



**Public Meeting of Council  
Thursday, September 6, 2012, 7 pm  
Council Chambers, 2<sup>nd</sup> Floor, City Hall**

**Mayor Clifford Lee presiding**

**Present:** Deputy Mayor Stu MacFadyen      Councillor Rob Lantz  
Councillor Danny Redmond      Councillor Edward Rice  
Councillor Jason Coady      Councillor Mitchell Tweel  
Councillor Terry Bernard      Councillor David MacDonald  
Councillor Melissa Hilton

**Also:** Roy Main, CAO      Donna Waddell, DCS  
Hope Gunn, PDO      Laurel Palmer Thompson, PDO  
Linda Thorne, AA      Sue Fraser, PRM  
Brad Wonnacott, AA

**Regrets:** Councillor Cecil Villard      Phil Handrahan, DFDS

Mayor Lee opened the meeting. He then turned the meeting over to Councillor Lantz who introduced the application and briefly explained the rezoning process.

**1. 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. a commercial lot of 23,154 square feet, semi-detached units, townhouses, apartments, community care and assisted living uses). The applicant has requested a change to the Concept Plan presented at the public meeting held on May 29, 2012.**

Clifford McQuaid, developer, attended the meeting to present the application. Mr. McQuaid reviewed the concept plan presented at the public meeting on May 29, 2012, and noted the changes made to the new concept plan. He noted the revised parkland area and the one-way access and egress points off Mount Edward Road. The parkland area will be landscaped and have a gazebo and small pond. The green area running through the center of the development will provide access to the larger parkland area. The access off Mount Edward Road was a concern raised at the May public meeting and this has been addressed. The new proposal has more residential units and the larger buildings will have underground parking. The development is geared towards seniors.

Mayor Lee asked for any questions or comments.

Glen Sanders, 220 Mount Edward Road

Mr. Sanders is concerned about the semi-detached units and feels that the seniors assisted living buildings should be constructed first.

Mayor Lee asked for any questions or comments.

Peter MacDougall, St. Dunstons University Board of Governors

Mr. MacDougall noted that the SDU Board of Governors owns the property adjacent to this development. They are not against this development but are concerned that all setbacks need to be met and buffers constructed in order to reflect future development of their land.

Mayor Lee noted that the CDA Zone process is specific and that any future changes to the proposed concept plan will require the developer to go through the public meeting process again.

Maurice Chaisson, Charlottetown Mall

Mr. Chaisson likes the proposed development and noted that the water and sewer lines to the mall may be an issue as they were installed approximately 15 years ago.

Mr. McQuaid noted that they haven't been able to determine the private lines servicing the mall, but the proposed buildings are being located around the exiting City water and sewer lines across the property.

Mr. Chaisson asked if the park area will be located over the water and sewer easements and Mr. McQuaid responded that no buildings will be built over the easements.

Mayor Lee asked for any comments or questions.

Councillor Lantz inquired about the undeveloped land at the south east corner of the developer.

Mr. McQuaid responded that they do not own this parcel of land and there is presently a house located on this property.

Councillor Lantz asked if the larger parkland area was created by removing the parking lot that was proposed in the May concept plan and if the paved areas in the new concept plan were to access the underground parking.

Mr. McQuaid confirmed this was the case and there is less surface parking proposed in this plan.

Councillor Lantz pointed out that there is no access indicated to the parking areas on the plan and asked if there will actually be more parking than shown.

Mr. McQuaid showed Councillor Lantz the access to the parking areas on the plan.

Mayor Lee asked for any comments or questions.

Councillor MacDonald asked about the location to the commercial lot.

Mr. McQuaid responded that they will use the existing access point off Towers Road.

Councillor MacDonald asked when the property will be subdivided and the title to the various lots changed. He also asked if the parkland will be conveyed to the City.

Mr. McQuaid responded that the lot subdivision will take place very soon and that the parkland will be turned over to the City.

Councillor Bernard asked how Lots 3 and 3A will be accessed.

Mr. McQuaid indicated the access points off Towers Road.

Councillor Bernard asked about the number of access points off Towers Road.

Mr. McQuaid indicated the proposed access points and noted that there will be ????

Councillor Bernard asked if there will be five access points off Towers Road and if the area in the middle of the development will be a pedestrian trail to the parkland.

Mr. McQuaid responded that this area will be for pedestrian travel only and that it is located over the existing water and sewer easements.

Councillor Bernard asked if this will be an access to the parkland and the underground parking.

Mr. McQuaid confirmed that there will be no asphalt area for vehicle access.

Councillor MacDonald asked about access to Lots 6 and 4 and if the City is to grant a right-of-way over the parkland to access these lots.

Ms. Palmer Thompson noted that the developer will be deeded linear passage over the parkland. She also indicated that public access will have to be maintained and all subdivision regulations have to be met.

Mayor Lee asked for any comments or questions.

David Archer, Resident Member – Planning Board

Mr. Archer asked if there will be five streets running through the parkland area.

Public Meeting of Council

September 6, 2012

Page 4

Mr. McQuaid responded that these will be private driveway access points. He feels that the commercial part of the development will be lightly travelled and he feels that their hope is to make the area safer.

Mayor Lee asked for any comments or questions.

Paul Young, Resident

Mr. Young indicated that he had some concerns about the previous concept plans and the possible shortcuts through to Towers Road. He also felt that a sidewalk should be constructed on Towers Road. He is satisfied now that there will be a walking trail through the development and thanked the developer for listening to the residents' concerns. He is in favor of the new proposal.

Mayor Lee asked for any comments or questions; there being none, the meeting proceeded to the next agenda item.

2. **20-22 Garfield Street (PID#s 279034, 279042 & 691477)**

**A request to amend Appendix "A" – Future Land Use Map of the Official Plan from Industrial to Commercial and to amend Appendix "H" – Zoning Map of the City of Charlottetown Zoning and Development Bylaw to rezone the property at 20-22 Garfield Street (PID#s 279034, 279042 & 691477) from Light Industrial (M-1) Zone to Mixed Use Corridor (MUC) Zone.**

Councillor Lantz introduced the application and briefly explained the rezoning process.

Kevin MacDonald, developer, attended the meeting to present the application. Mr. MacDonald proposes to rezone the old Trius Tours property and rezone it from Light Industrial to Mixed Use Corridor in order to construct an apartment development. The buildings will be similar in style to his apartment building on St. Pius X Avenue.

Councillor Redmond asked if the parking will be surface parking or underground parking.

Mr. MacDonald responded that the parking will be all surface parking.

Councillor Tweel asked how many apartment units are proposed.

Mr. MacDonald responded that he proposes 66 units.

Councillor Tweel asked if there will be any greenspace.

Mr. MacDonald explained that they intend to maintain the existing trees and will tear down the old Trius Tour buidings.

Mayor Lee asked if the old Bell house will be maintained.

Public Meeting of Council

September 6, 2012

Page 5

Mr. MacDonald indicated that the house will be demolished and entrance to the development will be through this area.

Mayor Lee asked for any comments or questions.

Councillor Lantz explained the next steps in the process, and the meeting adjourned at 7:30 p.m.