



**Public Meeting of Council  
Wednesday, February 24, 2016 at 7 PM  
Rodd Charlottetown Hotel**

**Mayor Clifford Lee presiding**

**Present:**

**Deputy Mayor Mike Duffy  
Councillor Edward Rice  
Councillor Robert Doiron  
Councillor Jason Coady  
Councillor Terry MacLeod**

**Councillor Greg Rivard  
Councillor Kevin Ramsay  
Councillor Mitchell Tweel  
Councillor Melissa Hilton  
Councillor Terry Bernard**

**Also:**

**Donna Waddell, CAO  
Laurel Palmer Thompson, PDO  
Greg Morrison, PDO**

**Alex Forbes, PHM  
Jesse Morton, UP  
Victoria Evans, PHAA**

Mayor Lee opened the meeting. He then turned the meeting over to Councillor Greg Rivard, Planning Board Chair who introduced the application.

**1. 5 Properties on Chestnut Street and 4 Properties on Passmore Street**

Request to amend the Medium Density Residential (R3) Zone as it applies to 49 Chestnut Street (PID# 357756), 51 Chestnut Street (PID# 361519), 57 Chestnut Street (PID# 361527), 59 Chestnut Street (PID# 584755), 61 Chestnut Street (PID# 361535), 18 Passmore Street (PID# 361683), 26-30 Passmore Street (PID# 361675), 32 Passmore Street (PID# 361667) and 34 Passmore Street (PID# 361659) to permit a four-storey apartment building with up to 57 units and commercial use on the ground floor.

Councillor Rivard then introduced Philip O'Halloran, developer.

Mr. O'Halloran gave a brief overview of the proposed development which will be a mixed use residential and commercial building. He explained that the proposed building has been reviewed by an independent design reviewer. He also noted that he held a neighbourhood meeting in the summer. He explained that he has tried to address the concerns raised at the neighbourhood meeting and from the design reviewer.

Mr. O'Halloran then introduced Tim Phelan, graduate architect with Coles Associates.

Mr. Phelan outlined the proposed development. He noted that the proposed building will be four storeys, with approximately 50 units of 1100-1200 square feet. The commercial space, he stated, will possibly have a café and market.

**Judith Bayliss**

Ms. Bayliss said that she works with the Council of People with Disabilities. She asked Mr. Phelan for more information about the accessibility of the building.

Mr. Phelan explained that the building will have no ramps or stairs to enter, and will be level with the sidewalk. He also noted that some units of the building will be designed to accessible standards.

Ms. Bayliss explained that she often has to find housing for people with disabilities, and often the few suitable properties are unaffordable. She noted that this development will remove several affordable housing options.

Mr. O'Halloran stated that the subject properties are presently inaccessible, and in very poor condition. He explained that if affordability is a concern, then government will need to get involved.

Ms. Bayliss suggested that the properties should be repaired. She expressed concern that the height of the proposed building will block out sunlight. She stated that the culture of the neighbourhood will be changed by this development.

Mr. O'Halloran explained that he could still build a large multi-unit building without rezoning the properties, but that would not add value to the neighbourhood.

**Greg MacKee**

Mr. MacKee explained that the development will change the fabric of the neighbourhood. He said that the houses were already in poor condition when Mr. O'Halloran choose to purchase them. He stated that Charlottetown needs more social housing. He suggested that the City should require that new developments have a certain percentage of social housing, and the City should assist developers financially in providing social housing. He also expressed concern regarding the appearance of the proposed development.

Mr. O'Halloran responded that the building is contemporary in style, and that it has been well received by a design reviewer.

**Cathy Grant**

Ms. Grant stated that she is disappointed that Council approved the demolition of the existing houses. She also questioned how this mixed development project can occur in the Medium Density (R-3) Zone.

Ms. Grant stated that the neighbourhood needs revitalization, and affordable housing. She explained that this project will force people out of the downtown.

Mr. O'Halloran responded and stated that subsidized housing would only be possible with the assistance of government. He also reiterated that the development will help revitalize the downtown.

**Michael Le Clair**

Mr. Le Clair expressed concern regarding the lack of affordable housing in Charlottetown, but that a subsidy for affordable housing should not be given to developers but rather to low income renters.

Mr. Le Clair stated that Mr. O'Halloran has not taken care of the subject properties. He also stated that the tenants of Ward 4 are not the problem, but rather the landlords that do not take proper care of their properties. He also noted that the development should be barrier free.

He urged that the existing housing should be renovated and revitalized like other properties have been in the neighbourhood to maintain the integrity of the existing housing. He explained that the proposed building does not fit in with the existing neighbourhood.

Mr. Le Clair explained that the problems of the neighbourhood that Mr. O'Halloran has mentioned, such as drug and alcohol abuse, are overstated. He also said that Mr. O'Halloran has rented in the past to poor tenants which have impacted the neighbourhood negatively.

**Baseton MacLeod**

Mr. MacLeod questioned Mr. O'Halloran about the parking that the proposed development will have, and explained that presently there is a parking problem on Passmore Street.

Mr. O'Halloran responded that there is significant underground parking planned for residents of the building, and there will be some parking in behind the commercial space for customers. He expects that the commercial businesses will mostly draw pedestrian traffic not vehicular traffic.

**Diane Minick**

Ms. Minick questioned Council as to why the zoning bylaws are changed so frequently, and questioned how the neighbourhood is protected.

Mayor Lee responded to Ms. Minick and explained that there will be no changes to any bylaws at the public meeting, and that the application is not guaranteed to be approved.

**Catherine Hennessey**

Ms. Hennessey stated that the downtown needs to be invested in and old properties repaired rather than demolished. She urged that the area north of Euston Street needs to be protected and preserved like the downtown is.

Mr. O'Halloran responded that he enjoyed working with Ms. Hennessey on his townhouse development, Patterson Terrace, on Queen Street. He also stated that the new development will employ several people.

**Leo Broderick**

Mr. Broderick stated that there are few affordable housing options for seniors and families especially. He noted that this development will push people out of the downtown as it will be too expensive. He also expressed concern regarding landlords who do not maintain their properties. He stated that the houses should be repaired, and not demolished.

Mr. O'Halloran reiterated that subsidized housing is an issue that needs to be raised with government.

**Steve Vaive**

Mr. Vaive said that he renovates houses for a living. He explained that if the current housing was repaired, it could not be rented cheaply because of the high cost of doing renovations. He expressed strong support for the development.

**Philip Brown**

Mr. Brown questioned if the lots have already been consolidated.

Mr. O'Halloran responded that the lots have not been consolidated yet but that the consolidation will be part of the Development Agreement. He also stated that the City will be able to put other requirements in the Development Agreement.

**Baseton MacLeod**

Mr. MacLeod questioned how long construction of the development would take.

Mr. O'Halloran responded that construction would take approximately a year and a half.

Mr. MacLeod stated that he operates a tourist home on Passmore Street and that construction would disrupt his business by deterring visitors. He also asked Mr. O'Halloran about how property values would be impacted.

Mr. O'Halloran responded that he expects property values to rise with the construction of the proposed development.

Mr. MacLeod asked how traffic would be managed on Passmore Street as the street is very narrow.

Mr. O'Halloran stated that the City could require a traffic study. He also noted that as the development is in the downtown, he expects many residents of the building not to use their cars very often, as they may walk to work.

**Chera-Lee Hickox**

Ms. Hickox questioned if there will be social space or green space incorporated in the development.

Mr. O'Halloran responded that there will be some social gathering space on each floor that is a common space on each floor. He also will be considering different environmentally friendly heating options.

Mayor Lee asked Mr. O'Halloran how much green space there will be.

Mr. O'Halloran responded that there will be lots of landscaping.

Mr. Phelan stated that approximately 10-15% of the property will be devoted to green space, and that they might consider a green roof as well.

**Michael Le Clair**

Mr. Le Clair reiterated that the houses should be restored, and not demolished. He stated that restoring the houses would be more sustainability friendly. He also stated that the government should get involved to protect the community, and make it affordable.

**Matt O'Halloran**

Mr. O'Halloran stated that he is brother to the developer and manages several properties in the downtown. He explained that it is difficult for landlords to offer adequate housing that is affordable.

**Diane Minick**

Ms. Minick stated that this development is much larger than the Patterson Terrace development on Queen and Passmore, and the proposed four storey development would not fit in with the neighbourhood which is mostly one and two storey houses. She also expressed concern that the proposed development will block out sunlight.

**Judith Bayliss**

Ms. Bayliss expressed concern that the proposed development will force people out of the downtown because the area will become unaffordable. She also criticized the development for being foreign and unsuitable to the area. She urged that the wellbeing of the community needs to be considered.

**Unknown woman**

This woman stated that she would prefer a development that was not as tall and with a grocery store.

**Unknown woman**

This woman agreed with the previous speaker that the proposed building is too tall, and not in scale with the rest of the neighbourhood.

Mayor Lee asked if there were any further questions or comments; there being none Councillor Rivard introduced the next application.

**2. 8-16 Harley Street**

Request to amend Appendix "A" – Land Use Map of the Official Plan from Low Density Residential to Medium Density Residential and to rezone the properties at 8 Harley Street (PID# 274340), 10 Harley Street (PID# 274357), 12 Harley Street (PID#274365), 14 Harley Street (PID#274373) and 16 Harley Street (PID#274381) from Low Density Residential (R-2) Zone to Medium Density Residential (R-3) Zone to accommodate a three storey 40 unit apartment building.

Councilor Rivard then introduced Chris Jettie, architect, to present the application.

Mr. Jettie, of Architecture 360, explained the proposed 40 unit building. He gave an overview of the existing apartment buildings on Harley Street constructed by the same developer, and explained that the proposed building will be similar. He noted that the new apartment building will have underground parking and extra parking for guests at the rear of the building. He stated that there will be individual ground floor access to the units that front on Harley St. to give the appearance of entrances to the street. He also explained that there will be approximately 25% green space. The property will be landscaped with trees and shrubs like other projects the developer has completed. There will also be a gazebo onsite for the residents of the building.

**Diane Minick**

Ms. Minick raised concern that the housing on the subject properties has already been demolished, and therefore it seems that the development will definitely happen.

Mr. Jettie responded that two buildings were demolished last fall.

**Greg MacKee**

Mr. MacKee asked if Kevin MacDonald, the developer, would consider providing subsidized housing if the City covered the cost of the subsidy.

Mr. MacDonald stated that he would consider having subsidized housing if the City contributed.

Mayor Lee said that subsidized housing would be a great idea, however, the City would need to increase taxes, or the Province would need to contribute.

**Catherine Hennessey**

Ms. Hennessey raised concern regarding the high density of the development, as Parkdale is mostly single family houses. She stated that the development will change the scale of the community.

**Kevin Garvey**

Mr. Garvey stated that he lives on Harley Street. He expressed concern that Harley Street does not have any sidewalks, and the road is poor condition. He explained that he walks his son to school, and the street is unsafe for pedestrians especially because of increased traffic due from construction. He suggested that the City needs to put in sidewalks on Harley Street.

He noted that the water and sewage of Harley Street needs to be considered as well. He also explained that construction vehicles frequently park on the sidewalks and lawns of residents.

Mr. Jettie responded that the construction workers try to be as respectful as possible, and they will consider how they park on Harley Street. He suggested that there will be more room now to park on the vacant properties.

**Bill Grant**

Mr. Grant stated that he has worked for Mr. MacDonald. He explained that Mr. MacDonald demolished the houses because he needed additional space for parking.

Mr. MacDonald explained that he applied for the permit for the demolition of the properties; however, the permits were not approved even after several months.

Mr. Grant suggested that people that want subsidized housing need to approach government, rather than complain to developers. He praised Mr. MacDonald for the effort that he puts into his projects, and explained there is a lot of demand for the development. He also stated that traffic will not be a problem on Harley Street because most of the residents are seniors, but that the City should provide a better road and sidewalks.

**Unknown Woman**

This lady explained that the speakers who have raised the issue of affordable housing are directing their comments to Planning Board. She explained that there is a need for affordable housing in the

downtown to create diversity. She stated that the Planning Board needs to consider places for affordable housing for people with disabilities, youth, seniors etc.

**Lynn MacArthur**

Ms. MacArthur said that she lives on Harley Street. She urged that Harley Street needs sidewalks. She stated that many residents on the street feel like they are being pushed out as most of the street has been rezoned.

**Jake Barlett**

Mr. Barlett questioned why the developer is not constructing the proposed building on a property that would have suitable zoning rather than attempt to rezone the subject property.

Mr. Jettie responded that Mr. MacDonald thought that Harley Street would make a nice neighbourhood, and that the proposed building tries to fit in with the existing neighbourhood.

**Frank Morrison**

Mr. Morrison said that Harley Street needs repair, and sidewalks should also be constructed. He also stated that the dust created by construction also needs to be managed. He explained that he lives at 9 Harley Street, one of the apartment buildings built by the developer, and he is very happy living there.

Mayor Lee asked if there were any further questions or comments; there being none Councillor Rivard introduced the next application.

**3. 51 Emerald Drive (PID# 372250)**

Request to amend Appendix "A" – Future Land Use Map of the Official Plan from Low Density Residential to Medium Density Residential and to rezone the property at 51 Emerald Drive (PID# 372250) from Low Density Residential (R-2) Zone to Medium Density Residential (R-3) Zone to accommodate a three (3) unit townhouse.

Councillor Rivard then introduced Thomas Keeler, representative of the developer to present the application.

Mr. Keeler explained that the application had previously been presented at a Public Meeting in January. He noted that the parking has been reconfigured so that there is parking split between the Queen Street side and Emerald Drive side, and that more parking has been added.

**Ghassen Kassouf**

Mr. Kassouf raised concern about the proximity of the parking on Emerald Drive to the intersection of Emerald Drive and Queen Street. He was also concerned about residents parking on the street if there is insufficient parking. Mr. Kassouf also read an email from Carl Mathis, a resident of Emerald Drive, also expressing concern regarding the proposed development.

**Steve Dickie**

Mr. Dickie questioned if the proposed development faces Queen Street.

Mr. Keeler responded that the proposed development does face Queen Street.

Mr. Dickie asked what the longest length of the building.

Alex Forbes, Manager of Planning & Heritage, responded that the building will be 79.5 feet.

Mr. Dickie expressed concern about how the streetscape will change if the building is approved because it will not face Emerald Drive. He also raised concern about having the parking on Emerald Drive so near the intersection with Queen Street. He suggested that the developer enter into an agreement with the owner of the property north of the subject property to use their northern entrance.

Mayor Lee asked if there were any further questions or comments; there being none Councillor Rivard introduced the next application.

**4. 185 Belvedere Avenue (PID# 394973) and 187 Belvedere Avenue (PID# 508192)**

Request to amend Appendix "A" – Future Land Use Map of the Official Plan from Low Density Residential to Commercial and to rezone the properties located at 185 Belvedere Avenue (PID# 394973) and 187 Belvedere Avenue (PID# 508192) from Low Density Residential (R-2) Zone to Mixed-Use Corridor Commercial (MUC) Zone to accommodate a new two storey commercial building.

Councillor Rivard then introduced Colin Moore, the applicant, and Bill Chandler, architect to present the application.

Mr. Moore briefly explained the history of his business, Sport Centre Physiotherapy. He explained that the business has outgrown its present location. Mr. Moore said that the subject properties are ideal because Sport Centre Physiotherapy's present location is nearby, and most of Belvedere Avenue is zoned Mixed Use Commercial already. He stated that he has spoken to nearby residents, and considered their concerns when designing the development.

Mr. Chandler outlined the proposed development. He noted that the development will have sufficient green space, and a fence in between the property and surrounding properties.

**Jake Barlett**

Mr. Barlett asked Mr. Moore why he chose Mixed-Use Corridor (MUC) Zone, and not the C-1 or C-2 Zone.

Mr. Moore responded that the building is too large in square footage for C-1 zoning, and the majority of block on Belvedere Avenue is zoned MUC already.

Mr. Barlett then asked Mr. Moore why he did not purchase a property already zoned commercial rather than apply to rezone another property.

Mr. Moore responded that he would like his business to remain in the same neighbourhood, and that it is a neighbourhood that he is personally connected to.

Mr. Barlett criticized the developments presented will encroach on existing single family neighbourhoods, he urged that existing low density neighbourhood need to be preserved.

**Shawna Sheridan**

Ms. Sheridan stated that she lives behind the subject properties. She said that she is very happy with the proposed development, and supports Mr. Moore. She explained that Mr. Moore has spoken to the neighbours, and has listened to what they want. She said that Mr. Moore is helping the community, and providing people with jobs.

**Dave Cheverie**

Mr. Cheverie questioned about how the property will be lit.

Mr. Chandler explained that the lighting will be targeting to the parking lot only, and not light surrounding properties.

**Bryon Sutcliffe**

Mr. Sutcliffe praised Mr. Moore for the proposed development, and expressed strong support for the development. He stated that the development will aid in cleaning up the property.

Mayor Lee asked if there were any further questions or comments; there being none the meeting was adjourned.

**The meeting was adjourned at 9:25p.m.**