



**PLANNING BOARD AGENDA
NOTICE OF MEETING**

Wednesday, April 2nd, 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, April 2, 2024
4. **Adoption of Minutes** – Minutes of Planning Board Meeting on Wednesday, March 20, 2024
5. **Business arising from Minutes**
6. **Reports:**
 - a) **Variances: none.**
 - b) **Rezoning & Site-specific:**

1. **126 Rochford Street (PID# 345744)**

David G., Manager of Development Planning

This is a request to recommend to Council to proceed to public consultation concerning a request for a site-specific exemption to the Zoning & Development Bylaw to allow for an Office use (law office) to be permitted as a principal use on a subject property in the Downtown Neighbourhood Zone (DN) whereas an Office use is only permitted as a Home Occupation accessory to a principal permitted use in this zone.

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

David G., Manager of Development Planning

This is a request to recommend to Council to approve the 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 and also amend Appendix “G” – Zoning Map of the Charlottetown Zoning and Development Bylaw from the (R-2), (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 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 recommend to Council to approve the request to amend Appendix “A” – Future Land Use Map of the Charlottetown Official Plan from Institutional to Comprehensive Planning Area for the subject property and also amend Appendix “G” – Zoning map of the Charlottetown Zoning and Development Bylaw from the Institutional Zone (I) to the Comprehensive Development Area Zone (CDA) for the subject property 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 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.

c) Subdivisions:

1. 450, 460, 466 and 470 Malpeque Road (PID#s 134999, 134981, 135004 and 744961)

Michael F., Planner II

This is a request to merge the four identified properties on Malpeque Road (PIDs #134981, 134999, 135004, and 744961) to create a new single consolidated lot subject to a pinned final survey plan and a new perimeter deed description being registered describing the outer boundaries of the consolidated parcels.

7. Introduction of New Business

8. Adjournment of Public Session

