



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

Tuesday, February 13th, 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 13, 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. **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 to amend the Charlottetown Official Plan concerning Section 4.2.3 as it applies to the subject property. This is also a request to proceed to public consultation 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). The request would therefore amend Appendix "C" – Approved Site Specific Exemptions of the Charlottetown Zoning & Development By-law as well as amend Appendix "I" – Bylaw Revision History.

2. **Hillsborough Park community concept (PID#s 192252 and 422642)**

David G., Manager of Development Planning

This is a request to proceed to public consultation concerning a request to amend Appendix “A” – Future Land Use Map of the Charlottetown Official Plan from Institutional, Medium Density Residential and Low Density Residential to Comprehensive Planning Area. This is also a request to proceed to public consultation to amend Appendix “G” – Zoning Map of the Charlottetown Zoning and Development Bylaw from the (R-2S), (I) and (MUR) Zones to the Comprehensive Development Area Zone (CDA) concerning the Hillsborough Park community concept to facilitate the future development of a master-planned community on the subject properties that would include a total range of 1,211 to 1,476 dwelling units including a mix of single-detached, duplex, townhome and multi-unit residential dwellings. The request would therefore also amend Appendix “B” – Comprehensive Development Area (CDA) Parcels and Permitted Uses of the Charlottetown Zoning and Development By-law as well as amend Appendix “I” – Bylaw Revision History.

3. **503 University Avenue (PID# 374140)**

David G., Manager of Development Planning

This is a request to proceed to public consultation concerning a request to amend Appendix “A” – Future Land Use Map of the Charlottetown Official Plan from Institutional to Comprehensive Planning Area. This is a request to proceed to public consultation to amend Appendix “G” – Zoning map of the Charlottetown Zoning and Development Bylaw from the Institutional Zone (I) to the Comprehensive Development Area Zone (CDA) to facilitate the future construction of an 8-storey apartment building on the site that would contain a total of 257 dwelling units proposed as rental units. The request would therefore also amend Appendix “B” – Comprehensive Development Area (CDA) Parcels and Permitted Uses of the Charlottetown Zoning and Development By-law as well as amend Appendix “I” – Bylaw Revision History.



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

David G., Manager of Development Planning

This is a request for 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 established single-lane drive-thru. The request would therefore amend Appendix "C" – Approved Site Specific Exemptions of the Charlottetown Zoning and Development Bylaw as well as amend Appendix "I" – Bylaw Revision History.

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 amend the current Development Concept Plan for the subject property which is located in the Comprehensive Development Area (CDA) Zone to allow an increase of 43-45 units within the proposed apartment building.

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 Bylaw:

- 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

