



PLANNING BOARD AGENDA
NOTICE OF MEETING

Tuesday, February 6th, 2024 at 4:30 pm
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, February 6, 2024
4. Adoption of Minutes – Minutes of Planning Board Meeting on Tuesday, January 16, 2024
5. Business arising from Minutes
6. Reports:

a) Variances:

1. **24 Lower Malpeque Road (PID #696989)**

Michael F., Planner II

This is a request to consider a Major Variance to allow for the construction of a new apartment building having 67 dwelling units at a height of 6-storeys or 19.70 metres (64.5 feet) in the Highway Commercial Zone (C-2) of the Zoning and Development By-law whereas a maximum height of 5-storeys or 15.0 metres (49.2 feet) is otherwise permitted by the (C-2) zone for apartment buildings.

2. **Unaddressed parcel adjacent to 300 Capital Drive (PID #387407)**

Sonia K., Planner II

This is a request to consider a Major Variance to allow for the construction of a new hotel at a height of 6-storeys or 19.96 metres (65.5 feet) in the Highway Commercial Zone (C-2) of the Zoning and Development By-law whereas a maximum height of 4-storeys or 12.0 metres (39.4 feet) is otherwise permitted by the (C-2) zone for permitted commercial uses.



b) Rezoning & Site-specific:

1. 199 Grafton Street / 156 Prince Street (PID #342790)

David G., Manager of Development Planning

This is a request to proceed to public consultation concerning a request for site-specific exemption to increase the height of a proposed apartment building from six (6) storeys to eight (8) storeys in the Downtown Mixed Use Neighbourhood Zone (DMUN) that would exceed bonus height. The request also involves an amendment to the Official Plan.

2. Hidden Valley (PID #1047562)

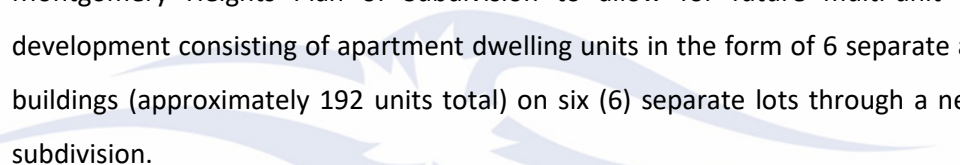
Laurel P.T., Planner III

This is a request to recommend to Council to amend Appendix “A” the Official Land Use Map of the City of Charlottetown from Low Density Residential to High Density Residential and a request to recommend to Council to amend Appendix “G” – Zoning Map of the Charlottetown Zoning and Development Bylaw from the Low Density Residential Single Zone (R-2S) to the Apartment Residential Zone (R-4) concerning Phase 3 of the Hidden Valley Subdivision for property located on the west side of Malpeque Road being a portion of PID #1047562 to allow for future multi-unit residential development consisting of apartment dwelling units in the form of 10 separate apartment buildings (approximately 600 units total) on the same site.

3. Lot 160, Fairdale Drive (PID #192153)

Laurel P.T., Planner III

This is a request to recommend to Council to amend Appendix “A” the Official Land Use Map of the City of Charlottetown from Medium Density Residential to High Density Residential and a request to recommend to Council to amend Appendix “G” – Zoning Map of the Charlottetown Zoning and Development Bylaw from the Medium Density Mixed Use Residential Zone (MUR) to the Apartment Residential Zone (R-4B) concerning the Montgomery Heights Plan of Subdivision to allow for future multi-unit residential development consisting of apartment dwelling units in the form of 6 separate apartment buildings (approximately 192 units total) on six (6) separate lots through a new plan of subdivision.



4. 421 St. Peter's Road (PID #464586)

David G., Manager of Development Planning

This is a request to recommend to Council to amend Appendix "C" – Approved Site Specific Exemptions of the City of Charlottetown Zoning and Development By-law to allow for a new site-specific exemption to permit a double-lane drive-thru on the subject property in the Residential Zone (R-2) to support an existing coffee shop located on an adjacent parcel (PID #192187) in the Highway Commercial Zone (C-2) having an existing single-lane drive-thru.

c) Development Concept Plan Amendment:

1. 20 St. Martha's Court, Lot 2019-3 (PID #1154947)

Brandon A., Planner I

This is a request to recommend to Council to amend the current Development Concept Plan and Development Agreement for the subject property to allow for an additional five (5) units to be built on the site, increasing from 43 to 48 units the total for an individual apartment building. No design or exterior physical changes to the building are proposed.

d) Housekeeping By-law Amendments

Digen M., Planner I

This is a request to proceed to public consultation concerning suggested Housekeeping Amendments that pertain to the following sections of the Zoning and Development By-law:

- Section 5.9: Home Occupations
- Section 5.11: Tourist Accommodations on Residential Properties
- Section 5.11.2: Maximum Gross Floor Area for a Home Occupation
- Section 5.11.3: Regulations for a Tourist Accommodation
- Section 8.1: Zones
- Section 19.1: Permitted Uses - Apartment Residential Zone (R-4A)
- Section 20.1: Permitted Uses - Apartment Residential Zone (R-4B)
- Section 37.1: Permitted Uses - Port Zone (PZ)
- Section 46: General Provisions for Parking
- Section 47.3: Prohibited Signs
- Section 47.12.4: Fascia Signs Table
- Section 47.14.3: Electronic Signs Table
- Appendix A: Definitions

7. Introduction of New Business

8. Adjournment of Public Session

