



**Public Meeting of Council
Wednesday, August 12, 2015 at 7 PM
Malcolm Darrach Centre**

Mayor Clifford Lee Presiding

Present:

Deputy Mayor Mike Duffy	Councillor Greg Rivard, Chair
Councillor Edward Rice (7:45p.m.)	Councillor Kevin Ramsay
Councillor Kevin Ramsay	Councillor Terry Bernard
Councillor Robert Doiron	Councillor Mitchell Tweel
	Councillor Melissa Hilton

Also:

Donna Waddell, DCS	Alex Forbes, PHM
Jesse Morton, UP	Greg Morrison, PDO
Victoria Evans, PHAA	

Regrets:

Councillor Jason Coady	Councillor Terry MacLeod
Roy Main, CAO	Laurel Palmer Thompson, PDO

Mayor Lee opened the meeting. He then turned the meeting over to Councillor Greg Rivard, Planning Board Chair, who introduced the application.

1. 413 St. Peter's Road (PID# 419135) and vacant property on Angus Drive (PID# 419143)

This item is a request to rezone 413 St. Peter's Road (PID# 419135) from Low Density Residential (R-2) to Mixed Use Corridor (MUC) and P (Parking), and the vacant property on Angus Drive (PID# 419143) from Single Detached Residential (R-1L) to Mixed Use Corridor (MUC) and P (Parking), and to amend the Future Land Use Map of the Official Plan from Low Density Residential to Commercial. The purpose of this request is to create additional parking for a proposed 1,200 sq. ft. expansion to Mel's Petro-Canada, to facilitate better traffic circulation on site, and to create a new, safer entrance/exit to Mel's from Angus Drive for vehicles.

Councillor Rivard then introduced Tim Phelan, architect with Coles Associates, the architectural firm working on the proposed development. Dan MacIssac, the applicant and owner of Mel's Petro-Canada, and Jeff Doucette, the general manager of Mel's Petro-Canada also attended the meeting.

Mr. Phelan explained the site plan, and outlined the improvements made from the previous site plan that was presented at a Public Meeting of Council held for a similar rezoning request in January 2014. The property containing Mel's Petro-Canada is zoned MUC and the properties proposed to be rezoned are located on Angus Drive and the corner of St. Peter's Road and Angus Drive. The application proposes new entrance and exit from the subject properties on Angus Drive to access Mel's Petro-Canada. The applicants also plan to add one new fuel pump, and a 1200 square foot expansion to the present store which will mostly be used for storage. The Province has stated that they will not permit any expansion to the store until there is access to Angus Drive. The subject properties at 413 St. Peter's Road, and vacant property on Angus Drive (PID# 419143) will also serve as a parking lot for staff. Mr. Phelan asserted that the rationale for the proposed rezoning is to make the site safer by improving traffic flow. To achieve this Mr. Phelan noted that the applicant contracted Harbourside Traffic Consultants of Dartmouth, NS to review the potential traffic impact on Angus Drive. He stated that Harbourside Consultants concluded through a traffic analysis that a traffic light was not warranted at the present traffic levels. Harbourside Consultants also concluded that the traffic impact to Angus Drive will be minor and can be corrected by adding dedicated left and right turning lanes.

Mayor Lee opened the floor to questions and comments from the public and Council.

Bruce Ramsay, 33 Angus Drive

Mr. Ramsay stated that if the Department of Transportation is requesting that Mel's Petro-Canada have an exit on Angus Drive, then the Department of Transportation should be present at the Public Meeting to answer questions from the public, and to explain this recommendation.

Mr. Ramsay argued that Mel's Petro-Canada should decide what type of business they want to operate. Currently, Mel's Petro-Canada has a liquor store, coffee shop, convenience store, and gas station, and Mr. Ramsay contended that all of these operations together have created the present traffic congestion and safety problems.

Mr. Phelan replied to Mr. Ramsay and affirmed that the proposed 1,200 square foot expansion of the store will simply allow the store to spread out, as it is presently overcrowded and has a lack of storage space. He stated that there will be no new businesses added.

Mr. Ramsay also expressed frustration with the fact that the applicant can reapply each year for a rezoning. He said that the community has already voiced their opposition to the proposed rezoning.

Yvonne Cummiskey, 409 St. Peter's Road

Ms. Cummiskey expressed concern with the current level of traffic at Mel's Petro-Canada and on St. Peter's Road. She also noted concerns regarding safety for pedestrians.

Ms. Cummiskey questioned the validity of the traffic study. She also asked if Angus Drive would be widened. Mr. Cummiskey is concerned that she will lose property if a roundabout is constructed as her property is on the corner of Angus Drive and St. Peter's Road.

Mr. Phelan stated that the exit of Angus Drive would be slightly widened to accommodate right and left turning lanes, as per the recommendations of the traffic study completed by Harbourside

Traffic Consultants. He also said that concerns regarding sidewalks and safety are irrelevant to the present application, as they are municipal and provincial responsibilities.

Ms. Cummiskey reiterated the importance of safety, and questioned Council regarding the status of the proposed roundabout at Angus Drive and St Peter's Road. She insisted that a decision should be made as to whether the roundabout will be constructed, and that this application is premature without knowing the future of the intersection. She questioned Council if a decision with the Provincial Government had been made regarding the funding for the roundabout.

Mayor Lee indicated that the Province conducted a traffic study of St. Peter's Road, and the long term plan is for a roundabout at Angus Drive and St. Peter's Road. Mayor Lee explained that securing the funding is not delaying the construction of a roundabout, rather the traffic levels simply do not warrant a roundabout presently. Councillor Bernard stated that the roundabout will also be considered as the Emmery Estates subdivision enters its' second phase.

Mr. Phelan noted that the traffic study completed by Harbourside Consultants concluded that a set of traffic lights, at least, were not warranted. The intersection, he stated, only scored 17 out of 100 points necessary for a traffic light.

Patty Good, 12 Angus Drive

Ms. Good asserted that the present site is unsafe, and in particular, she raised concerns regarding the fuel pumps. She argued that the business should be in a commercial area, not a residential area. She also feared that the development will degrade her property value. Ms. Good noted that the community has already voiced their opposition to the development, and that there is no need to expand the present store.

Sherry Arsenault, 16 Angus Drive

Ms. Arsenault stated that the community has spoken, and have voiced their opposition to the project already. She emphasized the need to consider the safety of St. Peter's Road, particularly for children. Ms. Arsenault emphasized that the project should be in a commercial area, not a residential area.

Randy Good, 12 Angus Drive

Mr. Good noted his concerns regarding safety issues on St. Peter's Road, for pedestrians particularly. He also questioned the validity of the traffic study, and asked who exactly did the study and what their qualifications are.

Mr. Phelan affirmed that the traffic study was completed by Harbourside Traffic Consultants, a firm of traffic engineers. He stated that the study was performed as requested by the City.

Mr. Good also explained that drug use and drinking and driving are issues in the community, and should be considered during this rezoning request.

Patty Good

Ms. Good reiterated that the application should not be approved because it has already been rejected by Council after a Public Meeting in 2014. She also reiterated that the present business

should be located in a commercial area, and it should not be allowed to grow any further in a residential neighbourhood.

Roma Misener

Ms. Misener asked if traffic could enter on St. Peter's Road and exit using Angus Drive, and how exactly the traffic would flow through the site.

Mr. Phelan explained that the intent is to allow traffic to exit using Angus Drive from the drive-thru, and that the objective is to reduce traffic exiting onto St. Peter's Road. He affirmed that the intent is not to encourage people to enter from St. Peter's Road and cut through to Angus Drive. Ms. Misener wondered why simply having one entrance and one exit has not been considered. She asserted that there should not be access to Angus Drive.

Mayor Lee asked residents if their main concern was the access to Angus Drive.

Bruce Ramsay

Mr. Ramsay replied to Mayor Lee and said that the main issue was the expansion of the store. He repeated that the present store has too many functions; it is a coffee shop, a gas station, a convenience store, and a liquor store, and this has created traffic and safety issues.

Mayor Lee affirmed that the applicant can legally operate all of these businesses presently, and the Zoning & Development Bylaw does not prohibit multiple businesses.

Diane Bowley, 405 St. Peter's Road

Ms. Bowley voiced concern regarding the present traffic issues on St. Peter's Road, and asserted that access to Angus Drive should not be permitted.

Randy Good

Mr. Good explained that currently the traffic levels are high, and that there should not be a commercial business off of St. Peter's Road.

Chris Grandjean

Mr. Grandjean stated that if the application is approved, the traffic will worsen on Angus Drive.

Justin Ford, 8 Darrach Street

Mr. Ford urged that safety must be considered. Mr. Ford noted that several car accidents have occurred in the area, and that if the application is approved accidents will increase.

Yvonne Cumiskey

Mr. Cumiskey insisted that safety must be the primary consideration in evaluating the application. She expressed that the City should lobby the Province for controlled access at Angus Drive, as it is currently unsafe. She asserted that there should be crosswalks for pedestrians as well.

Unidentified man

This gentlemen voiced concern about the current level of traffic on St. Peter's Road, especially for cyclists and children.

Mayor Lee noted that St. Peter's Road is a major highway, and therefore does carry a lot of traffic.

Dan MacIssac, applicant and owner of Mel's Petro-Canada

Mr. MacIssac stated that the propose of the request is not to grow the business, but rather to improve safety on the site. He emphasized that safety is a top priority for Mel's Petro Canada, and that the objective of the application is to eliminate congestion and make the site safer. He explained that the new site plan attempts to address the concerns from the previous public meeting. In addition, he noted that many of the concerns raised are not specific to Mel's Petro Canada; rather issues such as congestion on St. Peter's Road are the Province's or City of Charlottetown's responsibilities. Mr. MacIssac articulated that if the application is approved, the business will remain the same, but that Mel's Petro Canada will become safer.

Patty Good

Ms. Good voiced concern regarding customers of Mel's Petro Canada smoking cigarettes while using the fuel pumps.

Bruce Ramsay

Mr. Ramsay reiterated that the present site has too many businesses, and if there were not so many, Mel's Petro-Canada would have more room for storage and parking.

Mr. MacIssac stated that there are no plans to add any more businesses, and that the propose of the application is to address safety issues. Mr. MacIssac also noted that the community obviously supports Mel's Petro Canada as the store does very good business.

Patty Good

Ms. Good reiterated that the business is beginning to affect their lives in the community, and that the community has on several occasions already voiced their opposition for the project. She also expressed concern that by approving this rezoning, it could set a precedent for future commercial use in the community.

Randy Good

Mr. Good asked for clarification on the site plan, that is if traffic could enter from Angus Drive to use the convenience store.

Mr. Phelan explained that traffic will mostly enter from St. Peter's Road. He stated that the entrance from Angus Drive is expected to mostly only be used for staff parking. However, Mr. Phelan added that traffic travelling from Angus Drive may find it more convenient to entre from Angus Drive rather than St. Peter's Road.

The meeting was adjourned at 8:00p.m.