



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

Tuesday, September 08, 2020 at 4:00 p.m.
Council Chambers, 2nd Floor, City Hall, 199 Queen Street
Live streaming: www.charlottetown.ca/video

- 1. Call to Order**
- 2. Declaration of Conflicts**
- 3. Approval of Agenda** – Approval of Agenda for Tuesday, September 08, 2020
- 4. Adoption of Minutes** - Minutes of Planning Board Meeting on Tuesday, August 18, 2020
- 5. Business arising from Minutes**
- 6. Reports:**
 - a) Variances:**
 1. 58 Maple Avenue (PID #480475) Robert
Request for a temporary use in order to move three (3) mobile trailers onto the subject property for the Mount Academy students to store their recreational equipment (i.e. hockey gear).
 - b) Rezoning:**
 2. 12 Valley Street (PID #358192) & 281 University Avenue (PID #358051 & PID #358077) Greg
Request to rezone a portion (approximately 416.3 sq m) of the property located at 12 Valley Street from the Low Density Residential (R-2) Zone to the Mixed-Use Corridor (MUC) Zone. This request is to proceed to public consultation only at this time but should also be noted that it includes a lot consolidation and variance request that will be dealt with following public consultation.
 3. 35 Connolly Street (PID #358556) Greg
Request to rezone the subject property from the Shopping Centre Commercial (C-3) Zone to the Mixed-Use Corridor (MUC) Zone in order to construct a single-detached dwelling on the vacant property.
 4. 40-42 Kensington Road / 3 Park Street (PID #365676) Greg
Request to rezone the subject property from the Low Density Residential (R-2) Zone to the Medium Density Residential (R-3) Zone, amend the Official Plan designation from Low Density Residential to Medium Density Residential and obtain a variance to decrease the lot frontage requirement for an apartment dwelling on a corner lot from 98.4 ft to 53.87 ft in order to convert the existing legal non-conforming three (3) unit dwelling into a four (4) unit dwelling.
 5. 53 Towers Road (Lot 2014-5) (PID #1076702) Laurel
Request to amend a comprehensive development plan and amend a development agreement to increase the density on the lot from 60 to 62 units.
 6. Corner of Towers Road and Mount Edward Road (PID #s 390534, 390559 and 390542) Laurel
Request to amend Appendix “B” of the Zoning & Development Bylaw (Comprehensive Development Area (CDA) Parcels and Permitted Uses); a request to amend Appendix “A” the Official Plan Map from Low Density Residential to Comprehensive Plan Area; and to amend Appendix “G” of 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 development.



7. 115 Murchison Lane and Deacon Grove Lane (PID #s 425892 & 691162) Laurel
Request to rezone the area around Hillsborough Hospital from Institutional (I) and Business Park Industrial (M-3) to Comprehensive Development Area (CDA) to allow for the development of a mental health and acute care campus as well as a mixed-use development and amend the Official Plan designation from Employment and Institutional to Comprehensive Development Area.
8. 45 Towers Road (Lot 2014-4) (PID #1076694) Laurel
Request to amend a comprehensive development plan and amend a development agreement to change the use on a lot from a 90-bed community care facility with an additional 8,000 sq. ft of commercial space to a 74-unit apartment building.
9. 428 Queen Street (PID #368134) Robert
Request to rezone PID #368134 and a portion of PID #368118 from Medium Density Residential (R-3) Zone to Mixed-Use Corridor (MUC) Zone and amend the Official Plan Map from Medium Density Residential to Commercial to construct a parking lot for McQueen's Bike Shop and consolidate PID#'s (368126, 368134 and a portion of 368118) to form a new Lot 2020-1.
10. 168 Weymouth St (PID #345108) Robert
Request to rezone the subject property from Downtown Neighbourhood (DN) Zone to Downtown Mixed Use Neighbourhood (DMUN) Zone to operate a professional office (i.e. Accountants) on the first two floors with the remaining third floor to be used for residential.

c) Others

11. Zoning & Development By-law Amendments (PH-ZD.2) Laurel
Proposed amendments to the Zoning & Development Bylaw (PH-ZD.2) as it pertains to Section 20: Medium Density Mixed Use (MUR) Zone mixing formula for housing types to allow better placement of similar dwellings; Section 45.12: Private Street Access being removed and repealed; 3) Section 45.6: General Provisions for Subdivision pertaining to private roads; and Section 44.12.4: Regulations for Fascia Sign General Provisions to allow fascia signage to be located at the top of a four (4) storey street wall or the top of a building impacted by a step back.

7. Introduction of New Business

8. Adjournment of Public Session