Planning Board Committee Meeting Minutes

June 21, 2021

Present

Mayor Basil Stewart
Deputy Mayor Norma McColeman
Councillor Bruce MacDougall
Councillor Justin Doiron
Councillor Barb Ramsay, Co-Chair
Councillor Cory Snow
Councillor Greg Campbell
Councillor Brian McFeely, Chair
Councillor Carrie Adams, Co-Chair
Rob Philpott, Chief Administrative Officer
Aaron MacDonald. Director of Technical Services
Linda Stevenson, Development Officer
Brian Hawrylak, HR Officer
Member of the Media
Members of the Public

Call to Order

The meeting was called to order 4:05pm

Agenda was approved

Recommendation – 775 Water Street Official Plan and Zoning Bylaw amendment

SUPPORTING EXPLANATION:

Purpose: The purpose of the official plan and zoning amendment is to allow an apartment building development. The applicant is proposing apartment building development.

Apartment Building means a *building* containing more than two dwelling units except a *Row House* and *Town House* as defined in this *Bylaw*.

Background: An application was received from Arsenault Brothers Holdings Inc. for a portion of PID #836353 to amend the *City Official Plan* from Commercial land use to Residential land use and the *City*

Zoning Bylaw from Service Commercial (C2) zone to High Density Residential (R4) zone. A public meeting was held on June 15, 2021 and Council gave first reading on the same date.

Report: Under section 5.7 of the zoning bylaw when Planning Board reviews a zoning bylaw amendment, it has to consider the following general criteria, as applicable. Under Section 8.4 of the Parks and Green Space Plan, the criteria of b,c,e,g and h must be considered:

a. *Conformity with all requirements of this Bylaw.*
Staff Comment: If Council approves the zoning map amendment, from C2 to R4, the applicant will be permitted to construct an apartment building(s) subject to the R4 development standards as noted below.

R4 zone	**Lot area**	**Lot Depth**	**Floor Area Ratio – FAR %**	**Lot Coverage - LC**	**Frontage**	**Front Yard**	**Side Yards**	**Rear Yard**	**Max Height**	**Flankage Yard**
m	930	30	--	--	30	6	4	5	14	5
ft	10,010 .5	98.4	--	--	98.4	19.7	13.1	16.4	45.9	16.4
Floor Area Ratio	Maximum of 0.60 Main buildings, with a bonus of up to 0.25 for every enclosed parking space below the main building or within an attached garage, as long as its roof is landscaped and is accessible to residents									
Lot Coverage	Maximum of 30% Main buildings, not counting any attached garage as long as its top surface is landscaped and is accessible to building residents									
Maximum building height	May be higher than 14m (46 ft) at Council's discretion									

b. *Conformity with the Official Plan.*
Staff Comment: The rezoning conforms to the Official Plan Section 5.2.2 (Location of High Density Housing). The proposed amendments have no impact on the Parks and Green Space Plan.

5.2.2 Location of High Density Housing

Council intentions about locating high density housing are important to residents concerned about potential location of row houses and apartment buildings into their predominantly low density neighbourhoods. To help allay these concerns, Council lays out specific policies below on where they may allow future high density housing, some of which elaborate on their foregoing policies for special planning and development areas.

LOCATION CRITERIA:
Council's criteria for locating high density housing in the City of Summerside include:

- the desirability of infilling properties which are already partly developed for higher density housing;
- the desirability of locating high density housing close to jobs, community facilities and services, and of promoting pedestrian access;

- opportunities for maximizing the number of opportunities for scenic views through higher density and taller residential buildings (but with protection of adequate view planes);
- benefits of locating higher density housing in difficult-to-service areas so that they can help distribute expensive development costs among more users;
- opportunities for innovative mixes of higher density housing with other residential development in CDA's;
- opportunities for recycling older (non-heritage) residential properties with higher density development;
- opportunities for apartments in residential/commercial use buildings;
- avoidance of negative economic and physical impacts on surrounding land uses, whether existing or proposed;

Objective	***To encourage high density housing in specific areas***
Policies	**The following are Council's statements of policy**

1. *Promote high density housing on properties already partly developed for high density housing.*
2. *Consider applications for high density housing in the following situations:*
3. *a mix of housing types in CDA 's;*
4. *areas presently occupied by conforming mobile home parks (see Council Policy 5.3.2.5);*
5. *re-zonings in areas presently designated for medium density R3 zone residential use:*
6. *areas immediately north of the Downtown, (defined as: Notre Dame Street to the North, Granville Street to the East, Heather Moyse Drive to the South and Duke Street to the West) subject to no harmful impacts on local heritage housing;*

d.) within residential/ commercial buildings

7. *Downtown (D) zone (Urban Core Area – all districts).*
8. *City arterial or collector roads as referenced in Section 7.1 and Figure 7-1.*
9. *Consider applications for high density housing in other areas with careful consideration of Council's 'location criteria' listed above.*

7.1.1 City Arterials

- Water Street East
- South Drive/Water Street
- Heather Moyse Drive

c. Suitability of the site for the proposed development.

Staff Comment: This 6.89 acre site is suitable for high density residential land use. Existing public street network and municipal services are available on Water Street East for this development. The developer plans to allow a 4.5m (5') buffer between the development and the neighbor to the east (Eileen Heffel – 781 Water Street East)

d. Compatibility of the proposed development with surrounding land uses, including both existing and projected uses.

Staff Comment: The subject property abuts three uses, the land use to the immediate east and west are C2. The lands to the immediate south are zoned R1 and the land to the north is Agricultural. The rezoning from C2 to the proposed R4 would be compatible with the surrounding properties and would be considered a down zoning. The subject property is intended to be further subdivided and will be subject to a major subdivision process upon development.

e. Any comments from residents or other interested persons.

Staff Comment: A public meeting was held on June 15th, 2021. The public meeting notice was advertised in the May 29th, edition of the Guardian. Twenty (20) letters were mailed to seventeen (17) property owners. David Arsenault (Arsenault Brothers Holdings Inc.) provided an overview of the development and noted that the housing is needed in the Community. Mrs. Eileen Heffell (781 Water St E) spoke at the public meeting, she had questions about the impact this development would have on her property value, the increase in traffic on Water Street East and the mud/dust that she is experiencing now, as a result of another development, and will experience as a result of this development. Trevor Heffell (spoke regarding his mother's property at 781 Water St East) he asked about the distance of the development from her west property boundary line and asked if the developer would consider a fence along the common boundary line.

f. Adequacy of existing water, sewer, road, storm water and electrical services, city parking and parklands for accommodating the development, and any projected infrastructure requirements.

Staff Comment: The City's water supply and sewer treatment systems can handle the additional loading created by the change in zoning from its current C2 designation to R4. The City's water main infrastructure for this development is a 250mm distribution main on Water Street East or a 300mm transmission main on Water Street East can handle the additional water requirement for the zoning change. The City's sewer main infrastructure for this development is a 200mm gravity collection main on Water Street East that can handle the additional sewer loading for the zoning change. The Developer is responsible for all servicing costs due to zoning changes and land development. Water Street East is a collector street which handles 18,000 – 22,000 VPD and will accept the additional loading. Water Street East has an existing ditch system which will handle the developments drainage. Water St East has 3-phase electrical service available to service the proposed development. If existing poles are required to be relocated the developer is responsible for all associated costs. Underground

services required an engineered drawing to be submitted to Summerside Electric for approval. Please note that pad-mount transformers have a 6-month lead time and require a signed letter of intent before an order will be placed. There is ample existing parkland (Lefurgey Park – 3.9 acres) located within 600m of the subject development and the park is accessible by street/walkway network. Parkland dedication is not required until the property is further subdivided.

g. *Impacts from the development on pedestrian/vehicular access and safety, and on public safety generally.*
Staff Comment: The development meets the offset for intersection distance between Starlite Street and Ross Av. The single access point to this property increases the access safety with only one point of access to Water Street East vs multiple driveways for the buildings on Water Street East. There is currently no pedestrian crossing at this location.

h. *Compatibility of the development with environmental, scenic and heritage resources.*
Staff Comment*:* There are no compatibility issues regarding environmental, scenic or heritage resources.

i. *Impacts on City finances and budgets.*
Staff Comment*:* Not applicable

j. *Other matters as specified in this Bylaw.*
Staff Comment:

k. *Other matters as considered relevant.*
Staff Comment: There is no evidence to support, residential property assessment values are affected negatively as a result of new residential development. The developer stated that he would consider constructing a fence along the common boundary of the subject property and Mrs. Eileen Heffel, as they have satisfied fence requests in some of their developments. The issue of mud/dirt is expected as a result of any development and will be addressed during the subdivision process.

STAFF REVIEW: City Staff supports the application, from Arsenault Brothers Holdings Inc. to rezone from C2 to R4.

As per Section 5.10 (b, iii) of the Zoning Bylaw, the Planning Board shall make a recommendation to Council on this application before it is approved or denied.

The planning board recommendation whether carried or defeated will be brought forward to Council for a final decision.

PLANNING BOARD RECOMMENDATION: The application received from Arsenault Brothers Holdings Inc. for a portion of PID #836353 to amend the *City Official Plan* from Commercial land use to Residential land use and the *City Zoning Bylaw* from Service Commercial (C2) zone to High Density Residential (R4) zone be recommended to be approved by Council:

Moved by: Councillor Ramsay Seconded by: Councillor Adams

Councillor McFeely mentioned that Arsenault Brothers had submitted a letter (attached) that address most of the concerns that were raised.

Motion:

Carried	X		For	4
Defeated			Against	0

Will be brought to Council for resolution on Tuesday, June 22 at 6:30pm.

Arsenault Bros Holdings Inc.
75 W. B. MacPhail Drive, Cornwall PE, C0A 1H5

e: david@arsenaultbros.com
p: (902) 888-9869
w: www.arsenaultproperties.ca

Dear Mayor & Council,

Please accept this letter as rationale for our Zoning Bylaw & Official Plan amendment request to rezone 775 Water Street East (PID #836353). The subject property is approximately 9.08 acres in which Arsenault Bros. Holdings Inc. is proposing to rezone approximately 6.89 acres from the Service Commercial (C2) Zone to the High Density Residential (R4) Zone. The purpose of the rezoning is to construct a public street which will contain at least six (6) apartment buildings containing approximately 134 residential dwelling units (200 units would be permitted on the property using the floor area ratio of 0.8 while assuming 1,000 sq ft units). The remainder of the subject property will remain in the C2 Zone and will be developed in accordance with the permitted uses as outlined in the City of Summerside Zoning Bylaw.

First of all, we would like to thank Council for facilitating this request at the public meeting of Council on June 15, 2021. We appreciate the kind words regarding our presentation & the proposed development, and we look forward to continuing our major investments in this beautiful City of Summerside.

The City completed 'A Detailed Assessment of Opportunity in the Housing Sector' in April 2021 which illustrated that '*There is a strong anticipated need for additional housing and rental housing in the City of Summerside over the next 15 years with a further 1,025 to 1,250 dwelling units needed in the next fifteen years should forecast population growth occur'* which *'would require about 655 to 800 lots for about 625 to 760 single family dwellings and about 410 to 500 multi-unit dwellings.'* A conclusion from that report states that '*The City of Summerside must actively engage developers and builders to encourage, facilitate, assist, and advance the development of housing to address the projected housing needs to Summerside.'* Looking at Provincial trends, these numbers appear to be in line with other municipalities and we also anticipate major growth in the City. We feel that this project helps to address the need for housing in the City, not only today, but into the future, and are excited to be a part of the solution to the housing demand. We would anticipate the full build out of this development to take at least four years.

The City of Summerside Official Plan has a number of objectives and policies to support the proposed rezoning application; particularly related to promoting a sufficient diversity of housing types and residential densities. An Official Plan policy is *'to encourage high density housing on City arterial or collector roads.'* Section 7.1 of the Official Plan identifies Water Street East as an arterial road in which are high-capacity urban roads where higher density is generally encouraged. Finally, another Official Plan policy is to 'provide for an adequate supply of residentially-zoned lands to accommodate population growth over the next 15 years.'

At the public meeting of Council, there were a few questions from Council and a couple concerns raised from two members of the same family who have interest in the adjacent property, PID #72272 in which we would like to address:

- ***Question from Councilor:*** *Will there be any accessible units in the building?*

  The National Building Code (NBC) of Canada requires that one in every 12 units must be accessible. We would be providing a minimum of 12 fully accessible units in our development, as per the NBC.

- ***Question from Councilor:*** *Where does the proposed public street enter onto Water Street East, can it line up with Ross?*

  Ross Avenue is located directly across from the property adjacent (PID #72272) to our property so there is not an opportunity to line up the streets. Our proposed public street would be located directly across from PID #73767, approximately 65 m west of Ross Avenue.

- ***Question from Councilor:*** *Will there be affordable units and what will the bedroom configurations be?*

  At this time, it is too premature to provide this information but our intention would be to construct mid-market dwelling units varying in the number of bedrooms (primarily one and two-bedroom units) with the intention to explore affordable units as we have done elsewhere in the City. We strongly believe that adding this large number of units, and allowing for high density housing will work to make housing more affordable across the City.

Arsenault Bros Holdings Inc.
75 W. B. MacPhail Drive, Cornwall PE, C0A 1H5

e: david@arsenaultbros.com
p: (902) 888-9869
w: www.arsenaultproperties.ca

- ***Concern from Resident:*** *Traffic will increase significantly with the approval of the proposed development.*

  The request to rezone the subject property from the C2 Zone to the R4 Zone would be considered as downzoning, meaning the rezoning would represent a less intensive use of the property. The property as it stands now in the C2 zone would permit uses such as an automobile establishment (body shop or service station), food store (convenience or grocery), restaurant (dining room, take-out or drive-through) or a retail store / shopping centre to name a few.

  The City of Summerside completed traffic counts which revealed that Water Street East between MacEwen Road and Small Avenue has 26,509 vehicles daily in 2018 (13,572 eastbound and 12,937 westbound). Our conceptual site plan provided allocates approximately 1.5 parking spaces per dwelling unit for a total of approximately 204 parking spaces. If every parking space was full and every vehicle left the parking lot once per day, there would be a total of 408 trips per day (204 out and 204 in). The additional 408 trips per day when fully constructed would represent an very small increase in traffic of 1.5%.

- ***Concern from Resident:*** *Silt currently running from Starlite Estates and don't want to see that increase from this development for the next 4 years.*

  The proposed development includes the construction of a public street which will be designed by a civil engineer to meet City standards for storm water management. Any water currently flowing on the property on the West side of the proposed street will be directed into the street's stormwater management system and directed to the ditch along Water Street East. Any water runoff to the East of the proposed street will be designed to flow towards the street or into a common swale along the property line and then into the ditch along Water Street East. Anytime development of a vacant property occurs, the water runoff is improved once complete, as the vacant land now has systems in place to manage the water. As soon as development of a building is completed, the property will be seeded to limit silt runoff. Appropriate measures such as silt fencing could also be implemented on the property if this became an issue during construction.

- ***Question from Resident:*** *Will there be a buffer between the parking lot and the adjacent property, PID #72272? Could we request a fence be constructed along the property line?*

  Section 10.9.a. of the Zoning Bylaw requires a 1m buffer between the parking lot and lot line. We are currently proposing a buffer between 1.4m and 2.2m as we must accommodate a 6m setback from the proposed street to the proposed building and a 3m distance between the proposed building and parking lot. Since the meeting, we have spoken to the adjacent resident who indicated that a fence would not be necessary. Nevertheless, we will ensure that communication with our new neighbors throughout the development is open to ensure any issues are addressed.

- ***Question from Councilor:*** *Will there be parkland provided or cash-in-lieu of parkland?*

  If required under the Zoning Bylaw, we would be providing cash-in-lieu of parkland for the proposed development.

In conclusion, the proposed development aligns with many of the policies of the Official Plan while working towards addressing the current and future housing demand in the City. The proposed development will generate additional traffic along Water Street East, but would be considered a minimal when discussing the current trip generation along Water Street East and the potential traffic a commercial development could generate. We estimate that approval of the proposed development will increase the municipal property tax on the property from $1,298.70 to approximately $153,000. Arsenault Properties is committed to developing quality housing in the City of Summerside, and have recently completed the development of a 70-unit apartment building on Water Street and a 6-unit apartment building on MacEwen Road; both of which are fully rented.

Thank you for this opportunity, and we look forward to working with the City of Summerside on this development.

David Arsenault, CPA
President, Arsenault Bros Holdings Inc.

100 Industrial Crescent – restricted use

Purpose: The purpose of the Restricted Use is to allow a medical office in the main building and a school premise (student/instructor residence) in a proposed building on the same property. The subject property is currently zoned as Light Industrial (M1).

Background: Two applications were received from Land and Sea Enterprises Ltd. for 100 Industrial Crescent
(PID #472613) to allow a "Medical Office" as a Restricted Use in the Light Industrial (M1) zone and a "School Premise" (student/instructor residence).

Report: **Under section 5.7 of the zoning bylaw when Planning Board reviews a restricted use, it has to consider the following general criteria, as applicable:**

c. Conformity with all requirements of this Bylaw (Zoning Bylaw).

Staff Comment: These applications require a restricted use approval in the M1 zone in order to conform to this Bylaw. The current zoning, Light Industrial (M1) does not change. One of the purposes of the Restricted Use designation is to accommodate uses where rezoning would result in undesirable land uses due to the "as of" rights in that zone. A medical office and a school premise are permitted in other zones, if the property were to be rezoned to one of these zones just to accommodate the medical office or school premise, it would result in other undesirable land uses in an Industrial Park. The specific use of a medical office and school premise can be achieved by designating the property as a restricted use allowing only the medical office and school premise use.

d. Conformity with the Official Plan.

Staff Comment: The restricted use conforms to the Official Plan, as the land use will remain as Industrial. Should the medical office or school premise no longer be required, the zoning remains as Light Industrial (M1) and can be utilized as such.

c. Suitability of the site for the proposed development.

Staff Comment: The site is serviced and is suitable for this development. The proposed school premise will be a two storey ICF construction building, 50m x 9.75m (165'x 32'). There are 14 residence units being proposed intended to serve as the school premise for the Atlantic Commercial Diving Centre which is located within the existing main building on site. (See sketch of residence unit). The medical office is intended to fill a space within the main building. There are 5 units in the existing main building, 2 units are occupied by the diving centre, 2 units are currently being leased as dry storage and the 5th unit is intended for the medical office.

d. Compatibility of the proposed development with surrounding land uses, including both existing and projected uses.

Staff Comment: The existing land use surrounding this property is M1, the property to the south, had an approved restricted use (2010) for a church in the M1 zone.

e. Any comments from residents or other interested persons.

A public meeting was held on June 15th, 2021. The public meeting notice was advertised in the May 29th, edition of the Guardian. Twelve (12) letters were mailed to nine (9) property owners. Kimball Johnston (Land and Sea Enterprises) spoke providing an overview of the proposed intent for the restricted uses.

Staff Comment: There were no concerns raised by the public at the public meeting.

f. Adequacy of existing water, sewer, road, storm water and electrical services, city parking and parklands for accommodating the development, and any projected infrastructure requirements.

Staff Comment: The existing building has adequate water and sewer servicing to accommodate the medical office. A new water and sewer service to the new student/instructor residence or any change to the water and sewer service changes required for the medical office in the existing building would be at the applicant's cost. The new water and sewer service, would have to be installed/augered from the new student/instructor residence to Industrial Crescent. Industrial Crescent is a collector street which handles 8000- -9000 VPD and will accept the additional loading as a result of the restricted use. Industrial Crescent has an existing storm system and an on-site system, which will handle the developments additional drainage. 100 Industrial Crescent has 3-phase 347/600V underground service feeding the existing building. The 3-phase overhead electrical service is available on Mill Crescent to extend to service the proposed student residence. The customer receives the first 90 m of the extension at no additional cost. After the first 90 m of extension the customer is responsible to cover all remaining costs. Underground services required an engineered drawing to be submitted to Summerside Electric for approval. Please note that pad-mount transformers have a 6-month lead time and require a signed letter of intent before an order will be placed.

g. Impacts from the development on pedestrian/vehicular access and safety, and on public safety generally.

Staff Comment: The development will utilize the existing access to Industrial Crescent, to serve and accommodate the restricted uses.

h. Compatibility of the development with environmental, scenic and heritage resources.

Staff Comment*:* There are no compatibility issues regarding environmental, scenic or heritage resources.

i. Impacts on City finances and budgets.

Staff Comment*:* This development does not impact City finances or budgets.

j. Other matters as specified in this Bylaw.

k. Other matters as considered relevant.

Staff Comment:

RECOMMENDATION: City Staff supports the application, from Land and Sea Enterprises to allow a medical office and a school premise as restricted uses.

As per Section 5.10 (b, iii) of the Zoning Bylaw, the Planning Board shall make a recommendation to Council on this application before it is approved or denied.

The planning board recommendation whether carried or defeated will be brought forward to Council for a final decision.

Councillor McFeely referenced a memo received from the Economic Development Department (attached).

PLANNING BOARD RECOMMENDATION: The applications received from Land and Sea Enterprises Ltd. to allow a "Medical Office" as a Restricted Use in the Light Industrial (M1) zone and a "School Premise" (student/instructor residence) as a Restricted Use in the Light Industrial (M1) zone be recommended to be approved by Council, the restrictions on the use include a 14 unit 2 bedroom apartment building and 1 unit of the existing building:

Moved by: Councillor Seconded by: Councillor

Councillor Snow thinks this project will add to the community.

Councillor Ramsay stated it is good that this program is staying in Summerside.

Aaron MacDonald stated that the application has evolved, as it was originally going to be a boarding house with 6-8 units and is now 14 units that are 2 bedrooms. He stated that Council may want to put some restrictions on this in the event it turns into a 14 unit apartment building in an industrial park.

The Planning Board agreed to put conditions on the resolutions to have 1 unit of the building for a medical clinic and 14 2-bedroom units (recommendation amended above)

Motion:

Carried	X		For	4
Defeated			Against	0

Interoffice
Memorandum

To: Technical Services Committee
From: Mike Thususka
Date: June 17, 2021
Re: Restricted Use Application – 100 Industrial Crescent

Dear Technical Services Committee

The following memo is Economic Developments commentary in relation to the Restricted use application put forth by Land and Sea Enterprise for 100 Industrial Crescent and feedback on this application from the Economic Development Department. The following is meant to highlight some of the concerns of consideration presented through this application allowing for:

1) Incorporating a professional services office inside an industrial facility/defined industrial park
2) Incorporating a residential suite within an industrial zone which is incompatible with the current tenancy within the park when other alternatives for redevelopment/development elsewhere in the city do exist.

The department has reviewed the very scant information regarding this application and further attended the first meeting in which this application was presented. Economic Development is certainly encouraged to see the expansion of employment opportunities especially in the training section and potential re-investment of a tired facility but do wish to raise concerns about the approach to the restrictive use request for this specific property/request.

Our department is of the opinion these two uses should not become part of the fabric of Summerside Industrial Park. While we do understand the underlying challenges with all sectors in Summerside, this department does not feel this is a solution that in the long term will be a net benefit to our Industrial Park. To reiterate we are always looking to curry investment and diversify our economy and applaud the proponent for their vision and investment in Summerside but feel that our land use, zoning and current tenant structure within the park for this proposal is incompatible for application.

Irrespective of the detail presented, the department has concerns with this application moving forward on several fronts including the erosion of our industrial base facilities in Summerside, the potential hazards of mixing somewhat incompatible uses within a prescribed industrial zone, the general incompatibility of current tenants (recycling depots, auto repair, light manufacturing) with hours/uses/ of operational enterprise in the park and the proposed uses within the park. This proposal would bring into potential conflict with both a residential and professional services business and the current tenants in the park in the opinion of the department. It is not the intent of this memo to address the physical side of the various bylaw and development requirements in regards to making this restricted use application, but more so as it relates to the erosion, dilution of what that park currently represents, which is an industrial light manufacturing, export orientated location.

Industrial/Business Parks

There are several well-established types of business parks in North America and for that matter PEI. Regarding Summerside's Industrial Park it was conceived, developed and tenanted to accommodate light industrial, goods manufacturing facilities. The intent and current operations was to cluster goods producing industries together that require a higher level of "industrial services" and separation from non-compatible uses. Conversely some newer business parks, frame themselves on being Professional Business Parks which is marketing/strategic concept where lands are clustered to attract tenants, usually found in the suburbs given the price of serviced lands and attracts more of a operations that does not count on consumer daily traffic but does not preclude them. In the case of Summerside Business Park, this is more of the traditional goods producing park where tenants, location and infrastructure is designed to encourage and attract goods producing industries not compatible in more prominent central locations.

It is well known that the success of Business parks is grounded on their geographic locations, their ability to handle larger volumes of larger vehicular/truck traffic and the ability to cluster likeminded industrial operations within a confined geographic location, thus regulating potentially noxious and goods producing operations from non-compatible uses such as prestige office or consumer facing operations.

Because of the additional noise and traffic industrial buildings tend to produce, these zoned areas are usually isolated by buffer areas from residential neighborhoods. Finally, although industrial parks are generally designated for industrial development and manufacturing purposes, they have become increasingly popular for office spaces as well. These semi-upscale spaces still often cost far less to lease than other types of commercial properties and are appealing for their flexibility in addition to their affordability. One can usually build offices inside a warehouse or just use a warehouse as an office (the high ceiling makes for a nice, airy ambiance) given their ease of transformation and less costly environment of traditional zoned lands.

Industrial parks (as Summerside Industrial Park) are the best natural fit for manufacturing, construction, heavy industrial companies, product and research companies, businesses that need warehouse space, and small retail businesses

Again, there are various types of industrial parks from Eco Industrial, Prestige to High Tech Parks, they all share a common feature which is a clustering of industries (usually goods producing in Summerside Business Park case) in a specific geographic location. In essence the basis of the zoning principles, and while Summerside's Business Park was initially established as a traditional business park that is being a geographically delineated tract of land that provides services for and transportation for "industrial use". It's original master plan prescribed standards for the specific built environment and a management structure to oversee the planning and promotion and long term development, however the erosion of that model, the inability to bring new serviced industrial lands to market has facilitated the "empty space model" of growth, which longer term will have significant consequences for growing ones economy, which is the basis we contend in this application.

Further given the lack of participation and robust development sector in the industrial sphere given the longer ROI for Industrial developers, Summerside has lagged not only other island jurisdictions but also regional competitors for employment lands and buildings. This is keenly seen in our current vacancy crisis where in 2019 we have approximately 17% vacancy to where we now currently sit at less than 4%. But it is certainly not a recipe to abandon industrial principles or growth strategies.

Date	Retail Vacancy	Office Vacancy	Industrial Vacancy
Dec 2018	9%	14%	7%
June 2019	8%	14%	17%
Oct 2020	4%	6%	13%
Feb 2021	4%	5%	14%
Apr 2021	3%	4%	4%

Compounding the above. Summerside continues to be challenged with a significant demand/supply challenge, achieving industrial growth is being compromised on an annualized basis.

	Retail	Office	Industrial
Demand	104,100	24,300	81,000
Remaining Stock	65,000	19,000	26,000
Need	39,100	5,300	55,000

Growing our Non-Residential Tax Base

Back in 2019, Council adopted a development principle whereby it was desired to grow our industrial/commercial tax base. Specifically

Grow the percentage of our Industrial/Commercial tax base from its current 18.6% ($3.063 million is tax revenue) to a minimum of 21% ($3.732 million in tax revenue) over the next four years. We believe this to be an achievable goal that will result in an increase of approximately $700K in tax revenue.

With limited stock at the City's disposal and a shrinking availability of building stock, our opportunities to attract goods producing enterprise becomes problematic as we continue to erode that stock of buildings/lands while other alternatives in the Summerside market exist. Allowing this restrictive use with a very defined industrial facility further inhibits our growth potential for employment and goods producing enterprise diversification.

It would be the contention with all the barriers to attracting industrial uses to Summerside, allowing this mix of use within the park will only confuse the market further about the strategic direction of our industrial policy but put unnecessary longer term pressures in attracting an industrial base in Summerside. We have seen some historical examples of this already and this will go further to eroding market confidence in our industrial lands as it relates directly to this park. While the application is for seeking an "restrictive use" covenant, this in our contention is the tip of the iceberg in terms of the general demise of the "Industrial Park" and setting up potential and unnecessary conflict with current and future tenants in regards to operational autonomy.

This has we believe manifested itself by various means but predominantly that lack of oversight and park management has exacerbated the dilution of a strong and strategic industrial management leading to a vacancy strategy versus one of purpose and forethought in regards to preserving and protecting our zoned good producing assets.

Conclusion

Economic Development is certainly pleased to see reinvestment in our legacy industrial assets and a diversification of industrial/training uses. Further given our constrictions in the residential stock, we understand the challenges these students (every sector of our economy is facing the housing challenge) face in trying to find accommodations but feel other already designated residentially zoned lands would be more appropriate.

Further with the release of our recent housing demand/supply report we are seeing an uptick in addressing the supply side economics of housing stock. This we feel will eliminate the immediacy to longer term to offer accommodations for employees in Summerside.

It would be Economic Development preference to see this development in zoned lands closer to other amenities and services (restaurants, grocery stores etc) not only to house these students but provide indirect economic spin offs potential to other business, if as example this apartment was located in downtown. This would we contend have a far greater impact to our economy.

Further Economic Development would encourage the medical offices as well to a more suited and zoned location to accommodate its use, given the very nature of this operation with vehicle trip frequency and clientele demographic would be better suited in a zoned location planned for this type of use.

Again Economic Development is encouraged to see more diversification in training, accommodations and professional services, however it is the contention of the department that these two uses would be far better suited for more appropriately zoned lands within the city.

Respectfully Submitted

Mike Thususka
Director of Economic Development

Mobile sales establishment

Purpose: The purpose of the application is to allow a Mobile Sales Establishment, "Locavore", to operate at Heather Moyse Drive (Harbour Quay Site) from June to October, weather permitting. The proposed hours of operation are 11:00am to 8:00pm, Monday through Sunday.

Background: This will be Craig O'Neill's first time operating in the City. The location being proposed is owned by the Summerside Port Corporation Inc.

"Mobile Sales Establishment" means a business located in a motorized vehicle or moveable structure that is towed or moved by a motorized vehicle and where all of the goods, wares or foodstuffs that are offered for sale are contained entirely within the motorized vehicle or moveable structure, but does not include a lunch truck.

Report: Under the Section 13 City of Summerside Licensing Bylaw CS-21, the bylaw states the following:

13. Mobile Sales Establishment License

a. Any person or company seeking a license to operate a mobile sales establishment in the city shall make application therefore to the council.

b. Licenses may be granted for a mobile sales establishment to conduct business on a maximum of two locations in the city and each application shall be accompanied by a letter of permission from the owner(s) of the property on which the mobile sales establishment will be located.

c. Council shall allow or refuse the application based upon considerations of safety, desirability, impact on established businesses in the city, public convenience and such other considerations as it deems appropriate.

d. Council may attach terms and conditions to the approval of the license if granted including but not limited to:
   i. hours and days of operation.
   ii. health code requirements.
   iii. litter control.
   iv. approved locations.

e. The license for a mobile sales establishment shall be valid for the calendar year in which the application is made only. A new application is required to council for each calendar year.

f. No appeal shall lie from a decision of council respecting a mobile sales establishment license.

Staff Comments:

1. The applicant has provided written permission from the Summerside Port Corporation Inc.

STAFF REVIEW: City Staff support the application received from Craig O'Neill, to operate a mobile sales establishment ("Locavore") at 245 Heather Moyse Dr., property owned by Summerside Port Corporation Inc.

As per Section 5.10 (b, iii) of the Zoning Bylaw, the Planning Board shall make a recommendation to Council on this application before it is approved or denied.

The planning board recommendation whether carried or defeated will be brought forward for Council for a final decision.

PLANNING BOARD RECOMMENDATION: The application received from Craig O'Neill to operate a Mobile Sales Establishment ("Locavore") at 245 Heather Moyse Drive (property owned by the Summerside Port Authority Inc.), be recommended to be approved by Council:

Moved by: Councillor Ramsay Seconded by: Councillor Adams

Motion:

Carried	X		For	4
Defeated			Against	0

Adjournment

Motion It was moved and seconded;
That The meeting be adjourned.
Motion Carried