

June 4th 2024

Island Regulatory & Appeals Commission
134 Kent Street
Charlottetown, PEI

Attention Michelle Walsh-Doucette

RE: George L Crawford et al. v City of Charlottetown Appeal #LA24008

Detail and clarify the grounds of appeal

1. Infrastructure

Infrastructure such as these ten 60 unit apartment buildings do not conform with structures in Zone R2-S, Single family homes Subdivisions

All three phases of this Hidden Valley development were zoned R2S for construction of single family homes and duplexes.

The area to the south of the Hidden Valley Phase 3 apartment complex is also zoned R2-S .

Our Country View Drive subdivision is zoned R2-S.

Section 3.3.1 of the City's Planning Department Report Titled-Future land use map amendment and zoning amendment phase 3 Hidden Valley subdivision Malpeque Road "Our policy shall be to direct urban growth to land that is a logical extension of an existing urban area.

The City's decision to change Zoning in the center of a large area of R2-S zoned land to R4, is not consistent with sustainable planning regulations or the current official plan for land use . Tab 2 page 9 of the city record.

Single family homes

The Prince Edward Island housing strategy of 2024 indicates we need an average of 2000 more homes each year.

That figure includes single-family homes and duplex homes.

This Hidden Valley Phase 3 apartment complex will displace approximately 100, R2-S low density residential lots.

This rezoning wasn't needed.

There are thousands of apartment units currently being built or are in the planning stages in areas closer to the city center.

The city needs to leave this land zoned R2-S for residents of the city and the province who dream of owning their own homes.

Sidewalks

There are no sidewalks on Highway 2 West or on Sherwood Road.

The developer has not provided land to the provincial government or the City for sidewalks along highway 2 West.

Sidewalks will not be built for at least 3 years or until the highway is twinned.

The province and the city are still debating over who is responsible for building them.

Transit service

There is minimal transit service available in this community.

Transit service consists of a transit sign attached to a sign on the opposite side of a busy highway to West.

Transit services are not expected to be upgraded for 3 years or until Highway 2 West is twinned by the provincial government.

Roundabouts and Traffic light

A roundabout at the intersection of our Country View Drive subdivision and the Hidden Valley subdivision will not be built for at least 3 years.

The traffic signal at this intersection is promised by next fall.

There was no traffic study done for phase 3

Highway access and Twinning

The provincial department of transportation and infrastructure has indicated highway 2 West will not be twinned for at least 3 years.

A traffic study completed in 2022 by the developer indicated that there were 13,750 vehicles per day using highway 2 west.

This Hidden Valley development will add at least 1000 more cars per day to this busy highway.

The province is allowing the one street in the Hidden Valley Subdivision to exit directly onto Highway 2 West.

Department of Transportation and infrastructure regulation state that streets are not to enter directly onto a highway

Streets must first enter onto a collector road before, Then the collector road may enter an arterial highway

Schools

Schools play an important role in our society

Schools in this district are already at capacity or currently Overcrowded.

This 600 unit Apartment complex has Hidden Valley Phase 3 will add several hundred more children to our School system in this area.

Fire Services

A new Fire Services building has been planned for this area for many years. This building is needed before massive housing projects such as Hidden Valley 3.

The provincial government is also building a Large affordable housing project In Winslow.

Stratford Counselor Gary Clow advised me that the Hidden valley project would not have been approved because of the configuration of the street with a cul-de-sac.

The cul-de-sac would not accommodate Fire Service Vehicles.

Water and Wastewater systems:

There are currently no water and wastewater systems with the capacity to service the Hidden Valley Phase 3.

Section 3.3.1 Of the planning departments (Housing Needs and Variety Section) This policy reads;

"Our policy shall be to ensure that all new multiple dwelling unit buildings are serviced by water and wastewater systems which have the capacity to accept the development proposed".

"The Utility Department shall require service upgrades prior to subdivision approval".

Where is the Cities report specifying the extensive and additional upgrades to water and wastewater systems required, to service these 10 large apartment buildings.

What are the costs involved going to be to the residents in increased Water and sewer rates.

2.Density of development

Size

This development consists of 60 unit apartment buildings for a total of 600 units. The Buildings are six stories high.

This is the largest concentration of apartment buildings, in one development, Charlottetown has ever seen.

Elena Court, In East Royalty is the second largest

Section 3.3.1 of the Planning department document titled-Future land use map amendment and zoning amendment -Phase 3 Hidden Valley subdivision Malpeque Road Tab 2 page 9 of the city record "Our objective is to encourage development in fully service areas of the city."

“Our policies shall be to base residential densities on the availability of municipal services, educational facilities, recreation and open space open amenities, transportation routes, and such other factors as a city may need to consider”

“Our policy shall be to provide medium density housing styles to meet future housing needs”

“Our policy shall be to direct urban growth to land that is a logical extension of an existing urban area or neighborhood and will be serviced by municipal water and wastewater systems”

Lack of green space

This developer has not provided sufficient greenspace for a development of this size. Ten 60 unit apartment buildings, 600 units. There could be between 1200 to 1500 tenants living there who expect green space to be able to enjoy outside of their apartments. of their development for green. The developers are also claiming they can put trails along this protected watershed.

Playground

The developers do show an area for a proposed playground on land in their phase two property. This will not accommodate the children from 600 apartments in phase 3 plus the children from phase 1 and 2.

Parking

The Hidden Valley 600 unit apartment complex does not have enough parking spaces for their tenants.

Their site plans show only 315 parking spaces.

The city's Parking Regulations state the parking ratio for apartment buildings in the city is 1:1. . Tab23 Page 351

The reality is, There are too many large buildings for the size of the property.

The City's planning board has the opinion that they can rectify every problem at the building permit stage.

Elena Court in East Royalty is an example of how this type of planning doesn't work.

The street is approximately 700 metres long, there are no sidewalks, there are thirty, 30 no parking signs along the edge of the street. Most of the buildings do not have enough parking for their tenants or visitors. Residence have to walk up to 700 m to his transit stop on Norwood Road.

Buildings for waste management

The development plans do not show any of the Waste Management buildings on the site plans.

Each 60 unit building will need about 60 waste containers, 30 for waste and 30 for compost. Plus room for recycling bags and cardboard

Ten apartment buildings will need 10 waste management buildings. Those buildings will take up a lot of room in the development.

4.Environmental

Environmental Reports and studies

The Provincial Department of Environment did not undertake an environmental impact study on any part of the Hidden Valley Subdivision.

I spoke with Mr Donald Maynard by phone (902-218-2541) on May 28th, 2024. Mr Maynard advised me that the scope of the work he completed for the Hidden Valley developers (New age Investments) involved a delineation report off the Ellen's Creek watershed only. When asked if he completed an environmental impact assessment for phase 3 of the development, Mr Maynard replied That was not part of his report. When I asked who would have done an environmental report, Mr Maynard's reply was, The Provincial Department of Environment.

The City's parks and recreation department does not have the authority to allocate any part of the buffer zone along the Ellen's Creek watershed to provide green for the developer.

The developers can not use any part of the buffer zone around the Ellen's Creek watershed property to build a walking trail.

Ellen's Creek watershed is a provincially protected wetland.

A buffer zone was delineated along this wetland, to ensure the wetland would not be disturbed.

Wetlands around Ellen's Creek were delineated as a buffer zone to ensure the watershed wasn't disturbed.

Water and wastewater

Because of the close proximity of Hidden Valley Phase 3 apartment Development to Ellen's Creek, huge volumes of wastewater will drain into the watershed.

This water will come from the roofs of the apartment buildings, the parking lots, the streets and in the spring from melting snow piles. And all of it will be contaminated.

This will have a detrimental effect on the sustainability of the wetland and the species that lives there.

Ellen's Creek Environmental Group indicates that this is the only area on Ellen's Creek that Brook Trout Use to spawn.

for the Appellants and Our Community



George L Crawford