



**Public Meeting of Council  
Wednesday, October 19, 2011 at 7 PM  
Georgian Room, Rodd Charlottetown Hotel**

**Deputy Mayor Stu MacFadyen presiding**

**Present: Councillor Danny Redmond  
Councillor Terry Bernard  
Councillor Edward Rice  
Councillor Rob Lantz**

**Councillor Cecil Villard  
Councillor Jason Coady  
Councillor Melissa Hilton  
Councillor Mitchell Tweel**

**Also: Joseph Coady, DPS  
Phil Handrahan, DFDS  
Don Poole, PM  
Laurel Palmer Thompson, PDO**

**Hope Gunn, PDO  
Linda Thorne, AA  
Brad Wonnacott, AA**

**Regrets: Mayor Clifford Lee  
Roy Main, CAO**

**Councillor David MacDonald  
Donna Waddell, DCS**

Deputy Mayor MacFadyen opened the meeting and introduced the Councillors. He then turned the meeting over to Councillor Lantz who introduced the application and briefly explained the process.

**1. Property Adjacent to 4 Prince Street (portion of PID# 841536)**

**An amendment to Appendix “G” of the City of Charlottetown Zoning and Development Bylaw – List of Approved Properties in the Comprehensive Development Area Zone and Their Permitted Uses, as well as an amendment to the Waterfront Concept Plan to allow commercial, office and residential units for the vacant lot adjacent to 4 Prince Street (PID# 841536).**

Bill Chandler, architect, presented the application on behalf of the developer. He gave a summary of the history of the property and noted that it is presently being used as parking. The proposed building will have a mix of office and retail on the first floor, office space on the second floor and four residential units on the third floor. One of the units will house the office for the marina. The building will be clad with brick stone to look individual. The building will be set some distance from Founders Hall to protect the viewscape. Mr. Chandler reviewed the foot print of the building and noted that it will fit in with the area but also be distinct. The project is at the preliminary design stage.

Councillor Lantz asked for any questions or comments.

Andrea Battison, 41 Prince Street

Ms. Battison mentioned the waterfront plan and asked how much larger this building is from the approved building.

Mr. Chandler responded that the proposed building will be 27,000 sq feet.

Ms. Battison noted the two urban strategy plans being considered: the Eastern Gateway Study and the 500 Lots Area. She noted that there is a defined use of the waterfront plan in both of these proposals. She feels that it is time to look at the 10-year plan again and that development on the waterfront is piecemeal. It is time for a cohesive comprehensive 10-year plan to be developed.

Ms. Battison noted that the waterfront plan seems to be flexible and the current building approved for this lot is 36,000 sq feet.

Mr. Chandler noted that each application has to come before Council and the development on the waterfront is expanding, not static.

Councillor Lantz noted that a review of the waterfront plan is separate from this application and that the nature of the CDA Zone requires each application to come before Council.

Joan Cumming, 236 Sydney Street

Ms. Cumming feels that this application should not be looked at out of context of the whole waterfront plan. She has concerns that there will be parking right up against Founders Hall. Founders Hall should be treated with sensitivity and protected from the stress and congestion of more development. Development in this area should be strictly regulated. Founders Hall is a significant building to the history of Canada and should be protected. The City can not be cavalier of this building and what is around it. Ms. Cumming also has concerns with water supply and feels that there should be a moratorium on this type of development until the water supply issue is addressed.

Geoffrey Briggs, 1 Hillsborough Street

Mr. Briggs lives at the Roseport Condos that abuts this project. He feels that his quality of life will be impacted and noted that the previous application for this property was denied. He feels that his life will be impacted if construction takes place and that they endured 18 – 20 months of noise and dust when the condo building was being built. He also noted that 75% of their view line will be impacted if this new building goes ahead. The proposed building will mean nearly 100% coverage of the parcel and will be surrounded by parking. This will mean that the area will be covered by the building and parking area. There is not enough green space and this is not sound zoning. It is inappropriate to allow complete coverage of the lot.

Anita Mercier, 1 Hillsborough Street

Ms. Mercier lives at the Roseport Condos. She feels that she was sold a “retirement lifestyle” when she purchased her condo unit which did not include this type of density. The proposed building will be long and narrow and create wind tunnels. This parcel of land should be dedicated green space for Founders Hall.

Bill Chandler

Mr. Chandler noted that there is no green space around the Roseport and it has as much site coverage as the proposed building. There will be 65 feet between the buildings and the City street grid was used as a guideline. He also noted there is a green space along Founders Hall and the developer will be staying on his lot with parking.

Councillor Lantz clarified the difference between the CDA Zone and CADC as he felt that people were confused on the meaning. He also noted that CADC sold the property to Mr. Madden and that he owns the entire property.

Miriam Briggs, 1 Hillsborough Street

Ms. Briggs lives at the Roseport Condos. She noted the noise and dust from construction of the previous building at 4 Prince Street and the fact that residents in the Roseport could not open their windows. She asked what consideration will be given to residents in abutting properties with regard to noise and dust and who should they contact with their concerns.

Paul Madden, Developer

Mr. Madden addressed the dust and noise concerns and noted that construction of his building took 12 months and not the 18 to 24 months stated by residents. The phase of the project which involved driving piles took only 6 weeks. He noted that this is a working shipyard and the gravel storage area and barges which come into port. He purchased the land at 4 Prince Street five years ago and was aware that it is a working port. He can't protect everyone's view plans but noted that the proposed building will be stepped back from Founders Hall for the Prince Street view of the water. He cannot afford to use the land as a park and as a developer he must develop the land and it was never a park in the concept plan approved. He constructed the new marina and plans to use part of his new building for marina use much like the offices of Quarter Master Marine. He is prepared to construct additional boardwalks which will accommodate cruise ship passengers as they make their way from the waterfront to the uptown area. He noted that the 500 Lots Area presentation indicated that the downtown needs to be developed much like the foot print of a city block and should have more shops, etc.

Miriam Briggs

Ms. Briggs feels that abutting residents should be given notice when construction is taking place and there needs to be effective management of this. Twelve months is a significant period of time to be subjective to the noise and dust.

Geoffrey Briggs

Mr. Briggs noted that a comparison was made to the Roseport Condos. The Roseport building is a unique situation as CADC owns all of the property around it and which was originally a parking lot. There was no provision made for green space.

Andrea Battison

Ms. Battison noted that Planning Board must feel that the project has merit since it recommended proceeding to the public consultation phase.

Councillor Lantz explained the role of Planning Board and the process. Council has a duty to bring applications of this type to the public for comment. The application will go back to Planning Board for a recommendation to either approve or deny.

Councillor Tweel asked for clarification as to whether the Waterfront Concept Plan is a City plan or a CADC plan. He noted that the City has 15% representation on the CADC board.

Councillor Lantz noted that the Waterfront Concept Plan is part of the City Zoning and Development Bylaw.

## **2. Wright Circle – 15 Lots (portion of PID#191783)**

**An amendment to Appendix “H” – Zoning Map of the City of Charlottetown Zoning and Development Bylaw to rezone the 15 remaining vacant lots on Wright Circle in the Love Subdivision (PID# 191783) from Low Density Residential Single (R-2S) Zone to Low Density Residential (R-2) Zone.**

Councillor Lantz explained the difference between R-2S zoning and R-2 zoning.

Steven Birt, developer, presented the application. Mr. Birt explained that trends and housing needs have changed. There is now a great demand for semi-detached lots which are more affordable. Development is taking place predominantly in areas zoned for R-2 and R-3 rather than areas zoned for single family dwellings. This type of development is a benefit to the City as it keeps residents in the area and provides affordable housing.

### John Andrew, 3 Oakland Drive

Mr. Andrew owns Andrew’s Pond. He is disappointed in the development and feels that once it has the “flavour” of having lower priced houses that no one will want to build there. He feels that the development could be less stressful on this sensitive area. There are presently parking lots close to the pond and stream and most of the development is open clay. He noted that a great amount of silt was recently cleaned from the silt trap.

Councillor Tweel asked how many properties have changed from single family to R-2 or R-2S.

Mr. Birt explained that there have been 4 to 6 lots that had zoning changes for two unit use in this development.

### Jim Carragher, PEI Real Estate Association

Mr. Carragher thanked Council for the opportunity to present at the meeting. His comments focused on the rezoning applications for Wright Circle and also 412 St. Peters Road. He applauded efforts in planning and noted that a lack of planning can create stress in the market. There must be flexibility for change and growth. When growth increases property prices soar and this is decreed by affordable and accessible housing availability. Growth must be managed and will provide a better quality of life and a better economy. Growth expands the tax base and a strong economy protects real estate development. Realtors are in the business of “selling communities” which support economic vitality. In 2010, the average price of a single family dwelling was \$235,000. The price of a semi-detached dwelling was \$136,000. Land and development costs were lower but there was a rise in semi-detached prices. Semi-detached development is for empty nesters’ market and affordable means of housing for first-time home buyers. This is a strong demand that has increased over the past 10 years. This also increases revenue and acceptable growth. The Real Estate Association wishes to participate in the planning process and encouraged Council to approve these two applications.

Councillor Rice asked if this speech was made on behalf of the Real Estate Association and with the Board of Directors' authorization.

Mr. Carragher confirmed that this was the case.

Catherine Hennessey

Ms. Hennessey noted that the Wright's Creek area should be protected and is becoming over developed.

Joan Cumming

Ms. Cumming feels that the development in the total City is stressing the water system demands. There should be a plan in place for water supply. She asked if there is a plan in place other than the low flow toilet program and metering of all residences.

Justin Ford, 8 Darrach Street

Mr. Ford asked if the green area is owned by the City or the developer and if there are any plans to extend the existing walkway to the north. He is a first-time home owner and looked at semi-detached dwellings before he purchased his home. He purchased in the area because of the price, but there should also be higher end development as well.

Councillor Tweel asked for a copy of the Real Estate Association speech. He noted that it is always a challenge for Council to rationalize changes in zoning.

Jim Carragher

Mr. Carragher agreed that this is a sensitive issue, but also noted that many people are looking for affordable homes, not at the \$200,000 or \$300,000 level. The changing of the zone would allow the developer to provide affordable housing.

Joan Cumming

Ms. Cumming expressed concern about the increased traffic flow this rezoning will create on Herbert Street and how it will impact the lives of the residents who own single family dwellings.

**3. 412 St. Peters Road (portion of PID#1004100)**

**An amendment to Appendix "H" – Zoning Map of the City of Charlottetown Zoning and Development Bylaw to rezone a portion of the property at 412 St. Peters Road (PID# 1004100) from Single-detached Residential (R-1S) Zone to Low Density Residential (R-2) Zone.**

John Mantha, Mantha Surveys, presented the application on behalf of the developer. The proposal is to rezone a portion of this property from R-1 to R-2. Mr. Mantha pointed out the existing sports fields, rink, service station, etc., in the area. He also presented the types of buildings that the developer would like to see built. The remainder of the property would stay R-1S. The proposed park area will be connected to the soccer fields.

Councillor Lantz explained the history of the application and asked for any questions.

Emily Freeze, 4 Greenwood Drive

Ms. Freeze is not opposed to single family dwellings, but is opposed to semi-detached as this would result in twice as many people in a small amount of space. She also fears that low income residents would result in more litter and noted the amount of debris on the lot across the street.

Councillor Bernard explained that this area is used to dump snow in the winter time and this results in more litter.

Justin Ford

Mr. Ford asked how many lots will be for semi-detached dwellings.

Mr. Mantha noted that of the 74 lots proposed, 25 would be zoned for semi-detached dwellings.

John Andrew

Mr. Andrew asked if there was any guarantee the developer won't be back in the future to rezone the whole property to R-2.

John Mantha

There is parkland and R-1 zoning at the back of the development to protect the area. There will also be a buffer from the semi-detached dwellings to the street as there is a need to isolate the backyards from traffic.

Mr. Andrew asked if there are any intersections proposed.

Mr. Mantha replied that the number and placement of traffic lights will be dictated by the Province and traffic engineers.

Mr. Andrew asked if Hertz Hall will be preserved.

Mr. Mantha noted that they may append more property to Hertz Hall to protect it.

Catherine Hennessey

There must be a concentrated effort to preserve the hall as it is fragile. There needs to be more land around it.

John Mantha

Mr. Mantha asked if the existing location is the proper one for Hertz Hall or should it be moved to a more prominent location.

Ms. Hennessey responded that she would be open to discussion.

Bill Whelan, 470 St. Peters Road

Mr. Whelan has concerns about the traffic flow and existing back-ups on the St. Peters Road. He feels another set of traffic lights would increase the problem.

Mr. Mantha responded that these issues will be addressed by the Province and they must determine the best way to handle traffic coming into the City of Charlottetown on St. Peters Road.

Mr. Whelan asked if this will be part of the approval process.

Mr. Mantha noted that once the rezoning application has been approved, the plan will be forwarded to the City and the Province.

Mr. Whelan stressed that this is a key issue and asked if there is a plan for the future with regards to water supply issues and traffic concerns.

Mr. Mantha noted that they looked at the land use in the area and that this is a great opportunity to best suit the open areas and establish a road and services system.

Councillor Bernard noted that the traffic issues will be addressed once the new Minister is in place and a town hall meeting will be held.

Councillor Rice asked for clarification if Hertz Hall will remain in its present location and if there will be an additional piece of land added to enhance the location.

Mr. Mantha pointed out the area being considered to append to Hertz Hall.

John Affleck

Mr. Affleck feels that this development should go ahead and noted that there will always be water issues and that the traffic backup only lasts for 15 – 20 minutes.

Debbie Elliot, 25 Cambridge Drive

Mrs. Elliot agrees with the development proposal and noted this is the type of housing she was looking for when she purchased her home. She feels rezoning is not for everyone but the best use of the land for residents and the developer must be something they can agree on. The green space must be maintained as well as the soccer fields.

Mark Barrett, MacRae Drive

Mr. Barrett is the pastor of Faith Bible Chapel and noted that their congregation has been growing over the years. He asked if the access to Robertson Road will be maintained.

Mr. Mantha responded that at the present time access will not be cut off and pointed out the area to be rezoned.

Mr. Barrett noted that to cut off this access would cause traffic to the church to be re-routed through Rilla Road.

Mr. Mantha responded that street access will be determined by the Province and the City.

Councillor Redmond asked if the previous application for this property is before IRAC and how many community meetings had been held. He also asked if a commitment was made to move Hertz Hall.

Mr. Mantha responded that the hall is staying in its present place but that it may have to be moved if it affects the sight triangle for the new intersection.

Councillor Redmond asked if there was a consensus that residents were in full support.

Mr. Mantha responded that Councillor Bernard held the community meetings and came back to the developer.

Councillor Bernard noted that this meeting is the one that counts.

Mr. Mantha confirmed that the community meetings were information meetings only.

Councillor Bernard noted that this meeting is the one that counts.

Councillor Lantz commented that these were community meetings and that Council needs comments from the residents tonight.

Don Murray, 19 Horseshoe Hill

Mr. Murray commented that the last time he was at a public meeting for this property there was going to be commercial development.

Councillor Lantz responded that the previous application did have some commercial development, but the application was denied by Council.

Ralph Willard

Mr. Willard thought there was going to be a shopping mall and commented that there was not much commercial property left in East Royalty.

Leroy MacLeod, Developer, Horseshoe Hills

Mr. MacLeod has developed the Horseshoe Hills subdivision and believes in having a high-end development. He feels there is a problem because there are no facilities in East Royalty to serve the people. There is need for a supermarket and other facilities for the residents without travelling to West Royalty. There will be a great amount of development over the next 25 years and there will be approximately 15,000 households. Money must come in before it can go out. There should be commercial development. The lack of commercial development will affect future development in East Royalty. There are no restaurants or small stores and a commercial area could serve the whole of East Royalty.

Colleen Laybolt, 20 Robertson Road

Ms. Laybolt understood the area was R-1 and wouldn't change. She is frustrated and upset about this proposed plan. This application is different from the one presented at the last community meeting. R-2 zoning would impact the value of her home.

Mark Barrett

Mr. Barrett is enlightened by this meeting and he feels that commercial development would have been great for the area. It would make sense to develop commercial in the area and provide conveniences for the residents. He is more in favor of commercial development than residential.

Mr. Mantha noted that the slope of the land and the viewscape from the rear of the property will encourage higher end single family dwellings. The area is overlooking the soccer fields.

Christine Andrew

Ms. Andrew asked what is the total number of R-2 lots proposed.

Mr. Mantha responded that approx. 33% of the 74 lots will be R-2.

Reginald Affleck

This gentleman feels that the 100m buffer for notifications should be increased to include more people.

Councillor Tweel mentioned the active trails in the area and that it may be possible to network the trails for the whole community.

Mr. Mantha responded that this is a good opportunity to put in place trails, road systems, etc. He also noted that single family development is expensive to develop. He feels that there is a need for a plan for the future of the area and that it needs to be developed in an orderly fashion.

Councillor Lantz noted that a major review of the Zoning Bylaw and Official Plan will take place in the New Year and that the Mayor has committed to this.

**There being no further comments or questions, the meeting adjourned at 9:15 PM.**