

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**

## **Response to the City's Submissions**

Our community offers the following response to Ms. Melanie McKenna's {The City's} submission.

### **1. Infrastructure**

Ms. McKenna states that the appellants allege there is no infrastructure, including sidewalks, transit services, schools and parks.

- The fact is there are no sidewalks. There are minimal transit services, and there are no traffic controls. Schools are currently overcrowded, and the new fire services building has been delayed.
- There is no park, unless you are referring to the Ellen's Creek wetland. And that is a Provincially protected watershed.
- The developer has indicated that he will allow space for a small playground for use by the 1200 or so apartment residents, plus the hundreds of residents in Phase 1 and Phase 2 of the R2-s development.
- The developer has not provided land to the provincial government or the City for sidewalks. We acknowledge that the Developer will be required to set aside 10 ft for widening of highway 2 West. And land to accommodate a roundabout and utility and signage in front of his buildings.

- A designated transit stop is not expected to be available for 3 years.
- Sidewalks and active transportation trails are not expected to be built for 3 years.
- Schools may be a provincial jurisdiction, however they are at capacity now. Immense apartment complexes like Hidden Valley's Phase 3, will have hundreds of school-age children living there. This will only exacerbate the problem of overcrowding the schools currently face.

What is this connector road you are referring to? And what property is it connecting to?

## **2. Density to large**

I agree, the Hidden Valley Heights Subdivision as you refer to it, is a large development scheme, which does not belong between two R2s zoned areas. Ms McKenna indicates, The City understands that phase 3 is the final phase of development. Really, then why would the city be considering a connector road?

- The developer does not have the authority to allocate parkland along the Ellen's Creek watershed to accommodate a walking trail. This Ellen's Creek watershed is a Provincially protected wetland.
- The developer does not have the authority to allocate land along the Ellen's Creek watershed for a playground.
- 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.
- Restrictive covenants, landscaping, location of waste management buildings. These requirements are irrelevant now that the developers have indicated they intend to sell the buildings and move on.

### **3.Environmental**

The city and the developer did not take all appropriate steps to ensure the adequate protection for the Ellen's Creek Watershed and surrounding area. Tad 15 page 145 " Planning staff would like to clarify that prior to approval of phase one of this subdivision, the developers worked with Donald R.Maynard, principal environmental scientist with Granville Ridge Consulting Incorporated, who prepared a site reconnaissance/environmental development options report".

- The proceeding statement is incorrect and misleading.
- Mr.Donald R Maynard, Principal, Granville Ridge Consulting Inc. did provide the Department of Environment, energy and climate action with a copy of his report. That report involved a Delineation Report of the Ellen's Creek Watershed only.
- The Department of Environment Energy and Climate Action did not undertake an environmental assessment of any part of the Hidden Valley Subdivision property, which includes phase 1, phase 2 and the Phase 3 apartment complex. Ten 60 unit Buildings, 600 units.

### **4. Miscellaneous comments**

The appellants submit that the site plans do not include proper measurements. "The City processed a rezoning application and site plans and proper measurements are not required".

- Unbelievable, is this standard procedure for the Planning Dept?
- That would indicate that counselors had insufficient, inaccurate information to make an informed decision on this rezoning request.
- Site plans show 315 parking spaces for the 600 units in the buildings.
- There definitely will be thousands of gallons of contaminated water rushing down off these roofs, roads, sidewalks, streets, and snow clearing operations. And the destination of all this water will be the Ellen's Creek watershed.

And all the critical thinking and sober second thought (?) regarding this development is to take place during a future Subdivision Stage and Building and Development Permit stage! Unfortunately, that will be too late. The hasty rezoning on this property has already taken place and the developers are ready to move on. They have mastered rezoning 101.

**Relief Sought**

In closing, The Appellants have provided ample evidence that the City's Planning Department has not followed their own Planning Regulations. We respectfully ask that the Commission accept the Appellants appeal.

For the Appellants and our community

A handwritten signature in blue ink, appearing to read "George L. Crawford". The signature is fluid and cursive, with a large initial "G" and "C".

George L. Crawford