

# Planning Board Committee Meeting Minutes

**March 12, 2020**

## **Present**

Mayor Basil Stewart  
Deputy Mayor Norma McColeman  
Councillor Barb Ramsay, Co-Chair  
Councillor Brian McFeely, Chair  
Councillor Carrie Adams, Co-Chair  
Rob Philpott, Chief Administrative Officer  
Gordon MacFarlane, Deputy CAO and Director of HR & Legal Affairs  
Aaron MacDonald, Director of Technical Services  
Linda Stevenson, Development Officer  
Brian Hawrylak, HR Officer

## **Call to Order**

The meeting was called to order at 11:45am

Agenda was approved

## **91 Central Street – Discretionary use**

### **SUPPORTING EXPLANATION:**

*Purpose:* The purpose of the zoning amendment (Discretionary Use) is to allow a 4 unit apartment building at 91 Central Street. An apartment building (up to 4 units) requires a discretionary use approval from Council in the R3 zone.

*Apartment means a building containing more than two dwelling units.*

*Background:* An application was received from David Dougan & Gregory Ellard for 91 Central St (PID #310573) 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 4 storey single family home with a home-based business into four apartments.

*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 will be permitted to convert the current home into four apartment units, subject to 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 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 high, medium and low density residential land uses which are compatible with the proposed development. There are also a number of Institutional uses and commercial uses nearby.

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

A public meeting was held on March 9, 2020. The public meeting notice was advertised in the February 25<sup>th</sup>, edition of the Journal-Pioneer. Twenty-eight (28) letters were mailed to Twenty (20) property owners. Gregory Ellard (co-property owner) spoke providing an overview of the proposed intent for the discretionary use. Betty Buley (88 Central St) spoke and welcomed the new property owners to the neighbourhood and complimented the applicants on their proposed use of the property.

Staff Comment: No written comments were received, prior to the public meeting, regarding this application. The proposed development was supported by the public that spoke at the 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 Discretionary Use has a minimal impact on the City's water, sewer, storm and electrical systems. The existing lot has an existing water and sewer service. There is no city parking or parklands required. The property will meet the parking requirement for this development.

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

Staff Comment: The proposed development does not or has minimal impact on pedestrian/vehicular access and safety, and on public safety generally. The net increase to the existing traffic flow (Central St. and Winter St.), as a result of the discretionary use, will be a negligible amount of volume on Winter St. There is a sidewalk on the east side of Central Street, which abuts the property. The proposed driveway will accommodate the 4 parking spaces that are required.

h. *Compatibility of the development with environmental, scenic and heritage resources.*  
Staff Comment: No negative impact.

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: The applicants recognize the demand for housing in Summerside.

**RECOMMENDATION:** Technical Services staff recommend: That the application David Dougan & Gregory Ellard for 91 Central Street (PID #310573) 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.

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:** This application bears the recommendation of the Planning Board:

Moved by: Councillor Ramsay    Seconded by: Councillors Adams

Motion:

Carried	X
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For	4
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Defeated	
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Against	0
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**Adjournment**

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