



Phil Wood advised those in attendance that the details of his presentation were in a report made available online at the City of Charlottetown's website. He then gave a brief history of his involvement with planning in the City and with the East Royalty Official plan of 1984. He was very pleased to have been able to work in collaboration with the Planning Partnership group as they reviewed the East Royalty Neighbourhood Bylaws. He explained the Lewis Brothers was a company name and that the family had a history in the area, as well as their commitment to the community of East Royalty.

Mr Wood described in some detail the 150 acres of the development,, the recent history and development in the surrounding area and also the need for a long term concept plan. He then went on to discuss the area of trees and woodland in the design site and the wish to preserve them and the existing wetland for parks and trails.

Mr Wood spoke about the neighbourhood plan, the planning policies that allow for mixed uses, compact urban forms of development, encouraging diversity in the community and land use compatibility

He discussed the proposed plan in relation to the policies in the ICSP (Integrated Community Sustainability Plan), including protecting water resources, the cost of municipal infrastructure, and neighbourhood design that encouraged an active lifestyle.

Trends that influenced the Plan design such as aging, health concerns, energy costs and sustainability.

Mr Wood showed an "as of right" development plan and discussed the current R2S Zoning regulation and how he hoped to make better use of the space for development.

In the preliminary design phase the developers talked to the School Board to ask about their future needs for the LM Montgomery Elementary School. They indicated that they would be adding a new wing for the school in the future. The proposed active trail design is 40 ft wide and utilises the existing field hedgerows and that they had been in discussions with City staff regarding parkland and a possible interpretive park for the area.

Mr Wood then touched on the clustering of apartments in the proposed R4 areas that could provide for those wishing to downsize there living area and stay in their neighbourhood and also the possibility that they could become future community Care facilities. The proposal also includes a clustering of larger than normal lots in the R1L area on MacWilliams Lane. He spoke briefly on Contract Zoning with the City, semi- detached versus duplex development, renting versus owning and owner occupied developments.

Councillor Lantz thanked Mr Wood for his presentation, explained the Planning Partnership contact with the developers and then asked for comments from the audience.

Delbert Livingston asked why there could not be all single family dwelling development in the area and that he was not in favour of any R2 or duplex development.

Phil Wood discussed the clustered townhouse development and how they provide privacy and that zoning setbacks were under existing city Bylaws.

Gordon Lloyd was not in favour of the proposed apartments and was concerned that there were no guarantees that they would become homes for the expected aging population.

Darren Emmerly was concerned that the proposed apartment would cause an over-supply in the city. And although the area needed to grow he wanted the removal of townhouses and apartments from the plan.

Phil Wood showed images of recent developments in Stratford that included \$500,000 homes (Edgeview Court) immediately adjacent to a townhouse development, and explained that Architectural standards will be put in place with new Zoning Bylaw. Single story townhouses were accessible for seniors

Sandi MacEachern was concerned with Traffic issues on St Peters Road.

Phil Wood said he had been in talks with Provincial Ministers to discuss improvement to highway traffic in the area of East Royalty and that traffic circles could be a solution.

Alan Aitken added that a provincial traffic study of the area was near completion and that Traffic circles may be used in the future to ease congestion if traffic increases and that “peak hour traffic” may not change significantly with the proposed development.

Councillor Lantz commented that traffic concerns and its management were addressed by the Planning Partnership review and that it was an issue for the whole City.

Harvey Livingstone wanted to state that his property was “not contaminated” by the ongoing business there.

Phil Wood responded that he may have been miss heard and hoped he had not giving that impression to Mr Livingstone or the audience.

Councillor Lantz also assured Mr Livingstone that there was no report or evidence to indicate any concern about his property.

Sarah Kennedy had concerns about the effect of the developments on existing neighbourhoods and the higher traffic on Tara heights, street design and the whether fire regulations were met in the new design.

Phil Wood answered that the streets were designed with “traffic calming” in mind as well as to follow City regulations.

Emily Freeze was concerned about duplex dwellings being used as rentals.

Phil Wood explained that he understood her concerns and explained the developer’s plans to build “high end” semi-detached homes.

Gerry MacEachern asked why a Provincial traffic study was not yet available. That the development would double the traffic in the area and that as a resident, did not like either traffic lights or Circles as a solution.

Peggy Laviguaur would like to see more sidewalks in the East Royalty area. And had concerns about extra traffic on main roads.

Phil Wood explained that the “semi-detached dwellings proposed for the main roads were on larger lots. He showed slides of proposed unit designs.

Peggy Laviguaur asked how the local traffic would be able to get onto St. Peters Road.

Alan Aitkin responded that traffic lights at all intersections onto the highway would not be required.

Councillor Lantz asked if there were any other questions from the audience.

Darren Emmerly spoke about his concerns for storm water drainage in the area.

Phil Wood answered that the lots as designed would be gravity fed and that the staggered process of development would be approved by the City of Charlottetown.

Darren Emmerly asked about increase in property taxes.

Phil Wood was unable to answer as this is a Provincial regulation.

Patty Myers was concerned about traffic issues and would like to see only single family development.

Marlene MacKinnon was also concerned with the expected increase in traffic, found it difficult to turn left onto St Peters Road from her home now and asked if there was a timeline for changes to the intersections on the highway. She did like the idea of seniors housing in the area.

Carla Whitty wanted to make the Developers and council aware of the blowing snow conditions on McWilliams and East Royalty Road.

Phil Wood speculated that the new development could reduce the snow blockages.

Alan Aitkin spoke to the snow issue by suggesting snow fences and trees could be put in strategic area to lessen the drifting of snow.

Betty Whitty would like to see East Royalty Rd paved on the gravel areas.

Mayor Lee Asked if the developer could go back and make adjustments to his proposal based on the concerns over traffic.

Alan Aitkin commented that the 30-50-100 homes in the development area may not significantly affect traffic.

Rodney Chappell had concerns with traffic and that he was afraid that land could be expropriated to make more roads.

Alana Vreeland asked that the development be stopped and thought that the whole plan was ill considered, wondered who would live in all these new houses.

Councillor Lantz remarked that it was the business market and not the City that drives development.

Terry MacEachern asked why the Development needed to be rezoned.

Mayor Lee responded that the changes would be required to the existing Zoning & Development Bylaw in order to proceed with the proposed development and any R2S development was “as of right”.

Sarah Kennedy was not aware of the property in the area being changed to R2S after amalgamation into the City.

Colin McColey shared his concerns about the increase in population in East Royalty and asked about future plans for sidewalks on McRae Drive and East Royalty Road.

Mayor Lee responded that the new Z & D Bylaws address sidewalks on those roads.

Councillor Hilton asked the developer what the numbers of units constructed would be now (as of right) versus under the new development plan and when the traffic study would be completed.

Alan Aitkin explained that he hoped to have the traffic report available in the next few weeks.

Patty Myers was in favour of the “As of Right” development as it seemed to have less Semi-detached development.

Councillor Lantz asks if there are any more questions.

Councillor Bernard asked about single family development on East Royalty Road.

Phil Wood explained that there was a higher demand for semi-detached homes and that the number of units would be similar as the proposed R2 lots are larger than required

Councillor Lantz asks if there are any more questions.

Sarah Kennedy said that she would like to see more sidewalks in East Royalty.

Paul Johnston (McWilliams Road) asked what the selling feature was of having R2 R3 and R4 development in “Clusters”.

Phil Woods answered in terms of demographics, infrastructure costs and housing markets.

Paul Johnston (McWilliams Road) stated that he was against any R3 or R4 development and encouraged the Lewis Brothers to rethink the development to reflect the wishes of the community.

Councillor Lantz asked for any further comments or questions; there were none.

**The meeting adjourned at 8:45 p.m.**