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Volume 1

1. Summary of File Contents 550 University Avenue, PID #373126
2. Rezoning Application Form – February 14, 2020
3. Planning Board Report – March 02, 2020
4. Planning Board Minutes (Verbatim excerpt) – March 02, 2020
5. Council Meeting Minutes (Verbatim excerpt) – March 09, 2020
6. Council Resolution (Planning #5) – March 09, 2020
7. Weekly Permit Summaries Posted in the Web – Week ending March 13, 2020
8. Public Meeting Information:
 - a. Notices posted on the subject property on the following dates:
 - March 10, 2020 (Tuesday) – notifying the residents of the Public Meeting scheduled on March, 24, 2020
 - March 18, 2020 (Wednesday) – notifying the residents that the Public Meeting is being rescheduled to March, 30, 2020
 - March 26, 2020 (Thursday) - notifying residents that the public meeting scheduled on March 30, 2020 is cancelled
 - April 15, 2020 (Wednesday) –notice notifying the public that the meeting is moving ahead on April 28, 2020
 - b. Advertisements published in the following editions of The Guardian notifying the public of the Public Meeting of Council:
 - March 14, 2020 (Saturday) – notifying the residents of the Public Meeting scheduled on March, 24, 2020
 - March 21, 2020 (Saturday) – notifying the residents that the Public Meeting is being rescheduled to March, 30, 2020
 - March 28, 2020 (Saturday) - notifying residents that the Public Meeting scheduled on March 30, 2020 is being cancelled due to COVID-19 Social distancing restrictions
 - April 18, 2020 (Saturday) and April 25, 2020 (Saturday) - notices notifying the public that the meeting is moving ahead on April 28, 2020.
 - c. Notice of the meeting was mailed to property owners within 100 meters of the subject properties on the following dates:
 - March 10, 2020 (Tuesday) – notifying the residents of the Public Meeting scheduled on March. 24, 2020
 - March 18, 2020 (Wednesday) notifying the residents that the Public Meeting is being rescheduled to March, 30, 2020
 - March 25, 2020 (Wednesday) - notifying residents that the public meeting scheduled on March 30, 2020 is being cancelled

- April 15, 2020 (Wednesday) –notifying the public that the meeting is moving ahead on April 28, 2020. Additional information was provided on how to participate in the virtual Public Meeting being held via videoconference (Webex), live streaming and in person participation
 - d. Public Service Announcement (PSA) released on April 15, 2020. PSA was also posted in the City's website
9. Public Meeting Package April 28, 2020
 10. Powerpoint Presentation (Applicants) – April 28, 2020
 11. Public Meeting Minutes (Verbatim) – April 28, 2020
 12. Planning Board Report – May 04, 2020
 13. Planning Board Minutes (Verbatim) – May 04, 2020
 14. Council Minutes (Verbatim) – May 11, 2020
 15. Council Resolution and First Reading (PH-ZD.2-027) – May 11, 2020
 16. Letter of Staff notifying applicant of Council's Decision – May 12, 2020
 17. Council Minutes, Second Reading and Adoption of Amendments (PH-ZD.2-027)– May 13, 2020
 18. Ministerial Package – May 14, 2020
 19. Weekly Permit Summaries Posted in the Web – Week ending May15, 2020
 20. Additional Information requested for Ministerial Package as supplement information – May 20, 2020
 21. June 4, 2020, Letter from Andrea Battison to Alex Forbes with attached Notice of Appeal to IRAC
 22. List of residents (and mailing address) within 100 meters of the subject property to which letters were sent on all four (4) dates outlined in 6.c
 23. GIS Map of Subject Property and highlighted properties within 100-metre radius.
 24. Audio Recordings:
 - CD1: Regular Meeting of Council – March 09, 2020
 - CD2: Public Meeting – April 28, 2020
 - CD3:
 - Planning Board Meeting – March 02, 2020
 - Planning Board Meeting – May 04, 2020
 - Regular Meeting of Council – May 11, 2020
 - Special Meeting of Council – May 13, 2020

Email communications copied from email accounts of Greg Morrison, Alex Forbes and Ellen Faye Catane from January, 2020 to June, 2020

25. January 23, 2020, 8:09 am, Email thread between Alex Forbes and James Dickie re UPEI Residence
26. January 28, 2020, 2:45 pm, Email thread between Greg Morrison and James Dickie re UPEI Residence City Review and Approvals
27. January 30, 2020, 8:05 am, Email from Alex Forbes to James Dickie and Mel Cheverie re UPEI Residence Application Form
28. January 31, 2020, 6:33 am, email from James Dickie to Derek Brennan and Greg Morrison re UPEI Residence City Review and Approvals
29. February 14, 2020, 8:09 am, Email from Jackie MacPhail to Greg Morrison re Application and Meetings
30. February 14, 2020, 12:50 am, Email from Jackie MacPhail to Greg Morrison re Application and Meetings
31. February 20, 2020, 9:29 am, Email from James Dickie to Greg Morrison re UPEI Residence
32. February 22, 2020, 10:15 am, Email from Jackie MacPhail to Greg Morrison re Updated Drawing
33. February 27, 2020, 12:22 pm, Email from Jackie MacPhail to Greg Morrison re City of Charlottetown Planning Board Meeting – March 2, 2020
34. March 10, 2020, 8:50 am, Email from Ellen Catane to Greg Morrison re Public Meeting Notice info for 550 University Av
35. March 10, 2020, 2:08 pm, Email from Jackie MacPhail to Greg Morrison re UPEI Residence Public Meeting

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36. March 11, 2020, 8:43 am, Email from Ellen Catane to Shane Jones re Public Meeting Posted – 550 University Ave
37. March 13, 2020, 3:50 pm, Email from Cindy MacMillan to Ellen Catane re FW: Ad Proof – March 18th
38. March 18, 2020, 10:23 am, Email from Jackie MacPhail to Derek Brennan re UPEI Residence Public Meeting
39. March 18, 2020, 11:01 am, Email from Ellen Catane to Cindy MacMillan re Planning & Heritage – Guardian Ad
40. March 18, 2020, 3:38 pm, Email from James Dickie to Jackie MacPhail, Greg Morrison and Alex Forbes re UPEI Residence Public Meeting

41. March 19, 2020, 8:37 am, Email from Ellen Catane to Trevor Eisnor re Pics of posting 550 University Avenue
42. March 19, 2020, 8:57 am, Email from Planning Department to Phil Arbing re Emailing letter concerning proposed UPEI 9 storey residence request March 2020
43. March 20, 2020, 4:12 pm, re Rezoning for 550 University Avenue – Public Meeting participant list
44. March 23, 2020, 1:49 pm, Email from Ellen Catane to Robert Stavert re 550 University Ave. feedback
45. March 23, 2020, 3:52 pm, Email from Ellen Catane to Robert Stavert re 550 University Avenue – Guardian Ad
46. March 25, 2020, 8:09 am, Email from Ellen Catane to Alex Forbes re Public Meeting Preparations Questions
47. March 25, 2020, 9:12 am, Email from Ellen Catane to Shane Jones re Public Meeting Notice postings
48. March 25, 2020, 9:15 am, Email from Ellen Catane to Cindy MacMillan re Public Meeting Package for Council
49. March 25, 2020, 9:49 am, Email from Ellen Catane to Alex Forbes re Public Meeting Package for Council
50. March 25, 2020, 9:58 am, Email from Ellen Catane to Cindy MacMillan re Guardian Ad Posting for March 28, 2020 only
51. March 25, 2020, 10:01 am, Email from Alex Forbes to Jackie MacPhail re UPEI Residence Public Meeting
52. March 25, 2020, 10:02 am, Email from Cindy MacMillan to Ellen Catane re Guardian Ad Posting for March 28, 2020 only
53. March 25, 2020, 11:06 am, Email from Ellen Catane to Robert Stavert and Greg Morrison re Public Meeting Cancellation – Letters and Notices
54. March 25, 2020, 11:16 am, email from Planning Department to The Arbings; Planning Department re Emailing letter concerning proposed UPEI 9 storey residence request March, 2020
55. March 25, 2020, 4:46 pm, Email from Christine MacKinnon to Samantha Murphy and Geoff Connolly re Electronic Public Meeting – UPEI Residence
56. March 26, 2020, 10:05 am, Email from Ellen Catane to Robert Stavert and Greg Morrison re Public Meeting Cancellation – Letters and Notices
57. March 26, 2020, 4:30 pm, Email from Ellen Catane to Alex Forbes re Public Meeting Proposed Dates

58. March 27, 2020, 8:42 am, Email from Cindy MacMillan to Ellen Catane re Guardian ad for Saturday, March 28, 2020
59. March 31, 2020, 8:52 am, Email from Ellen Catane to Alex Forbes re Draft Ad for UPEI
60. March 31, 2020, 10:33 am, Email from Alex Forbes to Greg Morrison re Public Meeting Advertisement 04_16_2020_UPEI
61. March 31, 10:43 am, Email from Alex Forbes to Greg Morrison re Public Meeting Advertisement 04_16_2020_UPEI
62. March 31, 2020, 11:16 am, Email from Alex Forbes to Greg Morrison re Public Meeting Advertisement 04_16_2020_UPEI
63. March 31, 2020, 11:32 am, Email from Alex Forbes to Ellen Catane re New Residence
64. March 31, 2020, 2:47 pm, Email from Ellen Catane to Alex Forbes re UPEI Public Meeting & Planning Board
65. March 31, 2020, 2:51, Email from Alex Forbes to Peter Kelly re UPEI Residence Public Meeting
66. March 31, 2020, 2:53, Email from Alex Forbes to Peter Kelly re UPEI Public Meeting & Planning Board
67. April 3, 2020, 1:46 pm, Email from Ellen Catane to Alex Forbes re Draft Ad for UPEI
68. April 3, 2020, 2:46 pm, Email from Alex Forbes to Ellen Catane re Public Meeting Advertisement 04_16_2020_UPEI
69. April 6, 2020, 9:46 am, Email from Ellen Catane to Alex Forbes re Public Meeting Advertisement 04_16_2020_UPEI
70. April 6, 2020, 10:42 am, Email from Ellen Catane to Greg Morrison and Alex Forbes re Public Meeting Advertisement 04_16_2020_UPEI
71. April 7, 2020, 9:10 am, Email from Alex Forbes to Peter Kelly re Public Meeting Advertisement 04_16_2020_UPEI
72. April 7, 2020, 1:48 pm, Email from Jackie Podger to Alex Forbes re Phone Call
73. April 7, 2020, 2:11 pm, Email from Ellen Catane to Alex Forbes and Peter Kelly re Public Meeting Discussion
74. April 8, 2020, 12:59 pm, Email from Ellen Catane to Alex Forbes and Greg Morrison re Public Meeting Advertisement 04_28_2020_UPEI
75. April 8, 2020, 1:18 pm, Email from Alex Forbes to Ellen Catane and Greg Morrison re Public Meeting Advertisement 04_28_2020_UPEI
76. April 9, 2020, 9:39 am, Email from Greg Morrison to Alex Forbes and Ellen Catane re Public Meeting Advertisement 04_28_2020_UPEI

77. April 9, 2020, 9:49 am, Email from Ellen Catane to Greg Morrison re Public Meeting Advertisement 04_28_2020_UPEI
78. April 14, 2020, 11:33 am, Email exchange between Alex Forbes to Ellen Catane re Public Meeting Advertisement 04_28_2020_UPEI
79. April 14, 2020, 4:29 pm, Email from Alex Forbes to Peter Kelly re Public Meeting Advertisement 04_28_2020_UPEI
80. April 15, 2020, 9:26 am, Email from Ellen Catane to Peter Kelly and Alex Forbes re Public Meeting - Ad
81. April 15, 2020, 9:33 am, Email from Ellen Catane to Peter Kelly and Alex Forbes re Public Meeting Ad
82. April 15, 2020, 9:59 am, Email from Ellen Catane to Cindy MacMillan re Guardian Ad - April 18 & 25
83. April 15, 2020, 10:06 am, Email from Ellen Catane to Cindy MacMillan re Guardian Ad - April 18 & 25
84. April 15, 2020, 12:30 pm, Email from Peter Kelly to Jennifer Gavin and Alex Forbes re Public meeting details
85. April 15, 2020, 1:41 pm, Email from Jennifer Gavin re PSA Public Consultation Process Announced
86. April 15, 2020, 2:44 pm, Email from Ellen Catane to Greg Morrison re University Ave 550 Public Meeting Letter to Residents_FINAL
87. April 15, 2020, 3:24 pm, Email from Planning Department to Jackie Podger re public meeting for the residence
88. April 15, 2020, 4:48 pm, Email from Greg Morrison to Derek Brennan re UPEI Residence public meeting
89. April 15, 2020, 5:06 pm, Email from Derek Brennan to Greg Morrison re UPEI Residence public meeting
90. April 16, 2020, 8:14 am, Email from Derek Brennan to Greg Morrison re UPEI Residence public meeting
91. April 16, 2020, 11:27 am, Email from Cindy MacMillan to Ellen Catane re Guardian ad - Saturday April 18, 2020
92. April 16, 2020, 1:37 pm, Email from Planning Department to Mandy Lise McKenna re Virtual Public Meeting Participation - 550 University Avenue (PID #373126)
93. April 17, 2020, 11:53 am, Email from Greg Morrison to Ellen Catane re Planning & Heritage Staff Updates (Mon, April 20)
94. April 20, 2020, 11:40 am, Email from Ellen Catane to Robert Stavert re: 550 University Ave. Guardian Ad April 18

95. April 20, 2020, 11:44 am, Email from Ellen Catane to Robert Stavert re Public meeting participant
96. April 20, 2020, 11:46 am, Email from Ellen Catane to Derek Brennan re Public meeting participant
97. April 20, 2020, 12:15 pm, Email from Ellen Catane to Greg Morrison re UPEI Residence public meeting
98. April 22, 2020, 9:34 am, Email from Ellen Catane to Cindy MacMillan re Guardian ad - April 25, 2020
99. April 22, 2020, 11:29 am, Email from Ellen Catane to Tracey McLean re Public Meeting Package for Council - April 28, 2020
100. April 23, 2020, 2:31 pm, Email from Ellen Catane to Greg Morrison re 550 University Ave
101. April 24, 2020, 2:44 pm, Email from Alex Forbes to Ellen Catane re Observations from today's Webex meeting
102. April 27, 2020, 9:51 am, Email from Ellen Catane to Council re Planning & Heritage Public Meeting feedback from residents as of April 27, 2020

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103. April 27, 2020, 12:50 pm, Email from Planning Department to Greg Morrison re Letter of Support for UPEI
104. April 27, 2020, 12:38 pm, Email from Ellen Catane to Derek Brennan re Webex Meeting - Additional Information for Public Meeting
105. April 22, 2020, 2:54 pm, Email from Planning Department to T and K re 550 University Avenue
106. April 27, 2020, 4:08 pm, Email from Ellen Catane to John Donahoe and Rory Chaisson re Observations from today's Webex Meeting
107. April 28, 2020, 9:49 am, Email from Ellen Catane to Alex Forbes, Peter Kelly, Greg Rivard and Mayor Philip Brown, re Public Meeting Preparation & Guidelines (April 28)
108. April 28, 2020, 9:55 am, Email from Ellen Catane to Council re Planning & Heritage: Public Meeting feedback from residents - as of April 28, 2020
109. April 28, 2020, 10:03 am, Email exchange between Planning Department and Sam Sanderson re Letter of Support
110. April 28, 2020, 10:10 am, Email from Ellen Catane to Julie McCabe re Planning & Heritage: Public Meeting feedback from residents - as of April 27, 2020
111. April 28, 2020, 10:22, Email from Natalie Munn re Planning & Heritage: Public Meeting feedback from residents - as of April 28, 2020

112. April 28, 2020, 11:29 am, Email from Ellen Catane to Bobby Kenny re Webex Meeting – Additional Information for Public Meeting
113. April 28, 2020, 1:02 pm, Email from Planning Department to John Robinson, Mayor Philip Brown, abdelaziz@upei.ca; Greg Morrison and Alex Forbes re Proposed 9 story UPEI student residence
114. April 28, 2020, 3:59 pm, Email from Ellen Catane to Derek Brennan re UPEI presentation slides
115. April 28, 2020, Meeting Notification for Public Meeting scheduled for April 28, 2020, at 6:00
116. April 28, 2020, 7:26 pm, Email from Basil Hambly to Ellen Catane re Planning & Heritage: Public Meeting feedback from residents – as of April 28, 2020
117. April 29, 2020, 8:00 am, Email from Greg Morrison to Alex Forbes re Dormitory Parking
118. April 29, 2020, 9:14 am, Email from Ellen Catane to Attendees of Public Meeting - Webex – May 4, 2020
119. April 29, 2020, 9:32 am, Email from Ellen Catane to Natalie Munn re Planning & Heritage: Planning Board Agenda (May 4, 2020) and additional information on Webex Meeting
120. April 30, 2020, 8:57 am, Email from Greg Morrison to Derek Brennan re UPEI Residence Parking
121. April 30, 2020, 12:05 pm, Email from Planning Department to Greg Morrison FW: Comments on site specific exemption 550 University Avenue (PID #373126)
122. April 30, 2020, 12:16 pm, Email from Greg Morrison to Derek Brennan re Dormitory / University Parking Calculations
123. May 1, 2020, 1:09 pm, Email from Planning Department to Greg Morrison re New UPEI Residence
124. May 6, 2020, 10:53 am, Email from Ellen Catane to Greg Morrison re Council Meeting Resolutions – May 11 2020
125. LEFT BLANK IN ERROR
126. May 14, 2020, 1:54 pm, Email from Ellen Catane to Tracey McLean re Request for Meeting Minutes & Reading Papers
127. May 14, 2020, 2:21 pm, Email from Ellen Catane to Greg Morrison re PH-ZD-2-017 Ministerial Package (550 University Ave/UPEI) (Attachment found at Tab 18)
128. May 20, 2020, 3:35 pm, Email from Ellen Catane to Colleen Bawn re Zoning Amendment – Proposed UPEI / Canada Games residence – 550 University Avenue (PIE 373126)

129. May 21, 2020, 8:46 am, Email from Ellen Catane to Colleen Bawn re Zoning Amendment – Proposed UPEI / Canada Games residence – 550 University Avenue (PIE 373126)
130. May 21, 2020, 10:20 am, Email from Ellen Catane to Greg Morrison and Alex Forbes re Heads up: Inquiry on 550 University Ave (UPEI Devt)
131. May 22, 2020, 11:27 am, Email from Jackie MacPhail to Ellen Catane re Building Permit Documents New Residence
132. May 26, 2020, 8:09 am, Email from Ellen Catane to Planning Staff FW: Ministerial Approval – PH-ZD.2-027 (550 University Ave.
133. May 26, 2020, 8:10 am, Email form Ellen Catane to Jackie MacPhail re Drawings/Specs
134. May 26, 2020, 10:43 am, Email from Ellen Catane to Colleen Bawn and Alex Forbes re Ministerial Approval – PH-ZD.2-027 (550 University Ave.
135. May 26, 2002, 2:31 pm, Email from Jackie MacPhail to Alex Forbes re UPEI Development
136. May 26, 2020, 3:50 pm, Email from Jackie Podger to Alex Forbes re UPEI Development
137. May 29, 2020, 11:25 am, Email from Jackie MacPhail to Gre Morrison re UPEI DA
138. June 1, 2020, 1:45 pm, Email from Andrea Battison to Ellen Catane and Alex Forbes re copy of second reading of 550 University Ave bylaw amendment
139. June 1, 2020, 2:47 pm, Email from Alex Forbes to Jackie MacPhail re UPEI DA
140. June 1, 2020, 4:04 pm, Email from Jackie MacPhail to Greg Morrison and Alex Forbes re Draft Development Agreement
141. June 1, 2020, 4:09 pm, Email from Jackie MacPhail to Greg Morrison re UPEI DA
142. June 1, 2020, 4:17 pm, Email from Alex Forbes to Jackie MacPhail re UPEI DA
143. June 2, 2020, 8:43 am, Email from Greg Morrison to Trevor Eisnor re UPEI DA
144. June 2, 2020, 10:25 am, Email from Andrea Battison to Greg Morrison re 550 University Avenue development
145. June 2, 2020, 11:03 am, Email from Greg Morrison to Andrea Battison re: 550 University Avenue development
146. June 2, 2020, 1:55 pm, Email from Greg Morrison to Alex Forbes re UPEI Development Agreement

147. June 2, 2020, 2:23 pm, Email from Jackie MacPhail to Alex Forbes re UPEI Development Agreement
148. June 2, 2020, 3:08 pm, Email exchange between Alex Forbes and Jackie MacPhail re UPEI Development Agreement
149. June 2, 2020, 3:35 pm, Email from Robert Stavert to Amy Doyle re UPEI Development Agreement
150. June 2, 2020, 3:43 pm, Email from Greg Morrison to Alex Forbes re UPEI Development Agreement
151. June 2, 2020, 9:54 pm, Email from Ellen Catane to Alex Forbes re UPEI Development Agreement
152. June 3, 2020, 7:57 am, Email from Jackie MacPhail to Alex Forbes re UPEI Development Agreement
153. June 3, 2020, 9:41 am, Email from Ellen Catane to Jackie MacPhail re UPEI Development Agreement
154. June 3, 2020, Email from Alex Forbes to Jackie MacPhail re Message from Planning & Heritage
155. June 3, 2020, Email from Jackie MacPhail to Ellen Catane re UPEI Development Agreement
156. June 4, 2020, 11:43 am, Email from Phil Rafuse to Alex Forbes re LA-20003 Andrea Battison v. City of Charlottetown (Attachment found at Tab 21)
157. June 4, 2020, 12:00 pm, Email from Alex Forbes to Peter Kelly
158. June 4, 2020, 12:09 pm, Email from Colleen Bawn to Ellen Catane re Ministerial Approval – PH-ZD.2-027 (550 University Ave UPEI)
159. June 5, 2020, Email from Alex Forbes to Greg Morrison re UPEI Caution Letter