



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

Monday, December 07, 2020 at 4:30 p.m.

~~*Council Chambers, 2nd Floor, City Hall, 199 Queen Street*~~

Via videoconference (Webex)

Live streaming: www.charlottetown.ca/video

1. **Call to Order**
2. **Declaration of Conflicts**
3. **Approval of Agenda** – Approval of Agenda for Monday, December 07, 2020
4. **Adoption of Minutes** - Minutes of Planning Board Meeting on Monday, November 02, 2020
5. **Business arising from Minutes**
6. **Reports:**

a) Variances:

1. **20 Upper Hillsborough Street (PID #362590)** *Emily*

Request for the following variances in order to convert the existing duplex to a four (4) unit apartment:

- Reduce the required lot area for an apartment dwelling on an interior lot from 1,237.9 sq. ft. per unit to approximately 1,166.0 sq.ft. per unit (minor); and
- Reduce the required lot frontage for an apartment dwelling from 82.0 ft to approximately 59.5 ft. (major).

Should no objections be received by the comment deadline (December 4, 2020), decision authority regarding the proposed minor variance will be delegated to the Planning and Heritage Department and only the major variance will be considered by the Planning Board.

2. **40 Belvedere Ave (PID #372573)** *Robert*

Request for a minor variance to reduce the minimum required lot area from 2,520 sq.m. (27,125 sq.ft) to approximately 2,335 sq.m. (25,134 sq.ft.) in order to construct an additional six (6) apartment units to allow for a total of eighteen (18) apartment units on the subject property.

3. **219 Minna Jane Drive (PID #577585)** *Laurel*

Request for a minor variance to reduce the minimum lot area requirement in the Highway Commercial (C-2) zone from 63,132.9 sq. ft. to approximately 57,063.6 sq. ft. in order to increase the number of units on site from 55 units to 60 units to construct an apartment building with underground parking. Also, a request for a major variance to increase the height of an apartment building from 49.2 ft. to 58.9 ft. average height from grade to the top of the main roof.

4. **50 Grafton Street (PID #891432)** *Laurel*

Request for a major variance to reduce the lot frontage requirement in the Downtown Mixed Use Neighbourhood (DMUN) Zone from 20 m (65.6 ft.). to approximately 17.3 m (57 ft.) in order to allow for the 7th residential dwelling unit in the building.



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b) Rezoning:

5. Lot 18-2 Sherwood Road (PID #455642) *Robert*

Request to amend the Official Plan designation from Industrial to Commercial and to rezone the subject property from Business Park Industrial (M-3) Zone to Highway Commercial (C-2) Zone in order to construct three (3) apartment buildings that will provide 200 dwelling units. Public meeting was held on October 27, 2020.

c) Others:

6. Update on MacRae Drive/Norwood Road (PID #192401) *Emily*

Request to rezone a portion of the property from the Single-Detached Residential (R-1L) Zone to the Low Density Residential (R-2) Zone in order to create a subdivision containing a combination of single-detached dwellings and semi-detached dwellings. The applicant has revised their application to maintain the existing Single-Detached Residential (R-1L) zoning on all properties fronting MacRae Drive. The revision occurred in response to City's Councils deferral at the monthly meeting held on November 9, 2020.

7. Introduction of New Business

8. Adjournment of Public Session