



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

Monday, May 03, 2021 at 4:30 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 Monday, May 03, 2021
4. **Adoption of Minutes** - Minutes of Planning Board Meeting on Tuesday, April 06, 2021
5. **Business arising from Minutes**
6. **Reports:**
 - a) **Variations:**
 1. **Viceroy Avenue (PID# 349035) Emily**

Request for the following Major Variations in order to allow for two (2) new single-detached dwellings on the lot which is proposed to be subdivided into two separate parcels:

 - Reduce the minimum front yard setback requirement from 6.0 metres (19.7ft) to 4.27 metres (14ft)
 - Reduce the minimum rear yard setback requirement from 7.5 metres (24.6ft) to 4.63 metres (15.2ft)
 2. **88 Prince Charles Drive (PID# 732461) Emily**

Request for a Major Variance to reduce the minimum side yard setback requirement from 1.2 metres (3.9ft) to 0.9 metres (2.95ft) in order to permit a new accessory building on the southwest portion of the lot.
 3. **151 Upper Prince Street (PID # 368969) Laurel**

Request for three (3) major variations to:

 - Reduce the required lot frontage along Young Street from 30m (98.4 ft) to approximately 15.69 m (51.50 ft);
 - Reduce the flankage yard setback along Upper Prince Street from 6.0 m (19.7 ft). to 3.15 m (10.37) ft. in order to allow for the construction of a 3 unit apartment dwelling; and
 - Reduce the flankage yard setback for a balcony from 4.81 m (15.8 ft.) to 2.4 m (7.87 ft.) in order to allow a balcony to be constructed along the Upper Prince Street side of the proposed building.
 - b) **Rezoning:**
 4. **199 Grafton Street (PID #342790) Laurel**

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



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

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

c) Others:

5. **Zoning & Development Bylaw Amendments (PH-ZD.2)** Robert

Request to proceed to a public meeting for proposed amendments to the Zoning & Development Bylaw pertaining to:

- Housekeeping amendments to update and correct references to regulations, tables and appendices;
- Update standards and requirements for general provisions for lots and site design;
- Correct reference for Deck height in the Projections into Yards table;
- Provide clarification on the bonus height development standards for base building;
- Amend Appendix A. Definitions for Multi-unit Dwelling.

7. Introduction of New Business

8. Adjournment of Public Session

As the City continues to follow physical distancing protocols set out by PEI Public Health, the maximum seating for the public will be limited to 15 within the 2nd Floor foyer. Upon arrival, individuals will be required to provide information for contact tracing purposes.