



**Public Meeting of Council
Wednesday, April 30, 2014, 7 pm
Council Chambers, 2nd 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 (Arr. 7:10)
Councillor Melissa Hilton

Also: Donna Waddell, DCS Laurel Palmer Thompson, PDO
Greg Morrison, PDO Brad Wonnacott, AA

Regrets: Councillor Terry Bernard Councillor Cecil Villard
Councillor David MacDonald Roy Main, CAO

Mayor Lee opened the meeting at 7:00 PM and introduced the Public Works tender regarding City street paving for 2014. Councillor Redmond requested that a list of City streets to be paved be made available to Councillors and the public.

1. Resolution – Public Works Tender Award for Asphalt Resurfacing of Streets 2014.

**Moved by Councillor Melissa Hilton
Seconded by Deputy Mayor Stu MacFadyen**

RESOLVED:

That, per the publicly advertised tender for Asphalt Resurfacing of Streets 2014, the low submission of Island Construction Ltd. in the amount of \$1,548,390.18 (all taxes included) be accepted, and

That this expenditure has been previously approved in the 2014 budget per New Deal funding, and

Further that the Mayor and CAO are hereby authorized to execute standard contracts/agreements to implement this resolution.

CARRIED 6-0

2. Greensview Drive (PID# 279091)

This item is a request to rezone a portion of the Belvedere Golf Course from Open Space Zone (OS) to Medium Density Residential Zone (R-3) to permit the development of three, six unit townhouse dwellings.

Mayer Lee then turned the meeting over to Councillor Lantz who introduced the application and briefly explained the meeting process before stating the intent of the meeting to members of Council and the public.

The City of Charlottetown has received a request to consider an amendment to Appendix “A” – Future Land Use Map of the Official Plan from Recreational to Medium Density Residential and an amendment to Appendix “H” – Zoning Map of the City of Charlottetown Zoning and Development Bylaw from Open Space (OS) Zone to Medium Density Residential (R-3) Zone in order to rezone a portion of the property at 1 Greensview Drive (PID# 279091). The purpose of this rezoning is to allow a townhouse development on a portion of the Belvedere Golf Course property.

Councillor Lantz introduced John Mantha (Mantha Land Surveys Inc.) as the Spokesman for the Developers, Hanmac Inc., who is there to give details of the proposal and answer any question from Council or the public.

John Mantha, Described the development as a group of three, six unit townhouse dwellings (total of 18 units) that would be constructed for sale to individual owners. Each unit would be approximately 1368 sq/ft. and have a 2 or 3 bedroom configuration. Located just off of the fourth hole of the adjacent golf course it would be expected that the owners would be seeking a location that would take advantage of the course. He introduced pictures of the proposed buildings design, discussed some of the details such as fencing and siding, hurricane windows, etc. and gave a brief history of the property as it was part of the Belvedere Golf and Country Club (BG&CC). He also spoke of the developers plans to add a tree line/hedgerow between the proposed development and the existing commercial properties on Walker Drive.

Mr. Mantha then invited questions from the floor.

Marie MacAuley asked about the number of units in the development. Mr. Mantha explained that there were 18 units proposed for the site in total.

Jake Bartlett indicated that he felt this was a spot zoning and that this would be the second instance of spot zoning in the area in two years. He was concerned that this was an indication of bad planning that could “inhibit” the implementation of the updated Official Plan and ran contrary to the best practices of the existing Official plan.

Suzanne Myers was concerned about whether the units would be rented or sold for private ownership.

John Mantha explained that they were to be sold.

Suzanne Myers Who would own the driveway on the property?

John Mantha It would be a private driveway built by the developer to standards required by the City.

Suzanne Myers asked for the names of the developers (Hanmac Inc.) and had concerns about snow removal and water runoff from the proposed development.

Councillor Lantz explained that Engineer stamped survey drawings as well as Engineer stamped drainage certificates are a requirement for any new development in the City.

Marie MacAuley gave the results of a traffic count that she had taken on Kensington Road. She indicated the number of vehicles on that road between 7 and 9 am on a particular day (no Date recorded) was 1,516 vehicles. She had concerns about a recent apartment development and its negative effect on local traffic and stated that the area does not need more development.

Wayne Newson indicated that a traffic study should be done. He had several other concerns including; road congestion and traffic hazard during construction as well as busing and concerns for the safety of children. He stated, "How will traffic exit safely off of Greenview Drive onto Kensington Road, Tractor Trailers "tearing up the road" and whether there would be any development over the existing water main easement on the property."

John Mantha explained that the water main easement could not be built upon but could be paved over.

Wayne Newson wondered about the cost of the Units and worried about dust during the building stage.

John Mantha stated they would cost between \$189,000.00 and \$280,000.00

Laurel Palmer Thompson explained that Developers are required to have dust and debris controls in place during construction.

Wayne Newson restated the need for more study by engineers to correct any "Future Issues" that could arise and that the speed that the development was taking gave an indication that the development was a "Done Deal".

Mayor Lee stated that the development was before him and Council for the first time and was proceeding through all of the appropriate steps.

Wayne Newson again stated his concerns about traffic flow.

Tammy White was concerned with the existing traffic flow and speed in the area and that it was not an existing "Multi-Unit" neighborhood, would all of the Units be built at one time? What would be the effect on property values of existing homes. She stated that 18 units means "more than" 18 cars.

Donald Perry Was worried about too many accesses to Kensington Road in such a short space.

Marie MacAuley wondered who owned the Land and had further concerns about the use of Water by the Golf course.

Jeff Ready introduced himself to Council and spoke on behalf of the Belvedere Golf & Country Club. The Golf course land is owned in Trust and the Sale of the parcel for development was approved by the Golf Course Board of Governors.

Councillor Redmond asked if the City provided Water to the Course for its Sprinkler system and Mr. Ready indicated that it was metered by the City Water Department.

Susan Myers had concerns about the development time and asked if the Development would be done in "Stages".

John Mantha indicated that it would likely be completed in three Phases.

Councillor Lantz reviewed again the steps the application would take before it could be approved or rejected by Council for development.

Mayor Lee reminded those in attendance that there was also a public appeals process in place through the Island Regulatory and Appeals Commission (IRAC) should anyone choose to dispute the decision of City Council. The Mayor also explained what would happen in the event of a tied vote in Council.

Councillor Redmond stated that the concerns of the public will be heard.

Councilor Lantz directed City staff to contact Police to review and to inquire if there are any existing traffic studies or reports for the area, and asked that the developers look into a possible road access from the site on to Walker Drive.

Tammy White believed that there was a traffic study done in the area by City Police.

Jeff Ready explained that the Golf Course Board was not restricted in any way in its sale of land for development and that all of the money would go to improve the Golf Course. He also explained that Belvedere Golf and Country Club currently has 500 members of the potential 800 members they are permitted to have. If the membership were to increase to what they are permitted to have the increase in membership would have a much more significant impact on local traffic than the construction of the proposed 18 units.

Trevor Bell was concerned about the traffic back up that now exists at the intersection at Walker Drive and Kensington Road and believes that it would make exiting the proposed building site difficult for home owners and course maintenance vehicles.

Donald Perry indicated that the tractor trailers parked in the back of the existing commercial buildings were becoming a hangout for kids.

Councillor Lantz indicated that if Council does look favorably on the proposal that he would expect that all 18 units would be required to be built at once and not in three phases. He then thanked the public for their input on this matter.

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Councillor Redmond again asked about whether a different access could be found to the site from Walker Drive.

John Mantha indicated that he would look into whether an access from Walker Drive to the proposed development site was possible.

Mayor Lee asked for any other comments or questions and the meeting adjourned at 8:05 p.m.