

**Appeal Regarding
the Bylaw to Amend the Zoning and
Development Bylaw,
Bylaw #PH-ZD.2-027**

Submitted by:

**Andrea Battison
June 2, 2020**

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Grounds for Appeal


The decision of Charlottetown City Council regarding a site-specific bylaw amendment regarding PID #373126, which received second reading May 13, 2020 is being appealed under the following points:

1. The city of Charlottetown failed to meet the notification guidelines as outlined in the city of Charlottetown Zoning and Development Bylaw article 3.10.4.c.
 - i. The notice (Attachment 1) was placed in the local newspaper, The Guardian, April 18th and April 25th for the public meeting to be held April 28th, 2020. Both notices contain the following text *“Residents who are interested to participate in the public meeting are encouraged to contact the Planning and Heritage Department by email at planning@charlottetown.ca or call 902- 629 - 4158 on or before 4:30 p.m. on Thursday, April 23rd, 2020 to provide their contact details (Name, phone number and/or email address.”*
 - ii. As the cut-off date for requesting an opportunity to participate in the meeting was listed as April 23rd, the notice appearing in the Guardian on April 25th did not allow a member of the public to attempt to participate in the meeting – the meeting was effectively over/closed. For this reason, it is argued that the April 25th notice is therefore, null and void. That being the case, the city has failed to ‘Publish a notice in not less than two issues of a newspaper circulating in the city with the first notice at least seven calendar days prior to the public hearing date’ as required under the bylaw article 3.10.4.c.
2. The documentation regarding the proposed amendments was not accessible by all members of the public prior to the meeting for review.
 - i. Only members of the public with access to, and willingness to use, the City of Charlottetown website www.charlottetown.ca, could view the documentation as per the notice posted by the City in the local paper (Attachment 1)
3. The meeting as held April 28, 2020 was not open and accessible to the public as per the Prince Edward Island Municipal Government Act.
 - i. In order to attend, members of the public were required to:
 - a. have access to, and willingness to use, electronic means (internet) or telephone; **OR**,
 - b. leave their home in defiance of Public Health guidelines to attend a meeting at City Hall, a location/service which does not appear on the Essential Services or Key Public Services lists provided by the provincial government

- <https://www.princeedwardisland.ca/en/information/health-and-wellness/essential-non-essential-and-allowable-services>, to attend in person, which could be interpreted as an irresponsible, and potentially reckless, request by the City; **AND**,
- c. contact the Planning & Heritage Department by April 23rd to access option a) or b), a full five (5) days before the meeting was scheduled, thereby making the meeting inaccessible to any person(s) who may have decided after April 23, 2020 that they wanted to participate.
- ii. The City of Charlottetown chose to implement an entirely new system as a replacement for, rather than augmentation of, the traditional public meeting style with which residents of Charlottetown are traditionally accustomed (walk in on the day, group interaction, view large format versions of any diagrams, get answers to questions asked of council members, the project proponent, architects, etc.) with essentially no general notice or education for the public on how to access or utilise this new method. By relying solely on a new method without prior testing of its suitability and ability to provide adequate access to the meeting by the public or to generate meaningful and useful results and comment, the City failed to create an open or accessible meeting.
- iii. The video of the meeting posted on the city's YouTube channel (<https://www.youtube.com/watch?v=BO0QkDhA4mQ&list=UU7O2hdT9tu14LFsdV0wxpxQ&index=13>) has such poor audio quality at times that some sections were difficult to impossible to understand. Any person(s) wishing to review the recording might foreseeably have difficulty understanding some of the content. For this reason, (portions of) the meeting were inaccessible.
- a. The minutes of the April 28th meeting (Attachment 2) are incomplete when compared *verbatim* to the audible content of the recording.
- iv. The main points outlined in the letters in favour (x4) of and opposed (x3 as of April 27 in contrast to the two letters indicated by Councillor Rivard in the YouTube recording at approximately 4m:22s) to the site specific exemption were not read out during the meeting nor, were the interest groups (e.g., APM Commercial, the Construction Association of Prince Edward Island, resident) writing the letters. In an email dated April 25, 2020, Mr. Philip Arbing specifically requested that his letter be tabled during the meeting (which it was not). Consequently, anyone viewing the YouTube recording, who had not accessed the meeting package online would have no idea what points other members of the public felt were positive or negative about the development. The second page of the Public Meeting Agenda incorrectly states that no letters of support/opposition had been received to date (seven letters had been received by April 27, 2020) (Attachment 3). For these reasons, the meeting was not entirely transparent nor open.

- v. Councillor Mitchell Tweel is heard to comment during the recording that residents had told him they felt that they had already missed their opportunity to comment on the proposal, possibly suggesting a degree of confusion regarding the meeting and/or its format.
4. The documentation of the first and second readings of the resolution and Ministerial approval was either not transparent and/or not readily accessible.
- i. The signed document of the first reading May 11th (Attachment 4) was posted on the City of Charlottetown's website under the section Signed Resolutions and Minutes https://www.charlottetown.ca/mayor_council/council_meetings/signed_resolutions_and_minutes
 - a. This document indicated that the second reading of the resolution would occur on June 8, 2020
 - ii. A special meeting of council was held May 13th to allow for the second reading of this, and other, resolutions
 - a. As of June 1, 2020, 2:37 p.m., the updated copy (appears to be white out and ink) copy (Attachment 5) showing the second reading completed May 13th, was not yet posted on the City's website. Any person(s) relying on the 'Signed Resolutions and Minutes' area of the website for information on this resolution would be unaware of its progress. The documentation and process in this case were not transparent.
 - b. As of June 1, 2020, 2:37 p.m., the updated copy showing the approval by the Minister May 25th, was not yet posted on the City's website. Any person(s) relying on the 'Signed Resolutions and Minutes' area of the website for information on this resolution would be unaware of its progress. The documentation and process in this case were not transparent.
 - iii. Acquisition of a copy of the final documents (second reading and Ministerial approval) (Appendix 6) required a phone call to the general Planning and Heritage number and a follow-up email to Mr. Alex Forbes, Manager of Planning and Heritage, Charlottetown. The documents, therefore, were not readily accessible.

Attachments



PO Box 98 (199 Queen Street)
Charlottetown, PE C1A 7K2
Phone: (902) 566-5548
Fax: (902) 566-4701
www.charlottetown.ca

Additional information may be available on the City's website


NOTICE

The City of Charlottetown currently has active Request for Proposals, Request for Quotes and/or Tenders. To stay up to date on all listings and view complete details, please visit us at www.charlottetown.ca/tenders

PUBLIC MEETING

City Council will hold a **Virtual Public Meeting** to hear comments on the following:

550 University Avenue (PID #373126): A request for a site specific exemption to exceed the maximum building height of 12.0 metres or 39.4 ft. in the Institutional (I) Zone in order to allow a 9-storey (35.4 m or 116.2 ft.) building on the UPEI Campus to be used as student residence.



The public meeting will be held via **videoconference** or **teleconference** to adhere to social distancing requirements.

Residents wishing to participate may use any of these methods:

- Webex; or
- Connect by phone and/or watch the live stream at www.charlottetown.ca/video; or
- Attend in person (social distancing policies will apply)

Residents who just wish to watch or listen without participation may do so by watching the live stream at www.charlottetown.ca/video.

Residents who are interested to participate in the public meeting are encouraged to contact the Planning & Heritage Department by email at planning@charlottetown.ca or call (902-629-4158) on or before 4:30 p.m. on Thursday, April 23, 2020 to provide their contact details (Name, phone number and/or email address). Business hours are between 8:00 AM – 4:30 PM, Monday – Friday. Staff will contact interested participants no later than 12:00 p.m. on Monday, April 27, 2020 with the details on how to participate in the meeting.

Anyone wishing to view the proposed amendments may visit the City's website at www.charlottetown.ca under Mayor and Council, Meeting Packages (2020 Planning Board Meeting Packages). As the City encourages written submission, please forward any written comments to the Planning Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2 before 12:00 p.m. on or before Thursday, April 30, 2020. Comments may also be emailed to planning@charlottetown.ca. Any responses received will become part of the public record.

The Public Meeting will be held on:
TUESDAY, APRIL 28, 2020 AT 6:00 P.M.
COUNCIL CHAMBERS, 2nd FLOOR, CITY HALL
199 QUEEN STREET

The general public is encouraged to participate via videoconference or teleconference.

7323306

Attachment 2 Minutes of the April 28, 2020 Public Meeting re PID #373126



**Public Meeting of Council
Tuesday, April 28, 2020 at 6:00 PM
City Hall, 199 Queen Street**

Streamed live @ www.charlottetown.ca/video

Mayor Philip Brown presiding

Present:

Councillor Greg Rivard	Alex Forbes, PHM
Peter Kelly, CAO Greg Morrison, PII	Laurel Palmer Thompson, PII
Robert Zilke, PII	

Participated electronically:

Deputy Mayor Jason Coady	Ellen Faye Ganga, PH IO/AA
Councillor Terry Bernard	Bobby Kenny, RM
Councillor Mike Duffy	Basil Hambly, RM
Councillor Kevin Ramsay	Rosemary Herbert, RM
Councillor Julie McCabe	Shallyn Murray, RM
Councillor Terry MacLeod	Reg MacInnis, RM
Councillor Alanna Jankov	Kris Fournier, RM
Councillor Mitchell Tweel	

Regrets:

***Councillor Robert Doiron
(declared conflict)***

1. Call to Order

Mayor Brown called the meeting to order at 6:03 p.m.

2. Declarations of Conflict of Interest

There were no declarations of conflict.

3. Approval of Agenda

Moved by Councillor Kevin Ramsay and seconded by Councillor Mike Duffy, that the agenda for Tuesday, April 28, 2020, be approved. Carried.

Mayor Brown opened the meeting, explained the purpose of the meeting and turned the meeting over to Councillor Rivard, Chair of Planning Board, who explained the Public Meeting process and then proceeded to introduce the application.

4. 550 University Ave (PID #373126)

This is a request for a site specific exemption to exceed the maximum building height in the Institutional (I) Zone in order to allow a 9-storey (35.4 m) building on the UPEI Campus to be used as a student residence. At the time of the meeting, two (2) letters of opposition and four (4) letters in support (with additional comments), were received.

Jackie Podger (Vice President of Administration & Finance for UPEI), Mandy McKenna (Manager of Capital Projects & Planning for UPEI) and Derek Brennan (architect for the project), participated in the meeting.

Ms. Podger indicated that they are looking to construct a large building to host a significant number of students. Ms. Podger mentioned that they are under a timeline and working with Canada Games 2023 with a target to finish the project by Fall of 2022. The Canada Games athletes will be the first inhabitants of this proposed residence. Ms. Podger added that they have been **working with Mr. Brennan's team** on the design of this proposed development. It has been a challenging process since the specifications for the Canada Games are also required to be met and Mr. Brennan is here to present the details of the project.

Mr. Brennan presented the site plan, elevations and view from Belvedere Avenue and University Avenue. Some of the items that were taken into consideration for this project were effects and benefits of sunlight, shadow, pedestrian movement, building access, site circulation, scale of campus and surrounding buildings and views of the surrounding areas among others. The proposed development will consist of a courtyard for students, green space, student residence, student lounges and classrooms. The main entrance will be located at the south end of the building off the end of the new road with access from the intersection and to the other campus areas. Additional parking will be located along the new road and extended to the parking south of the Blanchard residence. There will be no new access points off Belvedere Avenue or University Avenue to change any of the existing traffic flows.

Mr. Brennan also discussed the different types of materials that will be used for each profile to mask the height of the building and meet the fire code requirements.

Before opening the floor for questions and answers, Mayor Brown asked Councillor Rivard to provide some reminders to the public on the deadline for submission of written comments.

Councillor Rivard reminded the public that the deadline for submission of written comments is at noon on Thursday, April 30, 2020. All written comments should be submitted to the Planning Department at planning@charlottetown.ca.

Mayor Brown asked if Ms. Podger would like to provide additional information relating to the project. Ms. Podger mentioned that there will be rooms for approximately 260 students. The floor area is about 185,000 sq. ft and there will be classrooms and theatres that can house up to 400 seats. The theatres can be converted to classrooms as well.

Councillor MacLeod thanked the presenters and indicated that the development looks greater than what he initially thought. His only concern is the traffic congestion this development may cause. Ms. Podger responded that they are not anticipating traffic issues since the roundabout is located where the residences are located. There will be additional parking allocated for the building but they are not expecting any traffic issues along that roundabout. Councillor MacLeod clarified if the new road being proposed is going out off of the existing roundabout and Mr.

Brennan confirmed. The only time when there could potentially be traffic is in the morning when individuals will be driving to UPEI. The additional parking is intended for the residents of the new building so it may not have a huge impact on traffic. The Planning Manager agreed with the applicants as it relates to the traffic concerns. The traffic is being funnelled back to the existing UPEI campus. The department is currently working on a traffic study along the area (UPEI and Towers Road). Should the traffic study indicate opportunities to mitigate potential traffic concerns, the City will work with the developers to look into this.

Councillor Jankov asked if the performance space theatre is going to be a black box theatre or a **space for music students. Ms. Podger responded that it will be used for UPEI's music program,** performing arts, classrooms and they are looking to use it for various convocations. It is going to be a multipurpose space and potentially be used as a large conference space. Mayor Brown also asked if this replaces the Steel Recital Hall and Ms. Podger responded that it is not replacing the Steel Recital Hall. This will be an additional venue for practices and other activities which the campus does not have at the moment.

Councillor Bernard asked if there is another road at the back of the campus between the soccer complex and on to University Avenue. Ms. Podger confirmed that they started building the road in 2019 and continue to work with the City to possibly extend the road towards the traffic lights at Enman Crescent.

Greg Morrison, Planner, commented that the site plan presented looked more updated than the previous plan. A number of parking spaces were added to this new site plan and he asked if the proposed parking location would be the only location where the new parking is being proposed and what would be the total number of parking spaces for this proposed building. Ms. Podger confirmed that the proposed parking lot location is the only location being proposed at this time. Mr. Brennan responded that there will be a total of 80 parking spaces. The complete parking layout is not finalized yet and will be part of the site development plan. Mayor Brown clarified if the 80 parking spaces be located in front of the Blanchard Hall and the proposed cul-de-sac. Mr. Brennan noted that it will be in 80 in total.

Councillor Tweel asked if the developers were considering a traffic study; Ms. Podger responded that they are not. The Planning Manager responded that the department is currently working on a traffic study which would cover UPEI, Charlottetown Mall, Towers Road and University Avenue. Staff will be working to ensure that the traffic concerns will be addressed. Councillor Tweel asked who is taking the lead on this study and the Planning Manager confirmed that the City is taking the lead on this as part of the traffic study that is currently being done. Because of the current situation, traffic counts cannot be performed at this time. Councillor Tweel also noted that it may also be nice to explore other options such as underground pedways.

Councillor Tweel also noted that this could also be an opportunity to provide for more transit and the Planning Manager acknowledged this and noted that the City will be looking into that initiative as well.

Councillor Tweel also asked if the student residence could be considered to be a more permanent residence for students where they could continue to rent it during the summer break. Ms. Podger confirmed and added that they have a number of students who stay in the existing residence during the summer break. Councillor Tweel asked what the courtyard could potentially be used for and Ms. Podger responded that it could for baseball or maybe cricket, and other sports.

Finally, Councillor Tweel asked when the deadline for submission of written comments is. Councillor Rivard responded that residents may submit their written comments on or before noon on April 30, 2020.

Mayor Brown asked for any further comments; there being none, the meeting proceeded to the next agenda item.

5. Adjournment of Public Session

Moved by Councillor Greg Rivard and seconded by Councillor Alanna Jankov, that the meeting be adjourned. Carried.

Meeting adjourned at 6:44 p.m.



PUBLIC MEETING AGENDA NOTICE OF MEETING

***Tuesday, April 28, 2020 at 6:00 p.m.
Council Chambers, 2nd Floor, City Hall (199 Queen Street)***

Please be advised that this public meeting will be held via **videoconference or teleconference** to adhere to social distancing requirements.

1. Call to Order

2. Declaration of Conflicts

3. Approval of Agenda

4. Reports:

a) 550 University Avenue (PID #373126)

This is a request for a site specific exemption to exceed the maximum building height in the Institutional (I) Zone in order to allow a 9-storey (35.4 m) building on the UPEI Campus to be used as student residence.

5. Introduction of New Business

6. Adjournment of Public Session

Residents wishing to participate may use any of these methods:

- *Webex; or*
- *Connect by phone and/or watch the live stream at www.charlottetown.ca/video; or*
- *Attend in person (social distancing policies will apply)*

Residents who just wish to watch or listen without participation may do so by watching the live stream at www.charlottetown.ca/video.

Residents who are interested to participate in the public meeting are encouraged to contact the Planning & Heritage Department by email at planning@charlottetown.ca or call 902-629-4158 on or before 4:30 p.m. on Thursday, April 23, 2020 to provide their contact details (Name, phone number and/or email address). Business hours are between 8:00 AM – 4:30 PM, Monday – Friday. Staff will contact interested participants no later 12:00 p.m. on Monday, April 27, 2020 with the details on how to participate in the meeting.

Anyone wishing to view the proposed amendments may visit the City's website at www.charlottetown.ca under Mayor and Council, Meeting Packages (2020 Planning Board Meeting Packages). As the City encourages written submission, please forward any written comments to the Planning Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2 before 12:00 p.m. on or before Thursday, April 30, 2020. Comments may also be emailed to planning@charlottetown.ca. Any responses received will become part of the public record.

Information Sheet for Virtual Public Meeting on Thursday, April 28, 2020

The City of Charlottetown has received the following application for consideration:

550 University Avenue (PID #373126)

This is a request for a site specific exemption to exceed the maximum building height in the Institutional (I) Zone in order to allow a 9-storey (35.4 m) building on the UPEI Campus to be used as student residence.

All the procedures as outlined in the Charlottetown Zoning and Development Bylaw have been followed:

Fifty-eight (58) letters were sent out on the following dates:

- The original public notification letter was sent on March 10, 2020 indicating that the Public Meeting of Council would be held on March 24, 2020.
- A revised public notification letter was sent on March 18, 2020 indicating that the Public Meeting of Council would be rescheduled to March 30, 2020.
- A public notification letter was sent on March 25, 2020 indicating that the Public Meeting of Council was cancelled due to the COVID-19 social distancing restrictions.
- The most recent letter dated April 15, 2020 is to inform residents that the public meeting is rescheduled to Tuesday, April 28, 2020, at 6:00 p.m. in the Council Chambers, 2nd Floor, City Hall (199 Queen Street) via videoconference or teleconference.


Notice of the proposed amendments was advertised in The Guardian newspaper on Saturday, March 14, 2020. A revised notice was advertised on Saturday, March 21, 2020. The third notice was advertised on Saturday, March 28, 2020 notifying residents that the public meeting was cancelled. The most recent notices were advertised on Saturday, April 18, 2020 and Saturday, April 25, 2020 to notify the public that the meeting is moving ahead on April 28, 2020.

Notice was also posted on the City's website, including a PSA release dated April 15, 2020.

The original notice was posted on the subject property on March 10, 2020 and the revised notice was published on March 18, 2020 and March 26, 2020. The most recent notice was posted on the property on April 16, 2020.

No letters of support/opposition have been received to date.

Notes:

TITLE: SITE SPECIFIC EXEMPTION APPLICATION FILE: PLAN-2020-2-MARCH- 6C-6 550 UNIVERSITY AVENUE (PID #373126) OWNER: UNIVERSITY OF PEI		
MEETING DATE: March 2, 2020		Page 1 of 6
DEPARTMENT: Planning & Heritage	ATTACHMENTS: A. GIS Map B. Survey Plan C. Renderings	
SITE INFORMATION: Context: South-west portion of the UPEI Campus Ward No: 4 – St. Avards Existing Land Use: Educational Institution Official Plan: Institutional Zoning: Institutional (I)		
PREVIOUS APPLICATIONS: See Property History		

RECOMMENDATION:

The Planning & Heritage Department encourages Planning Board to recommend to Council to approve the request to proceed to public consultation in order to obtain a site specific exemption in the Institutional (I) Zone of the Zoning & Development By-law as it pertains to 550 University Avenue (PID #373126) in order to allow the proposed 9-storey (35.4 m) residence to be constructed on the property which exceeds the maximum building height in the I Zone subject to the signing of a Development Agreement.

BACKGROUND:

Request

The property owners, University of Prince Edward Island, have made an application for a site specific exemption to allow a residence to be constructed on the UPEI campus – 550 University Avenue (PID #373126) with a maximum building height of 35.4 m (excluding the potential

TITLE: SITE SPECIFIC EXEMPTION APPLICATION 550 UNIVERSITY AVENUE (PID #373126)	Page 2 of 6
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mechanical penthouse) which exceeds the maximum building height in the Institutional (I) Zone of 12.0 m.

The site specific exemption would allow the proposed residence to exceed the maximum building height of 12.0 m if approved at 550 University Avenue (PID #373126).

Development Context

The specific location of the proposed residence on the UPEI campus would be near the corner of University Avenue and Belvedere Avenue. The proposed residence would be connected to two (2) of the existing residences on the property, Bernadine Hall and Andrew Hall.

Property History

Council passed the following resolution on June 14, 2004:

That the request by UPEI for a height variance from the required 39.4 feet to 56 feet for the proposed 158-bed student residence to be located at 550 University Avenue, (PID# 373126), be approved.

A building permit was then issued on October 6, 2004 to construct the 5-storey residence (Andrew Hall).

LEGISLATIVE REQUIREMENTS:

Notification

If the proposed site specific exemption is approved to proceed to the public consultation phase, the Planning & Heritage Department shall notify the public of said public meeting in accordance with Section 3.10.4 of the Zoning & Development By-law.

ANALYSIS:

As per Section 3.11.1.a. of the Zoning & Development By-law, Council may approve a Site Specific Exemption to the permitted uses and regulations in any Zone, where ... the proposed Site Specific

Exemption is not contrary to the *Official Plan*. Policies in the Official Plan relating to working with UPEI to satisfy their land use requirements include:

*Section 5.4.1 - Our **objective** is to establish regular dialogue with representatives of ... University of Prince Edward Island ... in order to keep abreast of their needs, and to seek mutually beneficial resolution of issues.*

*Section 5.4.1 - Our **policy** shall be to meet with representatives of the province and the City's educational institutions on a regular basis to address, and seek mutual resolution to, any outstanding issues.*

*Section 5.4.2 - Our **objective** is to work with representatives of Charlottetown's educational institutions to ensure that their present and future physical space and land-use requirements are factored into the City's planning processes.*

The applicants provided the following rationale illustrating the need for housing for UPEI:

UPEI is building a New Residence in conjunction with the 2023 Canada Winter Games. The New Residence is being designed and constructed to initially house 1600+ athletes participating in the 2023 Canada Winter Games. Following the Games, 260+ students will call the residence home as they study at UPEI.

University Avenue is classified as an arterial road which by nature is generally categorized as high capacity urban roads. Their primary function would be to deliver traffic from collector roads to the by-pass or highways at the highest level of service possible. Arterial roads typically contain higher densities than collector or local streets but generally have less access points for residential development. In addition, higher densities should be located along bus routes. The transit system runs along University Avenue, in front of the proposed campus. The Official Plan has the following objectives to direct growth along University Avenue and create ecstastically pleasing entrances to the City:

*Section 4.4.1 - Our **objective** is to support the measured and appropriate growth of the two commercial corridors on University Avenue and St. Peter's Road, which are predominantly characterized by highway commercial uses.*

*Section 4.4.3 - Our **objective** is to work with our partners on University Avenue and on St. Peter's Road to enhance the appearance of these routes as destination points and as entrances to the downtown core.*

Should the site specific exemption be approved, the proposed 9-storey, 35.4 m residence will one of the tallest buildings in the City of Charlottetown. The applicants have provided the following text to rationalize the building height:

The taller volume is set back from University Avenue with lower volumes in front. The north end of the building is set into the sloping site to help reduce the height relative to adjacent grade.

The massing of the building is strategically configured and stepped to allow the adjacent buildings' facades to receive direct sunlight for a portion of the day and allow the sun and shadow to play across the newly created courtyard. The orientation of the new residence volumes also allows direct sunlight to each of the student units. The benefits of natural light and direct sunlight is important to the mental health of students, and to any occupants of a building.

The project is located in the southwest corner of campus. This site is the lowest elevation of the sloping campus and an ideal spot to develop a higher building to minimize the difference of roof elevations compared to other buildings on campus that are located higher up the slope.

The applicant also rationalizes the materiality of the proposed residence:

The exterior finishes will respect the existing materiality of the campus. Materiality of the different volumes will be varied to break-up the overall building mass. Some of the spaces will have opaque façades, like the auditorium, while other circulation and student spaces will be more transparent allowing light and views through the building to offer visual connections to other building spaces/activities and outside surroundings.

TITLE: SITE SPECIFIC EXEMPTION APPLICATION 550 UNIVERSITY AVENUE (PID #373126)	Page 5 of 6
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As per Section 3.9.1.i. of the Zoning & Development By-law, a major variance is permitted if *the variance request is not substantial and does not entail a Rezoning application. If there is any doubt, then a Rezoning application or Site Specific Exemption must be sought by the applicant.* Due to the fact that the proposed variance would be substantial, the applicant has elected to proceed with a site specific exemption.

Due to the scale of the proposed development, staff would recommend that the proposed development be subject to a Development Agreement. As per Section 3.3.12 of the Zoning & Development By-law, *Council may require that a Development Agreement be signed between the two parties indicating that the Development will be carried out in accordance with the drawings and other documents produced in respect of the proposed Development and agreed upon between both parties, and the Development Agreement shall bear the signatures of the applicant and the City.*

Finally, staff met with the applicants on Monday, January 27, 2020 to discuss the proposed development. The applicants indicated that the project is “extremely sensitive to time and has to start shortly and must be completed” by the Canada Games in order to house athletes. Due to the limited time allocated to design the building, only concept drawings have been completed to date. In light of the foregoing, it was discussed at the meeting the possibility of Council requiring Design Review to take place to alleviate any concerns with respect to the design of the residence. This process is typically reserved to the downtown 500 Lot Area but has been utilized in the past in circumstances where the plans were not fully developed at the time of a rezoning application or CDA Zone amendment. Staff would highlight that this process be contemplated and the design review approval form part of the Development Agreement. The requirement of the Design Review approval and Development Agreement will be left to the discretion of Planning Board & Council. If Design Review becomes a requirement, staff would ensure that it was facilitated in such a manner to prevent significant time delays.

Below is a quick summary of the subject application’s positive attributes, neutral attributes, and shortcomings:

Positives	Neutral	Shortcomings
<ul style="list-style-type: none"> The proposed development is located 	<ul style="list-style-type: none"> The applicants have tentatively agreed to sign 	<ul style="list-style-type: none"> The application would be a substantial variance and

along an arterial road and bus route.

- The Official Plan encourages the City to work with UPEI to address any land-use requirements on the University.
- The Official Plan supports growth on University Avenue.
- The additional student housing will have a positive impact on the demand for housing in the City.

a Development Agreement.

- The applicants have tentatively agreed to complete the design review process.

therefore must follow the Site Specific Exemption process.

CONCLUSION:

The Planning & Heritage Department encourages Planning Board to recommend to Council to approve the request to proceed to public consultation in order to obtain a site specific exemption in the Institutional (I) Zone of the Zoning & Development By-law as it pertains to 550 University Avenue (PID #373126) in order to allow the proposed 9-storey (35.4 m) residence to be constructed on the property which exceeds the maximum building height in the I Zone subject to the signing of a Development Agreement.

PRESENTER:



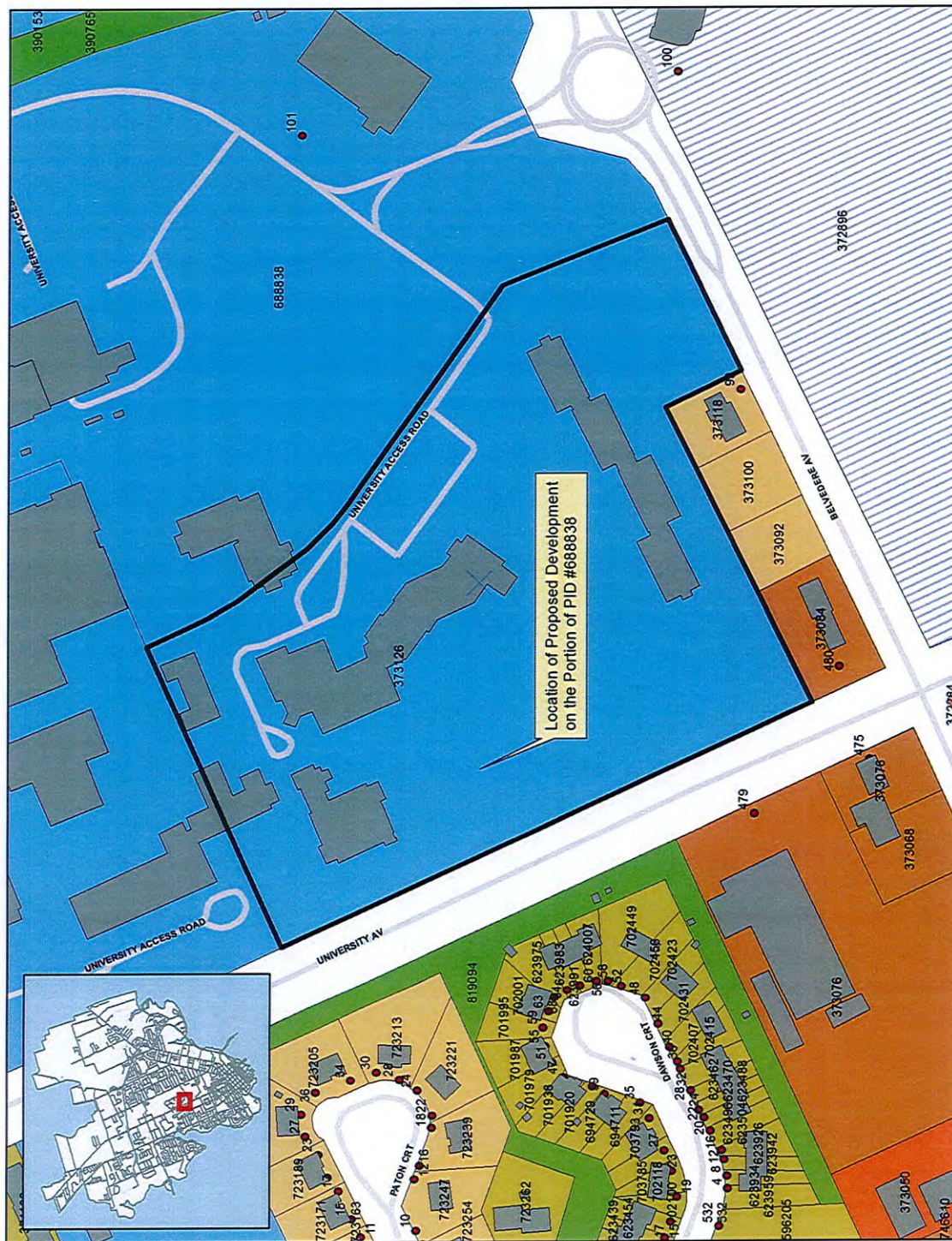
Greg Morrison, MCIP
Planner II

MANAGER:



Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

Attachment A



Attachment A: GIS Map
File: PLAN-2020-2-MARCH-6C-6
550 University Avenue (PID #373126)
Owner: University of PEI



LEGEND

- EXISTING BUILDING
- NEW BUILDING
- EXISTING PARKING SPACE
- NEW PARKING SPACE
- EXISTING LANDSCAPING
- NEW LANDSCAPING
- EXISTING UTILITY LINE
- NEW UTILITY LINE
- EXISTING TREE
- NEW TREE
- EXISTING FENCE
- NEW FENCE
- EXISTING DRIVEWAY
- NEW DRIVEWAY
- EXISTING SIDEWALK
- NEW SIDEWALK
- EXISTING CURB
- NEW CURB
- EXISTING GROUND SURFACE
- NEW GROUND SURFACE
- EXISTING ELEVATION
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- EXISTING SPOT ELEVATION
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- EXISTING RAILROAD
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- EXISTING DRAINAGE
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- NEW DRAINAGE
- EXISTING FLOODPLAIN
- NEW FLOODPLAIN
- EXISTING WETLAND
- NEW WETLAND
- EXISTING BARRIER
- NEW BARRIER

NOTES

1. THE INFORMATION, SURVEY AND DESIGN SERVICES PROVIDED BY THE ENGINEER ARE FOR THE PURPOSES OF THE PROJECT ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.
2. THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SITE SINCE THE DATE OF THE SURVEY.
3. THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SITE SINCE THE DATE OF THE SURVEY.
4. THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SITE SINCE THE DATE OF THE SURVEY.
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SCALE 1:500 METRIC

Project No. 2001-01-01
Client UPEI
Engineer David A. Joseph
Surveyor David A. Joseph
Designer David A. Joseph
Checker David A. Joseph
Printer David A. Joseph

**UPEI CAMPUS
NEW RESIDENCE**

**Topographical
Survey**

Scale 1:500 METRIC

Project No. 2001-01-01
Client UPEI
Engineer David A. Joseph
Surveyor David A. Joseph
Designer David A. Joseph
Checker David A. Joseph
Printer David A. Joseph

Table of Spot Elevations:

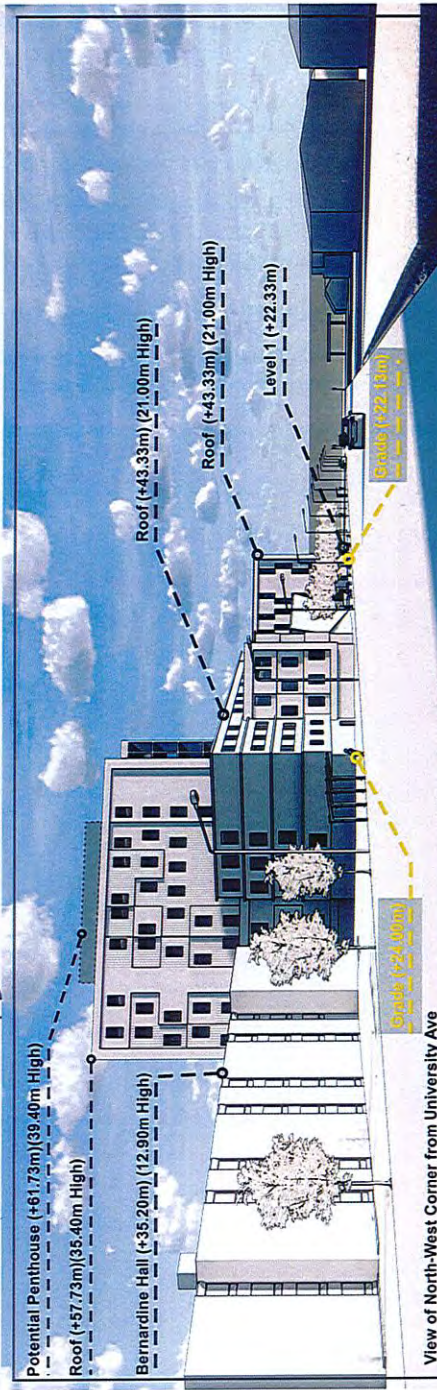
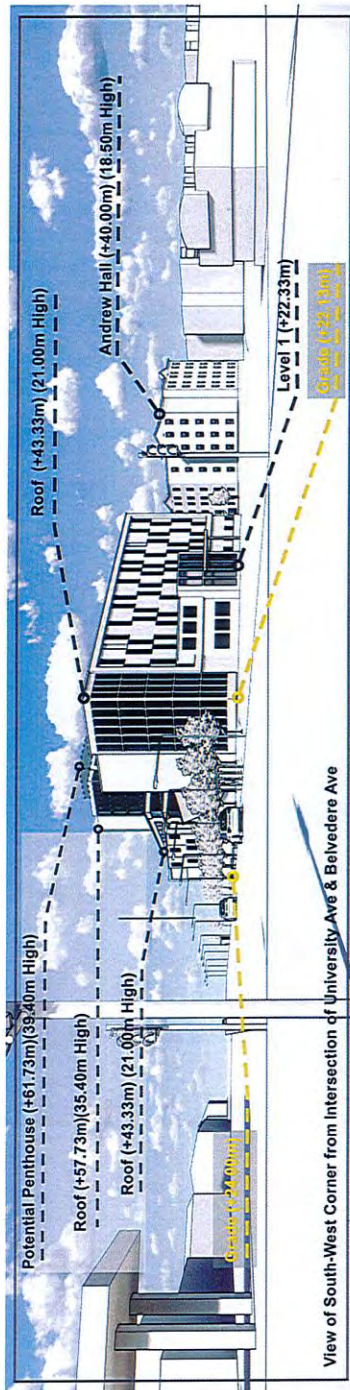
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1004	10.00	1005	10.00	1006	10.00
1007	10.00	1008	10.00	1009	10.00
1010	10.00	1011	10.00	1012	10.00
1013	10.00	1014	10.00	1015	10.00
1016	10.00	1017	10.00	1018	10.00
1019	10.00	1020	10.00	1021	10.00
1022	10.00	1023	10.00	1024	10.00
1025	10.00	1026	10.00	1027	10.00
1028	10.00	1029	10.00	1030	10.00
1031	10.00	1032	10.00	1033	10.00
1034	10.00	1035	10.00	1036	10.00
1037	10.00	1038	10.00	1039	10.00
1040	10.00	1041	10.00	1042	10.00
1043	10.00	1044	10.00	1045	10.00
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1097	10.00	1098	10.00	1099	10.00
1100	10.00	1101	10.00	1102	10.00
1103	10.00	1104	10.00	1105	10.00
1106	10.00	1107	10.00	1108	10.00
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1112	10.00	1113	10.00	1114	10.00
1115	10.00	1116	10.00</		



CHARLOTTETOWN
Planning & Heritage
Department



Attachment C-1



**ANDREW
MCGILLIVARY**
architect limited

Our ref.: A1948
February 21, 2020

UPEI Residence Charlottetown, PEI
Building Height

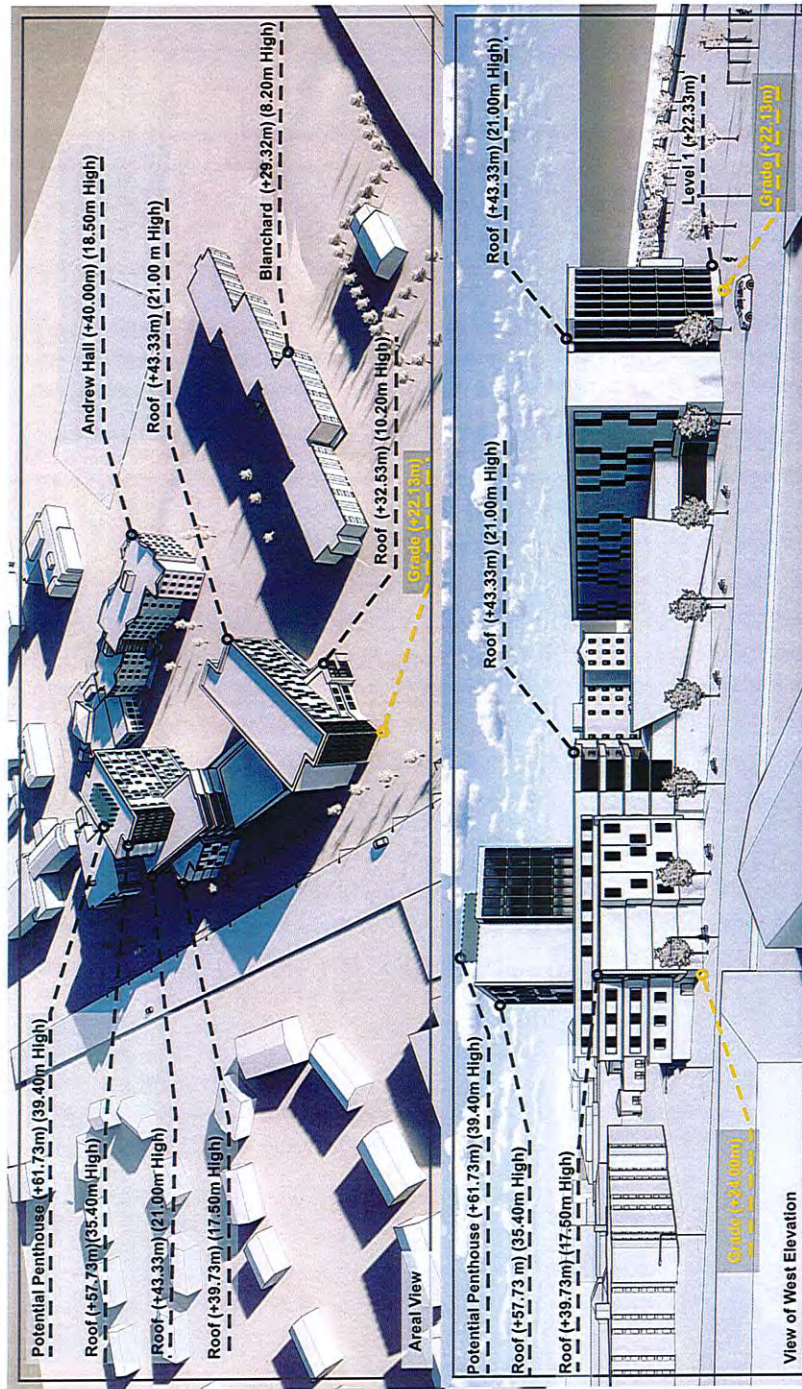


Attachment C: Renderings
File: PLAN-2020-2-MARCH- **6C-6**
550 University Avenue (PID #373126)
Owner: University of PEI

CHARLOTTETOWN
Planning & Heritage
Department



Attachment C-2



ANDREW MCGILLIVARY
architect limited

Our ref.: A1948
February 21, 2020

UPEI Residence Charlottetown, PEI
Building Height



Attachment C: Renderings
File: PLAN-2020-2-MARCH- **6C-6**
550 University Avenue (PID #373126)
Owner: University of PEI

CHARLOTTETOWN
Planning & Heritage
Department





CITY OF CHARLOTTETOWN

RESOLUTION

Planning
#5

MOTION CARRIED _____

MOTION LOST _____

Date: March 09, 2020

Moved by Councillor _____

Greg Rivard

Seconded by Deputy Mayor _____

Jason Coady

RESOLVED:

That the request to obtain a site specific exemption in the Institutional (I) Zone of the Zoning & Development By-law as it pertains to 550 University Avenue (PID #373126) in order to allow the proposed nine (9) storey (35.4 m) residence to be constructed on the property which exceeds the maximum building height in the Institutional Zone, subject to the signing of a Development Agreement, be approved to proceed to public consultation.

April 15, 2020

Dear Property Owner:

Re: 550 University Avenue (PID #373126)

The City of Charlottetown Planning & Heritage Department has received a request for a site specific exemption to exceed the maximum building height in the Institutional (I) Zone in order to allow a 9-storey (35.4 m) building on the UPEI Campus to be used as student residence. Pursuant to the requirements of the Zoning & Development By-law, and as a property owner located within 100 meters of the subject property, you are being notified of this request.

The original public notification letter was sent on March 10, 2020 indicating that the Public Meeting of Council would be held on March 24, 2020. A revised public notification letter was sent on March 18, 2020 indicating that the Public Meeting of Council would be rescheduled to March 30, 2020. Finally, a public notification letter was sent on March 25, 2020 indicating that the Public Meeting of Council was cancelled due to the COVID-19 social distancing restrictions.

This letter, dated April 15, 2020 is to inform residents that the public meeting is rescheduled to **Tuesday, April 28, 2020, at 6:00 p.m. in the Council Chambers, 2nd Floor, City Hall (199 Queen Street).**

The public meeting will be held via **videoconference or teleconference** to adhere to social distancing requirements by using any of these methods:

Residents wishing to participate may use any of these methods:

- Webex; or
- Connect by phone and/or watch the live stream at www.charlottetown.ca/video; or
- Attend in person (social distancing policies will apply)

Residents who just wish to watch or listen without participation may do so by watching the live stream at www.charlottetown.ca/video.

Residents who are interested to participate in the public meeting are encouraged to contact the Planning & Heritage Department by email at planning@charlottetown.ca or call 902-629-4158 on or before 4:30 p.m. on or before Thursday, April 23, 2020 to provide their contact details (name, phone number and/or email address). Business hours are between 8:00 AM – 4:30 PM, Monday – Friday. Staff will contact interested participants no later than 12:00 p.m. on Monday, April 27, 2020 with the details on how to participate in the meeting.

Anyone wishing to view the proposed amendments may visit the City's website at www.charlottetown.ca under Mayor and Council, Meeting Packages (2020 Planning Board Meeting Packages).





Furthermore, we solicit your written comments for or against this application, in addition to the rationale for your position. As the City encourages written submission, please forward any written comments to the Planning Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2 or send an email to planning@charlottetown.ca. Comments must be received prior to **12:00 pm (noon) on Thursday, April 30, 2020**. All submitted comments shall become part of the public record.

If you have any questions, in regards to this application, please contact the Planning & Heritage Department at (902) 629-4158.

Yours truly,

Greg Morrison, MCIP
Planner II







NOT TO SCALE
 THIS PLAN IS FOR INFORMATION ONLY
 AND DOES NOT REPRESENT A COMMITMENT
 BY THE CORPORATION. THE CORPORATION
 DOES NOT WARRANT THE ACCURACY OF
 THE INFORMATION CONTAINED HEREIN.
 THE CORPORATION SHALL NOT BE
 RESPONSIBLE FOR ANY LOSS OR DAMAGE
 ARISING OUT OF THE USE OF THIS PLAN.

A 40% MEAS
 B 40% MEAS
 C 40% MEAS

FOR INFORMATION
 ONLY
 NOT FOR CONSTRUCTION

ANDREW
 MCGILLIVRAY
 ARCHITECT
 1000
 1000
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UPE Residence
 CHARLOTTETOWN, PE

SITE PLAN

1:400
 1:400
 1:400
 A-A-2.3



UNIVERSITY AVENUE

Site



View of South-West Corner from Intersection of University Ave & Belvedere Ave



View of South-West Corner from Pedestrian Path



View of North-West Corner from University Ave



Aerial View of West Elevation



CHARLOTTETOWN



View from Blanchard Hall Entrance



View from Andrew Hall Entrance



View to Main Entrance from Access Road



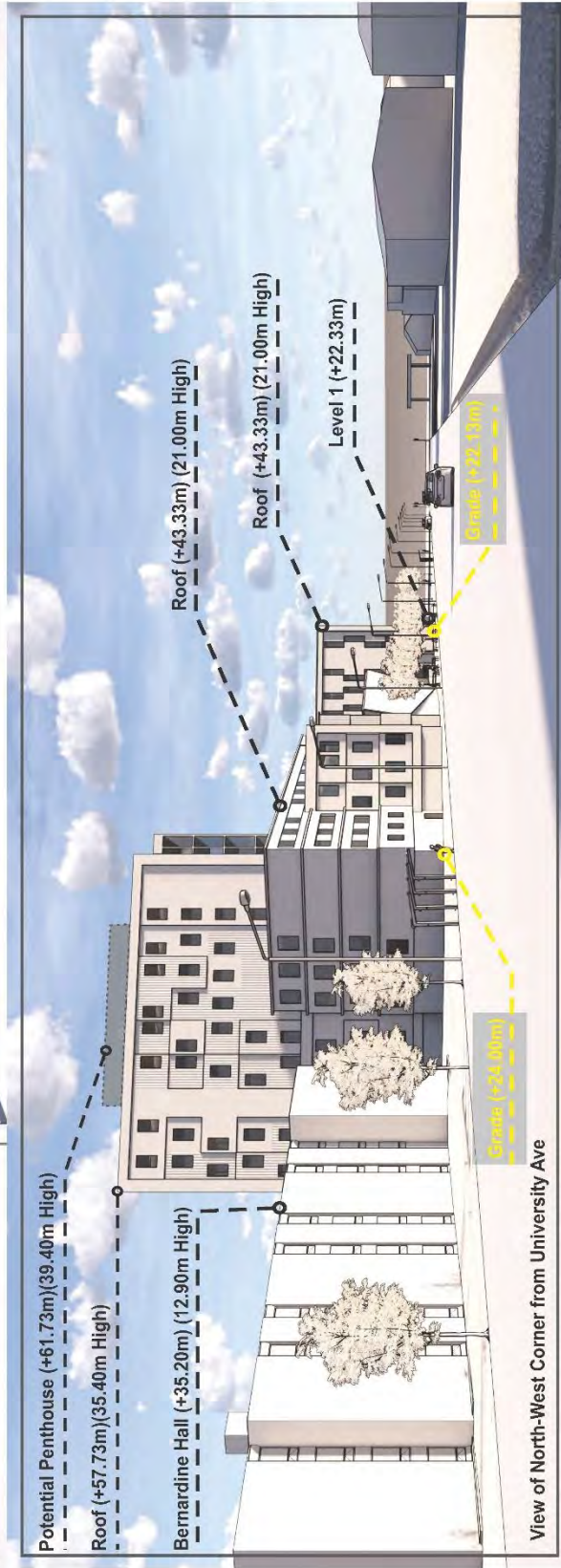
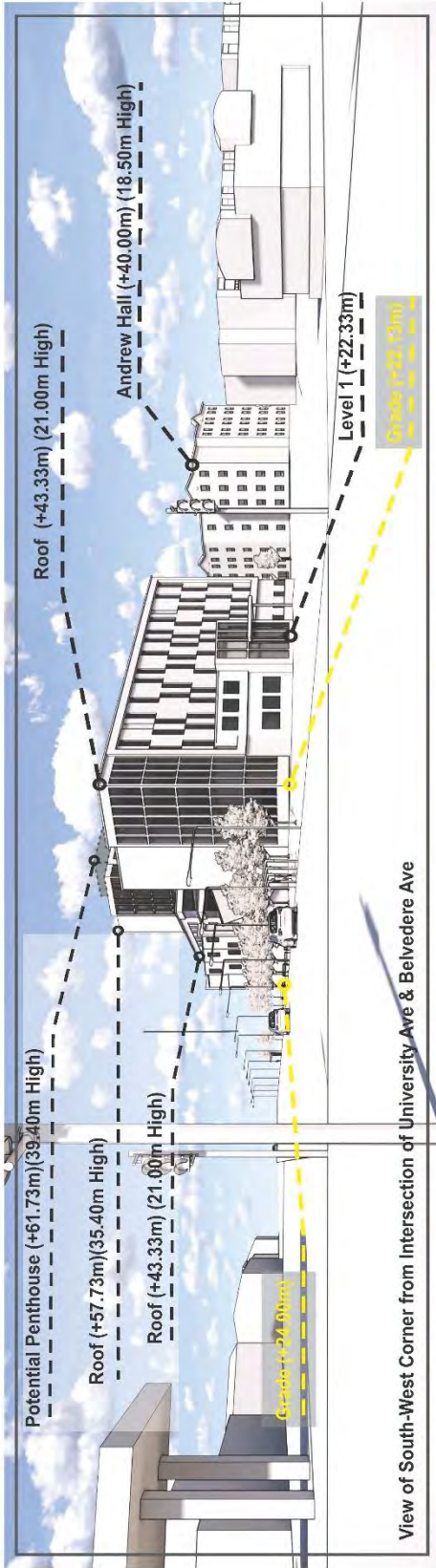
View of North-East Corner and Wanda Wyatt Dining Hall Entrance

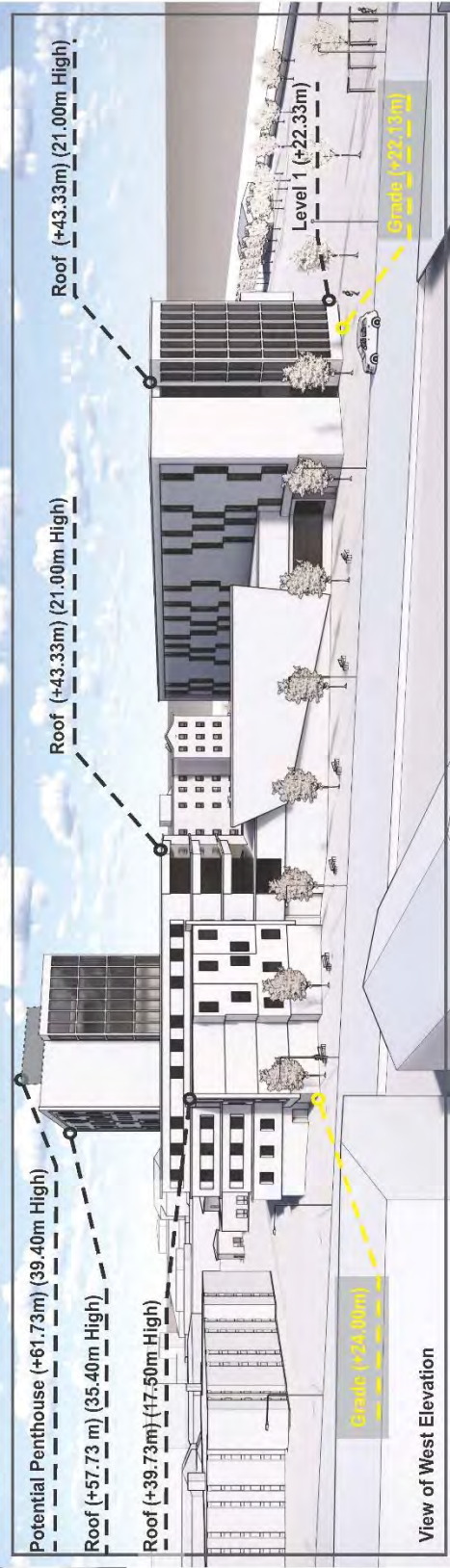
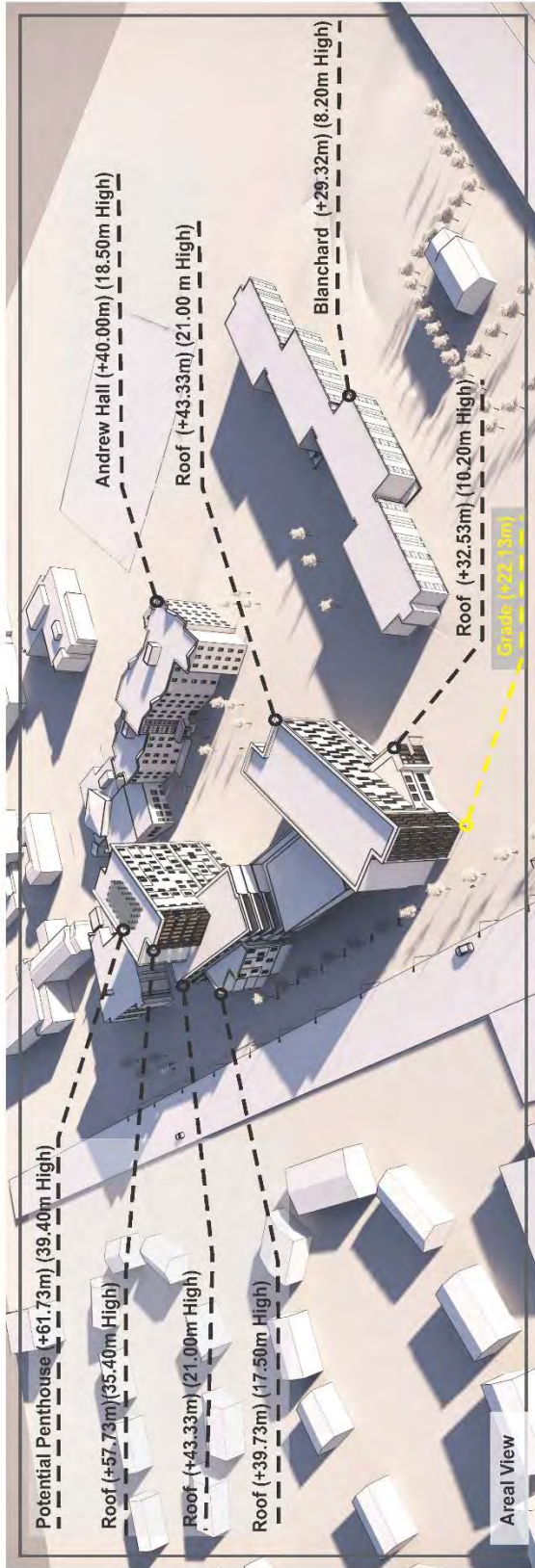


Our ref.: A1948
February 19, 2020

UPEI Residence
Building Perspectives
Charlottetown, PEI







UNIVERSITY
of Prince Edward
ISLAND

UPEI Residence Charlottetown, PEI
Building Height



Our ref.: A1948
February 21, 2020

TWO SIGNS POSTED 4:30 PM
APRIL 15, 2020
by S.J.



CHARLOTTETOWN

NOTICE OF PUBLIC MEETING

Charlottetown City Council will hold a Virtual Public Meeting to hear comments on the following:

550 University Avenue (PID #373126)

This is a request for a site specific exemption to exceed the maximum building height in the Institutional (I) Zone in order to allow a 9-storey (35.4 m) building on the UPEI Campus to be used as student residence.

Please be advised that this public meeting will be held via **videoconference or teleconference** to adhere to social distancing requirements.

Residents wishing to participate may use any of these methods:

- Webex; or
- Connect by phone and/or watch the live stream at www.charlottetown.ca/video; or
- Attend in person (social distancing policies will apply)

Residents who just wish to watch or listen without participation may do so by watching the live stream at www.charlottetown.ca/video.

Residents who are interested to participate in the public meeting are encouraged to contact the Planning & Heritage Department by email at planning@charlottetown.ca or call 902-629-4158 on or before 4:30 p.m. on Thursday, April 23, 2020 to provide their contact details (Name, phone number and/or email address). Business hours are between 8:00 AM – 4:30 PM, Monday – Friday. Staff will contact interested participants no later 12:00 p.m. on Monday, April 27, 2020 with the details on how to participate in the meeting.

Anyone wishing to view the proposed amendments may visit the City's website at www.charlottetown.ca under Mayor and Council, Meeting Packages (2020 Planning Board Meeting Packages). As the City encourages written submission, please forward any written comments to the Planning Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2 before 12:00 p.m. on or before Thursday, April 30, 2020. Comments may also be emailed to planning@charlottetown.ca. Any responses received will become part of the public record.

The Public Meeting will be held on:

TUESDAY, APRIL 28, 2020 AT 6:00P.M.

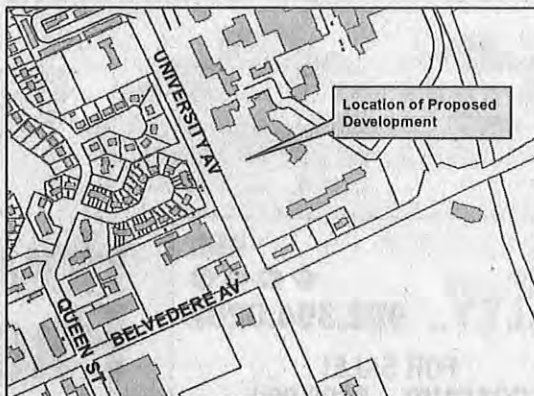
COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL, 199 QUEEN STREET

The general public is encouraged to participate via videoconference or teleconference.

PUBLIC MEETING

City Council will hold a **Virtual Public Meeting** to hear comments on the following:

550 University Avenue (PID #373126): A request for a site specific exemption to exceed the maximum building height of 12.0 metres or 39.4 ft. in the Institutional (I) Zone in order to allow a 9-storey (35.4 m or 116.2 ft.) building on the UPEI Campus to be used as student residence.



The public meeting will be held via **videoconference** or **teleconference** to adhere to social distancing requirements.

Residents wishing to participate may use any of these methods:

- Webex; or
- Connect by phone and/or watch the live stream at www.charlottetown.ca/video; or
- Attend in person (social distancing policies will apply)

Residents who just wish to watch or listen without participation may do so by watching the live stream at www.charlottetown.ca/video.

Residents who are interested to participate in the public meeting are encouraged to contact the Planning & Heritage Department by email at planning@charlottetown.ca or call 902-629-4158 on or before 4:30 p.m. on Thursday, April 23, 2020 to provide their contact details (Name, phone number and/or email address). Business hours are between 8:00 AM – 4:30 PM, Monday – Friday. Staff will contact interested participants no later than 12:00 p.m. on Monday, April 27, 2020 with the details on how to participate in the meeting.

Anyone wishing to view the proposed amendments may visit the City's website at www.charlottetown.ca under Mayor and Council, Meeting Packages (2020 Planning Board Meeting Packages). As the City encourages written submission, please forward any written comments to the Planning Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2 before 12:00 p.m. on or before Thursday, April 30, 2020. Comments may also be emailed to planning@charlottetown.ca. Any responses received will become part of the public record.

**The Public Meeting will be held on:
TUESDAY, APRIL 28, 2020 AT 6:00 P.M.
COUNCIL CHAMBERS, 2nd FLOOR, CITY HALL
199 QUEEN STREET**

*The general public is encouraged to participate
via videoconference or teleconference.*

7922716

Catane, Ellen

From: bgorveatt . <bgorveatt@gmail.com>
Sent: Saturday, April 25, 2020 12:28 PM
To: Planning Department
Subject: Re: 550 University Avenue (PID #373126)

Dear Sir or Madame,

I'm pleased to see that the university is going forward with this long awaited project. A project that should have been approached years ago.

I agree with the project exhibiting some height to reduce sprawl, and a little higher wouldn't be a concern to me. However, the look or rendering is. I hope that the university, the city, the designers, make an adjustment to the rendering to reflect more in favour of the design of the university. The original was better. This rendering doesn't reflect that and looks more like a housing project you find in other urban centres. What am I saying, it's ugly!

Please reconsider the look of this project as it will be a gateway building to the downtown area. First impressions are everything and this project will certainly have that impact on our beautiful city.

Thank you,

Brian Gorveatt
316 North Queen Elizabeth Dr.
Charlottetown

Catane, Ellen

From: The Arbing <lap@pei.sympatico.ca>
Sent: Saturday, April 25, 2020 10:59 AM
To: Catane, Ellen
Subject: Re: Webex Meeting - Additional Information for Public Meeting

Good morning Ellen. Thanks for the message, information and instructions in regard to the Public Meeting on next Tuesday.

I will listen in on the meeting on the live streaming. I do not plan to actually participate. However if you have not done so I would ask that you circulate my March 18th letter to the participants and also ask that it be tabled at the meeting and be included in the record of the meeting and subsequent proceedings related to the this request/matter.

Thank you again for following up. Have a pleasant weekend. Phil A.

From: Catane, Ellen
Sent: Friday, April 24, 2020 2:49 PM
To: basilhambly@pei.sympatico.ca ; bobbykenny34@msn.com ; kris@krisfournier.com ; regmacinnis@gmail.com ; rherbert@upei.ca ; shallyn@9ystudio.com ; Kelly, Peter ; Jankov, Alanna ; Doiron, Bob ; Councillor Greg Rivard ; McCabe, Julie L. ; Ramsay, Kevin ; Duffy, Mike ; Tweel, Mitchell ; Bernard, Terry ; MacLeod, Terry ; Mayor of Charlottetown (Philip Brown) ; Deputy Mayor Jason Coady ; Rivard, Greg ; Coady, Jason ; Eisnor, Trevor ; Forbes, Alex ; Morrison, Greg ; Munn, Natalie ; Stavert, Robert ; Thompson, Laurel ; Zilke, Robert ; Catane, Ellen ; Chaisson, Rory ; jpodger@upei.ca ; mlmckenna@upei.ca ; derek.brennan@architects4.ca ; lap@pei.sympatico.ca
Subject: Webex Meeting - Additional Information for Public Meeting

Dear all,

Good day! You have received an invitation for Webex meeting for our Public meeting scheduled on Tuesday, April 28, 2020 at 6:00pm. Please find below information in preparation for the meeting:

- If you are using Webex for the first time, here are different options to join:
 - If you are using a desktop and you don't have a mic & speaker setup or an available headset with mic, you may need to dial in to connect to the audio. If you also don't have a camera for the video, you can still connect and you will see the rest of the members who have video connections but we won't be able to see you.
 - Laptops usually have camera, speaker and mic setup already so you can join the meeting directly. If not, you may again need to dial in to connect to the audio.
 - If you are connecting using your cellphone, you may need to download the Webex app to join
- You may join the meeting by directly clicking on the join meeting when it is scheduled to begin (15minutes before)
- Please note that if you are dialing in, the number is a Halifax number (and not toll-free at this time) and there may be local charges.
- There will be a live streaming of the meeting at www.charlottetown.ca/video if you only wish to view and listen and not participate.
- If necessary, please test your settings BEFORE the scheduled meeting. If you need assistance setting up your Webex, I am available on Monday to assist you. Council members may also reach out to Rory if you need assistance. I may not be able to assist you on Tuesday and most especially minutes before we begin the meeting.

Also, please take note of below User Protocols During a Meeting:

1. Once you have tested a specific meeting software and confirmed that audio and video works as expected, make sure you arrive **15 minutes early** to a meeting to give the moderator a chance to work out any last minute issues/kinks and identify all attendees/presenters.
2. The 15 minute gathering window before a meeting is not intended to be used for testing audio and video and there will be almost no chance of troubleshooting and fixing issues at this point.
3. When you have entered a meeting, keep the chatter to a minimum as the moderator may be trying to verify users/communication.
4. If you have been muted, the moderator has likely done this. Please do not unmute yourself unless called upon.
5. If using video conferencing, please remember that other attendees can see your screen even if you are not the current speaker.

If you have any questions, please do not hesitate to contact me. Thank you!

Thank you!

Best Regards,
Ellen

Ellen Faye Catane
Intake Officer/Administrative Assistant

City of Charlottetown – Planning & Heritage Department

233 Queen Street
Charlottetown, Prince Edward Island
Canada, C1A 4B9
Office: 902-629-4112
Fax: 902-629-4156

ecatane@charlottetown.ca
www.charlottetown.ca



The City of Charlottetown is taking further steps to proactively reduce the spread of COVID-19 and mitigate impacts on municipal services, as the health and safety of residents is our number one priority. During this time, all City facilities, buildings, arenas, playgrounds, and community centres are closed to the public and non-essential staff are working from home, where possible. Residents looking for municipal services are encouraged to visit our website at www.charlottetown.ca or call our main switchboard at 902-566-5548 (Monday to Friday from 8 a.m. to 4:30 p.m.) to be directed to the appropriate department. Alternatively, we encourage you to connect with our staff directly via email https://charlottetown.ca/contact_us. A drop box is available inside the vestibule located in the main entrance at City Hall (199 Queen Street), with slots available for Planning documents, tender applications, and bill payments/mail. Your patience and understanding is appreciated during this unprecedented time.

Please consider the environment before printing this e-mail!

opinions presented are solely those of the author and do not necessarily represent those of the City of Charlottetown. If you are not the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system.

Catane, Ellen

From: The Arbings <lap@pei.sympatico.ca>
Sent: Wednesday, March 18, 2020 9:13 PM
To: Planning Department; Presidentea@upei.ca; Mayor of Charlottetown (Philip Brown)
Subject: Emailing: letter concerning p;roposed UPEI 9 storey residence request March 2020
Attachments: UPEI 9 storey request March 2020.odt

Good afternoon Gentlemen. Councillor Greg Rivard, Planning Board, President Alaa Abd-El-Aziz, UPEI and Mayor Philip Brown, City of Charlottetown.

Attached is a letter outlining my concerns and views in regard to the request by the University of Prince Edward Island to the City of Charlottetown for an amendment to the Zoning and Development Bylaw relating to the height of a new residence at UPEI

I am requesting your consideration of this at the proposed Public Meeting and in further deliberations concerning this matter.

If need be my address is: 48 Heritage Lane, Marshfield, PE. C1C 0J1 Tel: 902 628 1813. Also I apologize for the spacing problem in the letter.

Thank you. Sincerely, Phil Arbing

Your message is ready to be sent with the following file or link attachments:
UPEI 9 storey request March 2020

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

March 18, 2020

Councillor Greg Rivard,
Chair, Planning Board, City of Charlottetown

Dr. Alaa Abd-El-Aziz,
President, University of Prince Edward Island, Charlottetown, PE

Mayor Philip Brown, City of Charlottetown

RE: Request of University of Prince Edward Island to City of Charlottetown to amend the Zoning and Development Bylaw as it relates to Building Heights for a proposed nine (9) storey residence on the UPEI Campus and Public Meeting scheduled for March 24, 2020.

Dear Gentlemen:

While I am not a resident of the City of Charlottetown I reside in the Community of Marshfield on the Eastern boundary of the City. Thus I follow closely much of the activity in Charlottetown. I saw the advertisement for a Public Meeting in the March 14th issue of the GUARDIAN to consider the above noted matter.

Needless to say this proposal for a 9 storey residence on the UPEI Campus is surprising and should be of outright concern to many in the City, surrounding areas as well as those interested in the affairs of the University including Alumni and other supporters both past and present. I am a graduate of UPEI (1970). I have watched the growth and expansion of St. Dunstan's and then UPEI since I attended St. Dunstan's High School in the late 1950's. This growth has been impressive. UPEI has a very attractive Campus both in terms of layout and it's facilities and buildings including the residences. Some have been there for more than 100 years particularly Main Building and Dalton Hall. These and others have a very attractive external design and architecture. Most buildings on Campus are not more than four (4) storeys.

This request for a proposed 9 Storey residence really surprises me. What is the thinking behind the suggested height? I would think the University could do better. A residence building of this height would be totally out of character with existing residences and other buildings on Campus. It would be

an unwarranted “aberration” in the sky scape and general landscape of the UPEI as well as the surrounding area of the City and adjacent communities. It just doesn't fit. Also would the Charlottetown Fire Dept. be able to serve a 9 storey building, particularly one with people living in it?

This proposal must be reconsidered for various reasons. If land space is part of the rationale for 9 storeys then another design should be considered whether an “L” or “U” shape for example to fit the land available. Also if more land is required then another consideration could be to replace the western portion of Blanchard Hall as part of the new residence. While a residence of 4, possibly 5 storeys would take more land than a “high rise” and possibly add further costs this redesign would be justifiable. The residence would be there for many years, even decades. The proposed new residence at UPEI must be designed with an external facade similar to the existing nearby residences; Bernadine Hall, William and Denise Andrew Hall as well as the Wanda Wyatt Dining Hall and similar to the exterior of Main Building and Dalton Hall as well as others. Traditional red brick with grey concrete trim where needed should be the style. Metal siding or cladding must be avoided. Some of the Holland College buildings in Charlottetown also have attractive exterior design and architecture.

Accordingly then this request for an amendment to the Zoning and Development Bylaw to allow for a 9 storey residence on the UPEI Campus is not well founded and should be withdrawn or denied. It is contrary to the efforts and results of building architecture that St. Dunstan's and UPEI have demonstrated and achieved in building design and architecture over the years. Nine storeys is out of line..

In conclusion this request must be denied with a recommendation that a new residence at UPEI be limited to 4 storeys, a similar height to other residences. I am sure UPEI has the capability to come up with a design more in keeping with existing residences and compatible with the entire UPEI Campus.

Hopefully Planning Board, City of Charlottetown Council and the University of Prince Edward Island Officials will give this matter further and full consideration. Please consider my views at the March 24th Planning Board Public Meeting and include it as appropriate in the record of all related proceedings.

Please feel free to contact me for further information or to discuss my views\ I can also be reached at the address and telephone number below. Thank you.

Sincerely,

Phil Arbing

48 Heritage Lane,

Marshfield, PE. C1C 0J1

Tel:902 628 1813

S

Catane, Ellen

From: Tim Banks <tim@apm.ca>
Sent: Monday, April 27, 2020 12:46 PM
To: Forbes, Alex; Planning Department; Jankov, Alanna; Doiron, Bob; Rivard, Greg; Coady, Jason; McCabe, Julie L.; Ramsay, Kevin; Duffy, Mike; Tweel, Mitchell; Philip Brown; Bernard, Terry; MacLeod, Terry
Cc: president@upei.ca; Jackie Podger (jpodger@upei.ca); mjenkinssmith@upei.ca; APM-Team
Subject: Letter of Support for UPEI
Attachments: Letter of Support for UPEI Student Housing.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom it may Concern;

Please find attached our letter of support for this very worthy project.

Regards

Tim

Tim Banks

CEO • APM MacLean

21 John Yeo Drive, Unit 2

Charlottetown, PE

Canada

C1E 2A1

tel [902-569-8400](tel:902-569-8400)

cel [902-628-7313](tel:902-628-7313)

email tim@apm.ca

APM.ca

Since 1946 **APM MacLean** has provided construction and design-build services that include construction management, engineering and general contracting. Our principles of Service, Trust and Value are our foundation for the delivery of every aspect of your new building or renovation project. **APM MacLean** operate across Canada providing a host of construction services to local, regional and national clients.



OVER
95
YEARS

COMBINED
EXPERTISE

construction managers • project managers • engineers • general contractors • design builders

City of Charlottetown
199 Queen St.
Charlottetown, PE C1A 4B7

Attention: Planning Department

Dear Sir or Madam;

Re: 550 University Ave., PID 373126 Request For Variance – Student Housing

On behalf of APM Commercial and MacLean Construction Ltd. we would like to add our support for this worthwhile nine (9) storey housing project on the campus of the University of Prince Edward Island (UPEI).

UPEI is an important educational and cultural institution that is critical to the economy of Prince Edward Island (PEI) and this new project enables the university to continue to attract out-of-province students with safe and affordable housing options.

We believe this project will provide much needed student housing and be built to an economical scale based on the increased building height to one hundred and sixteen (116) feet from the allowable thirty-nine (39) feet. We have always maintained that going higher reduces the economics and lowers costs for occupants. This project will bring jobs, investment and choice in student housing to our community and will provide an important overall occupancy growth in the Charlottetown marketplace.

Yours truly,



Tim Banks
APM Commercial

Cc; Alaa Abd-El-Aziz, President, UPEI

Catane, Ellen

From: T and K C <redhandholdings@hotmail.com>
Sent: Monday, April 27, 2020 2:38 PM
To: Duffy, Mike; Bernard, Terry; Tweel, Mitchell; Doiron, Bob; McCabe, Julie L.; Rivard, Greg; Jankov, Alanna; Ramsay, Kevin; Coady, Jason; MacLeod, Terry; Mayor of Charlottetown (Philip Brown); Planning Department
Subject: Fw: 550 University Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

Subject: Fw: 550 University Avenue

Planning and Heritage Department
City of Charlottetown, PEI.

Planning Board Officials, Mayor and City Council;

Ad hoc development of cities and countries have presented many problems and unpleasant outcomes. In spite of aesthetically hit and miss additions to the UPEI campus, the old historic part and the iron fence and landscaping along it, as well as the large open green area in front of the newer compatible red brick buildings, a pleasant entrance to Charlottetown, very much in tune with our low key 'rural' image, is achieved.

It is surprising that the university would propose a 9 story tower anywhere on the campus, but especially in the proposed location.

Of course many practical reasons, e.g. cost, convenience for the occupants, etc. would have informed this decision. However, broader aspects needs to be pointed out, especially when alternatives can be readily applied.

One could be to locate the same number of units in a building parallel to Belvedere Avenue and the building that is already there now. This would lend some coherence to the area.

The area owned by the university is large and there is capacity for allowing green areas to remain green to be enjoyed by students and passers by, leaving an impression of the rural nature of our Province.

Although not a criteria for Council to consider, there is also the matter of quality of life. There is plenty of research and evidence that squeezing humans together, reducing natural areas and opportunities for natural exercise are detrimental to mental health. That is why it is surprising that an institution like a university, with alternatives available, would propose a 'rabbit hutch' environment for their students.

Council, one assumes, have to look at fire fighting capacity for a 9 story building, as well as traffic concerns if exit is proposed for University Avenue, etc.

However, it is absolute appropriate as well to consider the long term aesthetic effect of such an unfitting addition to the entrance to Charlottetown.

Councillors, please, consider your great power carefully.

University presidents and students will come and go, but this tower will be standing there, in full view, as an eyesore for the next 100 years.

Respectfully submitted,

Kirsten Connor

59 Queen Elizabeth Dr.

902-893-3839

1.



Virus-free. www.avg.com

Catane, Ellen

From: Breanna Dawn Macdonald <bremacdonal2@upei.ca>
Sent: Monday, April 27, 2020 4:07 PM
To: Planning Department
Subject: nine-storey residence

Good Afternoon,

I am thrilled that UPEI is building a new residence. This is a much-needed addition with the current housing crisis. Something that I feel is absolutely necessary is underground parking in this new building. This will alleviate some parking issues as well as the need to move the car to a winter parking lot when there is snow, and not have to remove green space for parking. I think 9 storeys would look okay as it is on the lower side of campus- although 7 would be visually more appealing.

Breanna

Catane, Ellen

From: Sam Sanderson <sam@capei.ca>
Sent: Tuesday, April 28, 2020 9:24 AM
To: MacLeod, Terry; Forbes, Alex; Planning Department; mjenkinssmith@upei.ca; Mayor of Charlottetown (Philip Brown); Jankov, Alanna; Rivard, Greg; 'Terry Palmer'
Cc: 'Duane Lamont'
Subject: Letter of support
Attachments: CAPEI Heigh Variance City of Charlottetown April 28 2020.pdf

Good morning All
Please see the attached letter of support

Sam Sanderson
General Manager CAPEI
Office 1-902-368-3303
Cell 1-902-628-5421
Email sam@capei.ca



Building PEI one day at a time



April 28/2020

City of Charlottetown

199 Queen St Charlottetown PE

C1A 4B7

Attention Planning Department

The Construction Association of Prince Edward Island fully supports the height variance to allow 9 story structures in the City of Charlottetown ,PEI . We support this change to allow builders and owners to proceed with much needed housing and rental space in the Great Charlottetown area as land is becoming more and more scarce and density has become a issue to maintain our growing needs in the residential and retail and commercial markets.

Regards

Sam Sanderson

General Manager CAPEI

Catane, Ellen

From: johnarobinson1963@gmail.com
Sent: Tuesday, April 28, 2020 12:45 PM
To: Mayor of Charlottetown (Philip Brown)
Cc: Planning Department; abdelaziz@upei.ca; johnarobinson1963@gmail.com
Subject: Proposed 9 story UPEI student residence

2020-04-28

Mayor Philip Brown

City of Charlottetown

mayor@charlottetown.ca

Re : 550 University Ave PID 373126 Request for Variance for Student Housing

Dear Mr. Mayor

As former students and grandparents of students of UPEI and Prince of Wales College, and as Charlottetown residents and taxpayers, we wish to support the construction of the proposed 9 story housing project on the UPEI Campus.

UPEI plays a vital role in PEI education and is a significant contributor to the city and Provincial economies, and its ongoing operation depends on being able to attract out of province students by offering affordable and appropriate accommodations.

UPEI has displayed significant leadership over the years in bringing modern, cost efficient building concepts to its campus and the building of a 9-story residence is a further extension of this progressive thinking. In addition to the university enjoying the ability to provide more on campus accommodation to out of province students, the city will enjoy an easing of its high occupancy housing pressure.

We seek your support for this project.

Best regards

John & Hazel Robinson

401-1 Haviland Street

Charlottetown, PE

Cc: planning@charlottetown.ca

Cc: abdelaziz@upei.ca

Attachment 4 First Reading of the Resolution, May 11, 2020



CITY OF CHARLOTTETOWN

RESOLUTION

Planning
#1

MOTION CARRIED _____

MOTION LOST _____

Date: May 11, 2020

Moved by Councillor _____ Greg Rivard

Seconded by Deputy Mayor _____ Jason Coady

RESOLVED:

That the request for a site specific exemption in the Institutional (I) Zone of the Zoning & Development By-law as it pertains to 550 University Avenue (PID #373126) in order to allow the proposed nine (9) storey (35.4 m) dormitory/residence be constructed on the property which exceeds the maximum building height in the Institutional Zone, be approved, subject to the signing of a Development Agreement.



**CITY OF CHARLOTTETOWN
BYLAW**

To adopt Bylaw PH-ZD.2-027, A Bylaw for "A site specific exemption in the Institutional (I) Zone of the Zoning & Development By-law as it pertains to 550 University Avenue (PID #373126) in order to allow the proposed nine (9) storey (35.4m) dormitory / residence be constructed on the property which exceeds the maximum building height in the Institutional (I) Zone.

BE IT RESOLVED THAT THE "BYLAW TO AMEND THE CITY OF CHARLOTTETOWN ZONING AND DEVELOPMENT BYLAW, (PH-ZD.2-027, as it pertains 550 University Avenue (PID #373126))", as attached, be read a first time.

Date: _____ May 11, 2020

Moved by Councillor: _____ Greg Rivard

Seconded by Deputy Mayor: _____ Jason Coady

BE IT RESOLVED THAT the Zoning & Development Amendment Bylaw (PH-ZD.2-027), be approved and that it be read a second time at the next Public Meeting of Council.

Date: _____ May 11, 2020

Moved by Councillor: _____ Greg Rivard

Seconded by Deputy Mayor: _____ Jason Coady

WHEREAS THE "BYLAW TO AMEND THE CITY OF CHARLOTTETOWN ZONING AND DEVELOPMENT BYLAW, (PH-ZD.2-027, as it pertains to 550 University Avenue (PID #373126))", as attached, was read and approved a first time on May 11, 2020;

BE IT RESOLVED THAT the said Bylaw be read a second time.

Date: _____ June 08, 2020

Moved by Councillor: _____ Greg Rivard

Seconded by Deputy Mayor: _____ Jason Coady

BE IT RESOLVED THAT the said Bylaw be approved and adopted.

Date: _____ June 08, 2020

Moved by Councillor: _____ Greg Rivard

Seconded by Deputy Mayor: _____ Jason Coady

Mayor/Chairperson
(signature sealed)

Chief Administrative Officer
(signature sealed)

9-0
Councillor
Doveau
In Conflict

City of Charlottetown
A Bylaw to amend the Zoning and Development Bylaw
BYLAW # PH-ZD.2-027

BE IT ENACTED by the Council of the City of Charlottetown as follows:

PART I – INTERPRETATION AND APPLICATION

1. Title

(1) This Bylaw shall be known and cited as the “Bylaw to amend the Zoning and Development Bylaw, Bylaw # PH-ZD.2-027”

2. Authority

(1) Section 16 of the Planning Act R.S.P.E.I 1988 Cap. P-8, enables the Council of the City of Charlottetown, to adopt bylaws implementing an official plan for the municipality

3. Purpose

(1) The purpose of this bylaw is to amend the City of Charlottetown’s Zoning and Development Bylaw provisions found in Appendix C.

PART II – AMENDMENTS

4. Appendix C. Approved Site Specific Exemptions is updated to add below amendment:

Zone	PID	Civic Address	Use	Regulation
Institutional (I)	373126	550 University Ave	Educational Institution	To allow the proposed nine (9) storey (35.4 m) dormitory/ residence to be constructed on the property which exceeds the maximum building height in the Institutional Zone.

(Map reference)



PART III – EFFECTIVE DATE

5. Effective Date

- (1) The effective date of the Zoning & Development Bylaw amendment is the date as signed by the Minister of Communities, Land and Environment.

First Reading:

This Zoning & Development Bylaw, Bylaw #PH-ZD.2-027, was read a first time at Council meeting held on the _____ day of _____, 2020.

This Zoning & Development Bylaw, Bylaw #PH-ZD.2-027, was approved by a majority of Council members present at the Council meeting held on _____ day of _____, 2020.

Second Reading:

This Zoning & Development Bylaw, Bylaw #PH-ZD.2-027, was read a second time at Council meeting held on the _____ day of _____, 2020.

This Zoning & Development Bylaw, Bylaw #PH-ZD.2-027, was approved by a majority of Council members present at the Council meeting held on _____ day of _____, 2020.

Approval and Adoption by Council:

This Zoning & Development Bylaw, Bylaw #PH-ZD.2-027, was adopted by a majority of Council members present at the Council meeting held on _____ day of _____, 2020.

6. Signatures

Mayor/Chairperson
(signature sealed)

Chief Administrative Officer
(signature sealed)

This Zoning & Development Bylaw, Bylaw #PH-ZD.2-027, adopted by the Council of the City of Charlottetown on _____ day of _____, 2020 is certified to be a true copy.

Chief Administrative Officer
(signature sealed)

Date:

MINISTERIAL APPROVAL

This Zoning and Development Bylaw amendment (PH-ZD.2-027) is hereby approved.

Dated on this ____ day of _____, _____.

Hon. Bloyce Thompson
Minister of Agriculture and Land

Attachment 5 Second Reading of the Resolution, May 13, 2020



CITY OF CHARLOTTETOWN

RESOLUTION

Human Resources, Communications
and Administration # 1

MOTION CARRIED

13
10-0 (Carried)

MOTION LOST

Date: May 11, 2020

Moved by Councillor

Alanna Jankov

Seconded by Councillor

Mike Duffy

RESOLVED:

That the City of Charlottetown accept the amendments to the Employee Criminal Record Checks Policy, as per the attached document, effective May 11, 2020.



**CITY OF CHARLOTTETOWN
BYLAW**

To adopt Bylaw PH-ZD.2-027, A Bylaw for "A site specific exemption in the Institutional (I) Zone of the Zoning & Development By-law as it pertains to 550 University Avenue (PID #373126) in order to allow the proposed nine (9) storey (35.4m) dormitory / residence be constructed on the property which exceeds the maximum building height in the Institutional (I) Zone.

BE IT RESOLVED THAT THE "BYLAW TO AMEND THE CITY OF CHARLOTTETOWN ZONING AND DEVELOPMENT BYLAW, (PH-ZD.2-027, as it pertains 550 University Avenue (PID #373126))", as attached, be read a first time.

Date: _____ May 11, 2020

Moved by Councillor: _____  ☒ Greg Rivard

Seconded by Deputy Mayor: _____  ☒ Jason Coady

BE IT RESOLVED THAT the Zoning & Development Amendment Bylaw (PH-ZD.2-027), be approved and that it be read a second time at the next Public Meeting of Council.

Date: _____ May 11, 2020

Moved by Councillor: _____  ☒ Greg Rivard

Seconded by Deputy Mayor: _____  ☒ Jason Coady

WHEREAS THE "BYLAW TO AMEND THE CITY OF CHARLOTTETOWN ZONING AND DEVELOPMENT BYLAW, (PH-ZD.2-027, as it pertains to 550 University Avenue (PID #373126))", as attached, was read and approved a first time on May 11, 2020;

BE IT RESOLVED THAT the said Bylaw be read a second time.

Date: _____ May 13, 2020

Moved by Councillor: _____  ☒ Greg Rivard


Seconded by Deputy Mayor: _____  ☒ Jason Coady

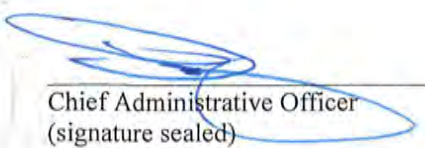
BE IT RESOLVED THAT the said Bylaw be approved and adopted.

Date: _____ May 13, 2020

Moved by Councillor: _____  ☒ Greg Rivard

Seconded by Deputy Mayor: _____  ☒ Jason Coady


Mayor/Chairperson
(signature sealed)


Chief Administrative Officer
(signature sealed)

9-0
Councillor
Dorian
In Conflict

9-0
Coun.
Dorian
in conflict

9-0
Councillor
Dorian
In Conflict

City of Charlottetown
A Bylaw to amend the Zoning and Development Bylaw
BYLAW # PH-ZD.2-027

BE IT ENACTED by the Council of the City of Charlottetown as follows:

PART I – INTERPRETATION AND APPLICATION

1. Title

- (1) This Bylaw shall be known and cited as the “Bylaw to amend the Zoning and Development Bylaw, Bylaw # PH-ZD.2-027”

2. Authority

- (1) Section 16 of the Planning Act R.S.P.E.I 1988 Cap. P-8, enables the Council of the City of Charlottetown, to adopt bylaws implementing an official plan for the municipality

3. Purpose

- (1) The purpose of this bylaw is to amend the City of Charlottetown’s Zoning and Development Bylaw provisions found in Appendix C.

PART II – AMENDMENTS

- 4. Appendix C. Approved Site Specific Exemptions is updated to add below amendment:**

Zone	PID	Civic Address	Use	Regulation
Institutional (I)	373126	550 University Ave	Educational Institution	To allow the proposed nine (9) storey (35.4 m) dormitory/ residence to be constructed on the property which exceeds the maximum building height in the Institutional Zone.

(Map reference)



PART III – EFFECTIVE DATE

5. Effective Date

- (1) The effective date of the Zoning & Development Bylaw amendment is the date as signed by the Minister of Communities, Land and Environment.

First Reading:

This Zoning & Development Bylaw, Bylaw #PH-ZD.2-027, was read a first time at Council meeting held on the 11th day of May, 2020.

This Zoning & Development Bylaw, Bylaw #PH-ZD.2-027, was approved by a majority of Council members present at the Council meeting held on 11th day of May, 2020.

Second Reading:


This Zoning & Development Bylaw, Bylaw #PH-ZD.2-027, was read a second time at Council meeting held on the 13th day of May, 2020.

This Zoning & Development Bylaw, Bylaw #PH-ZD.2-027, was approved by a majority of Council members present at the Council meeting held on 13th day of May, 2020.


Approval and Adoption by Council:

This Zoning & Development Bylaw, Bylaw #PH-ZD.2-027, was adopted by a majority of Council members present at the Council meeting held on 13th day of May, 2020.

6. Signatures




Mayor/Chairperson
(signature sealed)



Chief Administrative Officer
(signature sealed)

This Zoning & Development Bylaw, Bylaw #PH-ZD.2-027, adopted by the Council of the City of Charlottetown on 13th day of May, 2020 is certified to be a true copy.



Chief Administrative Officer
(signature sealed)

May 14, 2020
Date:

MINISTERIAL APPROVAL

This Zoning and Development Bylaw amendment (PH-ZD.2-027) is hereby approved.

Dated on this ___ day of _____, _____.

Hon. Bloyce Thompson
Minister of Agriculture and Land

Attachment 6 Resolution with Ministerial Signature, May 25, 2020



**CITY OF CHARLOTTETOWN
BYLAW**

To adopt Bylaw PH-ZD.2-027, A Bylaw for "A site specific exemption in the Institutional (I) Zone of the Zoning & Development By-law as it pertains to 550 University Avenue (PID #373126) in order to allow the proposed nine (9) storey (35.4m) dormitory / residence be constructed on the property which exceeds the maximum building height in the Institutional (I) Zone.

BE IT RESOLVED THAT THE "BYLAW TO AMEND THE CITY OF CHARLOTTETOWN ZONING AND DEVELOPMENT BYLAW, (PH-ZD.2-027, as it pertains 550 University Avenue (PID #373126))", as attached, be read a first time.

Date: _____ May 11, 2020

Moved by Councillor: _____ ☒ Greg Rivard

Seconded by Deputy Mayor: _____ ☒ Jason Coady

BE IT RESOLVED THAT the Zoning & Development Amendment Bylaw (PH-ZD.2-027), be approved and that it be read a second time at the next Public Meeting of Council.

Date: _____ May 11, 2020

Moved by Councillor: _____ ☒ Greg Rivard

Seconded by Deputy Mayor: _____ ☒ Jason Coady

WHEREAS THE "BYLAW TO AMEND THE CITY OF CHARLOTTETOWN ZONING AND DEVELOPMENT BYLAW, (PH-ZD.2-027, as it pertains to 550 University Avenue (PID #373126))", as attached, was read and approved a first time on May 11, 2020;

BE IT RESOLVED THAT the said Bylaw be read a second time.

Date: _____ May 13, 2020

Moved by Councillor: _____ ☒ Greg Rivard

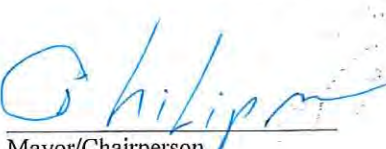
Seconded by Deputy Mayor: _____ ☒ Jason Coady

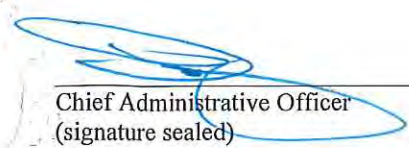
BE IT RESOLVED THAT the said Bylaw be approved and adopted.

Date: _____ May 13, 2020

Moved by Councillor: _____ ☒ Greg Rivard

Seconded by Deputy Mayor: _____ ☒ Jason Coady


Mayor/Chairperson
(signature sealed)


Chief Administrative Officer
(signature sealed)

9-0
Councillor
Dorian
In Conflict

9-0
Coun.
Dorian
in conflict

9-0
Councillor
Dorian
In Conflict
B

City of Charlottetown
A Bylaw to amend the Zoning and Development Bylaw
BYLAW # PH-ZD.2-027

BE IT ENACTED by the Council of the City of Charlottetown as follows:

PART I – INTERPRETATION AND APPLICATION

1. Title

- (1) This Bylaw shall be known and cited as the “Bylaw to amend the Zoning and Development Bylaw, Bylaw # PH-ZD.2-027”

2. Authority

- (1) Section 16 of the Planning Act R.S.P.E.I 1988 Cap. P-8, enables the Council of the City of Charlottetown, to adopt bylaws implementing an official plan for the municipality

3. Purpose

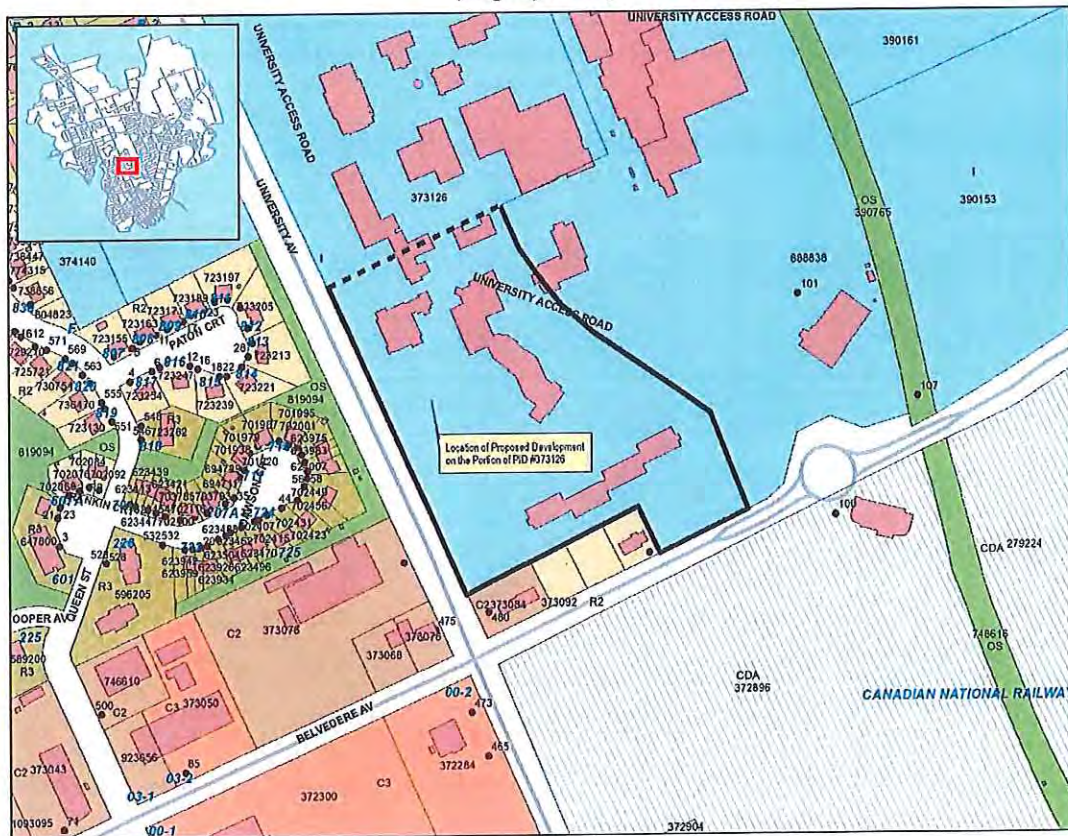
- (1) The purpose of this bylaw is to amend the City of Charlottetown’s Zoning and Development Bylaw provisions found in Appendix C.

PART II – AMENDMENTS

- 4. Appendix C. Approved Site Specific Exemptions is updated to add below amendment:**

Zone	PID	Civic Address	Use	Regulation
Institutional (I)	373126	550 University Ave	Educational Institution	To allow the proposed nine (9) storey (35.4 m) dormitory/ residence to be constructed on the property which exceeds the maximum building height in the Institutional Zone.

(Map reference)



PART III – EFFECTIVE DATE

5. Effective Date

- (1) The effective date of the Zoning & Development Bylaw amendment is the date as signed by the Minister of Communities, Land and Environment.

First Reading:

This Zoning & Development Bylaw, Bylaw #PH-ZD.2-027, was read a first time at Council meeting held on the 11th day of May, 2020.

This Zoning & Development Bylaw, Bylaw #PH-ZD.2-027, was approved by a majority of Council members present at the Council meeting held on 11th day of May, 2020.

Second Reading:

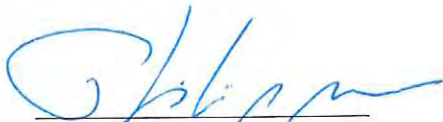
This Zoning & Development Bylaw, Bylaw #PH-ZD.2-027, was read a second time at Council meeting held on the 13th day of May, 2020.

This Zoning & Development Bylaw, Bylaw #PH-ZD.2-027, was approved by a majority of Council members present at the Council meeting held on 13th day of May, 2020.

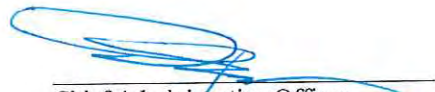
Approval and Adoption by Council:

This Zoning & Development Bylaw, Bylaw #PH-ZD.2-027, was adopted by a majority of Council members present at the Council meeting held on 13th day of May, 2020.

6. Signatures

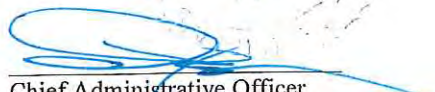


Mayor/Chairperson
(signature sealed)



Chief Administrative Officer
(signature sealed)

This Zoning & Development Bylaw, Bylaw #PH-ZD.2-027, adopted by the Council of the City of Charlottetown on 13th day of May, 2020 is certified to be a true copy.




Chief Administrative Officer
(signature sealed)

May 14, 2020
Date:

MINISTERIAL APPROVAL

This Zoning and Development Bylaw amendment (PH-ZD.2-027) is hereby approved.

Dated on this 25 day of May, 20.



Hon. Bloyce Thompson
Minister of Agriculture and Land