



**Public Meeting of Council
Tuesday, July 26, 2016 at 7 PM
Council Chambers, City Hall**

Mayor Clifford Lee Presiding

Present:

**Deputy Mayor Mike Duffy
Councillor Greg Rivard
Councillor Robert Doiron
Councillor Jason Coady
Councillor Edward Rice**

**Councillor Terry Bernard
Councillor Kevin Ramsay
Councillor Melissa Hilton
Councillor Mitchell Tweel
Councillor Terry MacLeod**

Also:

**Peter Kelly, CAO
Greg Morrison, PDO**

**Alex Forbes, PHM
Victoria Evans, PHAA**

Mayor Clifford Lee opened the meeting. Mayor Lee acknowledged that Richard Brown, MLA for Charlottetown was in attendance. He then turned the meeting over to Councillor Greg Rivard, Planning Board Chair, who introduced the application.

1. 8 Stan MacPherson Way (portion of PID# 841528)

Request to amend Appendix “A” – Future Land Use Map of the Official Plan from Port Area to Waterfront Area, Appendix “H” – Zoning Map of the City of Charlottetown Zoning and Development Bylaw to rezone the property located at 8 Stan MacPherson Way (portion of PID# 841528) from the Port (PZ) Zone to the Waterfront (WF) Zone, and to amend the Waterfront (WF) Zone as it pertains to the subject property in order to permit a car rental office for a maximum of 15 vehicles.

Councillor Rivard then introduced David Lopes, architect for the proposed development.

Mr. Lopes explained that the application entails a rezoning application, a bylaw amendment to permit the car rental business, and a subdivision application. He outlined the uses of the development which will include office space for both the Mi’Kmaq Confederacy and the Charlottetown Harbour Authority. He also noted that the exterior of the building will be finished using natural materials to the area, including sandstone, and the landscaping will also be indigenous to the area. Mr. Lopes further outlined his architectural vision for the development noting that the building is designed to be harmonious with the surrounding neighbourhood.

Malcolm Lodge

Mr. Lodge stated that he lives across the street at 201 Water Street. He asked Mr. Lopes what percentage of the building's square footage will be used for the car rental business.

Mr. Lopes responded that approximately 5% of the building will be used for the car rental business that is 650 square feet.

Mr. Lodge raised concern that the subject property is extremely valuable land, and is an important gateway to the City. He noted that the proposed building is too large in scale compared to the rest of the existing neighbourhood, and that it will "wall in" the neighbourhood from the waterfront. He urged that the subject property should be public property in the form of a park preferably.

Tim Banks

Mr. Banks expressed strong support for the proposed development. He read a quote from an architect which stated "*old cities have to reinvent themselves or they risk turning into outdoor museums for the cruise-ship crowd*". Mr. Banks explained that the waterfront needs investment, and that this will be a great project for the Charlottetown waterfront that will exhibit the heritage of the Mi'Kmaq people.

Paul Coles

Mr. Coles said that he owns several properties in the area, including 209 Water Street. He expressed concern that the proposed building does not tie in with the existing architecture of the residential portion of Water Street. He agreed with others that there is a need for growth and development in the downtown but urged that development cannot overpower existing residential neighbourhoods. He questioned Council on whether there is a masterplan to manage the development of the waterfront, and what further developments are planned.

Mayor Lee responded that the purpose of the meeting is to discuss the application, and not a plan for the waterfront.

Mr. Forbes responded that a number of the proposed uses for this project could be built presently in the Port Zone with the exception of the car rental business. The proposed rezoning to Waterfront gives the applicant more flexibility with regard to additional permitted land uses that are deemed compatible in this area. He also noted that the proposed building's height is the minimum height for development in the Waterfront Zone.

John Joe Sark

Mr. Sark stated that he is happy that there is a public meeting on the proposed development; however, he expressed concern that there has not been a gathering with the Mi'Kmaq people who should have been invited.

Malcolm Lodge

Mr. Lodge explained that the subject property will be built on reclaimed land. He stated that the proposed development will make the soil crumble, and this will impact the surrounding neighbourhood.

Don MacKenzie

Mr. MacKenzie the executive director of the Mi'kmaq Confederacy was in attendance to speak on behalf of the applicant. He explained that the Mi'kmaq Confederacy is a joint organization between Lennox Island and Abegweit First Nations. He explained that the Mi'kmaq Confederacy is first seeking the necessary approvals from the City for the proposed development, and then there will be community engagement through the Mi'kmaq Confederacy. He further noted that both the Lennox Island and Abegweit First Nations are in support of the application. Mr. MacKenzie stated that the proposed development will display the history of the Mi'kmaq at this important gateway to the City.

John Joe Sark

Mr. Sark expressed frustration that the Mi'kmaq Confederacy is making decisions first without consulting the people. He said that traditionally the people would instruct the chiefs.

Mayor Lee stated that the concerns raised by Mr. Sark are not relevant to the application, and should be resolved through speaking with the Mi'Kmaq Confederacy.

Mr. Sark stated that the Mi'Kmaq Confederacy should invest in the communities instead.

Fred Martens

Mr. Martens said that he lives at 3 Hillsborough Street. He questioned how much parking the proposed development will have and how much of the existing parking will be removed.

Mr. Forbes responded that there will be parking onsite, and there will be an off lot parking agreement with the adjacent property as well that will have to be approved by Council.

Mr. Lopes explained that the parking lot has recently been extended, and that there will actually be more parking spaces.

Malcolm Lodge

Mr. Lodge asked what has happened to the trail that ran through the property.

Mr. Lopes responded that the trail has not changed as part of this application.

Mr. Forbes responded that he is unaware of any changes to the trail, but that the Planning Dept. can investigate the issue further.

The meeting was adjourned at 7:40 p.m.