

TITLE: CDA CONCEPT PLAN APPROVAL, OFFICIAL PLAN AMENDMENT, REZONING & LOT CONSOLIDATON FILE: PLAN-2022-04-JULY-6B-7 257 to 269 Mount Edward Road OWNER: RYCH Investments Inc.		 CHARLOTTETOWN
MEETING DATE: July 4, 2022		Page 1 of 13
DEPARTMENT: Planning & Heritage	ATTACHMENTS: A. GIS Map B. Site Maps C. Planning Rational	
SITE INFORMATION: Context: Comprehensive Development Area and R-2S Zoned Land Ward No: 8 – Highfield Existing Land Use: vacant land and low-density development Official Plan: Concept Plan Area and Low Density Residential Zoning: (CDA) Comprehensive Development Area and (R-2S) Low Density Residential Single Zone		

RECOMMENDATION:

Staff recommends for Planning Board to recommend to Council to approve the request to proceed to public consultation for approval of a Development Concept Plan pertaining to PID #'s 390757, 390708, 390690, 390682, and 390674.

And Appendix "B" Comprehensive Development Area (CDA) Parcels and Permitted Uses,

And to amend Appendix "A" the Future Land Use Map of the City of Charlottetown from Low Density Residential to Comprehensive Planning Area and a request to amend Appendix "G" – Zoning Map of the Charlottetown Zoning and Development Bylaw from R-2S (Low Density Residential Single) Zone to CDA (Comprehensive Development Area) Zone for a portion of (PID #'s 390757, 390708, 390690, 390682, and 390674). The properties located at 257 – 269 Mount Edward Road.

And to consolidate (PID #'s 390757, 390708, 390690, 390682, and 390674)

BACKGROUND:***Request***

This is an application to proceed to the public consultation phase for approval of a Development Concept Plan, a rezoning, Official Plan amendment and approval of a lot consolidation. The request is to develop land for a multi-unit residential development under Section 44, Comprehensive Development Area Zone (CDA) of the Zoning and Development Bylaw.

The applicant has applied to rezone a portion of PID#’s 390757 (269 Mount Edward Road), 390708 (265 Mount Edward Road), 390682 (261 Mount Edward Road), 390674 (257 Mount Edward Road) and 390690 from R2-S (Low Density Residential Single to CDA (Comprehensive Development Area). An Official Plan amendment will also be required to change the land designation on these parcels from Low Density to Comprehensive Planning Area. In tandem with the rezoning application the applicant has also requested approval of a Development Concept Plan.

Section 44 of the Zoning and Development Bylaw requires that amendments to a Development Concept Plan be approved by Council. The amendment/approval process must be treated as if it were an amendment to the Zoning and Development Bylaw and therefore requires notification of property owners within 100 meters of the subject property, posting of the proposed bylaw amendment and a public meeting. The Bylaw also requires that the working site plan and buildings also be approved on the recommendation of Planning Board. The developer is submitting a site plan. Building elevations have not been submitted at this time.

Development Context

The property in question is approximately a 10.97 acre site. It is bound to the north by CDA zoned land owned by the Board of Governors of St. Dunstan’s, to the east by Mount Edward Road, to the south by additional CDA zoned land and to the west by the Confederation trail.

ANALYSIS:

The proposal is for 5 multi-unit apartment buildings with underground parking. The apartment buildings are proposed to range in height from 4 storeys to 6 storeys. Topography on the site is higher at Mount Edward Road. According to the design brief provided by the applicant’s consultant there is a 12m grade change from the lowest portion on the west side of the site to

the highest portion on the east side near Mount Edward Road. Therefore, the 6 storey buildings are shown to be located at the back of the site and the 4 storey buildings are located closer to Mount Edward Road. The total proposed unit count for the apartment buildings is 344 units.

As follows:

Building A – 90 Units

Building B – 28 Units

Building C – 28 Units

Building D – 114 Units

Building E – 84 Units

Staff would note that there is no density requirement for the CDA Zone. However, if staff were to apply a calculation for density in the R-4 Apartment Residential Zone 385 apartment units would be permitted on site.

The concept plan also proposes 4 stacked town houses with a total unit count of 26 units along Mount Edward Road. Parking for the town houses is at the rear of the buildings. Individual driveways are not proposed for these buildings on Mount Edward Road. Instead one central access from Mount Edward Road is proposed to serve the townhouses with parking at the rear of the buildings. This central access will also serve the apartment buildings. However, access to the apartment dwellings will be temporary from Mount Edward Road. A new public road will be constructed to allow for adequate frontage of the apartment buildings. Driveways will be constructed off the proposed public road to access these buildings. The applicant has provided a location within the concept plan for a north/south connector to adjacent CDA lands. As identified in the "Master Traffic Plan" for this area, this road will connect to Towers Road and run north to the St. Dunstan's land. As per the Master Traffic Plan Spencer Drive will also be extended to connect to this north/south access road. Once this road is constructed access to the apartment buildings will be terminated from Mount Edward Road and it is proposed that only the town houses will continue to use the Mount Edward Road access.

The applicant is proposing to subdivide the land into 4 large lots for the apartment buildings. Subdivision is permitted once the new public road is constructed. The 5th lot for the town houses will have public road frontage on Mount Edward Road. Given the site is proposed to be subdivided parkland dedication is required. A parkland parcel has been proposed adjacent to the Confederation Trail. There is a storm water management pond shown on this property. There is also a central park space shown as a central corridor between the apartment buildings. The Zoning and Development Bylaw requires 10% parkland or 10% value cash-in-lieu for land

subdivided. Parks and Recreation will have to assess the proposed parkland and give a recommendation prior to the concept plan being finalized. The proposal has been sent to Parks and Recreation for review.

The proposal is located within walking distance to bus routes, the Confederation Trail, shopping and amenities. In planning practice when assessing locations that are appropriate for residential uses it is appropriate to locate residential dwellings in locations close to amenities, transit, park land and schools within walkable neighbourhoods. This area of Mount Edward Road is in close proximity to all of these uses. It was proposed within the "Planning Rational" submitted with the application that a percentage of the ground floor within the proposed apartment buildings be allocated for commercial uses to serve the residents of this development. Staff concurs with this assessment as it contributes to the walkability of the neighbourhood.

Charlottetown is currently experiencing a housing crisis. The vacancy rate within the City is at an all-time low (1.5%). Many residents are being forced to leave the City because of the lack of housing options and affordable housing. It has been very difficult to acquire land within established neighbourhoods at reasonable prices where rents and housing costs can be kept at affordable levels. This area of Charlottetown (Sherwood) is an older established neighbourhood and is a very walkable neighbourhood that contains shopping, cinemas, restaurants, transit and a university. Therefore, this area is appealing to retirees who are looking to downsize as well as young professionals.

The Official Plan also supports mixed forms of housing within existing neighbourhoods to allow for housing choices. Housing choices within neighbourhoods are important as they provide housing variety for people at various stages of their lives. Below are excerpts from the Official Plan to consider.

The Official Plan States, *"If Charlottetown is going to continue to grow as a healthy community, affordable housing for all segments of society must generally be available throughout the City."*

Given these circumstances, the strategic direction of the CHARLOTTETOWN PLAN is to:

- apply the policies of new housing within the fully serviced areas of the City and within neighbourhoods;*
- encourage the provision of adequate housing for those residents with special needs; and*
- address the specific need to provide more affordable housing for seniors in neighbourhoods in which they prefer to live.*

Section 3.1.2 of the Official Plan states, "2. Our objective is to promote compact urban form and infill development, as well as the efficient use of infrastructure and public service facilities.

- Our policy shall be to allow moderately higher densities in neighbourhoods, and to allow in-law suites in residential land-use designations, and to make provision for multiple-family dwellings in the downtown core, and multiple-family dwellings in suburban centres and around these centres provided it is development at a density that will not adversely affect existing low density housing.*

Housing Needs and Variety

If Charlottetown is to continue to grow as a healthy community, affordable housing for all segments of society must generally be available throughout the City. Moreover, the housing requirements of those with special needs (e.g., disabled, homeless, people in transition) also have to be addressed. Likewise, in the recent past, there has been a chronic shortage of most types of seniors housing. As the population base continues to age, this problem will become more acute unless civic decision-makers address it in a forthright manner.

These are some of the reasons why the City needs to encourage compact and contiguous development, more in-fill housing, and the efficient use of civic infrastructure. In addition, the direction of this plan is to make Charlottetown's neighbourhoods more stable and sustainable.

Defining Our Direction

Our goal is to work with public and private sector partners to create an attractive physical environment and positive investment climate in which the housing requirements of all residents can be met (including those with special needs), and to provide clear direction as to where residential development should take place.

1. Our objective is to encourage development in fully serviced areas of the City, to promote settlement and neighbourhood policies as mechanisms for directing the location of new housing, and to encourage new residential development near centres of employment.

- Our policy shall be to ensure that all new multiple dwelling unit buildings are serviced by water and wastewater systems which have the capacity to accept the development proposed.*
- Our policy shall be to base residential densities on the availability of municipal services, education facilities, recreation and open space amenities, transportation routes, and such other factors as the City may need to consider.*

<i>Positives</i>	<i>Neutral</i>	<i>Shortcomings</i>
▪ <i>The City is experiencing a demand in housing for all segments of society.</i> ▪ <i>The proposal is close to amenities such as shopping, parkland and public transit.</i> ▪ <i>The property is in an area that is fully serviced with municipal services.</i> ▪ <i>The proposal is located within a walkable neighbourhood.</i>		▪ <i>Proposed parkland shows a storm water management pond. This may not meet Parks and Recreation's requirement for 10% parkland dedication.</i> ▪ <i>Area residents may raise concerns over the proposed density.</i>

CONCLUSION:

Staff From a planning perspective a variety of housing choices is important to be located within a neighbourhood. Charlottetown's low vacancy rate has presented challenges for people trying to access housing within the City in fully serviced, desirable neighbourhoods where they are able to access various amenities. In addition, density and housing variety is sustainable, as it allows for better use of services that are already available (see Section 3.10 of the Official Plan); it decreases urban sprawl which is an outcome of approval of single family subdivisions. In terms of land use, this area of the City was identified as an area for higher density.

Staff is therefore recommending that the application to proceed to public consultation for the proposed Development Concept Plan, rezoning and Future Land Use Map amendment be approved.