DRAFT

Public Meeting of Council
Thursday, September 24, 2026, 7:00PM
City Hall, Council Chambers, 199 Queen St, Charlottetown, PE
Also available via Microsoft Teams; and
Live streaming at www.charlottetown.ca/video

Interim Chair Terry Bernard Presiding

Council Members present:	Deputy Mayor Alanna Jankov* Councillor Bob Doiron* Councillor Justin Muttart Councillor Terry Bernard***	Councillor Julie McCabe Councillor John McAleer Councillor Norman Beck Councillor Mitchell Tweel Councillor Trevor MacKinnon
Staff:	Michael Ruus, Director, Integrated Growth David Gundrum, Manager, P&H Laurel Palmer, PIII (Senior Planner)	Jason Doucette IO/AA**
Applicants/ Representatives:	Nick Jay	
Also Present:		
Regrets:	Mayor Brown Councillor Kevin Ramsay	

*Participated via Teams **Minute Taker *** Interim Chair

Meeting reminders were explained before calling the meeting to order. Mayor Brown also acknowledged that the meeting was taking place on the traditional and unceded territory of the Mi'kmaq people.

The deadline for submission of written comments is Friday, September 25, at 12:00pm Noon.

1. **Call to Order**
   Mayor Brown called the meeting to order at 7:00 PM.

2. **Declarations of Conflict of Interest**
   No conflicts were declared.

3. **Approval of Agenda**
   Moved and seconded that the agenda for the Public Meeting on September 24, 2026 be approved.

CARRIED

4. Discussion Items:

Request:

This is a request for approval of a Development Concept Plan for Lot 2019-5 (PID# Parent Parcel 390740, New Assigned PID #1176502) on St. Martha's Court in the Comprehensive Development Area (CDA) Zone in order to facilitate future development of the site with three, sixty-two (62) unit apartment buildings with a total density of one hundred eighty-six (186) units.

Property Information: Development Concept Plan
Staff Presenter: Laurel Palmer, (Senior Planner) PIII
Applicant: Nick Jay – Evolve Group
Reference: Public Meeting Package

Summary:

It was stated that the application is a request for approval of a Development Concept Plan for lands zoned Comprehensive Development Area (CDA). The proposal would facilitate the future development of the site with three apartment buildings containing 60, 62, and 64 units respectively, for a total of 186 residential units.

It was explained that the subject property is located on the south side of St. Martha's Court adjacent to the Confederation Trail. The lands are bounded by the Confederation Trail and additional CDA-zoned lands to the north and west, CDA-zoned lands approved for multi-unit development to the south, and existing multi-unit development and Mount Edward Road to the east.

It was noted that Section 44 of the Zoning and Development Bylaw outlines the process for Development Concept Plan approvals within the CDA zone. Development within a CDA zone requires approval by Council of a Development Concept Plan and any associated development agreement. Prior to approval or amendment of a Concept Plan, Council must hold a public meeting in a manner similar to a bylaw amendment process.

It was reported that Lot 2019-5 has an area of approximately 3.17 acres (138,014 square feet) and the proposed development would result in a density of 186 dwelling units. The developer is proposing underground parking for all three buildings. Staff noted that the CDA zone does not contain traditional zoning requirements and instead operates under a more flexible framework, where density and development standards are established through Council-approved Concept Plans and Development Agreements.

It was further explained that the site plan illustrates the placement of the three apartment buildings and identifies their relationship to existing and future road connections within the surrounding area.

It was stated that the approval process for the Development Concept Plan follows the same public consultation procedures as bylaw amendments and rezonings. The application was approved by Council on September 8, 2026 to proceed through the public consultation process.

It was reported that notice of the public meeting was circulated on September 15, 2026 to 14 property owners located within 100 metres of the subject property. The notice advised recipients of the proposed Concept Plan and associated amendment to Appendix B of the Zoning and Development Bylaw and invited comments. As of the date of the meeting, no responses had been received. Public notice was also provided through on-site posting and advertisements published in The Guardian on September 16 and September 19, 2026.

It was explained that the application originally entered the approval process in March 2025 and, because it commenced prior to the adoption of the 2026 Official Plan, it is being evaluated under the policies of the 1998 Official Plan. Staff reviewed the applicable policies and determined that they support higher-density residential development in key growth and reurbanization areas, as well as a range of housing forms within existing neighbourhoods. Relevant policy sections include those addressing physical growth, concept plans, and housing needs and variety.

It was concluded that following the public meeting, staff would prepare a report and recommendation for consideration by the Planning Board on October 7, 2026. Following Planning Board review, the recommendation would be forwarded to Council on October 13, 2026 for a final decision regarding approval of the Development Concept Plan. The presentation then concluded and was turned over to the applicant's representative to provide additional details regarding the project design and site layout.

Colin MacQuillan Presentation:

It was explained that the subject property was originally part of the St. Dunstan's lands and forms part of the broader CDA development area near Mount Edward Road and the Perimeter Highway. Since the original concept plan approval, several lots have been sold to different developers and a number of residential projects have already been completed in the surrounding area. The proposed development site represents the final undeveloped lot along St. Martha's Court and is located adjacent to the Confederation Trail.

It was stated that the development proposal has evolved through several design iterations since its original submission in 2025. Earlier concepts consisted of two larger buildings; however, the current plan has been revised to include three apartment buildings containing a total of 186 residential units. The revised design reduces overall massing and creates a stepped building arrangement across the site.

It was reported that the unit mix includes 12 bachelor units, 78 one-bedroom units, 12 one-bedroom plus den units, and 84 two-bedroom units. The proposed mix was developed based on market demand experienced in previous projects, particularly for one-bedroom and one-bedroom plus den units that appeal to couples and young professionals seeking additional living space without requiring a full two-bedroom apartment.

It was further explained that the development has been designed with a strong emphasis on shared amenities and open space. Approximately 56.7 percent of the site will remain landscaped,

while more than 8,000 square feet of amenity space is proposed. The three buildings will be connected through a shared underground level containing parking and common amenity areas.

It was noted that construction is intended to occur in phases. The first phase would include the underground parking structure, amenity facilities, and the first apartment building. The remaining buildings would be developed in approximately one to two-year intervals. This approach is intended to minimize future site disruption for residents and reduce impacts on the surrounding neighbourhood.

It was described that the architectural design incorporates masonry, cement panels, cement board siding, and wood-accent features. The building elevations are designed to complement the site's topography, which slopes toward the Confederation Trail, while enclosing a central courtyard area that serves as a focal point of the development.

It was highlighted that the amenity areas are intended to create a complete residential community rather than a conventional apartment complex focused solely on parking and dwelling units. Proposed features include a pool, gymnasium, meeting rooms, common gathering spaces, landscaped courtyard areas, and direct access to the Confederation Trail, which has proven to be a significant attraction for residents in nearby developments.

It was stated that the project has been designed by Open Practice Architecture, with engineering services provided by MCA Consultants. The buildings will be constructed in accordance with the National Building Code and will incorporate enhanced sound separation measures between units to improve resident comfort and reduce noise transmission.

It was concluded that a traffic study was completed in consultation with the City to ensure the development accommodates future transportation needs. Space has been reserved on the property to allow for future roadway connections and growth within the surrounding area, and the development has been designed to integrate with anticipated future infrastructure improvements.

Comments

It was questioned whether sufficient green space was being provided outside of the central courtyard area. The applicant responded that landscaped areas are proposed around the perimeter of the development, including setback areas adjacent to the Confederation Trail. While portions of the site contain slopes that limit usability, additional green space and outdoor seating opportunities are included throughout the property.

It was asked how stormwater drainage would be managed, particularly given concerns about runoff in the western end of the city during heavy rainfall events. The applicant indicated that the site design will include measures to manage and reduce development-related runoff. Opportunities exist to incorporate on-site retention features as the detailed site design is completed.

It was further explained by the project architect that the large common area situated above the underground parking structure will function as a substantial green roof system. The landscaped roof will contain approximately two feet of soil capable of supporting shrubs and small trees,

allowing rainfall to be absorbed and released gradually rather than rapidly draining from conventional rooftop surfaces.

It was noted that the building's population density is moderated by the high proportion of one-bedroom units. Although the proposed buildings are six storeys in height, the projected resident population is estimated to be only 15 to 20 percent greater than neighbouring four-storey apartment developments.

It was questioned whether adequate parking would be provided for the development. The applicant advised that a total of 189 parking spaces are proposed, including 122 underground spaces, resulting in at least one parking space per dwelling unit.

It was also asked about potential traffic impacts on Mount Edward Road. The applicant advised that a traffic study was completed by CBCL in coordination with the City and with consideration of planned future road networks and area growth. According to the study, the transportation network is expected to perform adequately through the year 2041. Staff noted that Public Works had reviewed the report and expressed satisfaction with its findings.

It was clarified that the application continues to be reviewed under the 1998 Official Plan because it was submitted in 2025 prior to adoption of the City's current Official Plan. As a result, staff are required to evaluate the proposal using the policies that were in effect at the time the application was filed.

It was asked whether the development would have more than one access point. Staff acknowledged that only one access currently exists; however, future road connections are planned in the area. Before building permits can be issued, a second point of access will be required and coordinated through future road construction and servicing agreements.

It was remarked by Council members that the proposal appears to be a high-quality development with significant amenities and attractive architectural features. At the same time, concerns were expressed regarding the need for broader municipal infrastructure improvements, including upgrades to Mount Edward Road and enhanced pedestrian facilities to accommodate future growth in the area.

It was explained that the three buildings will be connected through a shared underground parking and amenity structure. The underground level will contain parking, a pool, gymnasium, and common gathering areas, allowing residents of all three buildings to access these facilities. The design takes advantage of the existing grade change across the property, effectively concealing much of the underground parking beneath landscaped green roof areas.

5. New Business

There was no new business that arose.

6. Adjournment of Public Session

Moved by Councillor MacKinnon and seconded by Councillor McCabe that the Public Meeting adjourned. The meeting concluded at 7:43 PM