



Town of Borden-Carleton

Special Council Meeting

Tuesday, April 11th, 2023 at 7:00 pm

240 Main Street – Royal Canadian Legion

PRESENT:

Mayor Randy Ahearn
Deputy Mayor Larry Allen
Councillor Barb Wood
Councillor Nicole Bernard-Arsenault
Councillor Eric Stewart
Councillor Laurel Palmer-Thompson
Councillor Ashley Steele

ALSO PRESENT:

CAO, Jim Wentzell; Development Officer, Derek French and
Administrative Assistant, Joanne Smith

MEMBERS OF THE PUBLIC: 18

1. **CALL TO ORDER:** Mayor Randy Ahearn called the meeting to order at 7:02 p.m.
2. **PURPOSE OF THE MEETING:**

In the way of introduction, the CAO, Jim Wentzell indicated that in February of 2021, the Town of Borden-Carleton issued a Request for Expressions of Interest (EOI) to seek submissions from interested parties for their ideas or concepts to create new year-round housing units within the Town.

After a review of interested proponents, Council chose the Read Road Project, submitted by developers, Paynter Brothers Ltd. The Town owned land was then appraised and a letter of intent was signed in October of 2022.

The property located at Civic #70 Read Road is zoned Residential and in the Comprehensive Development Area (CDA).

The purpose of the public meeting is to consider a proposed development for seven 8-unit apartment buildings and for one 6-unit building on PID 876275 on Read Road owned by the Town of Borden-Carleton and to receive feedback from the public.

The Development Officer recommended a public meeting be held to allow members of the public to make representations on the development concept as this development will constitute a bylaw amendment.

3. DISCUSSION ON THE PROPOSED DEVELOPMENT:

3.1 Report from the Development Officer – Derek French

The Development Officer, Derek French, introduced himself and indicated that the reason for the public meeting was to provide residents and other interested parties an opportunity to comment on the proposed development on Read Road in Borden-Carleton.

Pursuant to the *Planning Act* and the Town of Borden-Carleton's Official Plan and Development Control Bylaw #04-15, a public meeting is being held to allow for public input.

The Development Officer reported on the proposed development for seven 8-unit apartment buildings and one 6-unit apartment building on portion of PID #876375 located at 70 Read Road in the Town of Borden-Carleton.

The Development Officer indicated that the proposed development is in the CDA Zone and the application constitutes a Development Bylaw amendment.

As per section 13.6 of the Bylaws, Council has chosen to exercise its discretion and solicit additional public opinion for a CDA development concept by holding this public hearing regarding the proposed development on Read Road.

Letters were sent to surrounding properties within a 100 feet radius to inform these residents about the public meeting date and time.

The public meeting was advertised in the Guardian on April 1st, 2023 as per regulations which has to be one ad seven clear days before the public meeting date. The ad had details on the public meeting, with date, time and location as well as a map of the proposed seven 8-unit apartment buildings and for one 6-unit apartment building.

The public was also made aware that they could provide written comments to the Town by email with a deadline of April 10, 2023.

The public meeting was also posted on the Town's website and on social media.

Proposed Development on Read Road for Multi-Unit Residential Development–Paynter Brothers

Paynter Brothers Contracting Ltd replied to an Expression of Interest for year-round housing in March of 2021.

The subject property is located on portion of PID#876375, Read Road, approximately 26,921 square metres and owned by the Town of Borden-Carleton.

The subject land is presently zoned Residential (CDA). The proposed development consists of seven 8-unit apartment buildings and one six-unit apartment building to be serviced by the Town's water and sewer services.

The proponent replied to an Expression of Interest (EOI) for Year-Round Housing in March 2021.

As per EOI:

Read Road will be developed with seven 8-unit and one 6-unit giving the property at least 62 rental units. These units will be rented at market price. Each unit will consist of 3 bedrooms, 1.5 baths, kitchen, dining, living and laundry rooms. One unit per apartment building will be accessible unless there is a demand for more accessible units then we can plan accordingly as more buildings are built. Development will start with one until being built and expand as each apartment building fills up. Completion of each building is estimated at 4 months.

The EOI also depicts a proposed 6 unit building with 2 stories with three second floor units and three main floor units. All units having their own individual outside access. Each unit approximately 1,460 square feet. ¹

The Development Officer indicated that after speaking with the developers prior to the meeting that the rental rate is to be determined since factors such as interest rates and inflation are affecting rental rate projections.

The proposed development is permitted in the CDA zone subject to Council's approval of the Development Concept Plan and Development Agreement.

The Development Officer indicated that a site plan, designated parking, garbage disposal sites and access between the buildings would need to be part of the concept drawing. The Fire Marshal's Office may require a looped road for accessibility of emergency fire service vehicles. These details would need to be added to the development agreement.

3.2 Questions/ Comments from Council to the Development Officer and to the Developers

1. **Deputy Mayor Larry Allen:** *Is there access to the 6-units from the inside?*

Developer: *Due to new building codes they have to be accessible from the inside.*

¹ Paynter Brothers Ltd. Expression of Interest – March 2021

2. **Councillor Laurel Palmer-Thompson** *The point of this meeting before the public is to present what you are planning to build. Is there a picture of what you are planning to build as the Town is looking for concept drawings. Concept drawings are required in order to enter into a development agreement with the Town.*
- Developer:** *The cost of a stamped set of plans, an estimated \$12,000 to \$15,000, we could not justify when we are still in negotiations with the Town.*
3. **Councillor Laurel-Palmer Thompson** *If there is a strong uptake for units would you consider greater density units such as a 24-unit apartment building?*
- Developer:** *Yes, we would consider high density development if there was a demand but in Borden-Carleton there is an element of risk as it is not Charlottetown or Summerside. People are paying high rents in the cities. Would they pay that kind of rent in Borden-Carleton?*
- Councillor Laurel-Palmer Thompson** *Rent is high even in the outlying areas. CMHC considers \$1,200 to be affordable housing.*
- Jamie Fox, MLA** *There is provincial funding for up to 75% of infrastructure for roads, water and sewer and lights. This funding is designed to offset the costs for developers.*
4. **Councillor Ashley Steele:** *People will pay this type of rental fee.*
5. **Mayor Randy Ahearn:** *People are looking for places to live here in Borden-Carleton.*
6. **Councillor Barb Wood:** *Are the units all going to be 2 or 3 bedrooms?*
- Developer:** *We are starting with the 6 unit building and they will be 3 bedrooms.*
7. **CAO:** *There is a need for housing of all types Canada wide. In PEI, 1400 housing units per year are required to meet the demand for housing. Considering the industry in the area, housing is a need.*

3.3 Written comments from the General Public – no written comments were received.

Individuals wishing to comment in writing had a deadline of April 10 at 4pm. No written comments were received on the proposed development on portion of PID#876375, at 70 Read Road for seven 8-unit apartment buildings and for one 6-unit apartment building.

3.4 Questions/Comments from persons present at the meeting at the public meeting

1. **Elizabeth Mackenzie:** *When would this development start? Is the proposed site location where tree clearing has been done?*

Developer: *There is no date for the start of construction as we do not have approval from the Town and we do not own the property. But if approval is granted, the development would be phased construction. The location is 70 Read Road.*

CAO: *Just to clarify. There are 2 lots. The developer would be sold the first lot for the first phase of development.*

2. **Barrie Bernard:** *Does the Town have the electrical power, water and sewer infrastructure to support a large-scale development such as this one?*

Developer and CAO: *The engineers would be addressing capacity issues if there are some to accommodate the development.*

CAO Jim Wentzell indicated that water services are there on Read Road and the sewer infrastructure is near completion. The Town used to be larger so is used to handling a larger capacity.

3. **Fallon Barry:** *Are these units going to be two stories? What are you planning to build first? Do you think that the units above and below in the 6-unit building*

will be harder to fill?

Developer: *We are planning to build the 6-unit complex first and after discussions with other developers they did not feel that these units would be harder to fill based on design.*

4. **Dean Sexton:** *Has anyone thought about condos? Each owner is responsible for*

maintenance of their unit.

Developer: *A good example of this concept is the church in Hunter River that started off as apartment units and to make the project more affordable a number of units were sold as condo units.*

5. **George Ramsay:** *What the layout of the proposed units?*

Developer: *At this stage, we do not have this information.*

6. **Dean Sexton:** *We would like to see the conceptual drawings and the floor plans.*

Developer: *The conceptual drawings will be available when there is approval from the Town to move forward with the project.*

7. **Elizabeth MacKenzie:** *Is the rent for these units going to be fair market value or low income rentals?*

Developer: *At this point in time, the plan is for the units to be fair market value.*

8. **Resident:** *How will the units be heated? Is it rent plus utilities?*

Developer: *A heat pump or 2 per unit or convection air that are placed on exterior walls. For all tenants to have their own meter it may be a large bill. But we could have one meter and apply a fee for heat to the rent.*

4. **NEXT STEPS:**

4.1 **Council determines if proposed development is acceptable in principle**

There were no objections from this public meeting held on April 11, 2023 on the proposed development at 70 Read Road on PID# 875375 for seven 8-unit apartment buildings for one 6-unit apartment building.

4.2 **Planning Board and staff work with developer to finalize documents required to enter into a development agreement incorporating the discussions at the public meeting**

Planning Board to make recommendations to Town Council on the proposed development for

multi-residential development located at 70 Read Road on portion of PID #875375 submitted by the Paynter Brothers Ltd.

A detailed development agreement is next step. The developer needs to have detailed concept drawings completed for first phase of development along with a 3D of the building for Council to review.

Planning Board and Council will be taking into consideration all the feedback and comments received at this public hearing regarding the proposed development at 70 Read Road in the Town of Borden-Carleton.

5. **ADJOURN PUBLIC MEETING:**

The public meeting was adjourned at 7:49 p.m.

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Mayor Randy Ahearn

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Chief Administrative Officer, Jim Wentzell