



**Public Meeting of Council
Thursday, February 25, 2010 at 7 PM
Rodd Charlottetown Hotel, 75 Kent Street**

Deputy Mayor Stu MacFadyen presiding

Present: **Councillor Kim Devine** **Councillor Terry Bernard**
 Councillor Cecil Villard **Councillor Peter McCloskey**
 Councillor Rob Lantz **Councillor Danny Redmond**
 Councillor David MacDonald **Councillor Melissa Hilton**

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

Regrets: **Mayor Clifford Lee**
 Councillor Mitchell Tweel
 Donna Waddell – Director of Corporate Services
 Joseph Coady – Director of Public Services
 Hope Gunn – Planning & Development Officer

Deputy Mayor Stu MacFadyen opened the meeting and turned it over to Councillor Kim Devine who briefly described the application and introduced staff members.

1. 136 Upton Road (PID# 773051)

An amendment to Appendix “A” – Future Land Use Map of the Official Plan from Low Density Residential to Medium Density Residential and to Appendix “H” – Zoning Map of the City of Charlottetown Zoning and Development Bylaw to rezone the property at 136 Upton Road (PID# 773051) from Single-detached Residential (R-1S) Zone to Low Density Residential (R-2) Zone and Medium Density Residential (R-3) Zone.

John Mantha, Mantha Land Surveys Inc.

Mr. Mantha presented the application on behalf of the developer, Warren Doiron. This application is a request for rezoning the property at 136 Upton Road which is to be the Stonehill Subdivision. This is to be a more substantial development with transitional zoning from single family to semi-detached to townhouse dwellings. A previous application to rezone a portion of this land to Commercial was rejected. He noted that the Bypass highway is a very busy road and the lots adjacent to it are not feasible for single family dwellings. The plan presented tonight is a proposed concept plan. The development will provide affordable housing for retirees wishing to downsize and for families as it is near to West Royalty School. The multi-unit dwellings will be

approximately 1,200 to 1,300 square feet and will be 4 to 5 units each. A buffer is to be constructed to cut down the noise from the Bypass highway and will be a berm with trees and possibly fencing. The multi-unit dwellings will be set back approximately 125 to 150 feet to provide a visual barrier.

Councillor Devine reviewed the process for rezoning and noted that only one letter in opposition had been received.

The Deputy Mayor called for any speakers.

Renee Williams

Ms. Williams lives at 38 Doiron Drive and asked if the multi-unit dwellings will be owner-occupied.

John Mantha

Mr. Mantha responded that the multi-units will not be rental units and will run in the \$150,000 to \$175,000 range in price.

Renee Williams

Ms. Williams asked what measure will be in place to prevent the units from being purchased and rented out.

John Mantha

Mr. Mantha responded that the price of the units would prevent this and also that this could be part of the subdivision covenants.

Jim MacDonald

Mr. MacDonald lives at 59 Sandlewood Street and noted that the reason he bought his property was the single family zoning. This would change the aspect of the area by allowing duplexes and possible rental units.

Crystal Matthews

Ms. Matthews lives at 35 Doiron Drive and noted she had assumed the area would remain single family. She also feels that the roads in the Sandlewood Subdivision are too narrow and there are no sidewalks. This is dangerous for children and especially bad in winter. She also noted that cars are being parking on lawns.

Graeme Linkletter

Mr. Linkletter lives at 40 Hurry Road and although he is not directly affected he wished to voice his concerns. He referred to the previous application to rezone this property to commercial and noted that it had been zoned R-1 for 30 years. He felt there is no reason to change the zoning and that the developer wishes to maximize his sales. He noted the noise from the highway and suggested that a landscape architect should be hire to design bike paths and walking trails.

John Mantha

Mr. Mantha asked if the existing arterial highway was in place 30 years ago.

Graeme Linkletter

Mr. Linkletter responded that the arterial highway was not in place 30 years ago, but the Industrial Park was in existence and that a berm had been built to buffer the noise.

John Mantha

Mr. Mantha noted that the proposed development is similar to development along the highway corridor in other cities.

Graeme Linkletter

Mr. Linkletter stated that in his opinion that the developer should leave well enough alone.

Jim MacDonald

Mr. MacDonald lives at 59 Sandlewood Street and felt that the developer knew the arterial highway was in place when he made this application.

Brian MacPherson

Mr. MacPherson lives at 11 Wisteria Avenue and feels that a cul-de-sac would be more appropriate for this part of the development and that the land along the Bypass is too noisy even for townhouse development.

Mark MacLeod

Mr. MacLeod asked who was going to buy these units.

Dennis McInnis

Mr. McInnis lives at 135 Upton Road and asked for clarification of the R-2 and R-3 zones.

John Mantha

Mr. Mantha noted that a revised concept plan is to be drawn up. Consultation with City staff resulted in the need to change the plan for parkland and provide a sight triangle for the intersection.

Dennis Williams

Mr. McInnis feels that Council should consider supporting the existing home owners and that there is no guarantee the proposed designs will be built once the zoning is changed.

Renee Williams

Ms. Williams asked why building duplexes along the Bypass is better than single family homes.

John Mantha

Mr. Mantha noted that the project must be profitable in order for the developer to proceed.

Renee Williams

Ms. Williams stressed that the residents don't want this rezoning and there is no guarantee that the proposed designs will be built.

The Deputy Mayor asked for any more comments; there being none, he turned the meeting over to Councillor Devine for the next agenda item.

**2. Malpeque Road & Spencer Drive (PID#s 388140, part of PID# 388215 & 390740)
An amendment to Appendix “H” – Zoning Map of the City of Charlottetown Zoning and Development Bylaw to rezone the property at the corner of Malpeque Road and Spencer Drive (PID# 388140 & part of PID#s 388215 & 390740) from Highway Commercial (C-2) Zone and Comprehensive Development Area (CDA) Zone to Shopping Centre Commercial (C-3) Zone.**

Councillor Devine noted that the application will go to Planning Board and Council for a recommendation and vote. She then briefly explained the application and process for the proposed Plazacorp Development and introduced Mr. Bryce Schnare who presented the application.

Bryce Schnare, Plaza Group

Mr. Schnare noted that they were here to provide information on the proposed development and introduced four speakers: Mike Campbell, St. Dunstons Board of Governors, John Lewis, Peter Allaby and Owen Young, from ADI.

Mike Campbell

Mr. Campbell spoke on the history of the St. Dunstons Board of Governors and that they are a non-profit group who manage the affairs of the foundation. The land in question is approximately 80 acres and various developers have approached the Board to purchase a portion of the land. The Board wishes to have the land developed logically. Approximately 70 acres of the land is proposed for this new development. The Board had an engineering firm do a concept plan for the area. The Board spends approximately \$100,000 per year on bursaries, scholarships, Christian Education studies at UPEI, and summer camps. They have recently completed renovations on the Bishop’s Palace. Their wish is to sell the land to help them continue their work.

Bryce Schnare

Mr. Schnare gave an overview of the Plaza Group. The present application is for development of approximately 22 acres. They consider this property the best location in Charlottetown for retail development as it is near major retail and has excellent access with the Bypass and is close to the main highway. The site is very visible and the Plaza Group considers it to be “Centre Ice”. The reason the time line for the development is so long is because it is a very challenging site to develop. The previous access to this land could not accommodate a large development. This site was the first choice for Home Depot in 2002, but was later turned down because of the expense to level the site. Plaza Group wishes to commend the City for the great job they did of the intersection of University Avenue and Capital Drive. This made the land more valuable and accessible. He reviewed the St. Dunstons concept plan and noted that they first began to look at this site in 2008. They presently have an option on the land pending approval of the rezoning application and will not purchase the land or sign on any tenants until this has taken place. The project is proposed to be phased in over 10 years. There will be approximately 100,000 square feet of retail developed in this first phase and most buildings will have more than 2 tenants in each. They are willing to enter into a Development Agreement and noted that there is no residential around this site. The project will provide new jobs and tax revenue. Mr. Schnare turned the meeting over to the engineering consultants.

Owen Young, ADI

Mr. Young reviewed how the site will be developed in two phases. Phase I will be the lower part of the site. The lot will require a great deal of grading and will require the existing water main to be re-routed. A new sanitary sewer line will be constructed to Malpeque Road. Stormwater will be collected in the lower corner of the lot. Thirteen to fourteen percent of the site will be landscaped with trees around the perimeter. The development will be pedestrian-friendly with walking trails. A minimum number of retaining walls will be built with as much landscaped area as possible.

Peter Allaby, ADI

Mr. Allaby presented the traffic portion of the application. ADI did a traffic study for this area on behalf of the City. He did an overview of the study and its objectives. The study was done in City parameters. They did their study using 6 intersections. A formal roadway from Spencer Drive to the private road behind the Charlottetown Mall is recommended, as well as a road way from Malpeque Road to the site. It is proposed to have channelized right turn lanes into and out of the development.

Bryce Schnare

Mr. Schnare summarized the application and noted again that this is a high profile site and that this development will kickstart the future development of the St. Dunstans land. They are anxious to start construction this summer and requested Council's support. He then opened the floor for questions.

Ritchie Simpson

Mr. Simpson asked if the Traffic Consultants will be present at Monday night's Planning Board meeting. He noted the traffic projections and flow and he is not comfortable with the concept. He also noted that the models indicate the new intersection will relieve the pressure of traffic to Spencer Drive and that there is presently quite a bit of traffic on Spencer Drive.

Jim Lavers

Mr. Lavers lives at 21 Irwin Drive. He is concerned with the proposed intersection and traffic movement. Consideration should be given to environmental issues and protection of the watershed. He feels that the traffic model should be revisited and voiced concerns about safety.

Joyce Barbour

Ms. Barbour lives at 222 Mount Edward Road. She noted that traffic on Mount Edward Road has doubled over the years with waste trucks, transit, etc.

Roy Corbett (or Gorveatt?)

This gentleman plows the #2 Highway and he noted it takes a long time to plow the intersection because the traffic lights are too slow. He also noted that traffic on the private road way will increase.

Dennis Williams

Mr. Williams lives at 135 Upton Road and has concerns with the distance between the proposed intersections. He feels that traffic would be backed up and asked if the intersection could be lined up with the existing residential development.

John Farrell

Mr. Farrell is ok with the development but has some concerns with traffic. The existing lanes are backed up to the Bypass highway and this development will cause more congestion.

Dianne Gorveatt

Mrs. Gorveatt lives at 251 Mount Edward Road and she expressed concern about the large amount of cars that now use the private roadway and that you use it at your own risk.

Peter Allaby

Mr. Allaby asked if the private roadway might become a public road.

Dianne Gorveatt

Mrs. Gorveatt pointed out that the land the roadway is on is leased for 100 years.

Councillor Cecil Villard

Councillor Villard asked about the distance between the connector road and the Confederation Trail.

Peter Allaby

Mr. Allaby stated they had no detail for the setback from the trail, but that land from the parking areas could be taken for the setback.

The Deputy Mayor asked for any more comments or questions; there being none, the meeting was adjourned at 8:30 p.m.