



**Public Meeting of Council
Tuesday, March 29, 2016 at 7 PM
Rodd Charlottetown Hotel**

Mayor Clifford Lee Presiding

Present:

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

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

Also:

**Laurel Palmer Thompson, PDO
Greg Morrison, PDO**

**Alex Forbes, PHM
Victoria Evans, PHAA**

Regrets:

**Councillor Edward Rice
Donna Waddell, CAO**

Councillor Mitchell Tweel

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

1. Emmery Estates Phase II

Request to amend Appendix "A" Future Land Use Map of the City of Charlottetown from Low Density Residential to Medium Density Residential and to also amend Appendix "H" – Zoning Map of the City of Charlottetown Zoning and Development Bylaw to rezone a portion of Phase II of Emmery Estates Subdivision (PID # 1057306) from Single-Detached Residential (R-1S) Zone to Narrow Single-Detached Residential (R-1N) Zone, Low Density Residential (R-2) Zone and Medium Density Residential (R-3) Zone. The proposed subdivision/rezoning consists of a combination of single detached dwellings, semi-detached dwellings and townhouses.

Councillor Rivard then introduced Brian Gillis, representative for the developer.

Mr. Gillis explained that the developer is applying for a modest density increase to construct single detached dwellings, semi-detached dwellings and townhouses. He outlined the proposal noting that the dwellings will be grouped together by type, e.g. the single family dwellings on Robertson Road will be next to other single family homes. He explained that there is an area

located behind a swale which due to topography and servicing would not be appropriate for single family dwellings, and therefore townhouses are proposed for this area.

Mr. Gillis stated that the rezoning application is market driven in that people want alternative forms of housing, and affordability. He noted that townhouses and semi-detached dwellings will be very popular with young families and seniors. He argued that the rezoning will make the property more cost efficient for the City as the expenses associated with snow clearance, utility servicing and roads will be lesser in a higher density neighbourhood than a low density neighbourhood. He also stated that the developers have already provided locations for access to St. Peter's Road and Robertson Road.

Mayor Lee questioned if the streets will have a storm sewer system.

Mr. Gillis responded that a storm water management plan is a requirement of the subdivision approval process.

Sean Furlong

Mr. Furlong questioned if the building requirements for the second phase of Emmerly Estates would be similar to the covenant requirements for the first phase. He asked if any builder would be permitted to construct houses in the subdivision.

Cecil MacLauchlan, developer of the project, responded that any builder can build a house in the subdivision. He stated that the covenants on the first of the subdivision would be similar.

Mr. Furlong asked what the requirements will be for the townhouse development, and how tall the townhouses will be.

Mr. Gillis responded that there are no detailed designs proposed yet for the units, because the developer would like the property to be rezoned first.

John Andrew

Mr. Andrew expressed concern regarding other rezonings in the East Royalty area in general. He explained that some streets in East Royalty have far too many cars, and look overdeveloped. He also noted that few duplexes in East Royalty are owner occupied. Therefore, he explained that it is difficult for these areas to develop into lifelong communities.

Doug Parkman

Mr. Parkman explained that he lives immediately next to the proposed townhouses. He expressed concern that there will be too many cars parked at each house. He urged that access to Robertson Road from Parkman Drive needs to be opened as soon as possible. He also stated that he does not want very tall townhouses buildings immediately next door to him. He stated that the townhouses should not be more than 1 storey.

Councillor Bernard asked Mr. MacLauchlan what the covenant requirements would stipulate for the proposed phase of development.

Mr. MacLauchlan responded that the covenants will require a minimum square footage, a certain amount of stone work on the façade, and houses must also have a garage. He explained that the covenants only relates to the design of the housing.

Councillor Bernard asked if there were any visuals of the proposed housing available.

Mr. Gillis responded that there are no plans yet, as the developer is waiting to first get approval for the rezoning.

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

2. Zoning & Development Bylaw Amendment

Request to consider amendments to the Zoning & Development Bylaw to add new sections to accommodate Site Specific or Area Specific Exceptions to the Permitted Uses and Regulations in any Zone: Section 4.79 – outlining the amendment process; Section 40 – listing of Exception properties; and Appendix “B” – listing of properties requiring the Design Review process.

Alex Forbes, Manager of Planning & Heritage, spoke to the application. He explained that the new section will explain how site specific amendment work, and will also detail the regulations for site specific amendments. He also noted that Appendix B will list properties that will require a design review process which is triggered through the subdivision of land.

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

The meeting was adjourned at 7:35p.m.