



**Public Meeting of Council
Tuesday, March 28, 2017 at 7 PM
Holland College, 140 Weymouth Street**

Deputy Mayor Mike Duffy Presiding

Present:

**Deputy Mayor Mike Duffy
Councillor Greg Rivard
Councillor Jason Coady
Councillor Kevin Ramsay**

**Councillor Terry Bernard
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 Mitchell Tweel**

Councillor Terry MacLeod

Deputy Mayor Mike Duffy opened the meeting. Deputy Mayor Duffy then turned the meeting over to Councillor Greg Rivard, Planning Board Chair, who introduced the application to present.

1. 302-304, 306 & 310 Grafton Street, 74, 78-82, 84-86, 90 & 92 Cumberland Street

Request to amend Appendix "A" City of Charlottetown Future Land Use Map from Commercial and Medium Density Residential to Institutional and Appendix "H" City of Charlottetown Zoning Map from the Mixed Use Corridor (MUC) Zone and Medium Density Residential (R-3) Zone to the Institutional (I) Zone to rezone 302-304 Grafton Street / 92 Cumberland Street (PID# 341453), 306 Grafton Street (PID# 341446), 310 Grafton Street (PID# 341420), 90 Cumberland Street (PID# 341461), 84-86 Cumberland Street (PID# 341479), 78-82 Cumberland Street (PID# 341487), and 74 Cumberland Street (PID# 341495). This application is being sought to permit the construction of an 81 bed dormitory on the subject properties.

Councillor Rivard then introduced Justin Dunn, Director of Facilities Management and Michael O'Grady, Vice President of Innovation Enterprise and Strategic Development of Holland College to present.

Mr. O'Grady presented an overview of the proposed dormitory's design. He noted that the residence will face Cumberland Street, and will be very similar in style to other Holland College residences. Mr. O'Grady stressed the need for more student residences for Holland College students. He noted that the residences are already full for the 2017-2018 academic school year.

Mr. O'Grady explained that Holland College needs to attract more out of province students to make the college sustainable as Prince Edward Island's young population is declining. Furthermore, out of province students strongly value having a place in residence when choosing a college. Mr. O'Grady then turned his presentation over to Justin Dunn, Director of Facilities Management.

Mr. Dunn gave an overview of the proposed timeline of construction. He stated that after the real estate transaction closes with the property owner the current tenants will be given 60 days to move out and Holland College will not collect rent from the residential tenants during this time. Moreover, Holland College will work with the tenants to find new accommodations and will assist in the moving process. Mr. Dunn also announced that the college will partner with Habitat for Humanity to collect any salvageable materials from the buildings. He stated that Holland College is hoping to have the residence open for the 2018-2019 school year which begins in September 2018.

Mr. O'Grady introduced Cassidy MacDonald, incoming Holland College Student Union President for the 2017-2018 school year.

Ms. MacDonald expressed her support for the proposed residence on behalf of the Student Union. She stated that there is a very strong need for more residences.

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

Madan Giri

Mr. Giri stated that he is one of the affected tenants living at 304 Grafton Street. Mr. Giri and another affected tenant of 82 Cumberland Street are at the public meeting to express concerns for 15 of the 17 affected units. Mr. Giri expressed concern that the tenants were not notified like the property owners in the mail out notification process. He stated that the tenants have paid hundreds of thousands of dollars in rent, and some have lived in the properties for over 30 years and therefore are entitled to compensation.

Mr. Giri explained that it will be extremely difficult to find similar accommodations in downtown Charlottetown. Many of the tenants do not have cars and need to be in the downtown to be close to services, shops and medical care. Moreover, the accommodations will need to be affordable stated Mr. Giri as many of the affected tenants are refugees and immigrants and some are disabled. He explained that several tenants already rely on the food bank, and do not receive sufficient government support. Mr. Giri stressed that the affected tenants will need subsidized housing, help covering moving expenses and more time to find new accommodations.

Mr. Giri stated that the proposed residences are for wealthy foreign students and will make Holland College wealthier. He asserted that the landlord of the affected properties has not

repaired them in several years. Mr. Giri explained that the prospect of finding new accommodations has caused anxiety for the affected tenants as there are few affordable options and there is strong competition for subsidized housing.

Shawn Stevenson

Mr. Stevenson stated that he is a student who lives at 286 Grafton Street. He stressed that Holland College needs to consider the student drug problem that exists in the neighbourhood and in P.E.I as a whole. He also urged Holland College to support students with drug addictions more. Mr. Stevenson also noted that the neighbourhood presently has a crime problem and that his house has been broken into.

John Pound

Mr. Pound lives at 290 Grafton Street. He urged the City and the City Police to take action regarding parking in the neighbourhood, especially on Grafton Street. Mr. Pound stated that driveways are frequently blocked by parked cars. He also voiced concern that the tenants will need more time to find new housing.

Justin Dunn of Holland College responded to Mr. Pound and stated that the parking issue is a Police issue, and perhaps the Police Department can increase parking enforcement in the area.

Roslyn Waters

Ms. Waters stated that she has experience working with adults with disabilities. She expressed frustration that the tenants were not notified through the mail out process and that only property owners were. Ms. Waters stated that not notifying all of the tenants is class biased. She asserted that it will be very difficult to find suitable accommodations for the affected tenants as they will need accessible units close to services, doctors and program. Furthermore the tenants are lower income and cannot afford to pay any higher rent. She explained that it is extremely difficult to find subsidized co-op housing. Ms. Waters stated that the proposed residence is for wealthy foreign students. She urged that the residents need compensation and help from Holland College because the affected tenants deserve respect. Ms. Waters stated that she hoped Holland College would find its moral compass and do the right thing for the affected tenants.

Amy Doyle

Ms. Doyle stated that she lives at 25 Cumberland Street. She asserted that traffic is a major problem in the neighbourhood especially turning from Cumberland Street to Grafton Street. Ms. Doyle stated that she noticed on the plans for the new residence that there will be a circular driveway which will exit near the stop sign on Cumberland Street. She anticipates that this will exacerbate the existing traffic issues at the stop sign.

Lorna MacMillan

Ms. MacMillan lives at 172 Weymouth Street. She urged that the City and the Province need to create a comprehensive housing strategy. She explained that there needs to be a focus on the creation of affordable and safe housing for low income residents. Ms. MacMillan read in the news recently that several of the affected tenants have been without heat this winter, and urged the City do more to ensure that tenants are living in safe conditions. Ms. MacMillan said that she

is a landlord herself and does her best to ensure that her rentals are well maintained and safe. She expressed support for the proposed development if it will beautify the entrance into the City.

Donald DesRoches

Mr. DesRoches is the President of Collège de l'Île which has partnered with Holland College to provide French language post-secondary education. He explained that because most French students come from outside of Charlottetown there is a strong demand for residence for these French students.

Marcia Carroll

Ms. Carroll is the Executive Director for the PEI Council of People with Disabilities. She explained that the affected tenants are extremely vulnerable people, and there is a critical shortage of housing. She urged that the City needs more suitable housing for people with disabilities and that more planning needs to ensure that this housing is available. She stated that she is not against the development and growth of Holland College but that there needs to be more planning and consideration of the availability of affordable housing.

Richard Yu

Mr. Yu is the owner of the Top Fresh Asian Food Market at 310 Grafton Street which is one of the affected properties. He stated that he rents two of the affected properties. He explained that it is difficult already for his business to survive and it will be extremely difficult to find a new rental space for his grocery store. He stated that he will likely have to close his business and his employees and family will lose their jobs. He noted that his business is one of few Asian grocery stores and that his business is essential because it is difficult for immigrants to find Asian food. He does not have sufficient time to find another space for his business. Mr. Yu also stated that it is extremely difficult for businesses to succeed and that as immigrants, he and his family have worked very hard to make their business successful.

Mr. Yu expressed frustration that he just recently renewed his lease in October 2016 and the landlord did not inform him of the real estate deal to sell the properties. His lease also gave him the option of purchasing the property however the property owner is now asking for an extremely high price. He has so far been unable to find a new suitable rental property for his grocery store.

Thane Bernard

Mr. Bernard lives at 86 Cumberland Street, one of the affected properties. He stated that he is not concerned with finding alternative accommodations but understands other tenants' anxieties. Mr. Bernard expressed appreciation for Holland College's offer to not collect rent from the tenants during the 60 day period that the tenants will have to vacate the buildings however the 60 day period is not sufficient time to find new housing.

He stated that Charlottetown needs to attract more young people and that promoting the growth of Holland College is one way to achieve that. He expressed support for the proposed dormitory as it provides housing for new students from outside of P.E.I, however he strongly encouraged Holland College to consult with the affected tenants to find out what their needs are for new housing and aid the tenants in finding this new housing.

Eugene MacMinns

Mr. MacMinns stated that he is a graduate of Holland College and a former out of province student. He explained that Holland College gave him an opportunity to have a better life and to have a career. He further explained that everyone in the community has benefitted from Holland College's presence, and that people need to trust that Holland College will help everyone.

Said Sadat

Mr. Sadat is the owner of Sadat's Cuisine which operates from 302 Grafton Street, one of the affected properties. Mr. Sadat stated that he is an immigrant from Afghanistan and has five children, several of which have attended Holland College. He explained that he has worked extremely hard to provide for his family, and that he arrived in Canada with nothing and has been able to open his restaurant and purchase his own house. He further explained that it will be extremely difficult for him to find a new space for the restaurant in Charlottetown and especially difficult to open in time for the summer season.

Darcy L

Ms. L stated that she is a recent Holland College graduate. She noted that several houses have already been removed in the past for new buildings for Holland College. She stressed the need for more affordable housing in Charlottetown.

Brian Gillis

Mr. Gillis stated that he is an architect, and has served on a number of Holland College committees. He stated that while Holland College has contributed to the community, Holland College needs to do more for the affected tenants. He stated that the proposed development is gentrification in that it is removing low income housing from the neighbourhood and displacing the lower income residents from the community. He urged that Holland College needs to integrate the proposed development with the existing neighbourhood. Mr. Gillis suggested that Holland College find a way of including the affected residents in the proposed development. He gave examples of perhaps including a commercial component to the residence or partnering with an organization for people with disabilities.

Leo Broderick

Mr. Broderick stated that Holland College needs to slow down the project. He urged Holland College to provide more compensation to the affected tenants, and urged Council to require Holland College to do so. Mr. Broderick explained that the tenants have rights as long term residents that need to be respected by Holland College.

Deputy Mayor Duffy asked if there were any further questions or comments from the public. There being none, he allowed Mr. O'Grady to respond to the public's comments.

Mr. O'Grady stated that Holland College will take the comments under serious consideration, and will listen to the affected tenants' concerns as well.

Mr. Thane Bernard asked what the next step is for the application.

Councillor Rivard responded that the application will be forwarded to Planning Board and will be heard at their Monday, April 3rd meeting. Planning Board will then make a recommendation to Council who will vote on the application at their Monday, April 10th meeting.

The meeting was adjourned at 8:25 p.m.