



**Public Meeting of Council
Wednesday, July 07, 2010 at 7 PM
Council Chambers, City Hall**

Mayor Clifford Lee presiding

Present: Deputy Mayor Stu MacFadyen Councillor David MacDonald
Councillor Terry Bernard Councillor Peter McCloskey
Councillor Kim Devine Councillor Melissa Hilton
Councillor Rob Lantz Councillor Danny Redmond
Councillor Mitchell Tweel

Also: Phil Handrahan – Director of Fiscal & Development Services
Joseph Coady – Director of Public Services
Don Poole – Planning Manager
Laurel Palmer Thompson – Planning & Development Officer
Brad Wonnacott – Administrative Support, Planning

Regrets: Councillor Cecil Villard
Roy Main – Chief Administrative Officer
Donna Waddell – Director of Corporate Services

1. Gwenwood Subdivision (PID# 392936) – request to rezone 18 lots in the Gwenwood Subdivision (PID# 392936) from Low Density Residential Single (R-2S) Zone to Low Density Residential (R-2) Zone.

Mayor Clifford Lee opened the meeting and turned it over to Councillor Kim Devine, Chair of Planning, who briefly described the application and introduced staff members and John Ives who presented on behalf of the developer, Ann Barbour.

Mr. Ives presented the application and described the location of the property and its proximity to Creed's Petroleum. He stated that the lots would be consolidated with the block of land shown on the plan backing onto Creed's. This would create three deep lots. The rest of the lots would remain the size as shown.

He also noted that the change to an R-2 Zone from the existing R-2S would allow for a higher density of semi-detached homes in the third phase. Currently 25% of the lots are permitted to be semi-detached and with the change, all of the third phase could be used for semi-detached (approximately 18 lots).

Mr. Ives discussed the demand for semi-detached dwellings in this area as well as the increase in tax base for the City. He maintained that he would expect the semi-detached homes to be owner-

occupied as the other two phases in the subdivision and not used as rental properties. Semi-detached dwellings are generally subdivided and each owner owns its own single lot.

Mayor Lee asked if there were any questions or concerns from the public after the presentation by Mr. Ives.

Debbie ?, Barbour Circle

Asked for clarification from Mr. Ives regarding the large block of land in the subdivision closest to Creed's. She wanted to know if this land is green space. Mr. Ives said that it was not, that this land would be consolidated with the lots along Dart Drive to form three larger semi-detached lots.

Hailey ?, Barbour Circle

Had concerns that more duplexes would lower the property values of existing single family dwellings, would attract low cost housing and that the semis would become rentals. She commented that duplexes should be located in the subdivision under construction on the other side of the Bypass Highway as it is a mix of apartments and duplexes.

Sarah Clark, Barbour Circle

Stated that she had two main concerns regarding semis. First, that there is already a nice mix of R-1 and semis in the subdivision. She stated that she had chosen her home based on this mix of single and semi-detached homes and bought a lot that was not located next to a semi-detached dwelling. She said that there were already semi-detached dwellings being rented in the neighbourhood. Her second concern was the safety of children; that this was a young and active community with family and children out walking the streets in the neighbourhood and that safety was a concern as a higher density would create more traffic. There are no sidewalks in the subdivision.

Mayor Lee asked if there were any further questions or comments from the public. He explained the application would be reviewed at the next Planning Board meeting on July 08, 2010 with a recommendation forwarded to Council at its July 12, 2010 meeting.

2. Horseshoe Hills Subdivision (PID #746164) – request to rezone a portion (approximately 3.4 acres) of the Horseshoe Hills Subdivision (PID# 746164) from Low Density Residential Single (R-2S) Zone to Narrow Single-Detached Residential (R-1N) Zone.

Councillor Kim Devine, Chair of Planning, briefly described the application and introduced Leroy MacLeod, the developer of Horseshoe Hills Subdivision.

Mr. MacLeod, owner of Horseshoe Hills Subdivision, presented his application and described where the narrow lot single family lots would be located. He stated that his subdivision is built to a very high standard and that the services in his subdivision were built to exceed the City's minimum standards. He provided curbs and gutters prior to the City requiring them and has provided street lighting with special lamp posts and underground wiring and services.

With the current R-2 S Zoning he is permitted to construct 25% of the lots with semi-detached dwellings. To date he has only constructed two semis on corner lots as they can be constructed

on these lots to look like single family homes. He hasn't incorporated any other semis as he is not in favor of them in his subdivision.

He is proposing to put houses approximately 28 ft x 50 ft on the lots and each house would be designed with a different façade so that they are all unique.

The need to rezone this portion of land is so that he can recover as much of the cost as possible in order to keep the same standard of construction in the second and third phases. The long single lot design would allow more single family dwellings. The cost per unit would be approximately \$220,000 with minimum square footage to be over 1,300 sq ft.

The Mayor asked if there were any questions or concerns from the public.

Lloyd MacDonald

Described the location of his property and asked about the plan that Mr. MacLeod was presenting. Mr. MacDonald said that Mr. MacLeod had shown him a sketch earlier which showed six lots backing onto his property and this sketch only showed two lots. This plan doesn't look too bad, it is better than the first one.

Leroy MacLeod

Responded that when he had it drawn by the surveyor he didn't like the way it looked on paper and that he thought it looked better with only two lots.

Penny MacDonald

Asked if Mr. MacLeod planned to rent them or sell them?

Leroy MacLeod

Planned to sell the homes but is also considering renting them. If he decides to rent them, he will be controlling whom he rents to and will be charging approximately \$1,400 per month. He would market the homes towards retired people.

Penny MacDonald

Asked if this was phase two or three and how long before he would develop it?

Leroy MacLeod

Indicated this is phase three and it would be awhile before he develops it. He wants to develop phase two first and see how that goes.

Sam Elgharib

Owns 51 and 53 Horseshoe Boulevard and has a little concern about the proposal. He believed it will take the value down on his property and the properties around it. Smaller lots for smaller houses. How will this affect their investments? He requested clarification on where the lots are located.

The discussion and comments by the public indicated some confusion as the letter sent to them showed just the block of land to be rezoned; it did not show the preliminary subdivision plan that the developer was presenting at the meeting.

Mayor Lee asked Planning staff if the preliminary subdivision plan being presented at the Public Meeting had been sent in the mail out for the Public Meeting. Staff explained the site plan noted only the Phase III area (3.4 acres) without individual property lot lines.

Leroy MacLeod

The lots aren't there yet; this is a preliminary plan.

Sam Elgharib

Asked if he would lose his access for 53 Horseshoe Boulevard because of this plan?

Leroy MacLeod

Indicated no, Mr. Elgharib's access would not change. Mr. MacLeod will eventually be building a road there which will provide Mr. Elgharib road access. He wanted to put single families in on the back row. He can put 25% semis within the subdivision but he doesn't like semis because he thinks they devalue the homes. If he could put the 25% all in the back row that would be fine but he can't do that. That is why he's proposing single families on a narrow lot.

Sam Elgharib

That sounded good but he had more concerns about small single families than he had about large expensive semi-detached. He didn't think this was good for his investment. He bought there for that reason and didn't see this as a benefit for the public. He requested Council to make the right decision about this.

Mayor Lee asked if there were any further questions or comments from the public. He explained the application would be reviewed at the next Planning Board meeting on July 08, 2010 with a recommendation forwarded to Council at its July 12, 2010 meeting.

3. Site Management Agreement – Regis & Kelly Show – Confederation Landing Park

**Moved by Deputy Mayor Stu MacFadyen
Seconded by Councillor David MacDonald**

RESOLVED:

That the City of Charlottetown enter into a licensing agreement with PEI Tourism Opportunities Inc. for the use of the Confederation Landing Park for 'Live with Regis and Kelly' as per the terms and conditions set out in the attached agreement.

Be it further resolved that the Mayor and the CAO are hereby authorized to execute such agreement to implement this resolution.

CARRIED 9-0

4. Unsightly Premises Resolutions

**Moved by Councillor Rob Lantz
Seconded by Deputy Mayor Stu MacFadyen**

RESOLVED:

That the Public Works Manager be authorized to remove any construction material such as top soil, gravel and any other materials located on property, clean up and properly

dispose of same, at the owners expense, on property located at MacWilliams Road (PID #192161) in the City of Charlottetown in accordance with the terms of the Dangerous, Hazardous and Unsightly Bylaw of the City of Charlottetown.

CARRIED 9-0

**Moved by Councillor Rob Lantz
Seconded by Deputy Mayor Stu MacFadyen**

RESOLVED:

That the Public Works Manager be authorized to cut grass, repair windows, fix roof of accessory building, remove old wood and any other materials or debris, clean up and properly dispose of same, at the owners expense, on property located at 298 Euston Street (PID #347047) in the City of Charlottetown in accordance with the terms of the Dangerous, Hazardous and Unsightly Bylaw of the City of Charlottetown.

CARRIED 9-0

**Moved by Councillor Rob Lantz
Seconded by Deputy Mayor Stu MacFadyen**

RESOLVED:

That the Public Works Manager be authorized to cut grass, clean up and properly dispose of same, at the owners expense, on property located at 23 Barbour Circle (PID #941039) in the City of Charlottetown in accordance with the terms of the Dangerous, Hazardous and Unsightly Bylaw of the City of Charlottetown.

CARRIED 9-0

**Moved by Councillor Rob Lantz
Seconded by Deputy Mayor Stu MacFadyen**

RESOLVED:

That the Public Works Manager be authorized to remove sofa, old wood and any other materials or debris, clean up and properly dispose of same, at the owners expense, on property located at 220 Kent Street (PID #342931) in the City of Charlottetown in accordance with the terms of the Dangerous, Hazardous and Unsightly Bylaw of the City of Charlottetown.

CARRIED 9-0

Meeting adjourned at 7:35 PM.