

**TOWN OF STRATFORD
PUBLIC MEETING MINTUES
APPROVED**

DATE: May 22, 2013

PLACE: Stratford Town Hall, 234 Shakespeare Drive

TIME: 7:02 p.m. – 8:35 p.m.

COUNCIL: Mayor David Dunphy, Deputy Mayor Gary Clow, Councillor Diane Griffin, Councillor Randy Cooper, Councillor Steve MacDonald, Councillor Emile Gallant, Councillor Steve Ogden

STAFF: Robert Hughes, C.A.O., Vahid Ghomoshchi, Director of Planning, Kevin Reynolds, Development Officer and Jamie-Lynn Phillips, Recording Clerk.

DEVELOPER: Greenway Realities – Kevin Green and David Hume

PUBLIC: 45 residents

Call to Order: Deputy Mayor Gary Clow, Chair of the Planning & Heritage Committee called the meeting to order at 7:02 p.m.

Deputy Mayor Clow welcomed those in attendance and noted that we have received an application signed by Kevin Green to subdivide and develop a 16.5 acre piece of land located on parcel no. 588665 in the PURD (planned unit residential development) Zone, currently owned by Joseph Smallwood. The developer is proposing to develop the land with townhouses, an apartment building and a community care facility. According to the Town's Development Bylaw, apartment buildings are a special permit use in the PURD zone and require a public meeting. Deputy Mayor Clow noted that Vahid Ghomashchi, the Director of Planning will explain the application and also the portion of the Development Bylaw that applies to this application. The applicant will then present his proposal and after the presentation, members of the public will have the opportunity to voice their concerns or questions regarding the proposal. After the meeting this evening, the Planning Board will review the comments and feedback from the residents and neighbours and make their recommendation to Council. The final decision will then be made by Council on the application.

The meeting was then turned over to Vahid Ghomashchi who gave a brief overview of the subdivision application, the bylaw requirements and the process that will follow.

The meeting was then turned over to Kevin Green.

Kevin Green gave a presentation outlining his vision, previous work and current concept plan. He explained that the concept plan has gone through several changes with input from departments of Environment, Transportation and the Planning Department. He spoke about

the information he took from the Town's Housing Demand Study and how the different phases of development may unfold.

Gary opened the floor for questions and comments. He asked that people please go to the microphone and state their name address and comment.

Roland Urquhart – President and Chairman of Queens County Condominium Corporation (condos across from the proposed development).

Mr. Urquhart spoke on behalf of the residents of the condo complex. He voiced concerns about the water management at the corner of the property. He noted that part of the protected watershed area starts on their property which runs from there down to the waterfront. They are very concerned that the Town and the developer do not harm the watershed area that crosses their property.

He noted that the park areas that were proposed look very commendable. He noted that it would be a little bit ironic to have a playground located near a senior friendly living area. He noted that the community has several great playground areas and it would not be necessary to have one in this senior friendly area.

He also wondered if the design changes from one apartment building to several apartment buildings would the meeting process start over again.

Kevin Green noted that the process would start from the beginning if significant design changes occurred.

Kevin Green noted that he understands the concern and that from his understanding there are very tight restrictions when it comes to storm water management on any impact the changes in this property could have on another property, so he believes the right controls are in place to ensure that does not happen.

Vahid also noted that the Town is also very concerned about the environmentally sensitive area and will do our best to protect this area.

Mr. Urquhart further noted that there is a considerable amount of wildlife in that marsh area. The condo association takes a lot of care to protect that marsh area and they want to ensure that anyone who develops in the area in the future takes the same care.

Wayne Sanderson – Kinlock Road

Mr. Sanderson voiced concern about the proposed pond in the corner of the lot and the costs associated with it. He noted that parks like that require a lot of money. He also asked if approval of the apartment building would also mean that the community care facility would go ahead as well.

Vahid noted that it is two different types of uses. The community care facility is a conditional use and would require Council's review and approval. Council may want to have some specific conditions attached to that use as a conditional use. But the apartment use is separate.

Mr. Sanderson noted that he didn't think that the apartment building would be a big opposition to a lot of people because it is going to be back behind where the horse barns are now and won't bother too many people. He noted that he is more concerned about the community care building and the effects it may have on property values for the people that live in the surrounding area. It will add a lot of traffic to that private road exiting on to the Kinlock Road. He would like to know what will be done about their property values and what will be done about the traffic problem.

Kevin Green noted that regarding the traffic problem related to the community care facility it's certainly going to bring in a lower volume of traffic than a larger apartment building. Again back to what was covered in the presentation, it is part of the core Town area which is a high traffic area and he feels that it is designed to handle that.

Mr. Sanderson noted that all of that traffic is currently up at the other end of the Kinlock Road near Sobeys.

Kevin Green noted that with the Town and Infrastructure and Renewal involved, he trusts that they are going to ensure that the traffic requirements are met and met well.

Deputy Mayor Clow noted that these are good comments and will be taken under advisement.

Vahid noted that this plan will be reviewed and approved by DOT. They will have a traffic study from their perspective.

Paul MacCormack - President of Stratford Area Watershed Group

Mr. McCormick requested that as they go through the storm water management scenario, the watershed group could work in concert with them in the development of that corner because, as a group they would like to see it developed as naturally as possible, ensuring that the plant material selected is native and natural to that area. They are very concerned that the sensitivity of that whole watershed system isn't too affected by anything that happens storm water wise or development wise. Bottom line is that the water shed group is extending an arm to work with the developer and the town through this whole process.

Kevin Green thanked Paul and noted that they would definitely welcome the opportunity to work together for whatever role they play in that.

Chad Gallant – Dale Drive

Mr. Gallant noted that he had something prepared that he would hand in following the meeting for review. His primary concern with this development is the water. That there are existing drainage problems on the Stratford Road and Dale Drive which will only become worse with the development, if the storm water management is not properly addressed. He noted that all of these homes have problems with water in their basements, which decreases property values.

Mr. Gallant also noted that he believes the current fences on the property are not within the property lines and he would like to ensure the property lines are clarified before any construction goes ahead.

Mr. Gallant also asked that proper care be taken to protect the surrounding properties from construction runoff.

In addition, Mr. Gallant noted that there are several old buildings on the property now which house rodents. He is concerned that when these old buildings come down, those rodents will wind up in the surrounding homes.

Kevin Green noted that they will be doing everything they can to ensure these water issues are properly dealt with by involving the right engineers and the best storm water management plans they can.

Mr. Gallant asked if there would be another consultation with the public when the storm water management plan is completed.

Kevin Green noted that that was a great question and asked if that would be a normal process for the Town or is it something that could be done.

Vahid noted that the storm water management plans will be designed and certified by professional engineers so they will look at all potential impacts on surrounding areas and definitely we will look at your concerns. Vahid noted that we have recently completed a low impact development study which was completed by CBCL for the Town and we have a number of different best practices which other communities use for storm water management plans. So we will have CBCL look at this and work with the developer, based on the best practices, they will decide on how to best manage the storm water to reduce and minimize the impact on surrounding areas. Vahid noted that at this stage he can ensure that Council will review the final storm water management plan and if everything is okay it will be approved. Vahid noted that further communication regarding the Storm water management plan would be Council's decision but we can advise that a consultation be held prior to approval.

Residents voiced that they would like to have another meeting.

Gary noted that Council can decide if they see that it's required.

Residents noted that they feel it is required. They are asking for one.

Gary noted that he cannot say whether or not there will be a further meeting but it would be taken under advisement and noted in the minutes.

Judy Perry – Kinlock Road

Mrs. Perry asked if the property is already zoned for the community care facility or will there be a further meeting regarding this facility.

Vahid noted that it is a conditional use and rezoning is not required and it is Council's decision. Council will review the proposal and input from residents and make a final decision. Vahid noted that Council can make the decision without a further public meeting but they may decide to have another meeting. We do not know what they will decide.

Mrs. Perry noted that the proposal is for 48 units which will mean residents, visitors, employees etc. potentially 100 people in and out every day. She voiced concern about traffic volume and how hard it is already to get on to the Keppoch Road with existing traffic. She wondered if it could be considered to go out the back way around the Home Hardware building which will not affect anyone.

Janet Altis – Kinlock Road

Mrs. Altis voiced concerns regarding traffic. She noted that she is aware that in the past number of years the Town has brought up the traffic on the Kinlock Road and the Stratford Road with the stop signs and the volume of traffic. She is concerned that that intersection will end up with traffic lights and is hoping that the cost for lights would not be the responsibility of the Town.

She also noted that she is wondering what the Town is planning in regards to water management and the lagoon. She noted that her understanding is that the Town is already near capacity in the lagoon so how is the Town planning to accommodate such a large development.

Gary noted that there will be a traffic study done by the province to ensure that it will meet the guidelines for the Kinlock Road and Stratford Road. Meaning that the province will do a study to see if it will be okay for that amount of vehicles to go on to the Kinlock Road. This type of study is done by the province for all new subdivisions and if traffic lights have to be put in, it will be the responsibility of the province.

Gary also noted that the Town is currently dealing with the lagoon. We have had two studies that we are looking at for the future and what steps will be taken.

Mrs. Altis asked what the options were.

Gary noted that we are looking at moving it to Charlottetown as well as looking at keeping it here in Stratford.

Mrs. Altis noted that such a thing would raise taxes. And why would the Town not deal with the lagoon issue before allowing more development.

Gary noted that yes, it is a big ticket item and he can't say whether or not it will increase taxes but it is a lot of money. Gary noted that the only answer he can give is that we are dealing with the lagoon issue as we speak and we are dealing with development within the Town so we are dealing with both issues. If the lagoon can't handle what's being built we will certainly have to stop construction but right now we don't have any information for the province or anywhere saying that we have to.

Vahid noted that the development does not happen in just one year. The other thing is that the department of environment looks at the capacity of the lagoon and we will consult with them for any new development so they will decide if we are at capacity or not.

Councillor Randy Cooper

Councillor Cooper clarified that the water situation in the Town has been addressed and is under control for a number of years going forward, as well, the sewer issue is being looked at now. He noted that we are not in a crisis situation yet but we do need to manage it wisely.

Carol Corbett – Dale Drive

Mrs. Corbett spoke on behalf of herself and some neighbors who could not attend. She voiced concerns regarding water and drainage issues. She noted that the systems currently in place are not working. There is no action on the issue being brought up by the residents. She noted that she thought the development proposal was great but she spoke about the high cost of repairing water damage and how further development is just going to cause more water damage in the homes of current residents. She asked what the Town was planning to do to fix the current drainage and water problems for the current residents as well as prevent it from happening in the future. Carol noted that she feels that the development should be set back a little bit so the Town can look at the overall picture. She noted that she would like the Town to physically show the residents what they are doing to eliminate the water and drainage problems.

Mrs. Corbett commended the developer on what they have proposed.

Cynthia Livingston – Stratford Road

Mrs. Livingston noted that she has a 100' long easement on the Smallwood property for drainage and that the proposed public road appears to be running through this easement. She also voiced concerns about the water and drainage issues that currently exist, she had water in her basement several years ago and it has decreased her property value. As well she wanted to address the speed on the Stratford Road.

Kevin Green noted that they are aware of the easement and it would be a legal issue that will be dealt with when the time comes and built into their plan.

Aaron McCardle

Mr. McCardle noted that he was familiar with some of Greenway Realities previous developments and had several positive comments toward the developer and what he is proposing.

Mr. McCardle also noted that he would like to see proper covenants put in place for the development.

Paul McGuigan – Stratford Road

Mr. McGuigan voiced he likes the plan however he voiced concerns regarding the wetland area in the bottom corner of the land and the wildlife that are currently there. He noted that there is an area that retains water all year round and does not even freeze in the winter time. He noted that the proposed new road off the Stratford Road would go right through this wet area. He also voiced concern with the apartment building, he would like to see the development going ahead without the apartment building. He noted that there would be a great deal of traffic associated with the apartment building.

Tracey Smallwood – Kinlock Road

Mrs. Smallwood voiced concerns regarding the community care facility and what type of separation will be put in place for the adjacent residents as the proposed location for the facility is right behind her residence.

Kevin Green noted that he envisions shrubbery or trees as a separation. Those details have not really been address at this point but will be as the design evolves.

Mrs. Smallwood asked about the location of the loading docks, dumpsters etc. She asked if these would be facing Home Hardware or the existing homes.

Kevin Green noted that, again, these details have not been worked out but that her concerns would be noted and considered.

She also voiced concern with the traffic on the Kinlock Road that will come with the community care facility as well as the town house development. However, she noted that she is generally happy with the design, so long as the issues are addressed.

Rosemary Gallant – Dale Drive

Mrs. Gallant noted that it is a lovely design but that everyone seems to have similar concerns regarding the environment, water and traffic. She requested another meeting once these issues have been addressed and dealt with.

Mrs. Gallant asked if Dale Drive would be included in the storm water management plan. Vahid noted that because of the number of concerns, we will look at this area.

Gary thanked everyone for coming and noted that minutes would be made available on the website. He noted that Planning Board will review comments in June and make a recommendation to Council for the apartment special permit use, who will then consider the comments as well as the recommendation of Planning Board and a decision will be made.

The meeting was adjourned at 8:35 pm.