



homes in Stratford and other communities where there are more semi-detached dwellings and condo units. He feels that there is a need for more of this type of development in Charlottetown. Mr. Doiron showed a rendering of the type of building he proposes to build and noted that each semi-detached unit will be approximately \$165,000 to \$185,000. He stressed the need for this type of development.

Deputy Mayor MacFadyen asked for any comments or questions.

Jim MacDonald, 59 Sandlewood Street

Mr. MacDonald had looked at properties in the Barbour subdivision before purchasing his home. Mr. Doiron assured him that there would be no rental properties in Sandlewood Park so he purchased his home there. He bought his home as a retirement home and is tired of coming to public meetings with regards to rezoning Mr. Doiron's property.

Chris Creamer, 10 Raspberry Avenue

Mr. Creamer is opposed to this rezoning. He purchased his home in 2010 and was told that the R-1 zoning in the subdivision would remain. He feels that there will be an increase in traffic as there are only two accesses to Sandlewood Park. He also feels that there will be excessive noise and properties will be devalued. He noted that the developer told him that there is a slow down of development. He noted that Mr. Doiron has recently purchased lots in the Windsor Park subdivision.

Tabitha Josey, 3 Apple Tree Lane

Ms. Josey noted that Sandlewood Park is composed of two parcels of land. She lives on the corner of Upton Road and Apple Tree Lane and feels that traffic is not a concern. She noted that people are moving to areas with semi-detached dwellings as they are more affordable housing for young families.

Kate Marshall, 144 Upton Road

Mrs. Marshall has lived in her home since May, 2006. She researched the zoning in the area before purchasing her home. She felt safe with her purchase and has concerns about the future and safety of the area. Semi-detached and townhouse dwellings are not in keeping with this area. She has concerns about noise, traffic and safety and feels that the future demographic will be affected and the value of her home will decrease. She feels that the decrease in home purchases is the developer's problem, not hers and also that the developer cannot guarantee construction of upscale homes.

Dennis Williams, 135 Upton Road

Mr. Williams is opposed to the rezoning. He noted that the Official Plan shows certain areas for multi-residential units. When people purchase their homes they have a right to be protected and he also noted that profit comes and goes. He is also concerned that the semi-detached units will be rental units and not owner-occupied.

Jim MacDonald, 59 Sandlewood Street

Mr. MacDonald pointed out that the lady who spoke in support of the rezoning is an employee of Mr. Doiron and that his office operates out of her house at 3 Apple Tree Lane.

Ms. Josey stated that she came to the meeting as a resident and not an employee.

Mr. Doiron noted that the first phase of the development is single-detached and he kept his promise to Mr. MacDonald.

Grant MacLeod, 30 Sandlewood Street

Mr. MacLeod feels that that the issue should be depersonalized and that this is the fourth time a public meeting has been held to rezone this property. All residents have rights and the majority has not been heard. He is tired of coming to these meetings and Council should listen to what people want.

Kate Marshall, 144 Upton Road

Mrs. Marshall stated that at the residents' meeting the complete parcel of land has only single family dwellings.

Chris Creamer, 10 Raspberry Avenue

Mr. Creamer noted that Mr. Doiron showed the whole subdivision already planned with single family dwellings and he had purchased his home under that impression.

Michelle Corrigan-Doiron, 10 Apple Tree Lane

Mrs. Doiron has no ill feelings towards the developer. She feels traffic is heavy as it is and is a safety concern for children. There will be twice as many cars if the rezoning is approved.

Marcel Arsenault

Mr. Arsenault is concerned about the increased traffic and the safety of children in the area.

David Bell, 7 Apple Tree Lane

Mr. Bell is concerned about rental homes and the doubling of traffic.

Mr. Doiron pointed out that there would only be 14 semi-detached lots which would only mean 14 more cars.

Mirella Bazzucchi, 18 Apple Tree Lane

Ms. Bazzucchi has concerns that Apple Tree Lane is being used to access the rest of the subdivision and the street is narrow. She was told that there would only be single family homes and also that there would be a park. She feels that houses are not selling due to the economy and her husband feels the same way – this is not what they bought into.

Mr. Doiron responded that each side of the semi-detached dwellings will sell for around \$165,000 and the amount of traffic would only increase by 14 cars. He also noted that there are more than 60 vacant lots remaining in the subdivision.

Mark MacLeod, 50 Doiron Drive

Mr. MacLeod has concerns with the size of the streets and the intersection.

Mr. Doiron responded that there will be additional greenspace and that the City did not want any more parkland. He pays cash-in-lieu of parkland for each lot sold.

Tabitha Josey, 3 Apple Tree Lane

She is speaking as a resident and not an employee and speaks for the younger residents. She feels that \$185,000 per side for a semi-detached unit would deter anyone purchasing them for rental units. There are presently two rental units in the subdivision and the rent is much higher than most mortgages. The semi-detached units are to be sold not rented.

Marcel Arsenault

Mr. Arsenault stated that there is a rental property next door to him and that there were parties every weekend. Nothing was done about the noise. He is not suggesting that renters are less worthy than home owners, but a commitment was made at the time he purchased his home that only single family dwellings would be built.

Mark MacLeod, 50 Doiron Drive

Mr. MacLeod feels that he is speaking as the youngest person in the room. He works very hard to maintain his home.

Deputy Mayor MacFadyen asked for any comments or questions.

Councillor Lantz repeated the process for rezoning and that the letters received from residents send a clear message. This rezoning application will be before Planning Board in December for a recommendation to Council.

There being no further comments, the meeting adjourned at 7:35 p.m.