City Divisions for comment: Public Works, Fire, Building Inspection, Water and Sewer Utilities. To date, the Planning and Heritage Department has received the following comments:

Water and Sewer Utilities

- Water and sewer services shall be provided to the new lot.
- Water and sewer service connections to one parcel shall not cross a separate parcel unless there are associated registered easements in place.

Fire

- The proposed new lot/ dwelling will be located within 90 metres of turnaround facility (First Street and Hawthorne Avenue). As such, no concerns.

Building Inspection

- The proposed 6ft side yard setback may limit the number of unprotected openings (windows and doors) permitted on the side facing facades of both the existing and proposed new dwelling under the National Building Code. As such, further review by Building Officials is required.

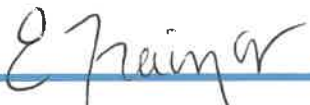
It is the opinion of the Planning and Heritage Department that in accordance with Regulation 3.10.2 (Amendments to the By-law and Rezoning) of the Zoning and Development By-law, the property owner has submitted sufficient information for an evaluation of the rezoning request to proceed.

CONCLUSION:

In light of the foregoing, the Planning and Heritage Department encourages Planning Board to recommend that City Council *approve* the request to proceed to public consultation regarding the following rezoning request:


Amend Appendix "G" – Zoning Map of the Zoning & Development By-law from Low Density Residential (R-2) Zone to Narrow Single Detached Residential (R-1N) Zone for the property located at 3 First Street (PID #276501).

PRESENTER:



Emily Trainor, MScPI
Planner I

MANAGER:



Alex Forbes, MBA, FCIP
Manager of Planning & Heritage

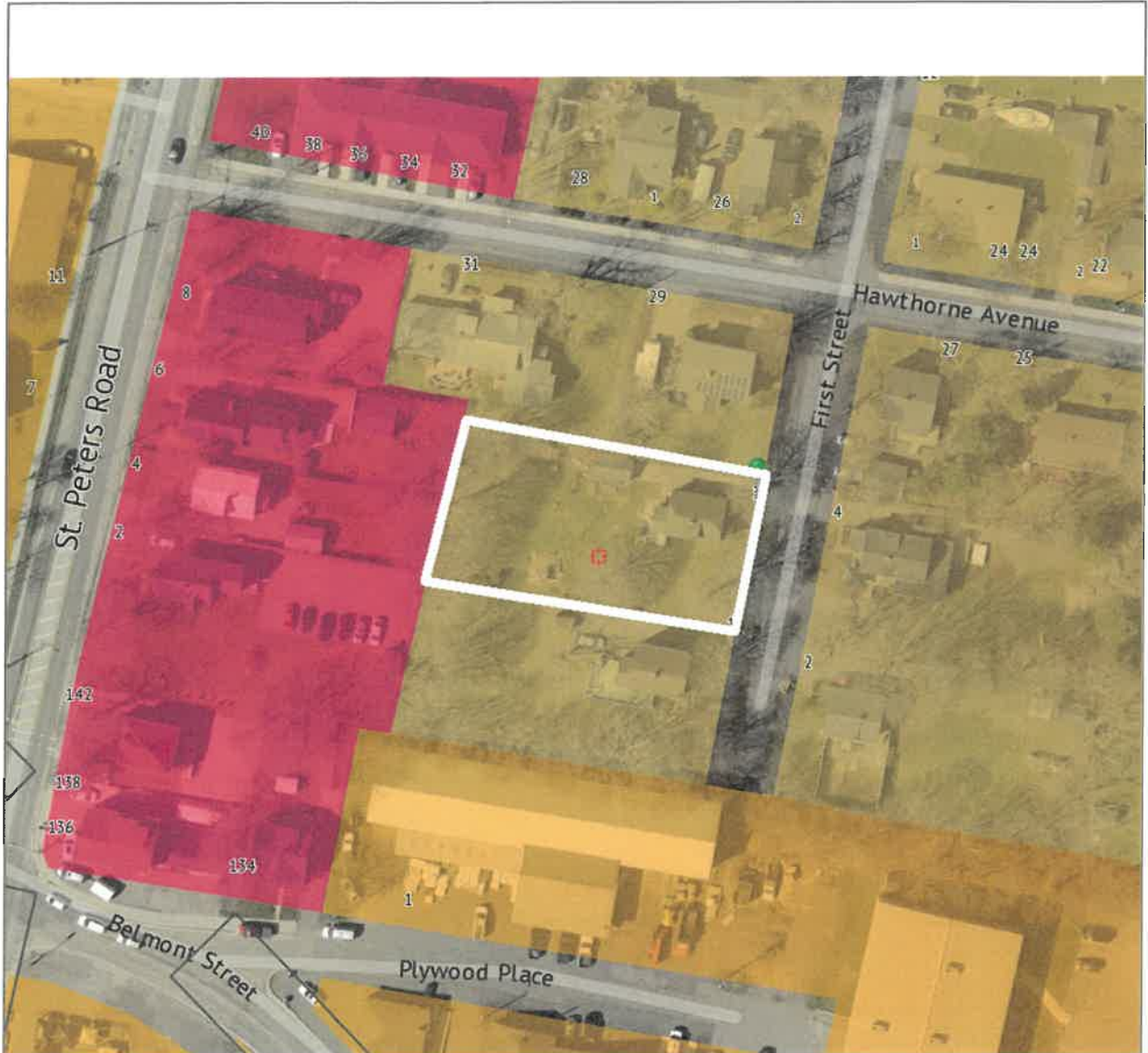
Attachment A



Attachment A: Subject Property – Aerial View
File: PLAN-2021-01-NOVEMBER-6B-2 3
3 First Street (PID# 276501)
Owners: Alan Aitken and Shelley Cole


CHARLOTTETOWN
Planning & Heritage
Department

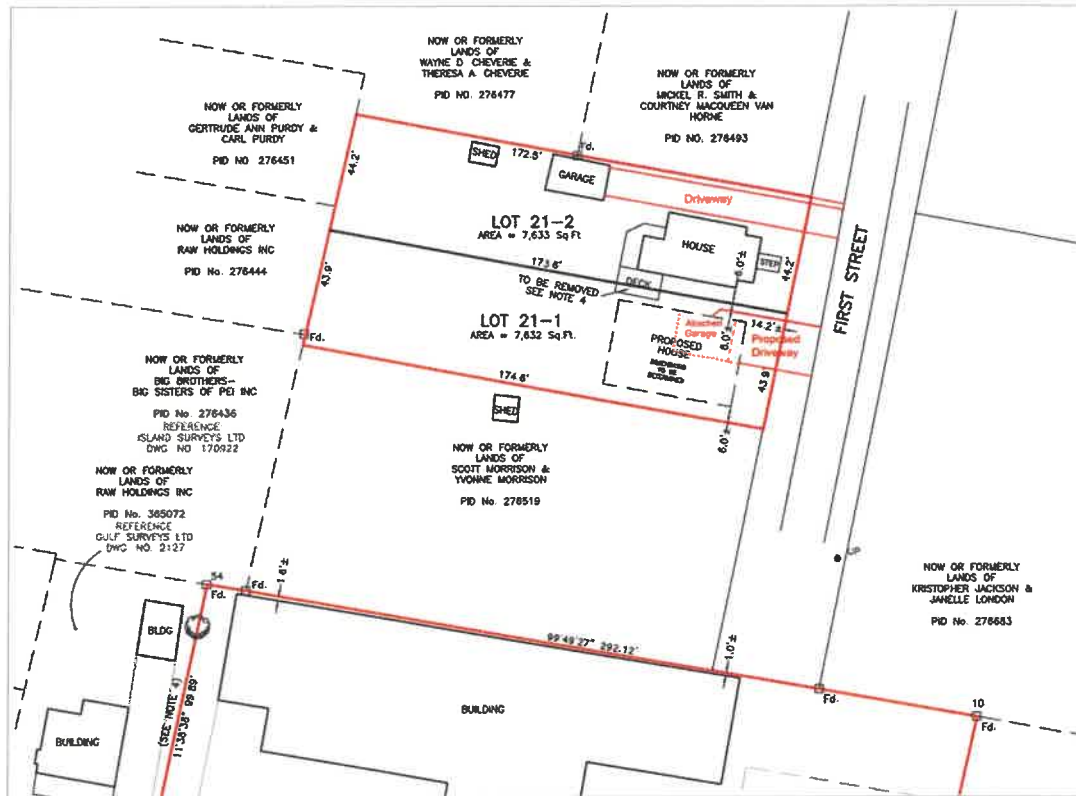
Attachment B



Attachment B: Zoning Map
File: PLAN-2021-01-NOVEMBER-6B-23
3 First Street (PID# 276501)
Owners: Alan Aitken and Shelley Cole



Attachment C



Attachment C: Preliminary Survey Plan
File: PLAN-2021-01-NOVEMBER-6B-23
3 First Street (PID# 276501)
Owners: Alan Aitken and Shelley Cole





CITY OF CHARLOTTETOWN

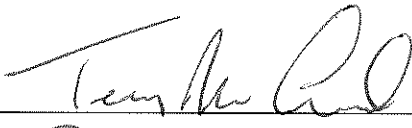
RESOLUTION

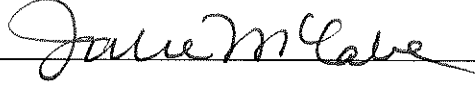
Planning
#3

MOTION CARRIED 9-0 JC Mayor Brown absent

MOTION LOST _____

Date: November 08, 2021

Moved by Councillor  Terry MacLeod

Seconded by Councillor  Julie McCabe

RESOLVED:

That the request to amend Appendix "G" – Zoning Map of the Zoning & Development Bylaw from the Low Density Residential (R-2) Zone to the Narrow Single-Detached Residential (R-1N) Zone for the property located at 3 First Street (PID #276501), in order to permit the subdivision of the lot into two (2) separate parcels, with proposed Lot 21-1 occupied by a new single-detached dwelling and proposed Lot 21-2 occupied by the existing single-detached dwelling, be approved to proceed to public consultation.

January 20, 2022

Dear Property Owner:

Re: 3 First Street (PID# 276501)

The City of Charlottetown Planning & Heritage Department has received a request to Rezone the property located at 3 First Street (PID#276501) from Low Density Residential (R-2) Zone to Narrow Single Detached Residential (R-1N) Zone.

The purpose of the Rezoning request is to permit the subdivision of the subject property into two (2) separate lots, with one (1) lot occupied by the existing single-detached dwelling and one (1) lot occupied by a proposed new single-detached dwelling.

The existing R-2 zoning that applies to this property allows for a range of low-density dwelling types, specifically: single-detached, modular, semi-detached, and duplex dwellings. The proposed R-1N zoning would limit the permitted dwelling types on the property to single-detached and modular dwellings only.

Pursuant to the requirements of the Zoning & Development By-law, and as a property owner located within 100 meters of the subject property, you are being notified of this Rezoning request. A public meeting to hear comments about this application, originally scheduled for January 25, 2022, **has been rescheduled to Tuesday, February 01, 2022 at 7:00pm via videoconference (Webex).**

With the evolving Covid-19 health situation, the City of Charlottetown would like to ensure the safety and health of staff, Council and the public. The City's current operational model indicates that all staff and Council meetings will be held virtually going forward. As a result, the public meeting to hear these applications will be held via videoconference (Webex).

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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 on or before 12:00 noon on Wednesday, February 02, 2022. All written submissions and comments 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 review the proposed Rezoning can visit the City's website at www.charlottetown.ca and find the Meeting Packages under the Mayor and Council section. As written submissions and comments are received and meeting minutes are compiled, the package will be updated with additional information leading up to the public meeting.

Sincerely,

Emily Trainor
Planner I

/efc



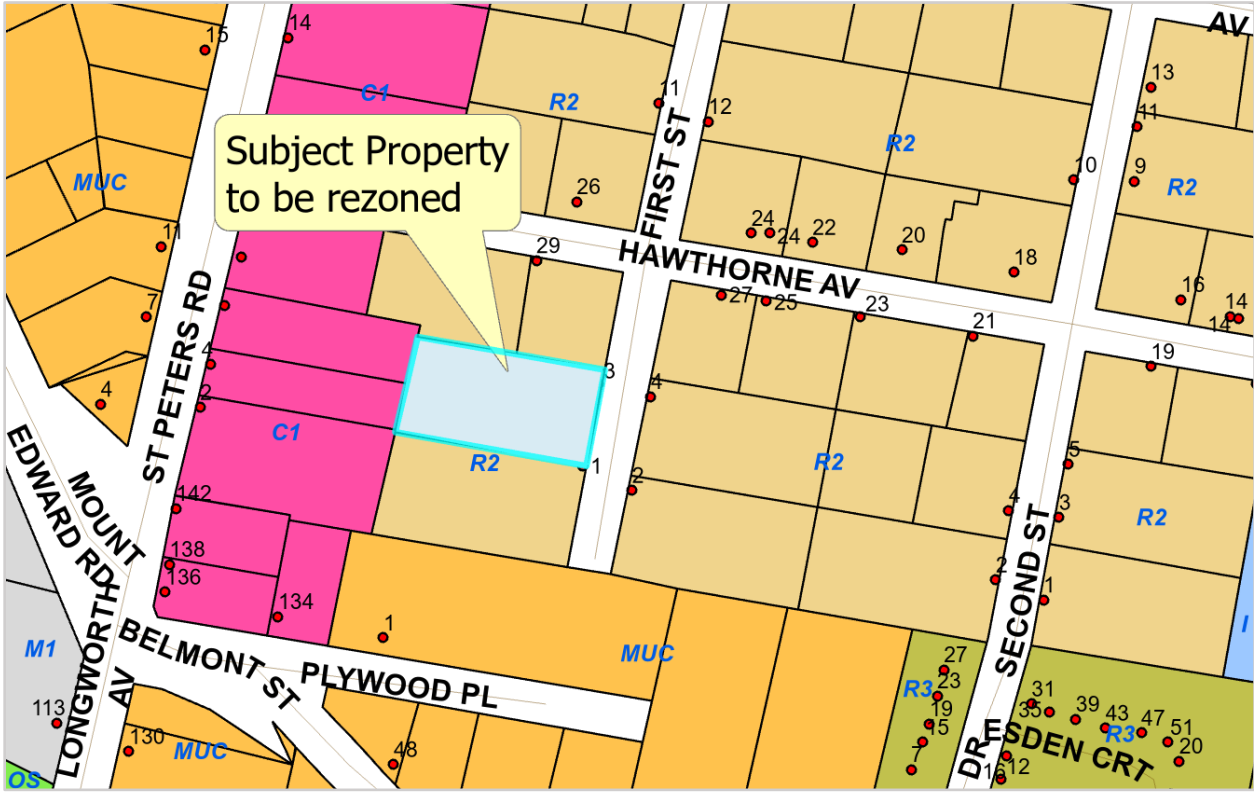


Figure 1: Zoning Map showing the Subject Property





Figure 2: Aerial View of the Subject Property



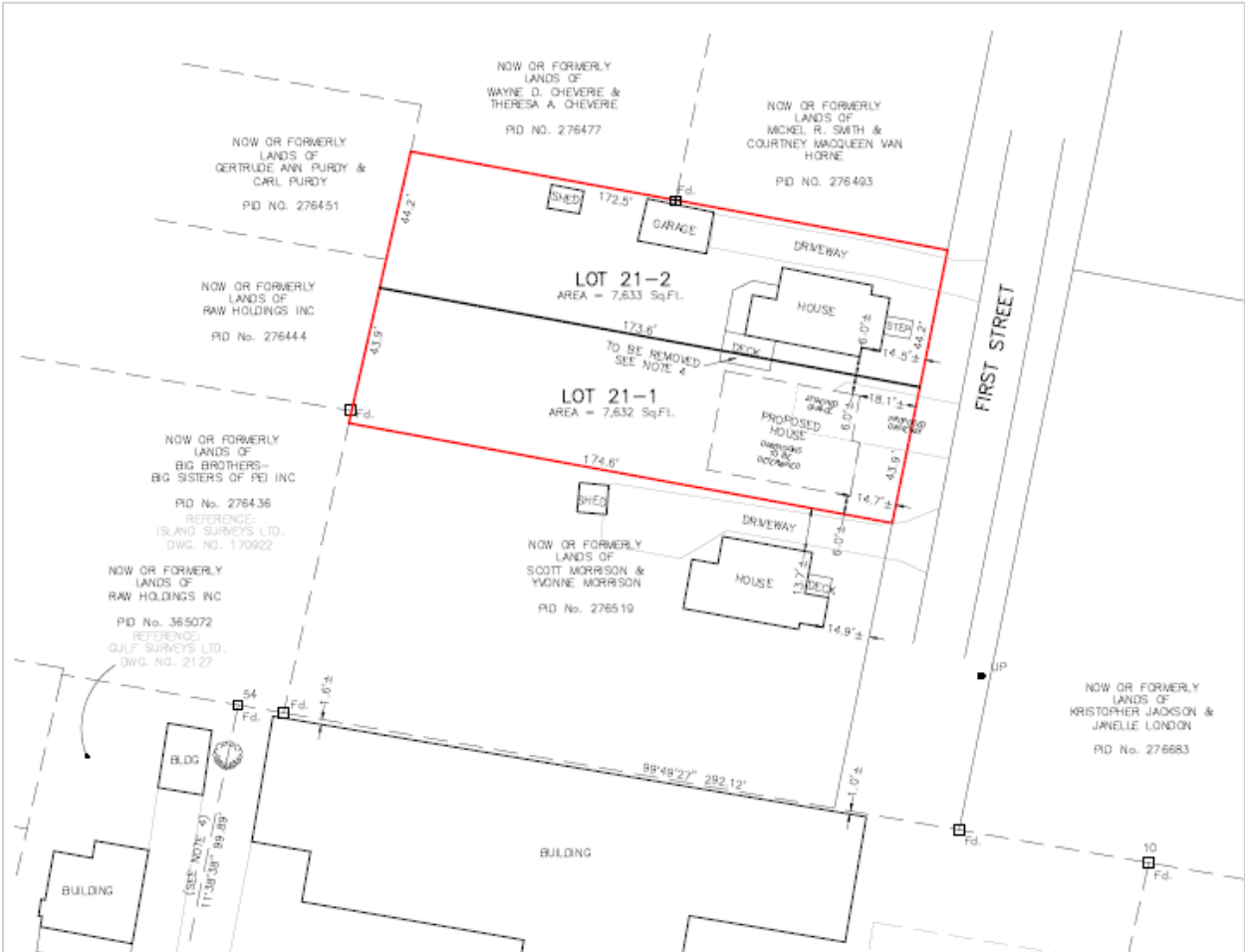


Figure 3: Preliminary Plan showing the proposed subdivision of the Subject Property into two (2) separate lots, with one (1) lot occupied by the existing single-detached dwelling and one (1) lot occupied by a proposed new single-detached dwelling.





January 11, 2022

Dear Property Owner:

Re: 3 First Street (PID# 276501)

The City of Charlottetown Planning & Heritage Department has received a request to Rezone the property located at 3 First Street (PID#276501) from Low Density Residential (R-2) Zone to Narrow Single Detached Residential (R-1N) Zone.

The purpose of the Rezoning request is to permit the subdivision of the subject property into two (2) separate lots, with one (1) lot occupied by the existing single-detached dwelling and one (1) lot occupied by a proposed new single-detached dwelling.

The existing R-2 zoning that applies to this property allows for a range of low-density dwelling types, specifically: single-detached, modular, semi-detached, and duplex dwellings. The proposed R-1N zoning would limit the permitted dwelling types on the property to single-detached and modular dwellings only.

Pursuant to the requirements of the Zoning & Development By-law, and as a property owner located within 100 meters of the subject property, you are being notified of this Rezoning request.

With the evolving Covid-19 health situation, the City of Charlottetown would like to ensure the safety and health of staff, Council and the public. The City's current operational model indicates that all staff and Council meetings will be held virtually going forward. As a result, the public meeting to hear these applications will be held via videoconference (Webex).

For those who are interested in participating via videoconference (Webex), residents are requested 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, January 21, 2022, 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 than 12:00 p.m. on Monday, January 24, 2022, with details on how to participate in the meeting. Anyone who wants to observe the meeting without commenting can watch it at www.charlottetown.ca/video.





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Sincerely,

Emily Trainor
Planner I

/efc



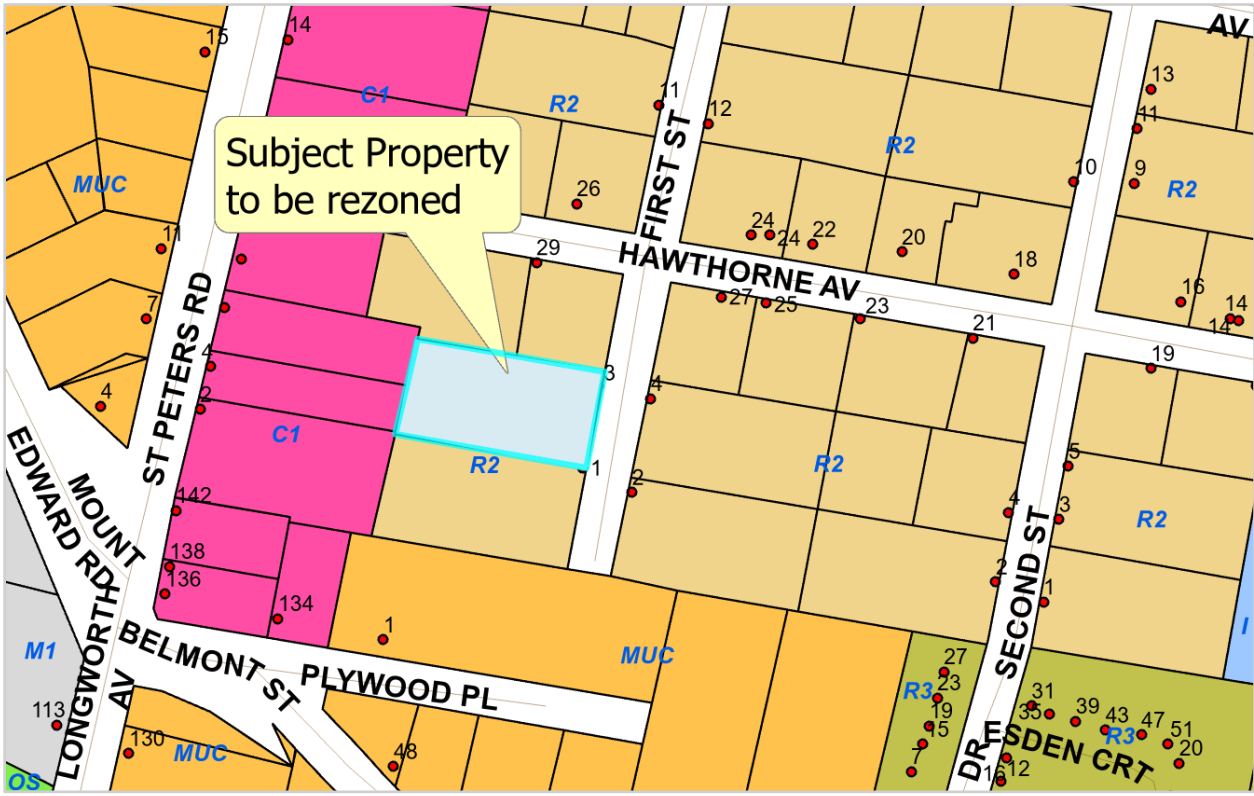


Figure 1: Zoning Map showing the Subject Property





Figure 2: Aerial View of the Subject Property



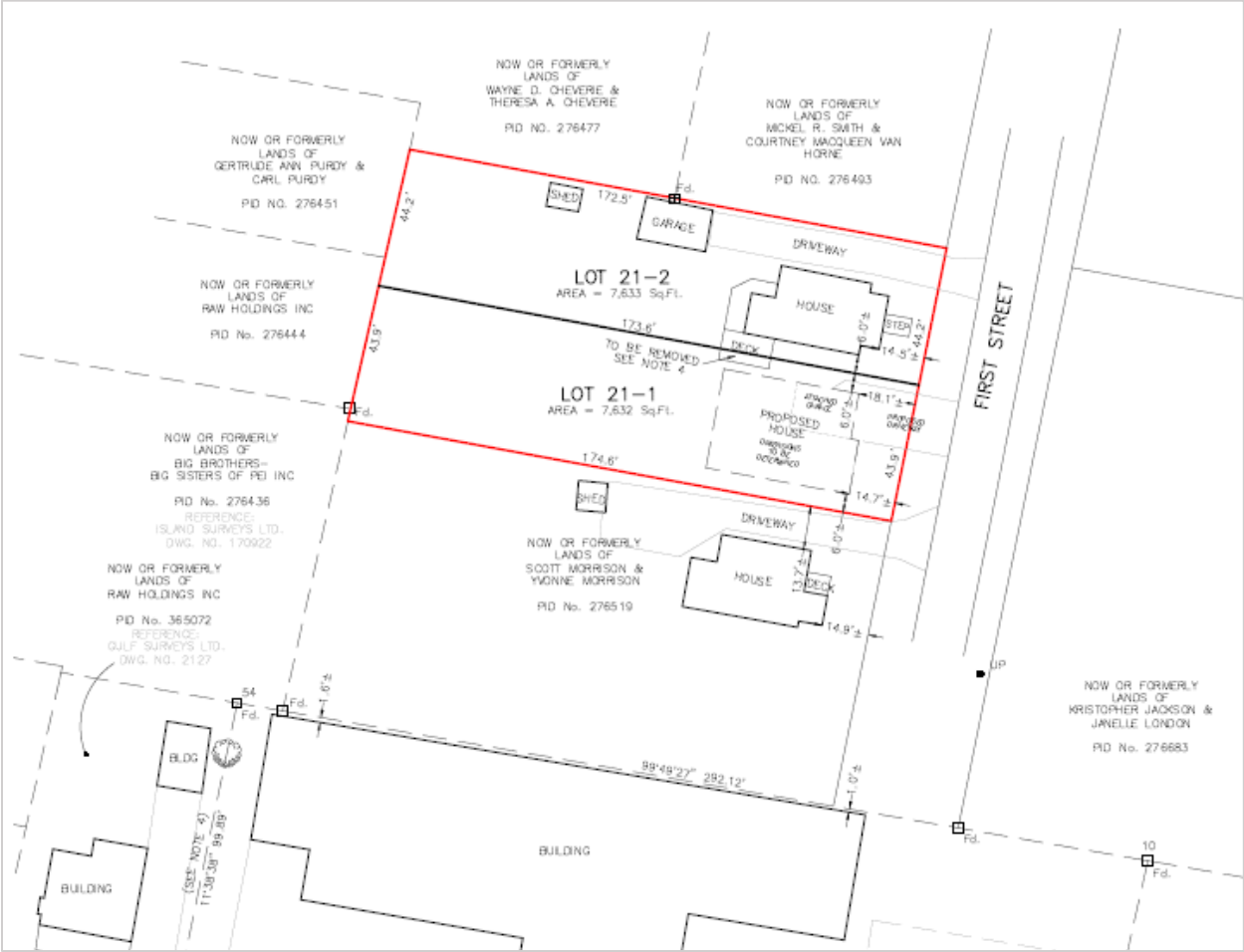


Figure 3: Preliminary Plan showing the proposed subdivision of the Subject Property into two (2) separate lots, with one (1) lot occupied by the existing single-detached dwelling and one (1) lot occupied by a proposed new single-detached dwelling.



POSTED JAN. 21, 2022
@ 12:50 PM BY SJ



CHARLOTTETOWN

UPDATED

NOTICE OF

PUBLIC MEETING

City Council would like to advise the public that the **virtual meeting** to hear comments on the following applications originally scheduled on Tuesday, January 25, 2022, **has been rescheduled to Tuesday, February 01, 2022 at 7:00 p.m.**

3 First Street (PID #276501)

This is a request to Amend Appendix “G” – Zoning Map of the Zoning & Development Bylaw from the Low Density Residential (R-2) Zone to the Narrow Single Detached Residential (R-1N) Zone.

The purpose of the rezoning request is to permit the subdivision of the subject property into two (2) separate lots, with one (1) lot occupied by the existing single-detached dwelling and one (1) lot occupied by a new single-detached dwelling.

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**The Public Meeting is scheduled on:
TUESDAY, FEBRUARY 01, 2022 AT 7:00 P.M.
Videoconference (Webex)
Livestreaming at www.charlottetown.ca**

POSTED @ 10:40 AM ON
JAN. 14, 2022 BY S.J.



CHARLOTTETOWN

NOTICE OF PUBLIC MEETING

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

3 First Street (PID #276501)

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TUESDAY, JANUARY 25, 2022 AT 7:00 P.M.
Videoconference (Webex)
Livestreaming at www.charlottetown.ca**

Information Sheet for Public Meeting on Tuesday, February 01, 2022

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- Amend Appendix “A” – Future Land Use Map of the Official Plan from Low Density Residential to Institutional; and
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Twenty (20) letters were sent out on the following dates to property owners within a 100-metre radius of the subject property as per the Zoning & Development Bylaw:


- January 11, 2022 (Tuesday), initial letter notifying residents of the public meeting
- January 20, 2022 (Thursday), updated letter indicating the date of the public meeting

Notice of the proposed amendments was advertised in The Guardian newspaper on Saturday, January 15, 2022 (original meeting date). A revised advertisement was posted on Saturday, January 22, 2022 and Saturday, January 29, 2022. Notices were also posted on the City’s website.

Notice was posted on the subject property on Friday, January 14, 2022. An updated notice was posted on the subject property on Friday, January 21, 2022.

As of Wednesday, January 26, 2022, (4:30 p.m.), no letter of support or objection was received. Any letters received after this time and until 4:30 p.m. on January 31, 2022, will be available before the public meeting. Letters received after 4:30 p.m. on January 31, 2022 until 12:00 p.m. on February 02, 2022, will be included in the report for Planning Board.

Notes:

OP REDESIGNATION & REZONING APPLICATION FILE: PLAN-2022-4-JAN- 6B-2 85 MALPEQUE ROAD (PID #388181) OWNER: JEFF MURPHY		 CHARLOTTETOWN
MEETING DATE: JANUARY 04, 2022		Page 1 of 4
DEPARTMENT: Planning & Heritage	ATTACHMENTS: A. GIS Map B. Site Plan C. Proposed Lot Consolidation	
SITE INFORMATION: Context: 1.13 acre undeveloped property with surface parking lot Ward No: 8 – Highfield Existing Land Use: Vacant with existing surface parking lot that serves adjacent property Official Plan: Low Density Residential Zoning: Single Detached Residential (R1-L) Zone		
PREVIOUS APPLICATIONS: 10-206 (withdrawn)		

RECOMMENDATION:

The Planning & Heritage Department encourages Planning Board to recommend to Council to approve the request to proceed to public consultation for the Official Plan re-designation and rezoning request to:

1. Amend Appendix “A” – Future Land Use Map of the Official Plan from Low Density Residential to Institutional for the property located at 85 Malpeque Road (PID #388181); and
2. Amend Appendix “G” – Zoning Map of the Zoning & Development By-law from the Single Detached Residential (R1-L) Zone to the Institutional (I) Zone for the property located at Lot at 85 Malpeque Road (PID #388181).

proceed to public consultation.

BACKGROUND:

Request

The applicant, Greg MacDougall, is applying to change the Official Plan designation from the Low Density Residential to the Institutional designation and to rezone the property from the Single Detached Residential (R1-L) Zone to the Institutional (I) Zone. The applicant is also requesting a lot consolidation of the existing lot, 85 Malpeque Road (PID #388181) with 73 Malpeque Road (PID #388173) to construct an addition to the existing nursing home (see Attachment C). The requested

consolidation does not require public consultation, but notification of this consolidation will be included in the public meeting notification. The proposed consolidation will also be included in the recommendation to Council following the public meeting.

Development Context

The subject property fronts onto Malpeque Road and is presently vacant with a surface parking lot that serves for overflow parking of the existing nursing home located on the adjacent parcel to the south at 73 Malpeque Road (PID #388173). Directly to the north and adjacent to the subject property resides Royalty Maple Cottages (89 Malpeque Road PID #388199), while to the west resides low density residential developments consisting mainly of single detached dwellings. However, between Capital Dr and the Bypass Highway, the west side of Malpeque Rd is predominantly zoned Institutional, which acts as a buffer from commercial development for the low-density residential neighbourhood accessed through Irwin Drive. Given the existing institutional nature of these land uses and the residential zoning of the surrounding area, the proposed use (i.e. expansion of the nursing home) would be generally compatible in this portion of the City.

Public Works Department: Since the property is adjacent to a collector street and would be consolidated with 73 Malpeque Road the existing access to the street shall be decommissioned and closed to limit the number of accesses to the proposed development. Since a lot consolidation between the two properties is required for the nursing home addition, the primary access for the development shall be restricted to the existing ingress/egress access located on 73 Malpeque Road.

Property History

The subject property went through a rezoning process to amend the zone from R-1L to C-2 in order to expand the existing commercial development (i.e. Royalty Maple Cottages) that resides directly to the north. However, the application was withdrawn. The land has remained vacant and presently contains a surface parking lot.

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.c of the Zoning & Development By-law. The public notification will also include the request for the lot consolidation.

ANALYSIS:

This property is located between a commercial property to the North (Royalty Maple Cottages) and an Institutional property to the South (Andrew's Lodge). The application at hand is for a rezoning of the property from R1L to I – Institutional which would be an extension of the existing institutional zone. Note that between Capital Dr and the Bypass Highway, the west side of Malpeque Rd is predominantly zoned Institutional, which acts as a buffer from commercial development for the low-density residential neighbourhood accessed through Irwin Drive. Also, with the opposite side of Malpeque Rd being zoned CDA – Comprehensive Development Area, this stretch of the “commercial corridor” is well protected from sporadic growth which could otherwise have negative impacts on the neighbourhood. To continue to protect this existing neighbourhood it is important to restrict the type of development that can fill in on the west side Malpeque Rd, between Capital Dr and the Bypass Highway. Since this property and proposed use (i.e. nursing home) would effectively expand on the existing institutional use located at 73 Malpeque Road, this type of development would be one of the few compatible uses that would not compromise the nature of the surrounding residential neighbourhood to the west.

CONCLUSION:

The Planning & Heritage Department encourages Planning Board to recommend to Council to approve the request to proceed to public consultation for the Official Plan re-designation and rezoning request to:

1. Amend Appendix “A” – Future Land Use Map of the Official Plan from Low Density Residential to Institutional for the property located at 85 Malpeque Road (PID #388181);
and

2. Amend Appendix "G" – Zoning Map of the Zoning & Development By-law from the Single Detached Residential (R1-L) Zone to the Institutional (I) Zone for the property located at Lot at 85 Malpeque Road (PID #388181).

proceed to public consultation.

PRESENTER:



Robert Zilke, MPlan, RPP
Planner II

MANAGER:



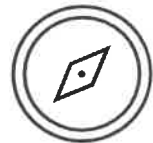
Alex Forbes, MBA, RPP
Manager of Planning & Heritage

Attachment A

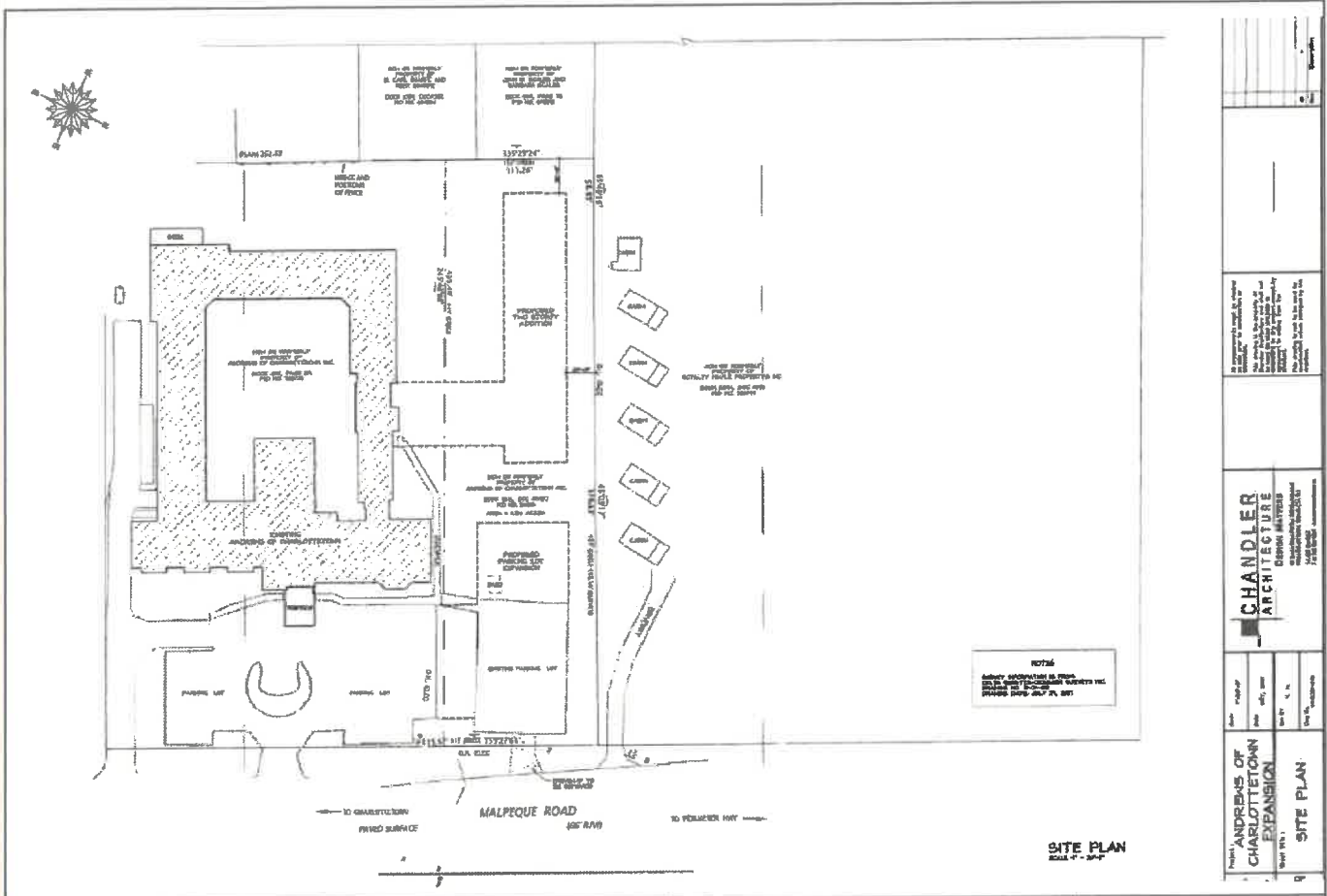


Attachment A: GIS Map
File: PLAN-2022-4-January
85 Malpeque Rd (PID #388181)
Owner: Jeff Murphy


CHARLOTTETOWN
Planning & Heritage
Department



Attachment B



<p>CHANDLER ARCHITECTURE DESIGN ARCHITECTS 100 WATERLOO STREET CHARLOTTETOWN, PE A1A 1A1</p>	
<p>ANDREWS OF CHARLOTTETOWN EXPANSION</p>	<p>SITE PLAN</p>

Attachment A: Site Plan
File: PLAN-2022-4-January
85 Malpeque Rd (PID #388181)
Owner: Jeff Murphy


CHARLOTTETOWN
 Planning & Heritage
 Department





CITY OF CHARLOTTETOWN

RESOLUTION

Planning
#2

MOTION CARRIED 10-0 (Carried)
MOTION LOST _____
MB

Date: January 10, 2022

Moved by Councillor _____ Terry MacLeod

Seconded by Councillor _____ Julie McCabe

RESOLVED:

That the request to:

- Amend Appendix "A" – Future Land Use Map of the Official Plan from Low Density Residential to Institutional; and
- Amend Appendix "G" – Zoning Map of the Zoning & Development Bylaw from Single Detached Residential (R1-L) Zone to the Institutional (I) Zone,

for the property located at 85 Malpeque Road (PID #388181), be approved to proceed to public consultation.

January 20, 2022

Dear Property Owner:

Re: 85 Malpeque Road (PID #388181)

The City of Charlottetown Planning & Heritage Department has received a request pertaining to the property located on 85 Malpeque Road (PID #388181) to change the Official Plan designation from the Low-Density Residential designation to the Institutional designation and to rezone the property from the Single-Detached Residential (R-1L) Zone to the Institutional (I) Zone. The property is presently undeveloped that is being used for overflow surface parking.

This request is to allow for an expansion to the existing nursing home located at 73 Malpeque Road. There is an existing lot consolidation application to consolidate the subject property (i.e. 85 Malpeque Road) with 73 Malpeque Road.

Pursuant to the requirements of the Zoning & Development By-law, and as a property owner located within 100 meters of the subject property, you are being notified of this rezoning and Official Plan designation request. A public meeting to hear comments about this application, originally scheduled for January 25, 2022, **has been rescheduled to Tuesday, February 01, 2022 at 7:00pm via videoconference (Webex).**

With the evolving Covid-19 health situation, the City of Charlottetown would like to ensure the safety and health of staff, Council and the public. The City's current operational model indicates that all staff and Council meetings will be held virtually going forward. As a result, the public meeting to hear these applications will be held via videoconference (Webex).

For those who are interested in participating via videoconference (Webex), residents are requested 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, January 28, 2022, 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 than 12:00 p.m. on Monday, January 31, 2022, with details on how to participate in the meeting. Anyone who wants to observe the meeting without commenting can watch it at www.charlottetown.ca/video.

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 on or before 12:00 noon on Wednesday, February 02, 2022. 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 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.

Yours truly,

Robert Zilke, MCIP
Planner II

/efc





Figure 1. Location of proposed OP and Rezoning. Note that the subject property will be required to consolidate with the property to the south, 73 Malpeque Road.



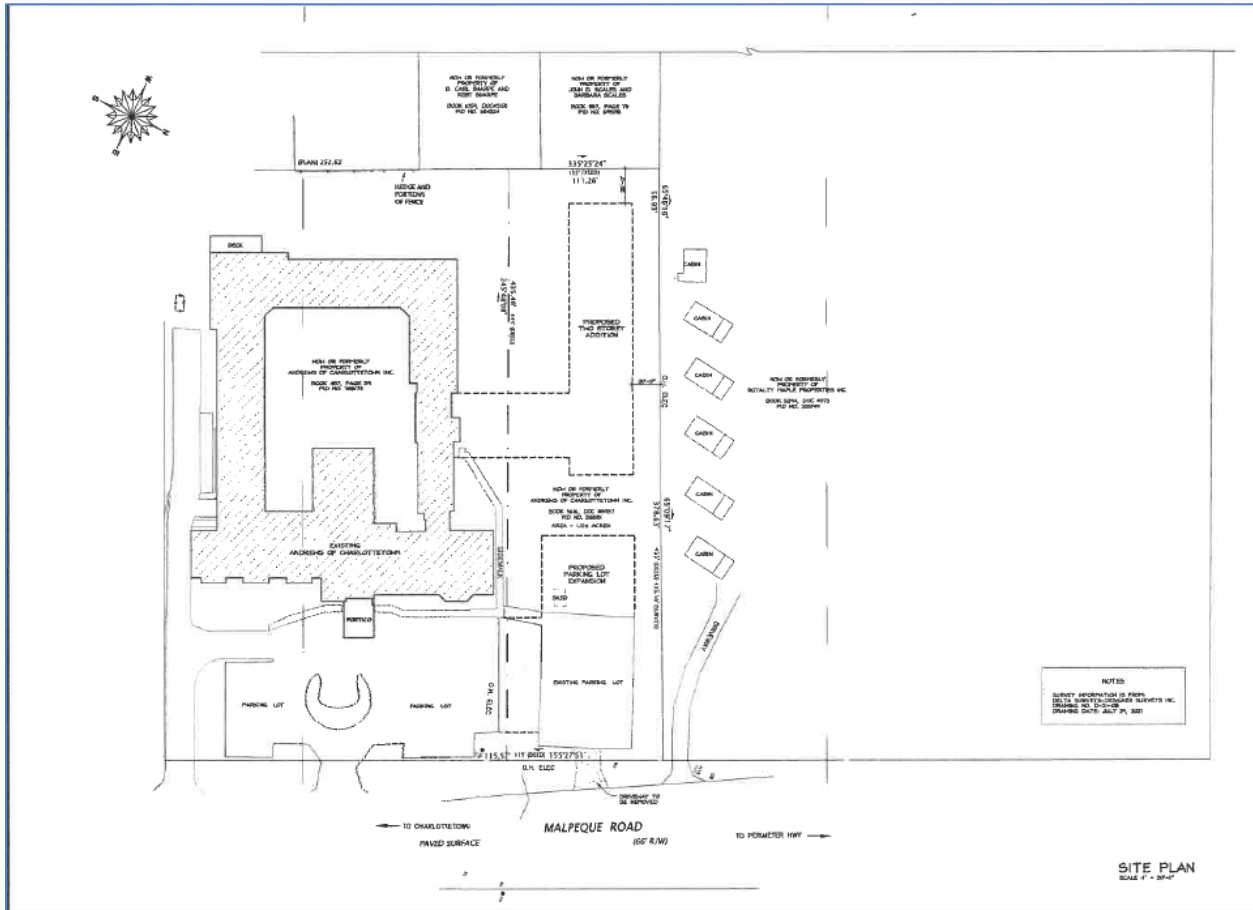


Figure 2. Proposed care home addition



January 11, 2022

Dear Property Owner:

Re: 85 Malpeque Road (PID #388181)

The City of Charlottetown Planning & Heritage Department has received a request pertaining to the property located on 85 Malpeque Road (PID #388181) to change the Official Plan designation from the Low-Density Residential designation to the Institutional designation and to rezone the property from the Single-Detached Residential (R-1L) Zone to the Institutional (I) Zone. The property is presently undeveloped that is being used for overflow surface parking.

This request is to allow for an expansion to the existing nursing home located at 73 Malpeque Road. There is an existing lot consolidation application to consolidate the subject property (i.e. 85 Malpeque Road) with 73 Malpeque Road.

Pursuant to the requirements of the Zoning & Development By-law, and as a property owner located within 100 meters of the subject property, you are being notified of this rezoning and Official Plan designation request.

With the evolving Covid-19 health situation, the City of Charlottetown would like to ensure the safety and health of staff, Council and the public. The City's current operational model indicates that all staff and Council meetings will be held virtually going forward. As a result, the public meeting to hear these applications will be held via videoconference (Webex).

For those who are interested in participating via videoconference (Webex), residents are requested 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, January 21, 2022, 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 than 12:00 p.m. on Monday, January 24, 2022, with details on how to participate in the meeting. Anyone who wants to observe the meeting without commenting can watch it at www.charlottetown.ca/video.

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 on or before 12:00 noon on Wednesday, January 26, 2022. 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 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.

Yours truly,

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Planner II

/efc





Figure 1. Location of proposed OP and Rezoning. Note that the subject property will be required to consolidate with the property to the south, 73 Malpeque Road.



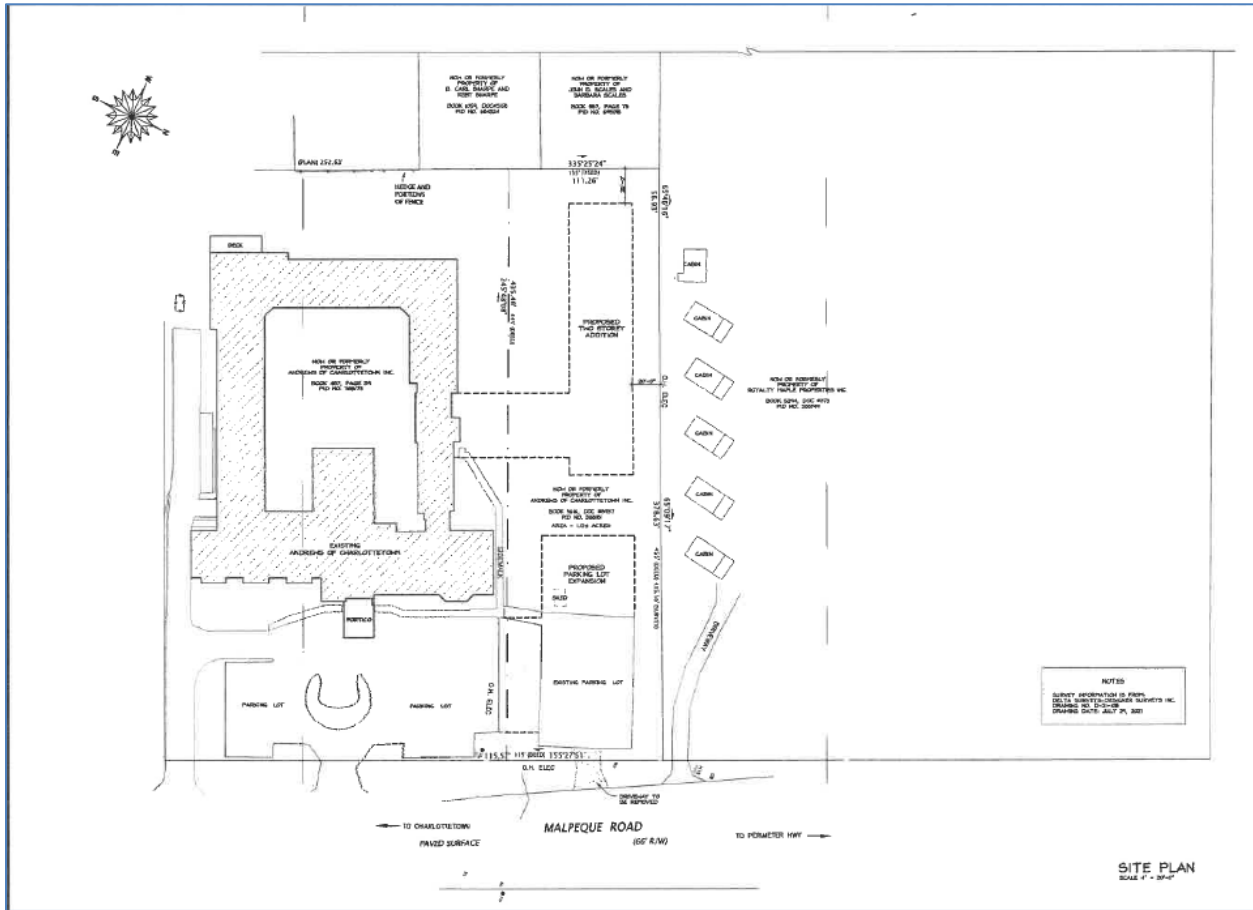


Figure 2. Proposed care home addition



POSTED JAN. 21, 2022
@ 2:15 PM BY SJ



CHARLOTTETOWN

UPDATED

NOTICE OF

PUBLIC MEETING

City Council would like to advise the public that the **virtual meeting** to hear comments on the following applications originally scheduled on Tuesday, January 25, 2022, **has been rescheduled to Tuesday, February 01, 2022 at 7:00 p.m.**

85 Malpeque Road (PID #388181)

This is a request to:

- Amend Appendix “A” – Future Land Use Map of the Official Plan from Low Density Residential to Institutional; and
- Amend Appendix “G” – Zoning Map of the Zoning & Development By-law from the Single Detached Residential (R1-L) Zone to the Institutional (I) Zone.

This request is to allow for an expansion to the existing nursing home located at 73 Malpeque Road. There is an existing lot consolidation application to consolidate the subject property (i.e. 85 Malpeque Road) with 73 Malpeque Road.

With the evolving Covid-19 health situation, the City of Charlottetown would like to ensure the safety and health of staff, Council and the public. The City’s current operational model indicates that all staff and Council meetings will be held virtually going forward. As a result, the public meeting to hear these applications will be held via videoconference (Webex).

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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.

**The Public Meeting is scheduled on:
TUESDAY, FEBRUARY 01, 2022 AT 7:00 P.M.
Videoconference (Webex)
Livestreaming at www.charlottetown.ca**

POSTED @ 10:25 AM ON
JAN. 14, 2022 BY S.T.



CHARLOTTETOWN

NOTICE OF PUBLIC MEETING

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

85 Malpeque Road (PID #388181)

This is a request to:

- Amend Appendix “A” – Future Land Use Map of the Official Plan from Low Density Residential to Institutional; and
- Amend Appendix “G” – Zoning Map of the Zoning & Development By-law from the Single Detached Residential (R1-L) Zone to the Institutional (I) Zone.

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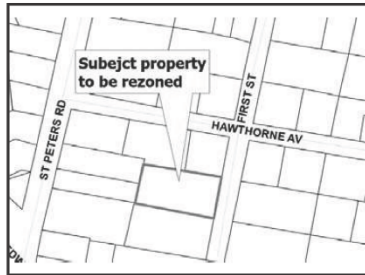
**The Public Meeting will be held on:
TUESDAY, JANUARY 25, 2022 AT 7:00 P.M.
Videoconference (Webex)
Livestreaming at www.charlottetown.ca**

**UPDATED
 NOTICE OF PUBLIC MEETING**

City Council would like to advise the public that the **virtual meeting** to hear comments on the following applications originally scheduled on Tuesday, January 25, 2022, **has been rescheduled to Tuesday, February 01, 2022 at 7:00 p.m.**

3 First Street (PID #276501)

This is a request to Amend Appendix "G" – Zoning Map of the Zoning & Development Bylaw from the Low Density Residential (R-2) Zone to the Narrow Single Detached Residential (R-1N) Zone. The purpose of the rezoning request is to permit the subdivision of the subject property into two (2) separate lots, with one (1) lot occupied by the existing single-detached dwelling and one (1) lot occupied by a new single-detached dwelling.

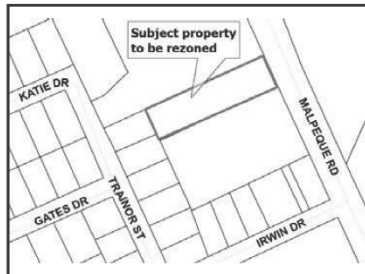


85 Malpeque Road (PID #388181)

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- Amend Appendix "A" – Future Land Use Map of the Official Plan from Low Density Residential to Institutional; and
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The general public is encouraged to participate.

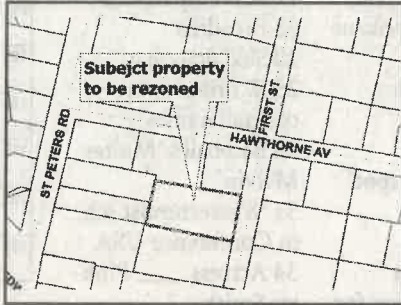
Guardian Ad – cut-out
 from digital Ad
 - January 22, 2022

**UPDATED
 NOTICE OF PUBLIC MEETING**

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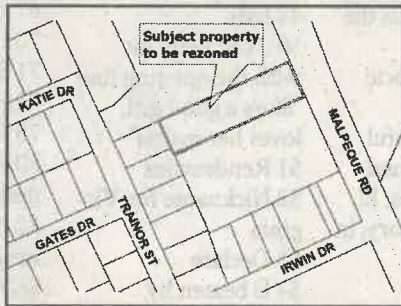


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The general public is encouraged to participate.

GUARDIAN AD
 - JANUARY 22, 2022