



**Public Meeting of Council
Tuesday, August 29, 2017 at 7 PM
Council Chambers, City Hall**

Deputy Mayor Mike Duffy Presiding

Present:

**Councillor Kevin Ramsay
Councillor Terry MacLeod
Councillor Mitchell Tweel
Councillor Greg Rivard**

**Councillor Melissa Hilton
Councillor Robert Doiron
Councillor Edward Rice**

Also:

**Peter Kelly, CAO
Jesse Morton, PII**

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

Regrets:

**Mayor Clifford Lee
Councillor Terry Bernard**

Councillor Jason Coady

Deputy Mayor Mike Duffy opened the meeting. He noted that Councillor Hilton had declared a conflict of interest and left Council Chambers.

He then turned the meeting over to Councillor Greg Rivard, Planning Board Chair. Councillor Rivard noted that there was an application for 295 Kent Street which was to be presented at this meeting however the applicants have decided to revise their application and resubmit it at a later date.

Councillor Rivard then introduced the application to be presented:

1. 4 Valdane Avenue (PID# 397240)

Request to amend Appendix "A" City of Charlottetown Future Land Use Map from Low Density Residential to Medium Density Residential, and Appendix "H" City of Charlottetown Zoning Map from the Single Detached Residential (R-1L) Zone to the Medium Density Residential (R-3) Zone to rezone the property at 4 Valdane Avenue (PID# 397240) in order to permit a three unit townhouse dwelling.

Councillor Rivard then introduced Jesse Morton, Planner II, to provide an overview of the application.

Mr. Morton explained that the application is a request to rezone the property from R-1L to R3 in order to permit a three unit townhouse. He noted that the neighbourhood largely consists of low density dwellings, though the subject property is at the transition point where the area shifts from single detached dwellings to higher density residential development.

Councillor Rivard then introduced Tracey Gallant, the applicant.

Mrs. Gallant stated that she and her husband have sold their house in Stratford and are looking to purchase the subject property in order to construct a three unit townhouse and occupy one of the units. She has canvassed the immediate neighbourhood and the neighbours all seemed very supportive of the proposed development and many wrote letters of support. She noted that the neighbours immediately adjacent to the subject property are all in favour of the rezoning.

Deputy Mayor Duffy then opened the floor to questions and comments from the public.

Gary Bulger

Mr. Bulger stated that he lives behind the subject property and fully supports the application.

Hendrick Bondt

Mr. Bondt lives at 12 Valdane Avenue. He stated that the proposed development will fit in well with the existing neighbourhood. Moreover, he thinks it will be well maintained because the owner will be living in one of the units.

Darren Ings

Mr. Ings introduced himself as a real estate appraiser. He explained that the proposed development will not fit in with the existing neighbourhood, which is mostly single family houses. He stated that the proposed development will therefore lower property values.

Mr. Ings noted that the subject property has been for sale for many years. He considered purchasing the property two years ago but that the City told him that he could not construct a duplex on the property. He explained that the high price of the property means that the purchaser will need to construct something denser than a single detached dwelling in order to get a return on their investment. He also noted that there are a few legal non-conforming two unit dwellings in the area, however, they would not be permitted under the current bylaw / zoning, and that the rest of the neighbourhood is composed of single detached dwellings.

Mr. Ings stated that when Mrs. Gallant canvassed the neighbourhood, Councillor Hilton accompanied her. He stated that he felt this situation was not appropriate and questioned whether this represented a conflict of interest because Councillor Hilton supports the application. He also noted that his neighbour did not like how the applicant and Councillor Hilton canvassed the area either.

Mr. Ings also presented a petition to Council.

Councillor Rice

Councillor Rice asked Mr. Ings on why he felt confronted by Mrs. Gallant and Councillor Hilton canvassing the area.

Mr. Ings responded he felt Councillor Hilton should not have been there with the applicant as she is a Councillor.

Noel Doucette

Mr. Doucette stated that he will be the contractor for the development should it be approved. He explained that there are already several duplexes and triplexes in the area, and that the immediate neighbours of the property all support the proposed development.

Gary Bulger

Mr. Bulger agreed with Mr. Doucette's comments and noted that he lives behind the subject property and fully supports the rezoning.

Kendra Stretch

Ms. Stretch is a realtor and lives at 30 Maxfield Avenue. She explained that the proposed development will improve the area as it is new construction and it will be owner occupied so it will be well maintained.

Julie (Smith) Biso

Ms. Biso lives at 12 Yorkshire Drive. She is concerned that the owner will sell the property and all of the units will be rented out. She stated that there is no way to ensure that the owner will live there and properly maintain the property.

Councillor Doiron

Councillor Doiron asked Alex Forbes, Manager of Planning & Heritage, if there are any easements on the subject property.

Mr. Forbes responded that the applicant and their realtor may know if there are any easements on this property.

Councillor Tweel

Councillor Tweel asked Mr. Ings about his desire to construct a duplex on the property

Mr. Ings responded he approached the City and asked about constructing a duplex. He stated that he was told it would not be possible.

Mrs. Gallant responded to Mr. Ings comments. She explained that her and her family will live in the triplex and that it will be a beautiful building in a beautiful area. Mrs. Gallant called the proposed development her family's dream home. She noted that there are other duplexes in the area, and that the neighbours she spoke to all supported it strongly.

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

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