

**Second Supplementary
Record filed by
The City of Charlottetown
In the matter of Don Read
v. City of Charlottetown
re: Sherwood Crossing
(Mount Edward Road/Towers Road)
(Appeal #LA21001)**

Submitted by David W. Hooley, Q.C.
& Melanie McKenna
on behalf of the City of Charlottetown

May 7, 2021

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February 27, 2020

Paul Johnston, P.Eng., Manager of Infrastructure & Asset Management
Scott Adams, P.Eng., Manager of Public Works
City of Charlottetown
199 Queen Street
Charlottetown, PE C1A 4B7

Dear Mr. Johnston and Mr. Adams:

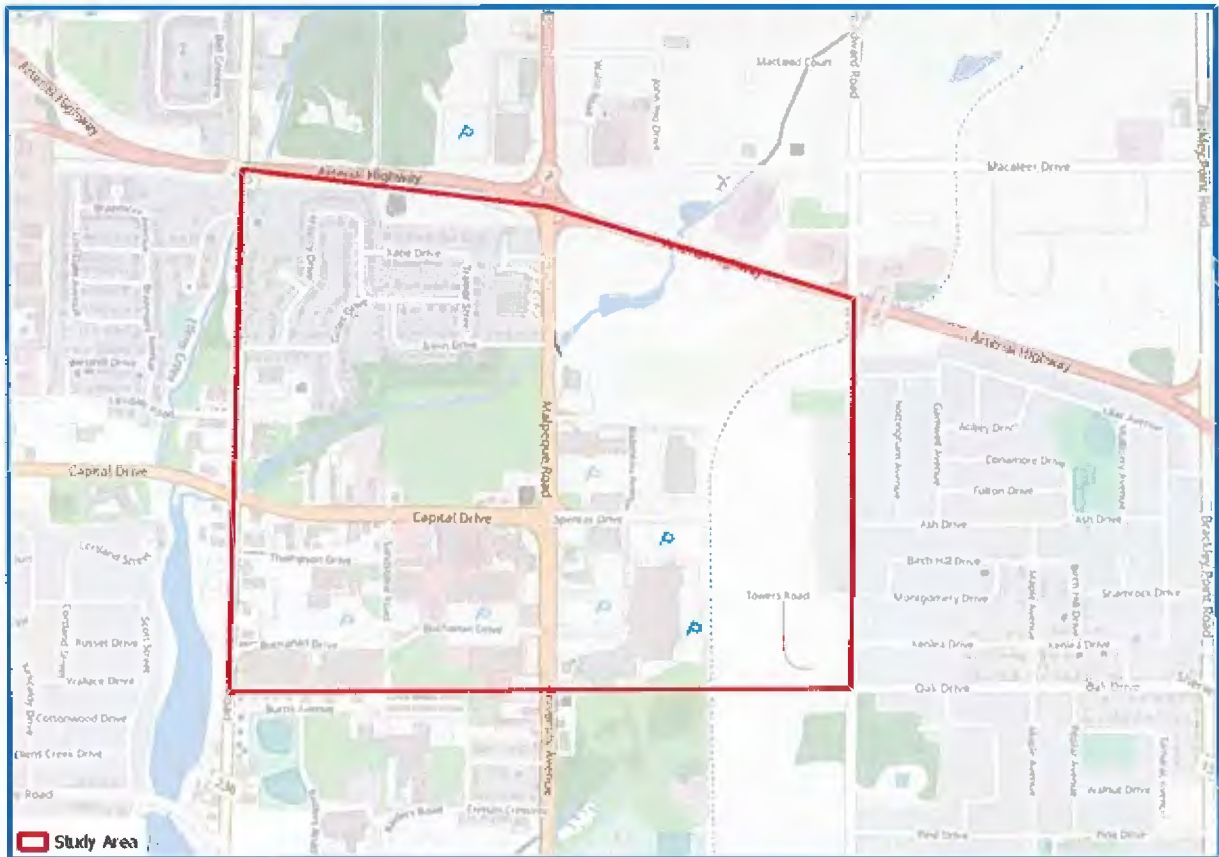
RE: Proposal – Transportation Planning Study for Undeveloped SDU and Adjacent Lands

CBCL Limited (CBCL) is pleased to propose our transportation planning and engineering services to carry out a comprehensive study of undeveloped land adjacent to the main retail area of Charlottetown. We understand there is increasing pressure from several property owners, primarily north and east of the Charlottetown Mall, to obtain City approval to move forward with various development plans. Our proposed Transportation Planning Study would assist City staff by providing a plan for future development and the street connections to the existing road network needed to support this growth.

We propose to carry out this Study within the framework of the broader Growth Management Plan (GMP) for the City, also being currently undertaken by CBCL. The GMP includes the development of a City-wide macroscopic travel demand model using the PTV VISUM modeling platform. The underlying assumptions for this Study will be consistent with the assumptions, methodology and findings of the GMP.

Overview of the Study Area

The proposed Study Area (see figure on the following page) is proposed to be generally bound by Lower Malpeque Road, Charlottetown Bypass Highway, Mt. Edward Road and Enman Crescent. This extent is sufficiently large to capture all major travel patterns around the retail area and the Capital Drive & Malpeque Road / University Avenue (Peter Pan) intersection.



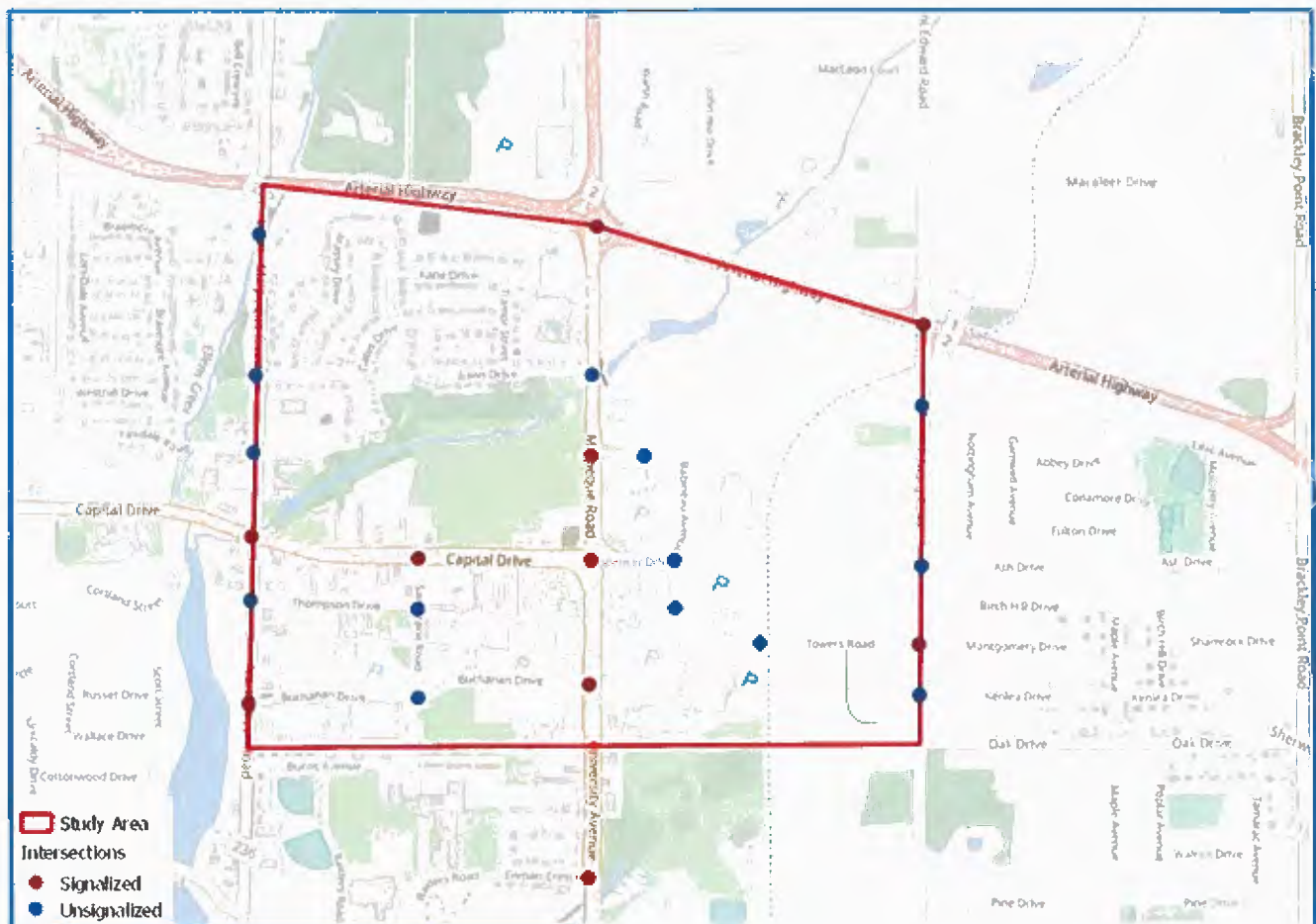
Methodology

The purpose of the Study is to develop a detailed understanding of traffic operations within the study area, under both existing conditions, and future conditions driven by anticipated development of the area. The impacts of introducing additional connections between Charlottetown Mall and Mt. Edward Road, given several development and road network options are to be addressed. While the VISUM model developed as part of the GMP will provide large-scale travel pattern forecasts and general traffic loads on the major corridors, the model operates on a macroscopic level of analysis that is not responsive to dynamic conditions at the intersection level. For this reason, we propose a microscopic level of analysis to assess current and changing operations within the study area. CBCL will develop a microsimulation model of the study area, using the PTV VISSIM platform, allowing detailed assessments of proposed road network changes, with increased development. Given the intense commercial nature of much of the study area, we propose to include three (3) time periods in this study: the AM and PM weekday peak hours, as well as the Saturday midday peak hour.

Work Plan

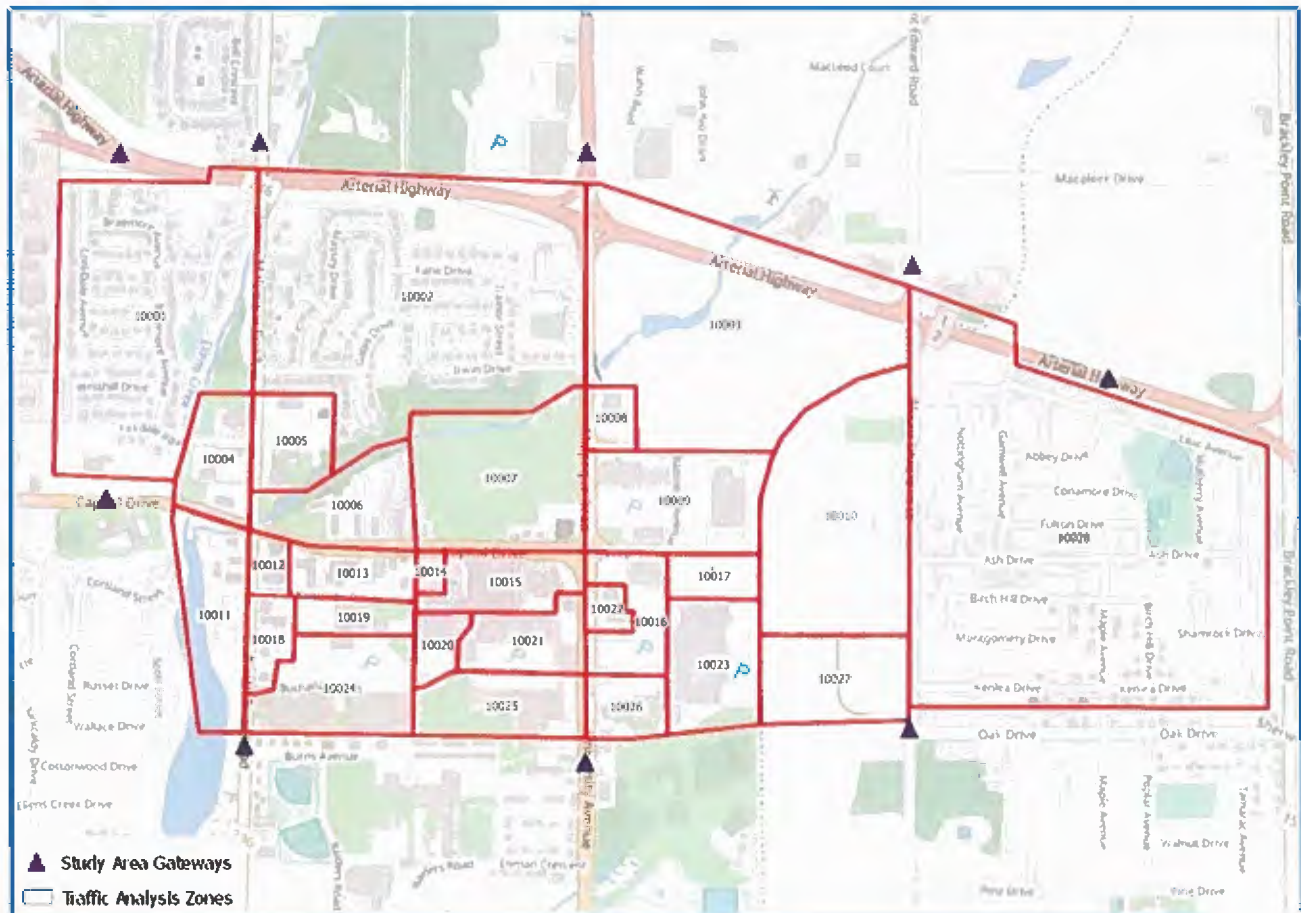
1. Data collection

- Acquire peak period turning movement traffic count data for 24 intersections (see figure below) within the study area
 - o AM and PM data is already available for 12 of these intersections, but no Saturday count data has been collected
 - o Therefore, we have budgeted to collect AM/PM/Sat data for 12 intersections, and only Saturday data for the other 12
 - o All counts will be done using Miovision; deliverables will include the traffic count reports (PDF's) + access to the interactive summary graphics and video files online
- Acquire Signal Timing Plans (10 signalized intersections)
- Review available background information including studies, development pipeline, etc.
 - o *Charlottetown Transportation Study (2001) Origin-Destination data*



2. Build VISSIM model

- Build road network
- Code intersections
- Code pedestrian crossings
- Code bus transit routes
- Code signal timing plans (3 time periods)
- Code Traffic Analysis Zones (28 internal TAZ and 9 external gateways) (illustrated below)



- Estimate trip generation for each TAZ (first principles, GFA & ITE Trip Generation Manual 9th edition)
- Extract OD matrices from the GMP VISUM model for existing and future scenarios, and refine to the finer zone level defined for this Study.
- Estimate OD matrices based on StreetLight Data (Saturday peak period)
 - o StreetLight Data is a Location-Based Service that provides analytics on aggregated and anonymized mobile device location data. This service allows

users to query aggregated trips between Origin and Destination zones anywhere in the United States and Canada, and develop Origin-Destination trip tables. We recommend the use of this service because it aggregates millions of location points on any given day, providing a much larger trip sample than is possible through traditional travel surveys. In the case of the Charlottetown Transportation Planning Study, this service also provides more recent travel data at a finer resolution than is available from the *Charlottetown Transportation Study (2001)*

3. Calibrate model to existing conditions
 - Calibrate road network behaviour (reproduce functional road classification)
 - Adjust estimated OD matrices to intersection counts (3 time periods)
 - Validate model based on corridor travel times extracted from StreetLight Data
4. Develop future land use scenarios
 - No Build (future horizons, corridor traffic growth and study area background development)
 - Evaluate 3 alternative land-use concepts (to be determined)
 - o Low-Med-High density
 - o Residential / retail
5. Develop future road networks
 - Existing road network
 - Evaluate 3 alternative road network options and SDU connections (to be determined)
6. Run model and extract results (10 iterations per scenario)
7. Prepare Draft Report for City review
8. Address comments and submit Final Report

Study Schedule

CBCL proposes to deliver the draft report within ten (10) weeks of receiving authorization to proceed. This schedule is also contingent upon the completion of the VISUM macro model we are preparing for the City as part of the Growth Management Strategy project. While the setup of the proposed VISSIM model can start in parallel with the GMP work, the VISUM modelling will need to be approximately 50% complete to provide inputs to the VISSIM model and maintain consistency.

Proposed Budget

CBCL is prepared to undertake this transportation planning study for a lump sum fee of **\$60,000.00** (including expenses, excluding HST).

Thank you for the opportunity to propose our services and assist the City with planning the future transportation system in this part of Charlottetown. We trust this proposal suits your needs at this time, and we are happy to respond to any questions or concerns you might have. If you agree with CBCL's proposal and the attached standard terms and conditions, please provide written authorization via email.

Yours very truly,


CBCL Limited

Prepared by:



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Transportation Planner
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Email: enicolescu@cbcl.ca

Reviewed by:



Mark MacDonald, P.Eng.
Senior Transportation Engineer
Direct: 902.892.0303, Ext 3408
Email: markmacd@cbcl.ca

Project No: 600782.00

Attachment: CBCL Standard Terms & Conditions

CHARLOTTETOWN

City of Charlottetown
 P.O.Box 98
 Charlottetown, PE, C1A 7K2
 Tel: (902) 566-5548
 Fax: (902) 566-4701

VENDOR: CBCL LIMITED
 PO BOX 606
 HALIFAX, NS B3J 2R7
 Canada

Purchase Order	
PURCHASE ORDER NO. 101046	PAGE 1
SHIP TO:	
City Hall 199 Queen Street Charlottetown, PE C1A 4B7 Canada	
BILL TO:	
City Hall - Finance Dept. P.O. Box 98 Charlottetown, C1A 7K2 Canada	

PAYMENT TERMS: Immediate
 VENDOR: 866
 DATE OF ORDER: 23-MAR-20
 BUYER: J Wedlock
 DATE REVISED:
 BUYER:

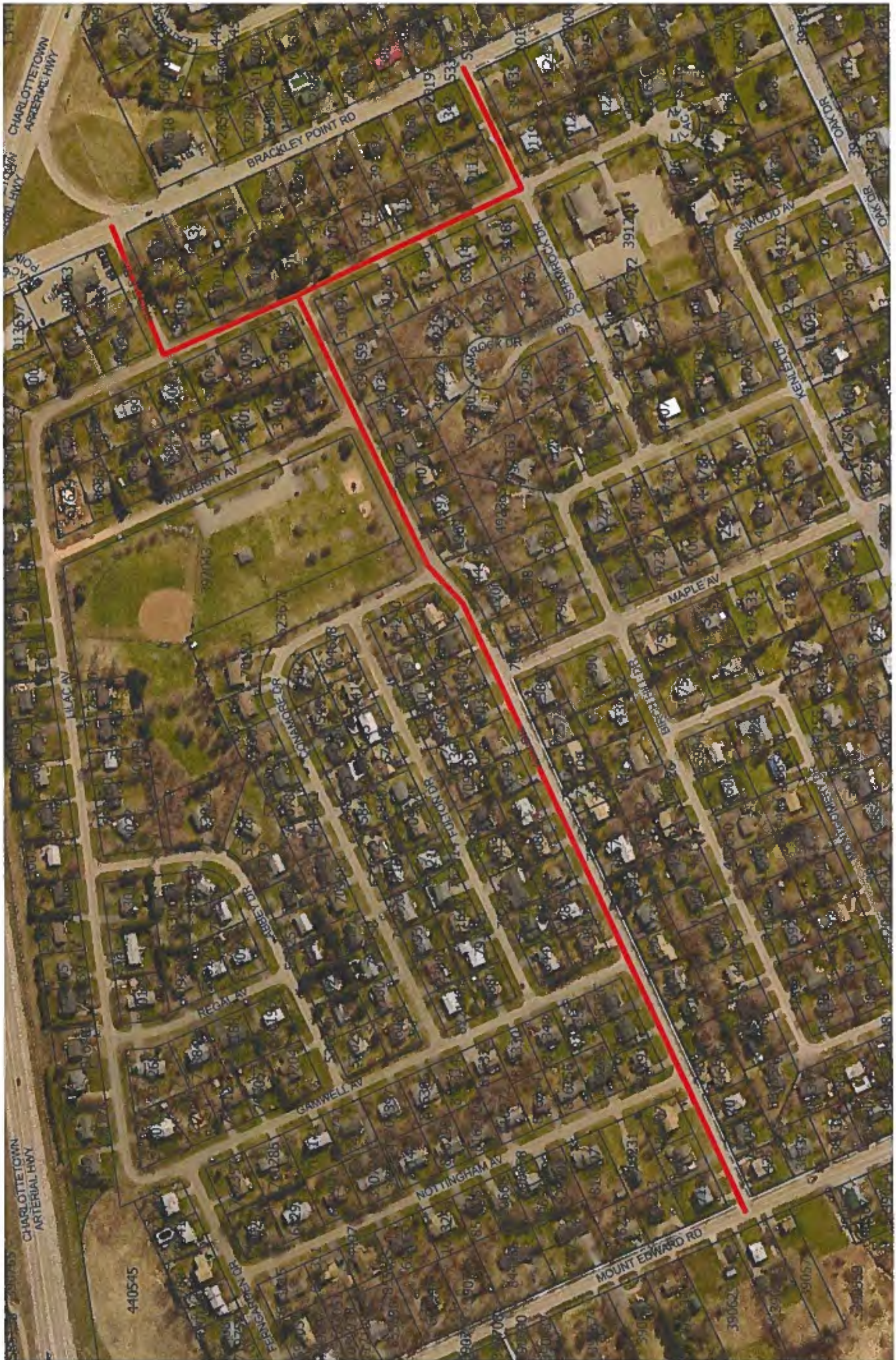
REQUISITIONER: Carmichael, Maureen E D JOHNSON (902) 421-7241

Line	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION	TAX
	All prices and amounts on this order are expressed in : Canadian Dollar					
1	Comprehensive Traffic Study Undeveloped land main retail area o SHIP TO: City Hall - Finance Dept. P.O. Box 98 Charlottetown, C1A 7K2 Canada	60,000.00	Each	1	60,000.00	Y

- Acknowledge receipt of this order. Confirming prices and delivery.
- No substitutions or changes will be accepted unless authorized by us.
- We reserve the right to cancel this order if shipment is not made in quantities and at prices and delivery shown.
- Sales tax licence numbers are applicable when shown.

Total	60,000.00
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AUTHORIZED SIGNATURE *Stephen Wedlock*





CHARLOTTETOWN

Planning & Heritage Department
 Public Meeting - August 26, 2020
 Courtyard, The Rodd Royalty, 14 Capital Drive

7:00PM-7:45PM

No	Full Name	Contact Number
✓ 1	Mayor Philip Brown	
✓ 2	Deputy Mayor Jason Coady	
✓ 3	Councillor Greg Rivard	
x 4	Councillor Bob Doiron (webex)	
✓ 5	Councillor Julie McCabe	
x 6	Councillor Alenna Jankov	
✓ 7	Councillor Terry MacLEod	
✓ 8	Councillor Mike Duffy	
✓ 9	Councillor Mitchell Tweel	
✓ 10	Councillor Kevin Ramsay	
✓ 11	Councillor Terry Bernard	
✓ 12	Alex Forbes	
✓ 13	Greg Morrison	
✓ 14	Laurel Palmer Thompson	
✓ 15	Robert Stavert (RECEPTION DESK)	
✓ 16	Ellen Faye Catane	
✓ 17	Basil Hambly	
✓ 18	Bobby Kenny	
x 19	Kris Fourrier	
+ ✓ 20	Shallyn Murray	
x 21	Reg MacInnis	
✓ 22	Rosemary Herbert	
✓ 23	Tech Support	
✓ 24	Tech Support	
✓ 25	Tech Support	



CHARLOTTETOWN

Planning & Heritage Department
Public Meeting - August 26, 2020
Courtyard, The Rodd Royalty, 14 Capital Drive

7:00PM-7:45PM

No	Full Name	Contact Number
✓ 26	(Applicant for Mt Edward/Towers Rd) CAIN ARSENAULT	
✓ 27	(Applicant for Mt Edward/Towers Rd) TIM BANKS	
x ✓ 28	Joan Cumming	
x ✓ 29	Connie Gaudet	
✓ 30	Robert Campbell	
31	Norman Dewar	
x ✓ 32	Barbara Dylla	
✓ 33	Andrea Battison	
x ✓ 34	Barbara McDowall	
x ✓ 35	Stephen Bouey	
x ✓ 36	Jen Du	
x ✓ 37	Robert Chang	
38	Amber MacLaudan (APM)	
x ✓ 39	Anstey Kendrick	
x ✓ 40	Dian Miquel	
x ✓ 41	DONNA CORUEATT	367-0825
x ✓ 42	EUGEN BOWMAN RUCIAN	626-9611
✓ 43	IAN HARPER (APM)	
✓ 44	RYAN PINEAU + 1 CHILD	940-3425
✓ 45	ROB LeBLANC	902-483-2424
x ✓ 46	TERRY PALMER	902-367-7242
✓ 47	WAYNE WALKER	
✓ 48	PHILIP JEFFERSON	
✓ 49	NATALIE JAMESON	
✓ 50	STELLA NEWMAN	

✓ LEWIS NEWMAN

✓ ~~ROB LeBLANC~~

AVAILABLE

5

Time	No.	Name	Date of call/email	In-person/Webex	Address	Phone	Email	Details	Notes
7:00PM-7:45PM	1	Tim Banks							
	2	Cain Arsenault							
	3	(applicant)							
	4	Connie Gaudet	Email/Aug 14 4:17 pm	In-person	26 Ash Drive	902-387-5774	conniefatumont@gmail.com	Application	Email sent confirmed receipt of email
	5	Joan Cumming	Call/Aug 18 3:05PM	In-person	82 Wymouth Street	902-846-9834	joanmccord@hotmail.com	Resident	Email sent
	6	Robert Campbell	Call/Aug 18 3:21PM	In-person	18 Michelle Crescent	902-313-4284	521007.232@gmail.com	Resident	Email sent
	7	Norman Dewar	Call/Aug 19 2:24PM	In-person	43 Summer Street	902-383-5461	normdewar@gmail.com	Resident	Email sent confirmed receipt of email
	8	Barbara Dyla	Email/Aug 17 12:14pm	In-person	127 Waltham Street	902-387-2428	b.dyla@csstlink.ca	Resident	Email sent confirmed receipt of email
	9	Andreea Batison	Call/Aug 21 10:15am	In-person		902-387-4878	andreea@crustlearth.com	Resident	Email sent confirmed receipt of email
	10	Barb McDowell	Call/Aug 25 9:45AM	In-person		902-314-8870	barbaramcdowell@gmail.com	Resident	Email sent called to confirm attendance to second session only
	11	Stephen Bouey Jen Du	Call/Aug 25 am	In-person		902-894-3101	sbbouey@gmail.com	Resident	Email sent confirmed receipt of email
		Robert Chang	Email/Aug 25 3:25pm	In-person			robduhourst@gmail.com	Resident	Email sent

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- 1988 Mack truck with 16 ft flat deck and boom

Phone 902-394-2037
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6 Appliances.
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Services

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THAT!**



Employment

Employment



**Fish Plant Workers needed
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- \$14.00 per hour plus 4% vacation pay (Rate subject to increase before the 2021 season)
- Seasonal Full Time Jobs
- Various work shifts include days, evenings & weekends and shifts for students
- Flexible hours for parents with children in school or daycare
- No experience necessary. On the job training is provided

Duties: Disjoint and remove meat from lobster. Pack live and/or cooked lobster as per product specs in compliance to company standards. Cut, clean and trim fish. Clean and sanitize equipment and work surfaces. Check product and packaging for defects to ensure compliance to company standards.

Apply:

In person between 8:30 am - 5:00 pm at 175 Jude's Point Rd Tignish PE
By mail: PO Box 69 Tignish PE COB 2B0
By fax: (902)882-2846
By email: jobs@royalstarfoods.com

7962846

**Employment Opportunity
Summer Students**

Évangéline-Central Credit Union, a progressive, fast growing, full service financial institution has 2 exciting opportunities for summer employment for students who are returning to school in the fall. As a Member Services Representative Summer Student, you must be available to work in all three of our branches as needed: Wellington, Tyne Valley and O'Leary. These positions are full time at 39.5 hours per week

Notices

Notices

CHARLOTTETOWN

PO Box 98 (199 Queen Street)
Charlottetown, PE C1A 7K2
Phone: (902) 566-5548 | Fax: (902) 566-4701
www.charlottetown.ca

PUBLIC MEETING

Charlottetown City Council and the Public Works Department will hold a **Public Meeting** to hear comments on the Transportation Master Plan for the West Royalty Commercial Area. This public meeting is scheduled for Monday, April 26, 2021 from 7 p.m. to 9 p.m. at the Confederation Centre of the Arts (145 Richmond Street).

Those who wish to participate in the public meeting in person must reserve a seat by visiting www.confederationcentre.com. Residents will find the event listed on the "What's On" page. Members of the public can also reserve seats by phone at (902) 566-1267 or by email at info@confederationcentre.com. For contact tracing purposes, and due to the capacity limit of 300 seats, those wishing to participate in person must register in advance. Everyone attending the meeting is asked to adhere to the guidelines set by the Chief Public Health Officer, details of which are available online at www.princeedwardisland.ca/covid19. If capacity is reached, or residents are unable to attend in person, the presentation will be live streamed at www.charlottetown.ca/video.

Anyone wishing to view the presentation and the full report of the West Royalty Commercial Area Transportation Master Plan can visit www.charlottetown.ca/trafficplan. The City encourages written submissions. Please forward any written comments on the Master Plan to city@charlottetown.ca. Written submissions will also be accepted to the attention of: Manager of Public Works at P.O. Box 98, 199 Queen Street, Charlottetown, PE C1A 7K2. Written feedback can also be dropped off at City Hall, 199 Queen Street, with the envelope clearly marked to the attention of the Manager of Public Works. Comments will be accepted until Thursday, May 6, 2021.

A final West Royalty Commercial Area Transportation Master Plan will then be prepared based on the public input received. Following this meeting, the City of Charlottetown's Planning Department will proceed through an additional public consultation process, which will include a public meeting where residents will have further opportunities to provide feedback. For more information on the Public Works Department and the West Royalty Commercial Area Traffic Master Plan, please call 902-566-5548.

**The Public Meeting will be held on:
MONDAY, APRIL 26, 2021 AT 7:00 P.M.
CONFEDERATION CENTRE OF THE ARTS
145 RICHMOND STREET**

7971374

Good evening, my name is Don Read. My wife and I have lived in Sherwood for 42 years on Ash Drive. And my question is, why CBCL are so fixated on the Spencer Extension. Could you put the slide up again there for 2041? *(pause)* Okay, that's it. Yeah. So, what I see from that picture is that, there's a road being constructed behind Canadian Tire going across to connect up with that extension of, what is that Amber's Court or whatever it's called? Saint Martha's Court. Well, you're already just about to the Bypass so why...you can see the red there. Why wouldn't you have just made a "Y" there and go down to the Bypass. You'll have to make a roundabout to get on to the Bypass. But that's an eventuality anyway. If you...if you ever go out Mount Edward Road to...towards the Sherwood Road, there's always a traffic problem at that intersection. The traffic backs up tremendously. So, I just don't understand why you don't see that from an engineering point of view. It's obvious that that's an access to the Bypass and that's what the Bypass was built for. We don't want the traffic on Mount Edward Road. We don't want it on Ash Drive or Pine or Oak. This to me is, is not a true Master Traffic Plan as Barbara said earlier. This is a traffic study, basically. And to me, what it reminds me of this whole scenario, reminds me of a bottle of champagne that's well shook up. When you pop the cork, you know...you know a couple of things. There's going to be a mess and somebody's got to clean it up. The thing that you don't know, is how big that mess is going to be and what it's going to take to clean it up or what it's going to cost. That's this scenario that you're putting forward to the citizens of Sherwood here tonight. Thank you.