



Planning Board Agenda

October 27, 2021

- 1) Call to Order 12:00pm
- 2) Approval of the Agenda
- 3) 705 Water Street East – Restricted Use
- 4) 92 Summer Street – Discretionary Use
- 5) 90/94 Cedar Street – Discretionary Use
- 6) Adjournment

October 27, 2021

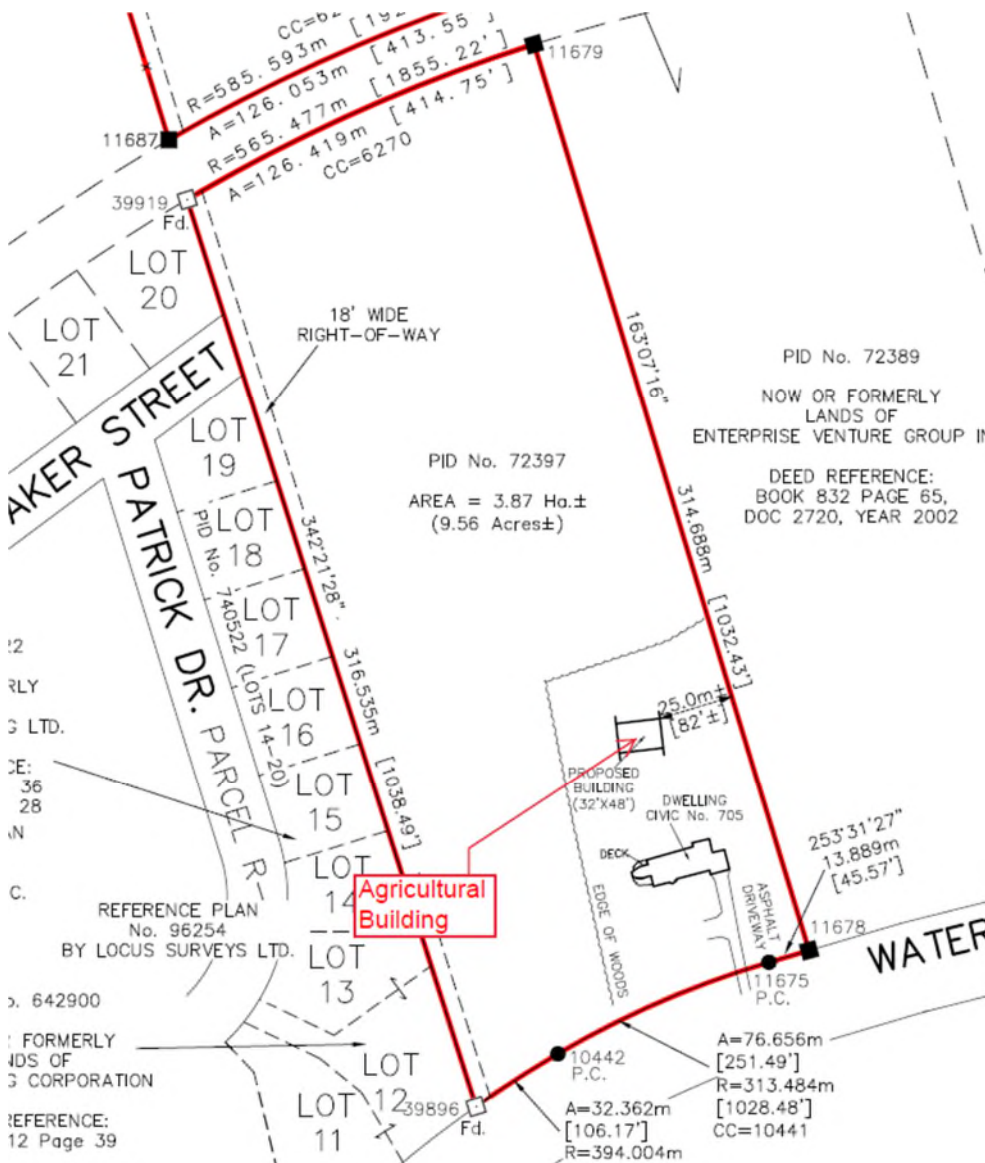
Department/Committee: Planning Board

Subject: 705 Water Street East - Restricted Use

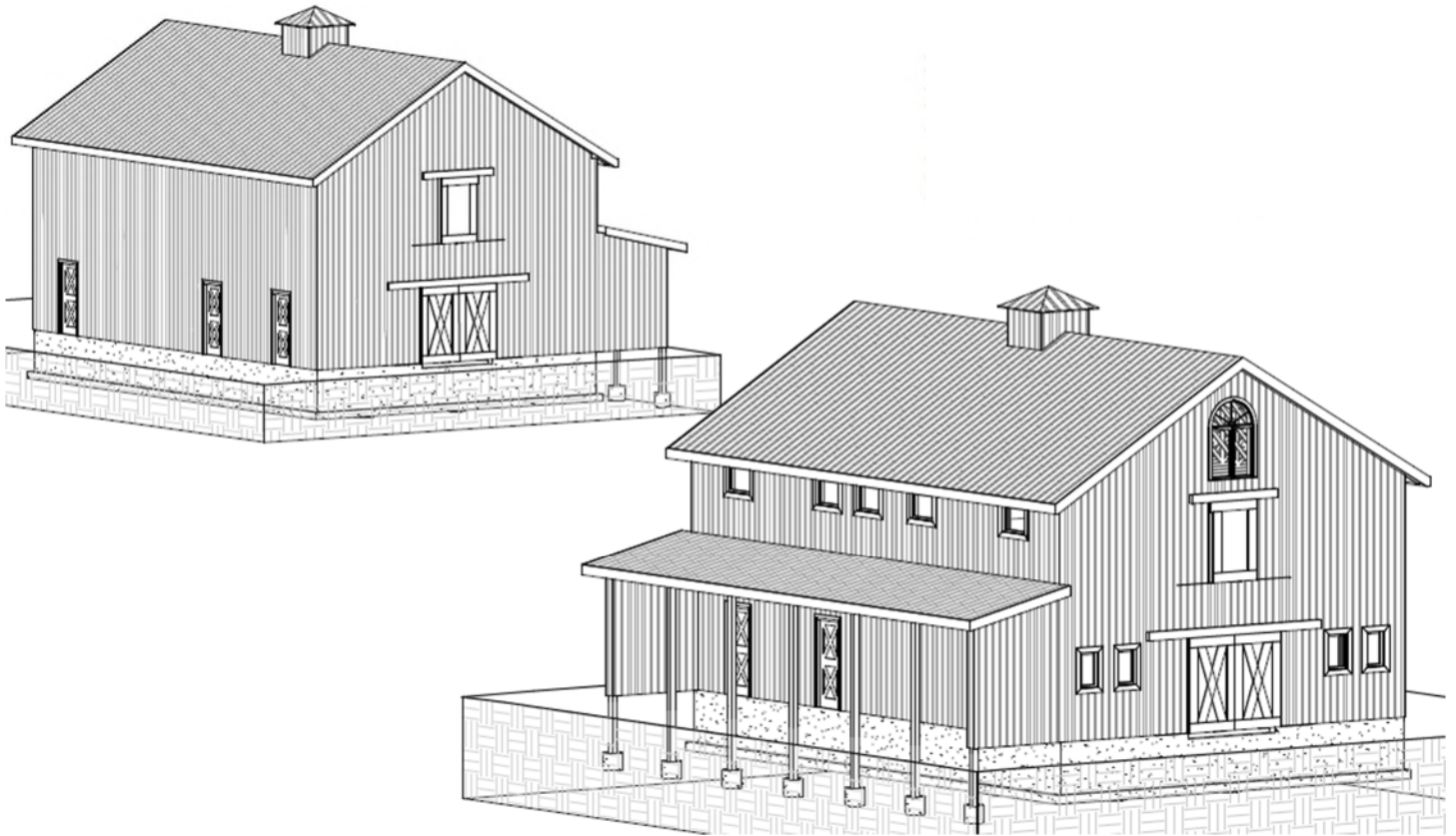
SUPPORTING EXPLANATION:

Purpose: The purpose of the application is to allow a Restricted Use (“Dwelling Unit”) in the Agricultural (A) zone.

Background: An application was received from Julie Hall (Mike Martin) for 705 Water Street East (PID #72397). This application will require City Council approval to allow a “Dwelling Unit” as a restricted use on the second floor of an existing agricultural building.



Agricultural Building - Perspective View



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:

a. *Conformity with all requirements of this Bylaw (Zoning Bylaw).*

Staff Comment: This application requires a restricted use approval in the Agricultural zone in order to conform to this Bylaw. The current zoning, Agricultural zone (A) does not change. One of the purposes of the Restricted Use designation is to accommodate unique uses where rezoning would result in undesirable land uses due to the “as of” rights in that zone. The proposed restricted use is permitted in other zones, if the property were to be rezoned to one of these zones, to accommodate the restricted use being sought, it would result in other undesirable land uses in the area. The specific uses can be achieved by designating a portion of the property as a restricted use allowing only the restricted use.

b. *Conformity with the Official Plan.*

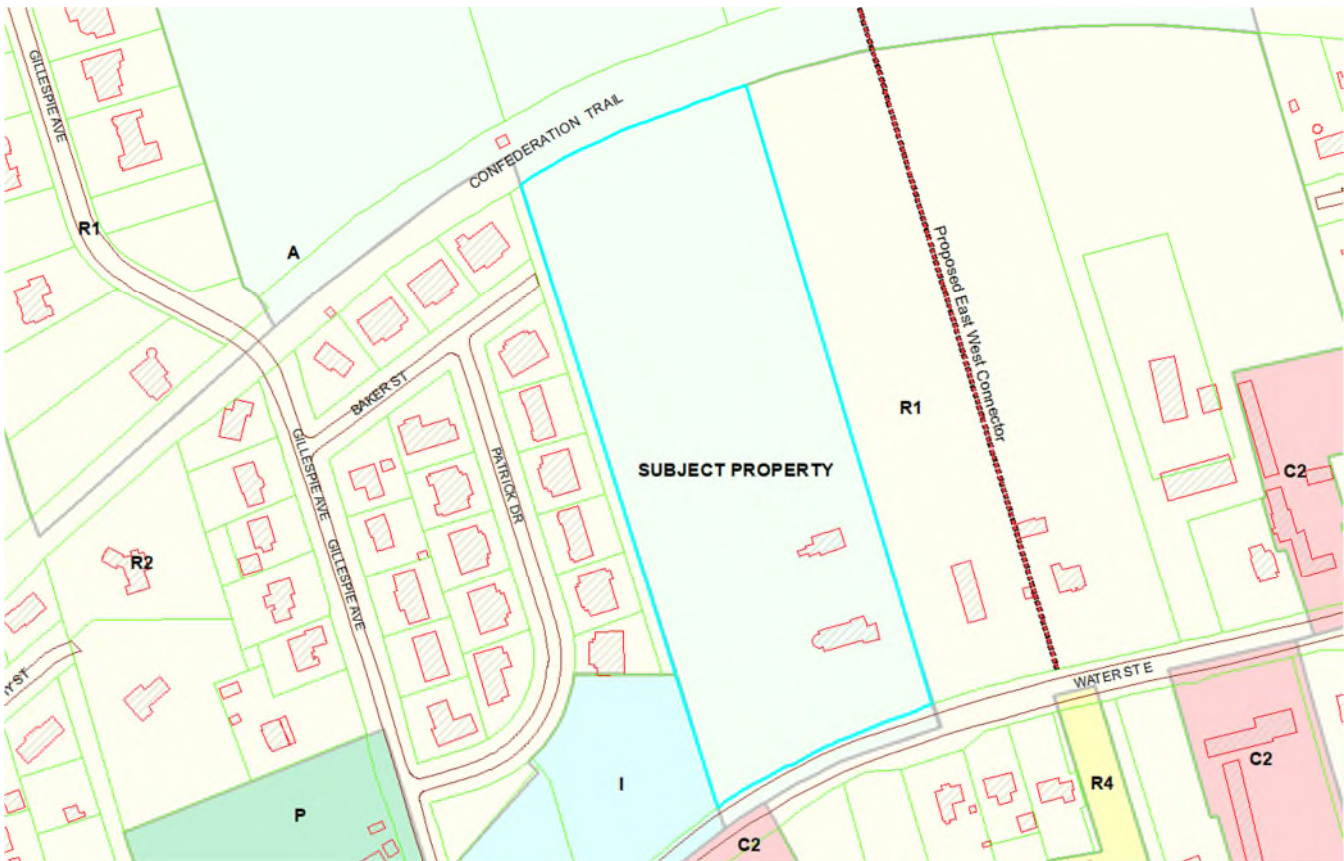
Staff Comment: The proposed restricted use would conform to the Official Plan, as the land use will remain as Agricultural. Should the restricted uses cease to operate for 12 months, the restricted use lapses and the zoning remains as Agricultural (A) and can be utilized as such. The restricted use is property specific, a change in property ownership would not require an approval.

c. *Suitability of the site for the proposed development.*

Staff Comment: The site is suitable for the proposed restricted use as the site is a 9.56 Acre parcel of land.

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

Staff Comment: The existing land uses surrounding this property are Single Family Residential (R1) to the south and east, Low Density Mixed Residential (R2) to the west and Agricultural (A) to the north (owned by the applicant). The proposed land use to the west is residential and the proposed land use to the north is agricultural. The proposed restricted use is compatible with the existing and proposed and will have minimal impact on the surrounding properties.



e. *Any comments from residents or other interested persons.*

A public meeting was held on October 19th, 2021, the public meeting notice was advertised in the October 5th edition of the Guardian. Ten (10) letters were mailed to twelve (12) property owners.

Staff Comment: The applicant (Julie Hall/Mike Martin) provided an explanation of his request for the proposed restricted uses. No one from the public spoke at the public meeting. The Development Officer received a call from Hillcrest Housing (own adjacent land, west of the subject property) requesting clarity on the application, no further comments were received.

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 loading created by the restricted use. Water Street East will handle the additional traffic from the proposed dwelling unit. The building which will house the restricted use has an electrical service. Being as the building is existing, the storm water is not impacted. On site parking is available for the proposed use. Parkland dedication is not required for a restricted use application.

- g. *Impacts from the development on pedestrian/vehicular access and safety, and on public safety generally.*
Staff Comment: The existing access for the main house will serve as the access for the proposed restricted use, so there will be no impact on pedestrian/vehicular access and safety. There is a sidewalk on the south side of Water Street East with pedestrian crossings nearby at Gillespie and Small Avenue.
- h. *Compatibility of the development with environmental, scenic and heritage resources.*
Staff Comment: There are no compatibility issues regarding scenic or heritage resources.
- i. *Impacts on City finances and budgets (City cost).*
Staff Comment: This development does not impact City finances or budgets.
- j. *Other matters as specified in this Bylaw.*
Staff comment: N/A
- k. *Other matters as considered relevant.*
Staff Comment: The applicant will be subject to a building permit.

STAFF REVIEW: City Staff supports the application, from Julie Hall to allow a dwelling unit as a restricted use in an agricultural building in the Agricultural zone.

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 Julie Hall (Mike Martin) to allow the proposed use (“Dwelling Unit”) as a restricted use, within an agricultural building, in the Agricultural (A) zone be recommended to be approved by Council.

Moved by: _____ Seconded by: _____

Motion:

Carried	
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For	
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Defeated	
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Against	
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October 27, 2021

Department/Committee: Planning Board

Subject: 92 Summer Street – Discretionary Use

SUPPORTING EXPLANATION:

Purpose: The purpose of the application is to allow a 4 unit apartment building as a Discretionary Use in the Medium Density Residential (R3) zone, a discretionary use requires Council approval.

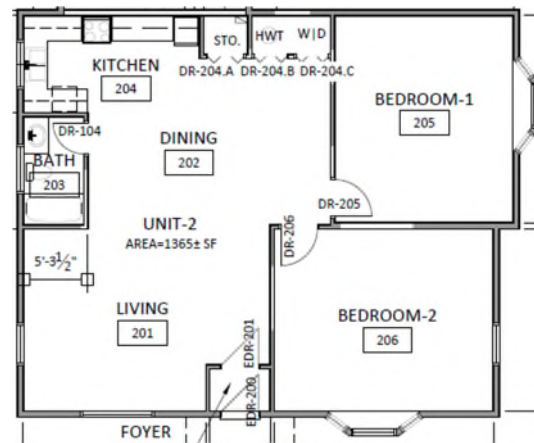
Apartment means a building containing more than two dwelling units.

Background: An application was received from Natalie and Jim Clark for 92 Summer St (PID #310516) to allow an “Apartment Building, up to 4 units” as a Discretionary Use in the Medium Density Residential (R3) zone. The applicant is proposing to convert the existing single family home into four apartments.

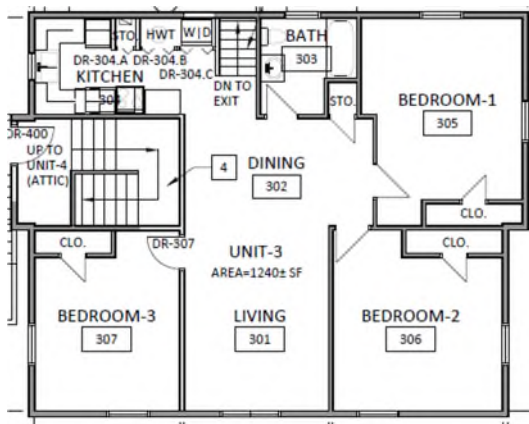
Basement Unit



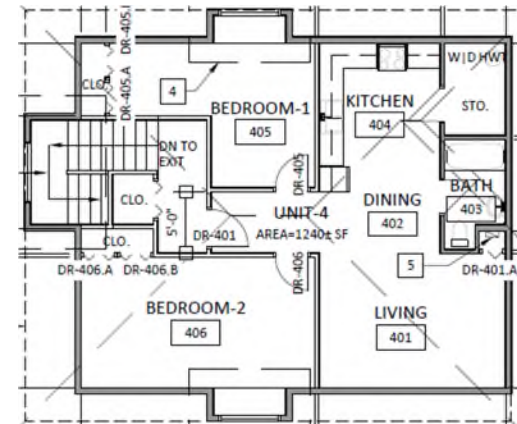
Main Floor unit



Second Floor Unit



Attic Unit



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

a. *Conformity with all requirements of this Bylaw (Zoning Bylaw).*

Staff Comment: This application requires a discretionary use approval in the R3 zone in order to conform to this Bylaw. If Council approves the discretionary use for an apartment building, the applicant can proceed to obtain a building permit.

Conformity with the Official Plan.

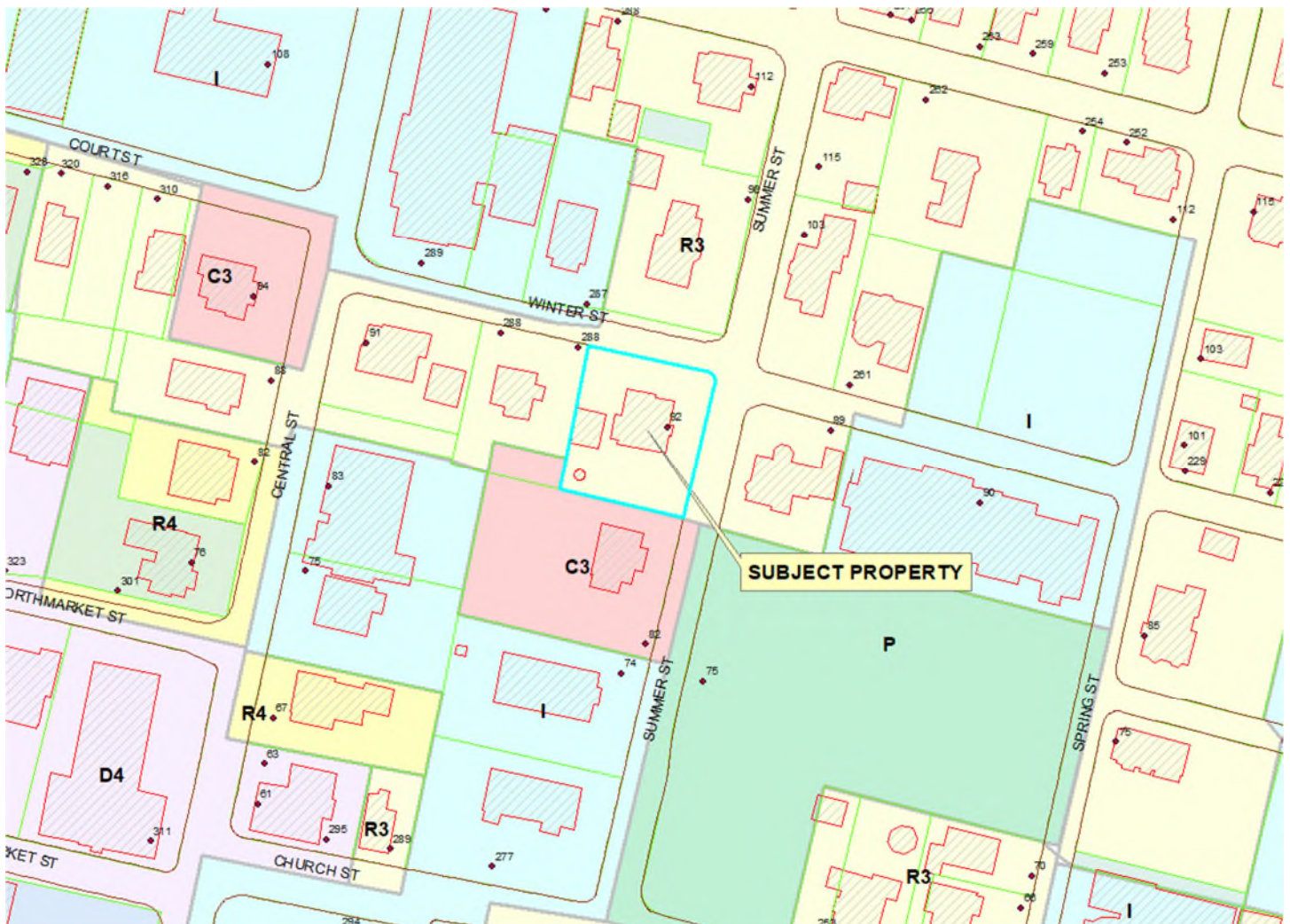
Staff Comment: The discretionary use conforms to the Official Plan

c. *Suitability of the site for the proposed development.*

Staff Comment: This site is suitable for this development, as the applicant is converting an existing building. There is sufficient on-site parking for the proposed 4 unit apartment building.

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

Staff Comment: The property is zoned Medium Density Residential (R3), the existing R3 zone allows two units as of right. The surrounding land uses and proposed land uses are a mix of Institutional (I), Neighbourhood Commercial (C3), Medium Density Residential (R3), which are compatible with the proposed development.



e. *Any comments from residents or other interested persons.*

A public meeting was held on October 19, 2020. The public meeting notice was advertised in the October 5th edition of the Guardian. Twenty-seven (27) letters were mailed to twenty-one (21) property owners. Staff Comment: No written comments were received, prior to the public meeting, regarding this application. Natalie Clark (co-property owner) spoke, providing an overview of the proposed intent for the discretionary use. George Dalton (288 Notre Dame Street) spoke and provided a history of the property and complimented the applicants on repurposing the property in hopes the exterior of the home would remain unchanged.

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 Discretionary Use has a minimal impact on the City's water, sewer and electrical systems. A storm water collection may be required to direct storm drainage water to the existing City storm system, which will accommodate the additional flow. There is no city parking or parklands required. The property will be required to provide one parking space for each dwelling unit.

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

Staff Comment: This development has an existing access on Winter Street. Pedestrians have access to existing sidewalks on both Summer and Winter Streets.

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

Staff Comment: The development is compatible with environmental, scenic and heritage resources. The property is not a designated property under the Heritage SS-20. The Heritage Planning Board is not required to review a discretionary use proposal on a supporting, but non-designated historic property. The property, known as the Copple House has been profiled and is listed on the Canadian Historic Places registry, the profile is attached to this report.

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.*

Staff Comment: In March of 2020, Council approved for a similar Discretionary Use to allow a single family dwelling to be converted to a 4 unit apartment building, at 91 Central Street.

k. *Other matters as considered relevant.*

Staff Comment: The applicant will be subject to a building permit. The applicant(s) wish to remain in their current neighbourhood but want to downsize and reduce home maintenance costs. Converting the existing home into a 4 unit apartment building, would achieve this, the applicants will occupy one of the units and rent the other units. They also recognize the demand for additional housing in Summerside.

STAFF REVIEW: City Staff support the application for a discretionary use to allow a 4-unit apartment building in the Medium Density Residential (R3) zone.

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 Natalie and Jim Clark to allow a "Apartment Building – 4 units" as a Discretionary Use in the Medium Density Residential (R3) zone be recommended to be approved by Council.

Moved by: _____ Seconded by: _____

Motion:

Carried	
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For	
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Defeated	
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Against	
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OTHER NAME(S)

92 Summer Street
James A. Sharp House

LINKS AND DOCUMENTS

n/a

CONSTRUCTION DATE(S)

1896/01/01

LISTED ON THE CANADIAN REGISTER: 2009/02/10

STATEMENT OF SIGNIFICANCE

DESCRIPTION OF HISTORIC PLACE

This house is located on the southwest corner of the intersection of Summer and Winter Streets in the heart of the residential part of Summerside's Heritage District. The house originally had a gable-ell configuration, but now is a two-storey home with Four Square Colonial Revival detailing. Its features include a low pitched hipped roof with wide eaves and modillion brackets, as well as a centrally located columned portico.

HERITAGE VALUE

The residence at 92 Summer Street has historical significance as the former home of prominent oyster dealer, James A. Sharp, brother to John and Robert Sharp who also owned homes in the neighbourhood. The house also has importance as an example of a building that has undergone radical redesign. It supports the heritage character of the Summer and Winter streetscapes.

The son of James Sharp and Margaret Linkletter, James A. Sharp had grown up on a farm in the St. Eleanor's area and sometime around 1870 opened a store in Summerside. He gradually built up a successful business as a dealer in flour and oysters and also became widely known as an owner of fine horses.

In 1896, he hired local contractors Clark and McFarlane to build a house at 92 Summer Street. He moved into it in December of that year, after having rented since 1891 the residence on Central Street of the Hon. Angus McMillan. His new dwelling was described as commodious as well as "a model of neatness and convenience." Mr. Sharp, who was then 59, moved in with his wife, the former Zilpha Bell, and six children ranging in age from 7 to 22. Ten years after the house was built, it barely escaped destruction in the Great Fire of 1906. The press stated it was saved by "strenuous efforts."

Major changes were made to the residence in 1928. What had originally been an ell-shaped house, with an extension to the rear, was transformed into a square two-storey dwelling. According to a local newspaper, "The residence of H.S. Sharp on Summer Street is undergoing extensive remodelling that will make it into practically a new house. Mr. H.M. Downing has the contract. The building was moved back and placed upon a new concrete foundation. It will be fitted up in first-class style with all modern improvements."

Major changes had also taken place among family members. Mrs. Sharp died in 1916 and Mr. Sharp in 1921. The property was left to their son Herbert and his sister May who had moved back into the house after the death of her husband, William McKie, in 1921. Like his father, Herbert engaged in the oyster business in Malpeque Bay. He bequeathed a generous portion of his estate to a scholarship made available to students attending his alma mater, Mount Allison University. After the death of her brother in 1952, May McKie stayed in the house for two more years and then moved to 170 Harvard Street.

The residence was sold to local physician, John B. Downing. He was a graduate of Dalhousie Medical School and studied internal medicine in Montreal. Around 1951, he opened a medical practice in Summerside and over the years served as a general practitioner, internist, and as head of the Prince County Hospital radiology department. Dr. Downing and his wife, Elizabeth Gillespie, raised a family of four at 92 Summer Street. He died in 1995 and the house passed to its current owners in 1998. For several summers they opened the residence for bed and breakfast accommodation known as the Cople Summer Home.

Source: City of Summerside, Heritage Property Profiles

CHARACTER-DEFINING ELEMENTS

The heritage value of the house is shown in the following character-defining elements:

- the two-storey massing and four square Colonial Revival style of the building
- the low pitched hipped roof with asphalt shingles
- the three brick chimneys
- the wide eaves with modillion brackets
- the two hipped roof dormers also with modillion brackets on the east and south elevations
- the main entrance vestibule with fluted Doric columns and pediment with modillions
- the corner pilasters
- the bracketed bay windows on the east and north elevations, ground level
- the oriel window on the south elevation also with modillions
- the eclectic mix of single and paired windows, most equipped with wooden storm windows
- the single-storey shed roofed (with balustraded balcony) extension that also has modillions under the eaves

October 27, 2021

Department/Committee: Planning Board

Subject: 90 and 94 Cedar Street – Discretionary Use

SUPPORTING EXPLANATION:

Purpose: The purpose of the application is to allow a group home as a Discretionary Use in the Medium Density Residential (R3) zone, a discretionary use requires Council approval.

GROUP HOME means a building for accommodating individuals who are not a family, live under supervision in a single housekeeping unit because of their special physical, social, or mental needs, and may also include a caretaker family.

Background: An application was received from Boys and Girls Club of Summerside for 90 Cedar Street (PID #303792) and 94 Cedar Street (PID #303800) to allow a “Group Home” as a Discretionary Use in the Medium Density Residential (R3) zone. The applicant is proposing to utilize the existing single family dwelling at 90 Cedar Street for an emergency shelter and the existing single family dwelling at 94 Cedar Street for transitional housing.



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

a. *Conformity with all requirements of this Bylaw (Zoning Bylaw).*

Staff Comment: This application requires a discretionary use approval in the R3 zone in order to conform to this Bylaw. If Council approves the discretionary use for a group home, the applicant can proceed to obtain a building permit.

b. *Conformity with the Official Plan.*

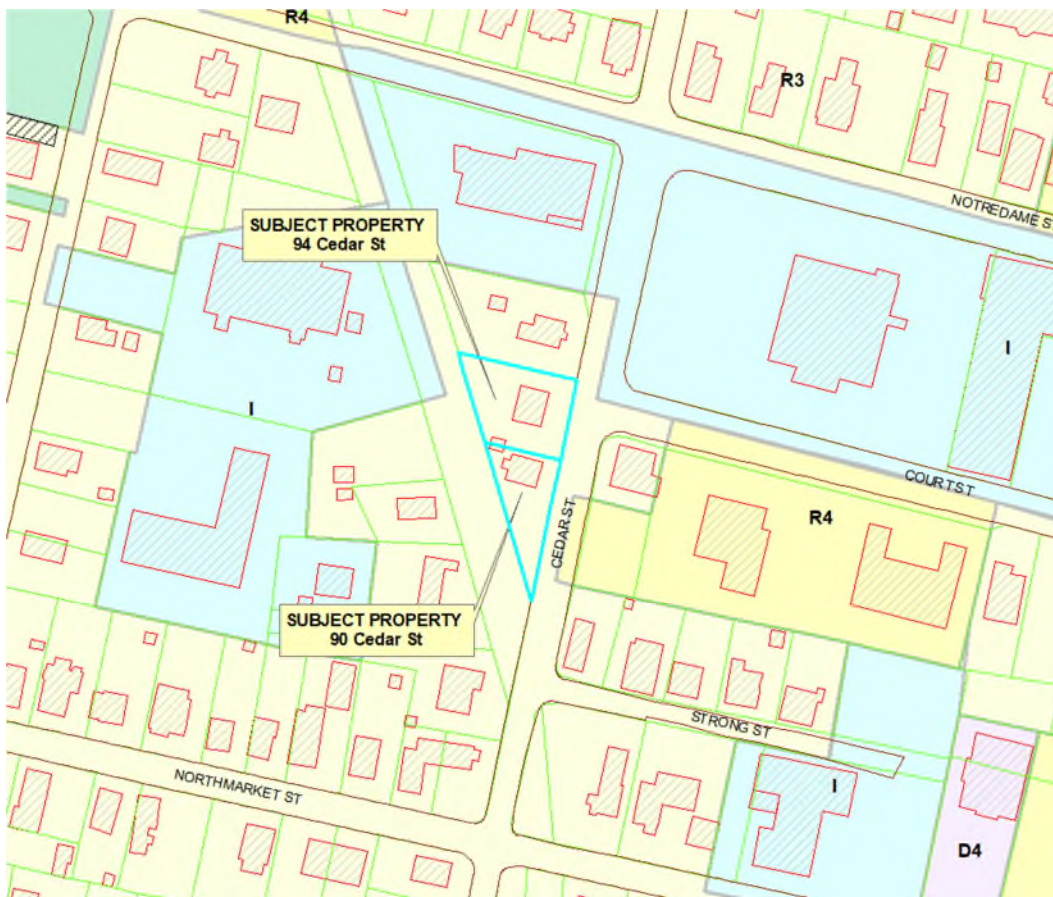
Staff Comment: The discretionary use conforms to the Official Plan

c. *Suitability of the site for the proposed development.*

Staff Comment: This site is suitable for this development, as the applicant is utilizing an existing building. There is sufficient on-site parking for the proposed discretionary use.

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

Staff Comment: The property is zoned Medium Density Residential (R3), the existing R3 zone allows up to two units as of right. The surrounding land uses and proposed land uses are a mix of Institutional (I), Medium Density Residential (R3), and High Density Housing (R4) which are compatible with the proposed development.



e. *Any comments from residents or other interested persons.*

A public meeting was held on October 19, 2020. The public meeting notice was advertised in the October 5th edition of the Guardian. Twenty-nine (29) letters were mailed to twenty-seven (27) property owners.
Staff Comment: No written comments were received, prior to the public meeting, regarding this application.

Lisa Hiscox, providing an overview of the proposed intent for the discretionary use and the value of this asset to our Community.

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 water, sewer, road, storm water and electrical services, can accommodate this discretionary use. There is no city parking or parklands required, both properties have existing on site parking.

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

Staff Comment: Both properties have existing accesses on Cedar Street. Pedestrians have access to the existing sidewalk the west side of Cedar Street.

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

Staff Comment: The development is compatible with environmental, scenic and heritage resources.

i. *Impacts on City finances and budgets.*

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

j. *Other matters as specified in this Bylaw.*

Staff Comment: No comment

k. *Other matters as considered relevant.*

Staff Comment: The applicant will be subject to a building permit.

STAFF REVIEW: City Staff support the application for a discretionary use to allow a group home in the Medium Density Residential (R3) zone.

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 Boys and Girls Club of Summerside to allow a group home as a Discretionary Use in the Medium Density Residential (R3) zone be recommended to be approved by Council.

Moved by: _____ Seconded by: _____

Motion:

Carried	
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For	
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Defeated	
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Against	
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