



**Public Meeting of Council
Tuesday, December 07, 2010 at 7 PM
Rodd Charlottetown Hotel**

Mayor Clifford Lee presiding

Present: **Councillor David MacDonald** **Councillor Terry Bernard**
 Councillor Jason Coady **Councillor Cecil Villard**
 Councillor Edward Rice **Councillor Melissa Hilton**
 Councillor Rob Lantz

Also: **Roy Main – Chief Administrative Officer**
 Phil Handrahan – Director of Fiscal & Development Services
 Joseph Coady – Director of Public Services
 Don Poole – Manager of Planning and Development
 Laurel Palmer Thompson – Planning & Development Officer
 Linda Thorne, Administrative Assistant
 Brad Wonnacott – Administrative Support, Planning

Regrets: **Deputy Mayor Stu MacFadyen**
 Councillor Mitchell Tweel
 Councillor Danny Redmond
 Donna Waddell – Director of Corporate Services

Mayor Lee called the meeting to order and introduced the Councillors. He then turned the meeting over to Councillor Rob Lantz who explained the process.

1. Open Space Property Adjacent to 1 Lower Malpeque Road

Application for an amendment to Appendix “A” – Future Land Use Map of the Official Plan from Low Density Residential to Commercial and to amend Appendix “H” – Zoning Map of the City of Charlottetown Zoning and Development Bylaw to rezone a portion of open space property adjacent to PID# 404731, 1 Lower Malpeque Road, from Open Space (OS) Zone to Highway Commercial (C-2) Zone to permit an addition to the existing Hyundai Dealership building.

Darren Noonan from Experience Hyundai presented the application and explained the proposed expansion of their business. He noted that they need the land to facilitate with the construction of the addition onto their building. In exchange for the land the City will deed to them, they will

deed a portion of land located to the west of their development to the City after the Open Space property has been rezoned.

Councillor Lantz asked for questions; there being none the meeting proceeded to the next application.

2. 51-73 Watts Avenue (PID# 469726)

An application to consider an amendment to Appendix “H” – Zoning Map of the City of Charlottetown Zoning and Development Bylaw to rezone the property located at 51-73 Watts Avenue (South Mall) PID# 469726 from Heavy Industrial (M-2) Zone to Business Park Industrial (M-3) Zone to permit a day care facility in this building.

There was no presentation for this application, and as there were no comments or questions, the meeting proceeded to the next application.

3. 207 Mount Edward Road (PID# 390468)

An application for an amendment to Appendix “G” of the Zoning and Development Bylaw – List of Approved Properties in the Comprehensive Development Area and Their Permitted Uses – to permit mixed development on this site (i.e. small commercial buildings, residential units, and community care uses).

Dianne McQuaid, developer, presented the application. She noted that meetings with area residents had been held on August 05 and 12, 2010. At those meetings they showed two development proposals and as a result of comments from the residents, they amended their proposal to show 12 single family dwellings, 39 semi-detached dwellings, and two 80-unit community care facilities. A Traffic Study was prepared by ADI in November which showed a 3 to 4% increase in traffic after the whole development has been completed. They have also commissioned Dr. Randall Arendt, landscape planner and site designer, as a consultant to assist them with design of the development. The proposal designed by Dr. Arendt shows driveways to the rear of the single family and semi-detached dwellings. The mix of residential dwellings is a result of consultation with the area residents and has curb appeal and added value. They modified the plan because of the cost of servicing. The next plan presented showed a 36-unit apartment building as well as some commercial development and the 76 single family and semi-detached units.

Ms McQuaid then presented a third proposal which has the same density but with a different layout.

Mayor Lee asked for questions.

Lane MacLaren

Mr. MacLaren commented that the number of proposals was confusing and asked which proposal was the one being considered tonight.

Ms. McQuaid responded that they are still working on the third proposal with Dr. Arendt, but they plan the same number of units but in a different layout.

Mayor Lee noted that the developer must have a concrete plan in place for consideration and asked Ms McQuaid which is their preferred plan.

Kelvin McQuaid, developer, responded that the cost of servicing will play a large part of the final proposal.

Urban Gougan

Mr. Gougan asked if it would make a difference to Council which plan would be approved or is it just the concerns with the increase in traffic.

Mayor Lee responded that Council will be voting on a specific plan and that any major amendments would require the whole process to be started again.

Beatrice Park

Mrs. Park lives only one house down from the proposed development. She asked if the development is being geared to older residents as was presented in the public meeting in August.

Ms McQuaid responded that the price of the units would be more affordable to older residents and professional people.

Mrs. Park noted that they can't discriminate as to the age of the renters. She also asked if the traffic study had been done during rush hour at the intersection of Mount Edward Road and the private roadway to the Charlottetown Mall. She noted a lot more traffic this year because of construction in the area.

Glen Sanders, 220 Mount Edward Road

Mr. Sanders had concerns about the increase in the number of people causing more policing issues.

Councillor Lantz responded that the policing issues will be brought forward to the Police Committee.

Councillor Bernard asked about the access point for the community care facilities.

Ms McQuaid responded that the two access points will be off the private roadway.

Mayor Lee asked that questions from the residents be addressed first and asked for any comments.

Sybil Cutcliffe

Mrs. Cutcliffe asked for clarification as to where the development is located and also the size of the semi-detached and single family dwellings. She also asked if there will be a park area.

Kelvin McQuaid responded that the dwellings will be from 1,300 sq ft to 1,700 sq ft and that a gazebo will be built in the centre of the park area.

Paul Young, 212 Mount Edward Road

Mr. Young had concerns with the increase of traffic and asked if the speed limit will be lowered because of this new development and increase in the number of residents.

Mayor Lee responded that the speeding issue and policing issue are being worked on with the Police Department. He then asked for any questions.

Georgina Mulligan, 8 Montgomery Drive

She noted that there is tremendous support for this project from the large number of seniors in the area.

Joyce Barbour

She noted that most of the signatures on the petition presented to Council were not residents of Mount Edward Road.

Urban Gougan

He is in support of this project and noted that there is not a lot of development in the City geared towards seniors.

Mayor Lee asked for any questions.

Councillor MacDonald asked if there will be an additional access point to Mount Edward Road.

Kelvin McQuaid explained that this proposal shows best use of the land with the maximum density permitted. He also noted that all three of the proposals presented show the same density.

Councillor Rice noted that he is pleased that the developers are using Dr. Arendt to help them develop their project.

Ms McQuaid pointed out that Dr. Arendt's designs are known for their curb appeal. He also takes environmental concerns into consideration and they plan to use him to complete the design of the project.

Councillor Bernard asked about the access to the two semi-detached dwellings located at the north side of the plan and if they will be accessed off the lane behind the community care facilities.

The developer indicated 'yes' (by nodding his head).

Councillor Villard stressed the difference in definition of "community care" and "continuing care". He also asked if this will be a licensed community care facility.

Ms McQuaid explained the different levels of care and that assisted living (meals, cleaning, laundry, etc.) is included in the rent and is available for all residents including the tenants in the semi-detached and single family units.

Councillor Villard stressed that this is still licensed community care.

Ms McQuaid pointed out that one building will be assisted care and the other building will be a nursing home. People prefer to not be included with community care in the same building.

Mayor Lee asked for any questions.

Unidentified Resident

This resident asked why the additional access to Mount Edward Road is required and also noted that it will be hard for Council to vote on a plan that is a “moving target”.

Ms McQuaid responded that it will be the same amount of units but they have yet to determine where they will be placed on the property.

Mayor Lee explained the CDA process and that a development scheme can be approved by Council with minor changes being handled at the administrative level. He noted that the main concern from residents seems to be the access on to Mount Edward Road.

Unidentified Resident

The resident asked if the dwellings can be purchased or if they will all be rentals.

Ms McQuaid responded that all of the semi-detached and single family units can be purchased.

The unidentified resident noted that the development seems to be geared towards seniors and asked if something can be done to ensure that students cannot rent these units.

Ms McQuaid responded that the rental units will be priced at a point that students can't afford.

The resident asked if seniors can afford the rental prices.

Ms McQuaid explained the rental policy they use. She also noted that all of the semi-detached and single family units are one level only and that the price level should deter students from renting.

The unidentified resident asked if the rental price will be too high for seniors to afford.

Ms McQuaid responded the rent will be approximately \$1,200 and that they can restrict the number of people renting. Her hope is that all of the units will be purchased.

Mayor Lee asked for any questions.

Mayor Lee noted that Council will be voting on an amendment to the permitted uses in the CDA Zone and that a Development Agreement will be required to be signed.

There being no further questions, the meeting adjourned at 7:45 PM