



**Public Meeting of Council  
Wednesday, May 25, 2011 at 7 PM  
Council Chambers, City Hall**

**Mayor Clifford Lee presiding**

**Present:**

<b>Deputy Mayor Stu MacFadyen</b>	<b>Councillor Cecil Villard</b>
<b>Councillor Terry Bernard</b>	<b>Councillor Jason Coady</b>
<b>Councillor Edward Rice</b>	<b>Councillor Melissa Hilton</b>
<b>Councillor Rob Lantz</b>	<b>Councillor Mitchell Tweel</b>
<b>Councillor Danny Redmond</b>	<b>Councillor David MacDonald</b>

**Also:**

- Roy Main – Chief Administrative Officer**
- Joseph Coady – Director of Public Services**
- Phil Handrahan – Director of Fiscal & Development Services**
- Don Poole – Manager of Planning and Development**
- Danielle Gillan – Planning & Development Officer**
- Linda Thorne – Administrative Assistant**
- Brad Wonnacott – GIS Technician/Admin Support**

**Regrets:** **Donna Waddell – Director of Corporate Services**

Mayor Clifford Lee called the meeting to order. He then turned the meeting over to Councillor Rob Lantz who briefly introduced the application and explained the process.

**1. 238 Norwood Road (PID #191726) – request to consider an amendment to Appendix “A” – Future Land Use Map of the Official Plan from Low Density Residential to Concept Planning Area and to Appendix “H” – Zoning Map of the City of Charlottetown Zoning and Development Bylaw to rezone the property from Low Density Residential (R-2S) Zone to Comprehensive Development Area (CDA) Zone**

David McQuaid, Kelvin McQuaid and Kyler McQuaid, developers, attended the meeting. David McQuaid presented the application. He thanked Council for the opportunity to present the application. He noted that this parcel of land is large (35 acres) and that this area has many amenities in place (service station, Community Centre, and schools). He reviewed the zoning in the area and noted that there is a mix of residential. The present zoning is R-2S which permits 25% of the development to be semi-detached or duplex and the rest as single family dwellings. Mr. McQuaid reviewed the concept plan for the development and noted that there will be 15 single family dwellings, 23 semi-detached/duplex dwellings, 71 townhouse units and 96 apartments for a total of 228 units. The density will be six units per acre which is low density. There will be a large amount of green space because there will be fewer roads developed. There will be 3 and 4-unit townhouses that will face the street which will make for a more attractive streetscape. The area with 53 townhouses will have the parking in a central

court at the rear of the buildings. The treed area which is mainly hardwood will be maintained. The apartments will be single-storey geared towards seniors (bungalow living). The apartment buildings will each have 24 units. The remaining townhouses will be either one or two storey and contain six units. The parkland area will be 4.1 acres and is visible and accessible from the homes. Mr. McQuaid showed the types of buildings presently in the area and possible new styles of buildings in the development.

Mayor Lee called for comments or questions.

John Corney, who owns a vacant lot in the area, noted that this is an attractive package and asked if the development will be done in stages and what area will be developed first.

Mr. McQuaid responded that the development will take place in stages and the portion fronting on Norwood Road will be developed first.

Councillor Tweel asked if there are plans for walkways in the green space.

Mr. McQuaid pointed out the parkland and noted that it could be extended.

Councillor Tweel asked if the Routes for Nature and Health are near this parkland.

Mr. Poole pointed out the area on the map and showed the location of Andrew's Pond and Wright's Creek. This is also a watershed area.

Mayor Lee asked which is the creek area and Mr. Poole noted it on the map.

Councillor Tweel noted that a walkway would make it more attractive for people.

Councillor Lantz reviewed the rezoning process and explained that the application will now be going before Planning Board for a recommendation to Council.

**2. 3<sup>rd</sup> reading of Zoning & Development Bylaw – amendment to Section 4.7 and Section 20 (to allow a building to be constructed over a property line in the Downtown Mixed Use (DMU) Zone)**

**Moved by Councillor Rob Lantz**

**Seconded by Councillor Jason Coady**

**RESOLVED:**

That the "City of Charlottetown Zoning and Development Bylaw" be read a third time and that the said Bylaw do now pass.

**CARRIED 10-0**

**3. 3<sup>rd</sup> reading of Traffic Bylaw – amendments to authority and empowerment provisions**

**Moved by Councillor David MacDonald  
Seconded by Councillor Cecil Villard**

**RESOLVED:**

That the “Traffic Bylaw” be read a third time and that the said Bylaw do now pass.

**CARRIED 8-2**

**(Councillors Redmond and Tweel registered “nay” votes)**

**4. Resolution – engineering consultant services for “2011 Storm Pipe Construction – Package A” RFP**

**Moved by Councillor Terry Bernard  
Seconded by Councillor Cecil Villard**

**RESOLVED:**

That, as per the invited Request For Quotation on engineering consultant services per “2011 Storm Pipe Construction - Package A”, the low submission of MHE Consulting Engineers in the amount of \$16,085.00 (all taxes extra) be accepted.

This will be an expenditure of 2011 New Deal funds.

**CARRIED 10-0**

**5. Resolution – engineering consultant services for “2011 Storm Pipe Construction – Package B” RFP**

**Moved by Councillor Terry Bernard  
Seconded by Councillor Cecil Villard**

**RESOLVED:**

That, as per the invited Request For Quotation on engineering consultant services per “2011 Storm Pipe Construction - Package B”, the low submission of CBCL Ltd in the amount of \$14,200.00 (all taxes extra) be accepted.

This will be an expenditure of 2011 Capital funds.

**CARRIED 10-0**

**6. Resolution – Contracted Asphalt Patching of Streets 2011 tender**

**Moved by Councillor Terry Bernard  
Seconded by Councillor Cecil Villard**

**RESOLVED:**

That, per the publicly advertised tender for Contracted Asphalt Patching of Streets 2011, the submission of Island Construction Ltd. in the amount of \$167,652.50 (all taxes extra) be accepted.

**CARRIED 10-0**

**7. Resolution – Hot Mix Asphalt Supply 2011 tender**

**Moved by Councillor Terry Bernard  
Seconded by Councillor Cecil Villard**

**RESOLVED:**

That, per the publicly advertised tender for Hot Mix Asphalt Supply 2011, the submission of Island Construction Ltd. in the amount of \$138,320.80 (all taxes extra) be accepted.

**CARRIED 10-0**

**8. Resolution – Street Asphalt Rehabilitation 2011 tender**

**Moved by Councillor Terry Bernard  
Seconded by Councillor Cecil Villard**

**RESOLVED:**

That, per the publicly advertised tender for Street Asphalt Rehabilitation 2011, the low submission of Island Construction Ltd. in the amount of \$1,697,839.50 (all taxes extra) be accepted.

This expenditure has been previously approved in the 2011 budget per New Deal funding.

The Mayor and CAO are hereby authorized to execute standard contracts/agreements to implement this resolution.

**CARRIED 10-0**

**9. Resolution – cash-in-lieu of parkland for Sandlewood Subdivision Phase 4**

**Moved by Councillor Cecil Villard  
Seconded by Councillor Melissa Hilton**

**RESOLVED:**

That the following resolution of December 13, 2010, be rescinded:

That the City of Charlottetown accept cash-in-lieu of parkland in the amount of \$53,440 for the Sandlewood Subdivision Phase 4 off the Upton Road to be paid on a per-lot basis.

These funds are to be credited to the Parkland Reserves.

And be replaced with the following:

That the City of Charlottetown accept cash-in-lieu of parkland in the amount of \$73,480 for the Sandlewood Subdivision Phase 4 off the Upton Road to be paid on a per-lot basis.

These funds are to be credited to the Parkland Reserves.

**CARRIED 10-0**

**10. Resolution – vehicle purchase tender**

**Moved by Councillor Cecil Villard**

**Seconded by Councillor Terry Bernard**

**RESOLVED:**

That, per the publicly advertised tender for vehicle purchases, the submission of Fair Isle Ford be accepted (taxes extra) as follows:

Tender #11-001 – three (3) - 2011 4 door Crew Cab 4x2 1/2 ton at \$26,880.00 per unit;

Tender #11-002 – one (1) - 2011 4 door Crew Cab 4x4 1/2 ton at \$29,227.00;

Tender #11-003 – one (1) - 2011 - 1/4 ton Extended Cab 4x2 with 6 ft. box at \$16,903.00;

Tender #11-004 – one (1) - 2011 - 1/4 ton Extended Cab 4x4 with 6ft box at \$21,157.00;

Tender #11-005 – one (1) - 2011 - 3/4 ton Extended Cab 4x4 with 8ft box at \$31,393.00;

Tender #11-006 – one (1) - 2011 - 1/2 ton - 2 door truck 4x2 with 8ft box at \$21,040.00;

Tender #11-007 – one (1) - 2011 4 door 4x2 1-ton truck Chassis at \$31,218.00.

These fit within the City Fleet Budget as approved by Council. The lease financing will be as arranged by the Finance Department at the end of the year.

**CARRIED 10-0**

**11. Resolution – loan renewal**

**Moved by Councillor Cecil Villard**

**Seconded by Councillor Terry Bernard**

**RESOLVED:**

That the City of Charlottetown negotiate financing through the use of a Bankers Acceptance loan facility and Interest Rate Swap with Royal Bank of Canada of 644 Main Street, Moncton, New Brunswick.

This financing is to renew the \$4,518,088 loan maturing in April 2021 to be repaid over a 10 year non-renewable term based on an interest rate as indicated on May 25, 2011 of 3.55% and to be confirmed on May 26, 2011.

The Mayor and CAO are hereby authorized to execute this Agreement and any such other necessarily incidental documents as may be necessary to implement this Resolution.

**CARRIED 10-0**

**Meeting adjourned at 7:45 p.m.**