



**Public Meeting of Council  
Tuesday, June 08, 2010 at 7 PM  
Council Chambers, City Hall**

**Mayor Clifford Lee presiding**

**Present:** Deputy Mayor Stu MacFadyen      Councillor Mitchell Tweel  
Councillor David MacDonald      Councillor Peter McCloskey  
Councillor Kim Devine      Councillor Rob Lantz  
Councillor Cecil Villard      Councillor Melissa Hilton  
Councillor Danny Redmond

**Also:** Phil Handrahan – Director of Fiscal & Development Services  
Donna Waddell – Director of Corporate Services  
Hope Gunn – Planning & Development Officer  
Laurel Palmer Thompson – Planning & Development Officer  
Linda Thorne – Administrative Assistant, Planning

**Regrets:** Councillor Terry Bernard  
Roy Main – Chief Administrative Officer  
Joseph Coady – Director of Public Services  
Don Poole – Planning Manager

**1. 4 Prince Street (PID# 841536)**

**A request for an amendment to the Waterfront Plan to permit the construction of an infill development on the property located at 4 Prince Street (PID# 841536) between the condos presently under construction and Founders Hall. The proposal is to construct a 10-unit building with three stories having eight units and the fourth story stepped back and containing two penthouse units. A percentage of the parking is to be contained within the building and a portion is to be included as on-site surface parking. Access is by way of Prince Street with green space at the front and back front and back of the building.**

Mayor Clifford Lee opened the meeting and introduced staff members. He then turned the meeting over to Councillor Kim Devine who briefly described the application.

Paul Madden, developer, and Bill Chandler, architect, were in attendance at the meeting. Mr. Chandler presented the application for infill development. He reviewed the site plan and elevations. This building is similar in style to the condos presently under construction, but is smaller in scale. He also presented photos of the existing buildings in the area to show the viewscales. It was noted that the City is doing a study on servicing for this area. Mr. Chandler then asked for questions.

Eddie Rice, 2 West Street

Mr. Rice asked if CADC had made provisions in the waterfront master plan for this development. He also noted the size and scale of the condo under construction and asked if the original proposal had been for one building or two. Mr. Rice also noted that tonight's venue was not appropriate due to the number of residents in attendance.

Joan Cumming, 47 Dorchester Street

Ms. Cumming noted that she did not receive a letter with regards to this application. She asked if this proposal was a catch up to have the total number of units asked for in the first development.

Bill Chandler

Mr. Chandler noted that the original application was for 50 units. The present condos have 20 units and the new development will have 10 units.

Joan Cumming

Ms. Cumming asked about the parking provisions and if the water and sewer lines in the area can handle this additional development. She also noted the number of new projects in the works (Welsh-Owen Hotel, Convention Centre and the condos). She also asked about provisions for rising sea levels. She noted that Founders Hall is an icon, a lot of time and energy was put into it, and it was inappropriate for this development to be in such proximity. Founders Hall is being dwarfed and the property should be green space, not condos.

Bill Chandler

Mr. Chandler noted that the development will have 10 indoor spaces and the remainder will be 15 outdoor surface parking for guests. Water and sewer upgrades have taken place and the City advises developers to make provision for sea level rise. The condo building under construction was raised 3 ft for this purpose.

Leo Garland?

Mr. Dowling feels that consideration should be given to other buildings rather than condos. There is a great need for affordable housing and housing units for disabled persons.

Bill French

Mr. French is concerned with the noise levels from construction and gravel trucks. He feels the waterfront should be left as the waterfront – a nice peaceful place. He also noted that the residents don't want more condos on the waterfront.

Mayor Lee asked for any questions.

Andrea Battison, 41 Prince Street

Ms. Battison asked why this meeting was being held as the meeting in November 2008 dealt with a similar application. The residents have the same concerns with regards to density and the height of the building. She feels the developer is playing "catch-up" in trying for more units. There was a large community turnout at the 2008 meeting.

Councillor Devine explained the process and noted that this was a different application than the one proposed in 2008.

Andrea Battison

Ms. Battison asked if the comments from the meeting in 2008 will be taken into consideration when Council is making a decision.

Councillor Devine responded that Council will take all of the resident's concerns into consideration.

Mayor Lee asked for questions or comments.

Councillor David MacDonald

Councillor MacDonald asked for clarification on the application and the reason for the meeting. He questioned if this is for future planning or if this project will definitely going ahead.

Bill Chandler

Mr. Chandler responded that the building will be built in the next few years and they wish to have all of the underground servicing in place while this part of Prince Street is being upgraded.

Mayor Lee asked for any questions or comments.

Councillor Devine noted that this application will be going before a special meeting of Planning Board for a recommendation to Council. Council will be making a decision at the regular monthly meeting to be held on June 14, 2010.

**2. 360 Grafton Street (PID# 825943, 841494, 825950, and 338921) and properties north of Grafton Street (PID# 365668, 365924, 640847, 825927, 336537)**

**A request to amend Appendix G of the Zoning & Development Bylaw to change the permitted use for CDA properties located south of Grafton Street (PID 825943, 841494 and a portion of 825950 and a portion of 338921) for the development of an Entertainment/ Concert Venue; and a rezoning of properties north of Grafton Street, PID 365668 and 365924 from CDA to Parking, a portion of PID 640847 from Open Space to Parking, and a portion of each of 825927 and 336537 from CDA to Parking. And an amendment to the Future Land Use Map for portions of PID 640847 and 825927 from Recreation to Concept Planning Area.**

Councillor Devine briefly explained the application and turned the meeting over to the representatives from CADC, Ron Waite and Ernie Morello, who presented the proposal.

Ron Waite

CADC has been working over the past 2 years regarding the potential purchase of the two tank farm sites. They have completed the design work and have a clear rendering of the environmental impact. They are presently in the final stages of negotiating the purchase of the two properties. The City and CADC recognize the requirement to host a wide variety of festivals and events on the waterfront. Presently events make significant demand on the facility and there is a need for a more permanent festival and events facility. These types of events occur periodically and otherwise the site will remain green and for parking use.

Ernie Morello

Mr. Morello reviewed the detailed plan prepared by CADC. The proposed development will be on two sites – one on the north side of Grafton Street and one on the south side of Grafton Street on the former Imperial Oil tank farms. He also explained who the property owners are of the properties. CADC is requesting an amendment to the permitted uses in the CDA Zone to add Entertainment/Concert Venue for the property on the south side of Grafton Street. They are also asking to rezone the parcel on the north side of Grafton from Open Space and Comprehensive Development Area to Parking. Mr. Morello reviewed photos of the sites. The site will have a mixture of hard surface, grass and vegetation. Both sites may be used for parking when events are not taking place. There will be a VIP and wet area on the site when events are taking place. A provision will be made for access off Water Street for stage setup, etc. He noted there will be a large amount of fill brought in for the proposed grading and that the slope of the grade will be approximately 5%. There will be no permanent stage set up and Holland College will have access to the properties for parking when events are not taking place. On the north properties, the existing drainage ditch will remain and there will be a pedestrian pathway constructed for students. Gates will separate the new parking lot from the existing lot off Park Street. Provisions will also be made for parking RV's, buses and barrier-free spaces. A portion of the site can be closed off for smaller events. The Traffic Study prepared for this project recommended bus pull-off areas on Grafton Street which have been added to the plan.

Mayor Lee asked for any questions or comments.

Eddie Rice

Mr. Rice asked if there has been an engineering firm engaged for the Eastern Gateway Study.

The Mayor explained that a study is being done, but a consultant has not yet been determined.

Eddie Rice

Mr. Rice asked if all of the people involved in the area had been consulted and also noted that Holland College is looking for a sports field to be developed.

The Mayor said it is early in the process and an engineering firm has not yet been engaged.

Eddie Rice

He feels that a decision is being made without all of the players being involved.

The Mayor explained that a decision will not be made at this meeting and public insight will be sought for the Eastern Gateway Study. This process will be several years in the making.

Doug MacDonald, 14 Beach Street

He has concerns with the noise and feels that consideration should be given to the residents of the area. He also asked if any other uses for the parking lots are proposed like Old Home Week.

Ron Waite

He explained that CADC has considered the issue of noise and that this is a positive development that will turn two brownfield areas into usable space. The intent of the parking lots is to provide parking for the events. The proposed uses for the venue site are for concerts, Jack Frost, and other festivals.

Doug MacDonald

He feels that there will be a great deal of noise coming from the parking lot after events and feels this is not a good idea.

Ron Waite

Mr. Waite responded that they had taken the noise concerns into account and that the City must make a balanced decision on whether they want to hold these kinds of events.

Doug MacDonald

He raised concerns with garbage and noise from people who have been drinking and are exiting the area. He also doesn't agree with the existing venue on the waterfront. He also asked if the site will be used for fairs.

Ron Waite

Mr. Waite explained that as there are environmental issues with the site it will require a hard surface. If it is zoned as Parking, then special permission will be required from Council to hold other types of events.

Joan Cumming

Ms. Cumming asked how many present will have this venue near their property. She feels that this development will interfere with the quiet enjoyment and property values in the area. There will be congestion from traffic and feels this is inappropriate as there is a student residence, a convent for retired nuns and it is also near the Queen Elizabeth Hospital. The noise will also carry down the river to other communities. There appears to be a conflict between encouraging residential development on the waterfront and promoting events in the area. These residential properties will be impacted by people walking towards bars after the events.

Mayor Lee asked for any questions or comments.

John Bailey

He noted that the rest of the neighbourhood is in favour of this development and feels that it will bring vibrancy to the downtown. By choosing to live downtown then you are choosing to be part of the activity. This is a positive cultural development and he is very much in favour.

Unknown

A gentleman in the audience asked why a venue outside of the City core is not being considered.

Philip Brown, 135 Spring Park Road

Mr. Brown asked if the price of this 11.2 acre property is available to the public.

Ron Waite

Mr. Waite responded that they are still in negotiations to purchase the property and there has been no final price yet. He also noted that they had been in negotiations for two years.

Philip Brown

Mr. Brown asked about the encumbrances and liabilities attached to this type of site with regards to environmental issues. He also asked about the fill removed from the Maritime Electric site when the new turbines were installed. This fill was piled on the event site. He also asked about

the industrial waste on the sites and whether or not this had been removed. Mr. Brown asked about the open ditch on the property and if a footbridge will be constructed for pedestrians or will the ditch be filled in. He also asked about the City doing an Events Study and who carried out the Traffic Study.

Ernie Morello

Mr. Morello responded that the existing ditch will remain. A recommendation from the engineer was that 3 feet of fill be added to the site to meet environmental standards. The Maritime Electric corridor will remain and he noted that the existing berm is contaminated soil and has been covered. The material will have to be moved and distributed on the existing site. It is permitted to move the material around but it is not permitted to be moved off the site. Approximately \$600,000 worth of fill will be brought in to create the site and that this existing soil will be included as a small portion of what is needed.

Ron Waite

Mr. Waite noted that a Risk Management Plan has been developed and that a minimum 36" of fill be put on top of the area. The usage of the site is for Jack Frost and other events that presently take place at Confederation Landing Park. It is not intended as a site for concerts over an extended period of time, but instead for maybe 1 or 2 each year. The existing site can not handle these events.

Lane MacLaren, 17 Barrymore Court

He asked if provisions will be made for pedestrian traffic to and from the venue site.

Ernie Morello

The traffic consultants have reviewed this matter and it was determined that there will be more traffic congestion after the event is over and that a guard may be positioned at the crossing location for the duration of the event. It is proposed that Grafton Street be closed to vehicular traffic for a 1-hour period after events while pedestrians clear the area. Vehicle traffic should clear out fairly quickly as the venue is close to major arterial roadways. Even with Grafton Street closed, Water Street, the Bypass and the bridge will all remain open.

Eddie Rice

He thought the property was already owned by CADC and asked if the City will be required to fund this project.

John Morris

Mr. Morris felt that noise was a given and would like to see Grafton Street shut down for these events or create a walkway. He would like to see Water Street extended if Federal funding was available. He also hopes that the venue will be made good use of. He asked why this area was not included in the Eastern Gateway Study and felt the study should be extended. He advised that more research should be done on the health effects of using such a contaminated site for this purpose.

Mark Carr-Rollitt, Tourism Charlottetown

He feels it will be nice to see this eyesore gone and given the environmental concerns there are not many other options for land use here. Based on his experience, he believes that the position of the stage area will direct the sound across to the river which should mitigate the impacts on

nearby residents. This site is close to the main arteries of the City and this will spread the traffic flow, and with appropriate bus drop off zones could work very efficiently. Loading from the rear of the site also separates access for those attending and those working at events. He feels this is a very good base for events. The Confederation Landing site presently sees about 25-30 days of use per year. This site will give Charlottetown the equal footing it needs to compete with large cities.

Frank Zakem

Mr. Zakem noted that as the events will be licensed no one under 19 would be able to attend. He also noted that noise and liquor combined will lead to destruction. He hopes the City will put a time limit on how late these events can run.

Andrea Battison

She is sympathetic to the residents in the area and hopes the City plans to look for another site for high noise events. She asked if a study had been done by the City.

Mayor Lee responded that the City has looked at numerous sites and this one warranted further attention.

Andrea Battison

She feels the congestion and noise downtown will be a problem, especially when liquor is being sold.

Laurie Cheverie

She hopes the City has learned from its mistakes with regards to the damage done at Confederation Landing Park during these events and hopes the Joe Ghiz Park will be protected.

Philip Brown

Mr. Brown again asked about the drainage ditch and what will be constructed to accommodate Holland College students. He also asked what the square footage of the venue is compared to Confederation Landing. He noted that with the large area of asphalt there may be drainage issues and wondered whether or not alternatives to asphalt had been considered.

Ernie Morello

Mr. Morello responded that a bridge and walkway will be built over the ditch to accommodate the Holland College students. A sidewalk may be required to be built along the Joe Ghiz side of the street. Confederation Landing plus the parking area is about 4 acres. The new sites will have a total of 7.3 acres. He pointed out that Confederation Landing is not designated for large events.

Ron Waite

Mr. Waite pointed out that a hard surface like asphalt is required over the site because of environmental issues.

Doug MacDonald

Mr. MacDonald asked if this is a done deal and emphasized that he is adamantly opposed to this project.

Mayor Lee explained the process and a study was done which recommended this site be explored.

Ernie Morello

Mr. Morello noted that Hatch Mott had done the Traffic Study.

Mayor Lee asked for any comments or questions.

Jake Bartlett

Mr. Bartlett feels that noise will be primary concern and maybe the event holders should have “noise insurance”. He also stated that this proposal is for the brown site to be converted into a black site, not a green site.

Mark Brown

Mr. Brown asked if this application will be voted on at next month’s Council meeting.

Councillor Devine explained the process and that the application will be going to a special Planning Board meeting on Thursday and will be voted on by Council at the regular meeting on June 14<sup>th</sup>.

Rosemary Gallant

Ms. Gallant lives close by and can hear all of the activities from the CDP. She approves of this proposal and feels that the present condition of the sites is an eyesore that needs to be remedied. She is glad to see the City moving ahead and making advancements. Her only concern is with traffic.

Real Pelletier, 58 Edward Street

He has concerns with the hours of concerts and that time limits should be set. After 11 p.m. all events should be held indoors and this should be a requirement for every event.

Mayor Lee asked for any questions or comments.

Councillor Mitch Tweel

Councillor Tweel thanked the applicants for their presentation. He asked if a multi purpose sports field for Holland College had been considered. He feels that a green space should be created for students and residents.

Mayor Lee explained the application being considered and that we need to deal with what is before us.

Councillor Tweel

He is surprised that a multi-purpose sports field is not being considered as part of the plan.

Councillor Rob Lantz

Councillor Lantz asked for confirmation on the potential uses of the site due to the environmental issues.

Ron Waite

The property on the north side of the site has to have an asphalt cap because it was formerly a landfill.

Councillor Lantz

Councillor Lantz suggested that Mr. Waite should explain the mandate of CADC.

Ron Waite

Mr. Waite explained the mandate and the various stakeholders (Province 83%, City 15%, and Stratford 2%). CADC is funded through residential and commercial properties and through the management of the parking garages in the City. Funding for this project will be made available through the Build Canada Fund.

Councillor Danny Redmond

Councillor Redmond asked about the process and if this project had been reviewed by the Police department and Public Works. He also asked if the venue itself was bowl-shaped. He noted the City had looked at a number of sites and asked why Upton Farmlands was not being considered.

Ron Waite

Mr. Waite explained that CADC had worked with the City in considering the Grafton Street site. The Upton Farmlands site had been a one-time only opportunity. Long-term use is not available. The Grafton Street site is the best option available.

Ernie Morello

Mr. Morello noted that a Traffic Study had been done and this had been reviewed by both the Police and Fire departments. He pointed out that the grade of the site will be from 0 feet to 17-18 feet which is a 4 to 5 percent grade.

John Morris

He pointed out that Holland College is expanding and asked if they would be using the site at other times of the year. It might be possible to use as a sports field as a temporary use.

Mayor Lee pointed out that this is a specific application and it is not fair to change it at this time.

Ron Waite

CADC has consulted with Holland College and they are not in a position to move ahead at this time.

Councillor Tweel

Councillor Tweel asked if in the future a sports field could be developed.

Ron Waite

CADC is not advising building a sports field and that it is premature to discuss it at this time.

Mayor Lee asked about the parking requirements and if the parking area could have other uses.

Ernie Morello

Mr. Morello stated that the parking area could be used by Holland College and the general public. There will be approximately 520 spaces for cars and buses as well as the existing 200 spaces.

Mayor Lee asked if it would be possible to move the parking away from the Beach Street area and also if there could be other uses.

Ron Waite

This site will be developed over a three-year period with the north side being developed first. It is hoped the site could be ready for the Jack Frost festival in February 2011 as a temporary location until the south side is fully developed.

Andrea Battison

She commented that 15,000 tickets are proposed to be sold and is the parking going to be adequate.

Ernie Morello

The site cannot provide parking for 15,000 patrons and other parking areas would have to come into play. The site has been designed to accommodate buses and pedestrians as well.

Mayor Lee noted that government funding that will be provided and asked for further comments or questions.

There being none, the meeting adjourned at 8:55 p.m.