CHARLOTTETOWN

PUBLIC MEETING AGENDA
NOTICE OF MEETING

Thursday, February 19, 2026 @ 7:00 PM
Council Chambers, City Hall, 199 Queen Street, Charlottetown, PE
(livestreaming at www.charlottetown.ca/video)

1) **Call to Order**
2) **Declaration of Conflicts**
3) **Approval of Agenda**
4) **Discussions:**
5) **Site-Specific Exemption - 16-18 Hemlock Court (PID# 452672)**
   Michael Fraser, Planner II

   This is a request to amend Appendix C. Approved Site-Specific Exemptions of the City of Charlottetown Zoning and Development Bylaw to permit the addition of a third dwelling unit within an existing semi-detached dwelling in the (R-1L) Zone.

6) **Rezoning – Lot 8, Violet Circle (PID# 1187913)**
   Sonia Kamal, Mplan, Barch, Planner II

   This is a request to:
   - Amend Appendix A - Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Medium Density Residential; and
   - Amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Low Density Residential Single (R-2S) Zone to the Medium Density Residential (R-3) Zone,

   to facilitate the future development of a proposed 4-unit building (stacked townhouse).

7) **Rezoning – Unaddressed parcel on Mount Edward Road (PID# 440545)**
   David Gundrum, RPP, MCIP, Manager of Development Planning

   This is a request to:
   - Amend Appendix A - Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Comprehensive Development Area; and
   - Amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Single-detached Residential (R-1L) Zone to the Comprehensive Development Area (CDA) Zone,

   to facilitate future development of the property with three (3) apartment buildings having a combined maximum total of 87 dwelling units.

8) **Introduction of New Business**
9) **Adjournment of Public Session**

Planning & Heritage Department
City of Charlottetown
70 Kent Street
Charlottetown, Prince Edward Island
Canada, C1A 1M9

t 902.629.4158
f 902.629.4156
e planning@charlottetown.ca
w www.charlottetown.ca

Information Sheet for Public Meeting on Thursday, February 19, 2026

The City of Charlottetown has received the following application for consideration:

Site-Specific Exemption - 16-18 Hemlock Court (PID# 452672)
Michael Fraser, Planner II

This is a request to Appendix C. Approved Site-Specific Exemptions of the City of Charlottetown Zoning and Development Bylaw to permit the addition of a third dwelling unit within an existing semi-detached dwelling in the (R-1L) Zone.

25 letters were sent out to property owners within a 100-metre radius of the subject property as per the Zoning & Development Bylaw dated February 6, 2026.

Notice of the proposed amendment was advertised in The Guardian newspaper on Saturday, February 7, 2026 and on Saturday, February 14, 2026. A notice was also posted on the City's website.

Notice was posted on the subject property on Wednesday, February 11, 2026.

As of 4:30 PM on Tuesday, February 17, 2026, no letters of support or objection were received. Any letters received after this time and up until Noon on Friday, February 20, 2026, will be included in the recommendation report to Planning Board at a later date.

Notes:

City of Charlottetown Committee Report

Report No:
PLAN-2025-09-OCTOBER-6B-3

Date:
October 9, 2025

Directed to Council through the following Committee:
Planning Board

Reporting Department:
Planning and Heritage

Other Associated Departments:
N/A

Prepared by:
Michael Fraser, Planner 2

Attachments:
A. Air Photo
B. Zoning Map
C. Proposed Site Plan

Report Title:
Request to Proceed to Public Consultation – site specific amendment for 16-18 Hemlock Court (PID# 440875).

Report Purpose:
This is a request to proceed to public consultation concerning a request for a site-specific amendment at the subject property identified as 16-18 Hemlock Court (PID# 440875) located within the Single Detached Residential (R-1L) Zone, in order to permit up to three (3) dwelling units within an existing legally non-conforming semi-detached building.

Staff Recommendation:
That Planning Board APPROVE the request to proceed to public consultation for the subject property addressed as 16-18 Hemlock Court (PID# 440875) to:

> Permit up to three (3) dwelling units on the Single Detached Residential (R-1L) zoned subject property, whereas only one (1) unit would normally be permitted, via a site-specific amendment.

Report Details:
The application for a site-specific amendment was submitted by the property owner Tanmoy Saha. The subject property, which is currently developed with two dwelling units, is located within the Single Detached Residential (R-1L) Zone. The applicant is requesting the subject property be granted a site-specific amendment to accommodate the development of a third dwelling unit within the addition to the rear of the property.

Section 10 of the *Zoning & Development Bylaw* indicates that the R-1L Zone solely permits the development of Single-Detached Dwellings or Modular Dwellings, though the second unit has been determined to be legally non-conforming. As this building is a semi-detached dwelling, the third unit does not qualify as a secondary suite, which is currently only permissible in single-detached structures. Due to this, a site-specific amendment is required in order to permit a third unit.

Council or Committee History:
N/A

Financial Implications:
N/A

Public Engagement and Communication:
N/A

Legislative Authority:
Zoning and Development Bylaw
Official Plan
Strategic Plan

Strategic Alignment:
Infrastructure and the Environment
Community-Building and Placemaking

Reviewed By:

Manager	**Director/CAO**
David Gundrum, RPP, MCIP, 10/06/2025	Michael Ruus, RPP, MCIP, 10/06/2025

Committee Recommendation: (if differing from staff)

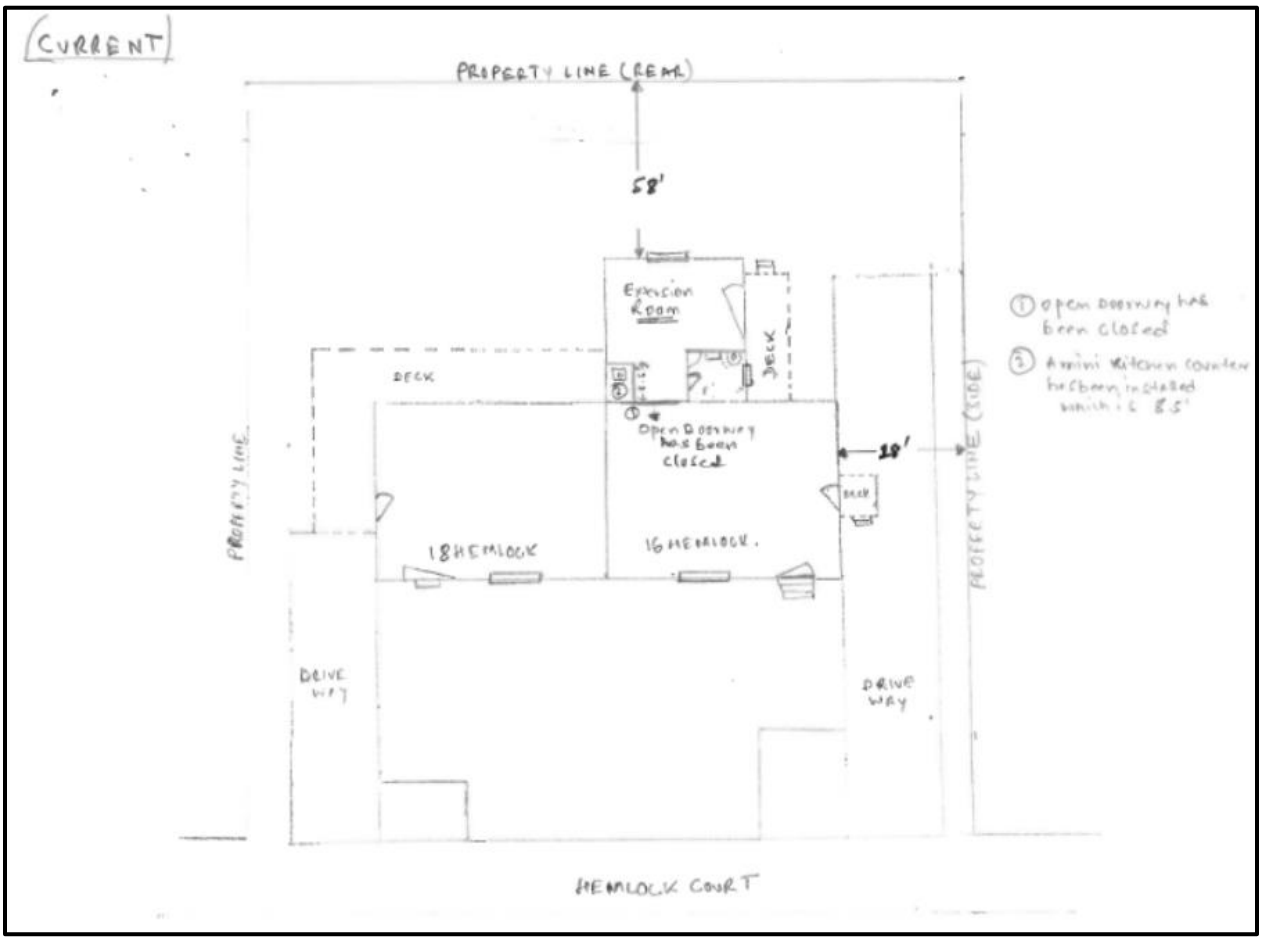
Attachment “A” – Air Photo:



Attachment “B” – Zoning Map:



Attachment “C” – Proposed Site Plan:



CITY OF CHARLOTTETOWN
RESOLUTION OF COUNCIL

2025-COCR-0204

Planning & Heritage #9

MOTION CARRIED 10-0 (Carried) SB

MOTION LOST _____

Date: October 14, 2025

Moved by Deputy Mayor _____ **Alanna Jankov**

Seconded by Councillor _____ Norman Beck

RESOLVED:

That the following request for a site-specific amendment to the Zoning & Development Bylaw for the subject property identified as 16-18 Hemlock Court (PID# 440875) to permit an additional dwelling unit (third unit) for the subject property within the Single Detached Residential (R-1L) Zone be approved to proceed to public consultation.

City of Charlottetown
Planning & Heritage Department
70 Kent Street
Charlottetown, PE C1A 1M9

t 902.629.4158
f 902.629.4156
e planning@charlottetown.ca
w www.charlottetown.ca

February 6, 2026

RE: 16-18 Hemlock Court (PID# 452672)

Dear Property Owner:

The City of Charlottetown Planning & Heritage Department has received a request for a Site Specific Amendment at 16-18 Hemlock Court (PID# 452672) to permit the addition of a third dwelling unit within an existing semi-detached dwelling in the (R-1L) Zone. Pursuant to the requirements of the *Zoning and Development Bylaw*, and as an owner of a property located within 100 metres (328.1 feet) of the boundaries of the proposed development at the subject property, you are being notified of this request for rezoning. A public meeting for this application will be held on **Thursday, February 19, 2026 at 7:00pm in Council Chambers, City Hall (199 Queen Street).**For those who are interested in participating via Microsoft Teams, residents are requested to contact the Planning & Heritage Department by email at planning@charlottetown.ca or to call 902-629-4158 on or before 4:00 p.m. on Tuesday, February 17, 2026 to provide their contact details (name, phone number and/or email address). Business hours are between 8:00 AM – 4:30 PM, Monday – Friday. Staff will contact participants no later than noon, 12:00pm on Wednesday, February 18, 2026 with details on how to participate in the meeting. The live meeting can be viewed at www.charlottetown.ca/video.The City encourages written submissions to be received prior to the public meeting. All written submissions may be delivered to the Planning & Heritage Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2; or comments may be emailed to Planner Michael Fraser at mfraser@charlottetown.ca on or before 12:00pm noon on Friday, February 20, 2026. All responses received will become part of the public record. Oral submissions or comments may be made at the public meeting where residents will be granted opportunity for oral submissions to a maximum of five (5) minutes for consideration by City Council.

Anyone wishing to view the proposed amendment can visit the City's website at www.charlottetown.ca and find the Meeting Packages under the Mayor and Council section for 2026 Public Metting Packages. As comments are received, the package will be revised leading up to the public meeting. If you have any questions or concerns, please contact the Planning & Heritage Department at (902) 629-4158.

Sincerely,

Michael Fraser
Planner II

Air Photo of property (PID# 452672)



Zoning Map



386219 386227
386235
425850
425868
442269
437103
R1L
437087
440891
437111
425876
452664
452631
R2
452649
I
416271
385591
386185
386193
719963
441170
R2
442319
442301
441220
442293
R1S
441212
452169
385609
441188
440826
452151
440867
452144
440834
R1L
416263
415778
386144
452805
441345
452391
440859
431791
R1L
440842
385930
441121
545558
385948
452524
555177
R2
442327
442335
441196
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441204
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386383
386375
R2
386342
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532572
415745
441287
384446
R1L
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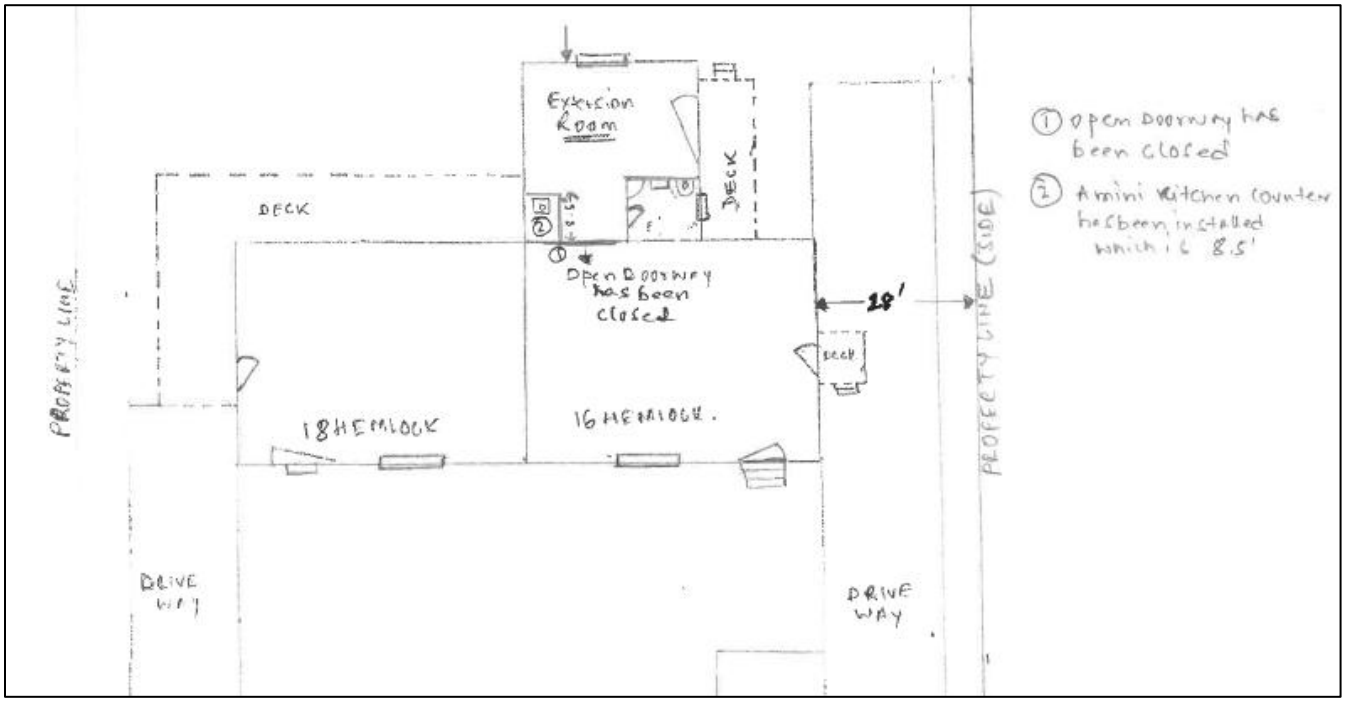
385997
386433

Site Concept Plan (from Applicant)



02/11/2026
5:12 PM
on fence post
Jd.

CHARLOTTETOWN

NOTICE OF PUBLIC MEETING

DATE & TIME: February 19, 2026 (Thursday, 7:00 PM)
VENUE: Council Chambers, City Hall, 199 Queen Street

Charlottetown City Council will hold a Public Meeting to hear comments on the following:

Site-Specific Exemption - 16-18 Hemlock Court (PID# 452672)
Michael Fraser, Planner II

This is a request to amend Appendix C. Approved Site-Specific Exemptions of the City of Charlottetown Zoning and Development Bylaw to permit the addition of a third dwelling unit within an existing semi-detached dwelling in the (R-1L) Zone.

How to participate at the public meeting:

- In-person at City Hall, Council Chambers, 199 Queen Street
- Virtually, or
- Livestream (observe the meeting without commenting at www.charlottetown.ca/video)

To participate Virtually:

- *Register with the Planning & Heritage Department (name, contact number and/or email) by any of the following options:*
  - *Email at planning@charlottetown.ca, or*
  - *Call 902-629-4158 during business hours (8:00 AM – 4:30 PM, Mon-Fri)*
- *Deadline for registration: Tuesday, February 17, 2026*
- *Registered participants will receive an update from staff with instructions on how to participate in the meeting no later than Noon on Wednesday, February 18, 2026.*

How to submit comments:

- Oral submissions or comments may be made at the public meeting *(residents are requested to please keep their oral submissions to a three (3) to five (5) minute maximum).*
- Written comments may be submitted no later than Friday, February 20, 2026, by:
  - Email mfraser@charlottetown.ca or
  - Written submissions delivered to the City's Planning & Heritage Department, 70 Kent Street, Charlottetown.

All responses received will become part of the public record.
Anyone wishing to view the proposed amendments can visit the City's website at www.charlottetown.ca and find the Meeting Packages under the Mayor and Council section. As comments are received and meeting minutes are compiled, the package will be updated with additional information leading up to the public meeting.

The general public is encouraged to participate.

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w www.charlottetown.ca

Information Sheet for Public Meeting on Thursday, February 19, 2026

The City of Charlottetown has received the following application for consideration:

Lot 8, Violet Circle (PID# 1187913)
Sonia Kamal, Mplan, Barch

This is a request to:

- Amend Appendix A - Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Medium Density Residential; and
- Amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Low Density Residential Single (R-2S) Zone to the Medium Density Residential (R-3) Zone,

to facilitate the future development of a proposed 4-unit building (stacked townhouse).

11 letters were sent out to property owners within a 100-metre radius of the subject property as per the Zoning & Development Bylaw dated February 6, 2026.

Notice of the proposed amendment was advertised in The Guardian newspaper on Saturday, February 7, 2026 and on Saturday, February 14, 2026. A notice was also posted on the City's website.

Notice was posted on the subject property on Wednesday, February 11, 2026.

As of 4:30 PM on Tuesday, February 17, 2026, no letters of support or objection were received. Any letters received after this time and up until Noon on Friday, February 20, 2026, will be included in the recommendation report to Planning Board at a later date.

Notes:

City of Charlottetown Committee Report

Report No:
PLAN-2025-04-NOVEMBER-6B-2
Lot 8, Violet Circle (PID# 778308)

Date:
November 4, 2025

Directed to Council through the following Committee:
Planning Board

Reporting Department:
Planning and Heritage

Other Associated Departments:

Prepared by:
Sonia Kamal

Attachments:

A. Air Photo
B. Zoning Map
C. Site Plan
D. Floor Plans
E. Building Renderings

Report Title:
Rezoning and Official Plan Amendment (PID# 778308), Vacant Lot 8, Violet Circle

Report Purpose:
Request to change Official Plan land-use designation from Low Density Residential to Medium Density Residential and request to rezone subject property from Low Density Residential (R-2S) to Medium Density Residential (R-3).

Staff Recommendation:
The Planning and Heritage Department encourages Planning Board to recommend to Council that the following reasoning and Official Plan Amendment request for the subject property identified as Lot 8 Violet Circle (PID# 778308) proceed to public consultation:

1) To rezone the subject property identified as Lot 8 Violet Circle (PID# 778308) from the Low Density Residential Single (R-2S) Zone to the Medium Density Residential (R-3) Zone and to also change the land-use designation in the City of Charlottetown Official Plan from Low Density Residential to Medium Density Residential to facilitate the development of a 4-unit building (stacked townhouse dwellings).

Report Details:

Development Context:

The subject properties are vacant lots that form part of what would be considered a 'greenfield' or new subdivision development that is currently still under construction and expansion at the present time on the basis of prior approvals.

Most of the properties within the existing plan of subdivision in this area are currently zoned (R-2S) which allows for residential dwellings in the form of single-detached, semi-detached and duplex dwellings but does not have any allowance for stacked townhouse dwellings as proposed.

The subject property is located in relatively close proximity to Norwood Road to the west that contains primarily single-detached dwellings that have been established for some time. The subject property is located approximately 700 metres north of the Arterial Highway bypass via connection from Norwood Road.

LEGISLATIVE REQUIREMENTS:

Notification:

If the proposed Zoning Bylaw Amendment (Rezoning) and accompanying Official Plan Amendment are approved to proceed to the public consultation phase, the Planning & Heritage Department will notify the public of the future public meeting date in accordance with Section 3.10.4 of the Zoning & Development Bylaw.

ANALYSIS:

As per Section 3.10.3 of the Zoning & Development Bylaw, before rezoning any parcel of land, Council shall conduct a public meeting to receive the views and opinions of the public and the applicant. Council may, for reasons that are in the best interests of the City, reject a proposed rezoning without public notice and without referral to a public meeting, but if an application goes to a public meeting, then Council shall determine the disposition of the application and the applicant may not be allowed to withdraw the application after the public meeting.

Planning staff are of the opinion that the project has merit with sufficient information provided to date by the applicant to allow for consideration of the proposed rezoning and Official Plan Amendment via the public meeting process with Council.

CONCLUSION:

The Planning & Heritage Department encourages Planning Board to recommend to Council to approve the request to proceed to public consultation to consider a Zoning Bylaw Amendment (Rezoning) to rezone the subject properties identified as Lot 8 on Violet Circle (PID# 778308) from the Low Density Residential Single (R-2S) Zone to the Medium Density Residential (R-3) Zone and to also change the land-use designation in the City of Charlottetown Official Plan from Low Density Residential to Medium Density Residential to facilitate the development of a stacked townhouse having four (4) units.

Council or Committee History:
N/A

Financial Implications:
N/A

Public Engagement and Communication:
None to date.

Legislative Authority:
Zoning & Development Bylaw
Official Plan

Strategic Alignment:
Infrastructure and the Environment
Community-Building and Placemaking

Submitted By Planner:
Sonia Kamal, MPlan, BArch
Planner II



Reviewed By:

Manager	**Director/CAO**
David Gundrum, RPP, MCIP, 10/29/2025	Michael Ruus, RPP, MCIP, 10/31/2025

Committee Recommendation: (if differing from staff)

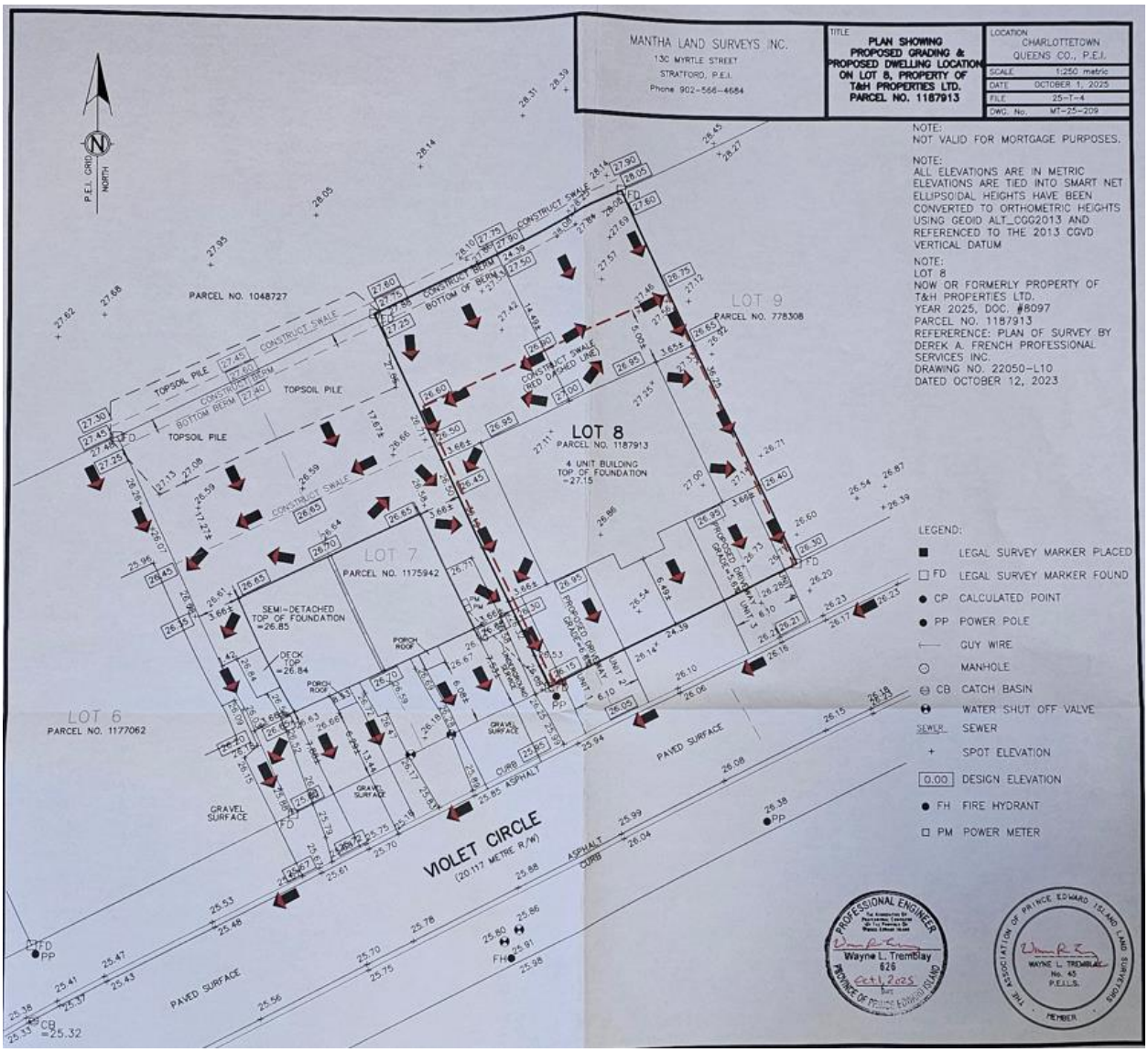
Attachment A: Air Photo



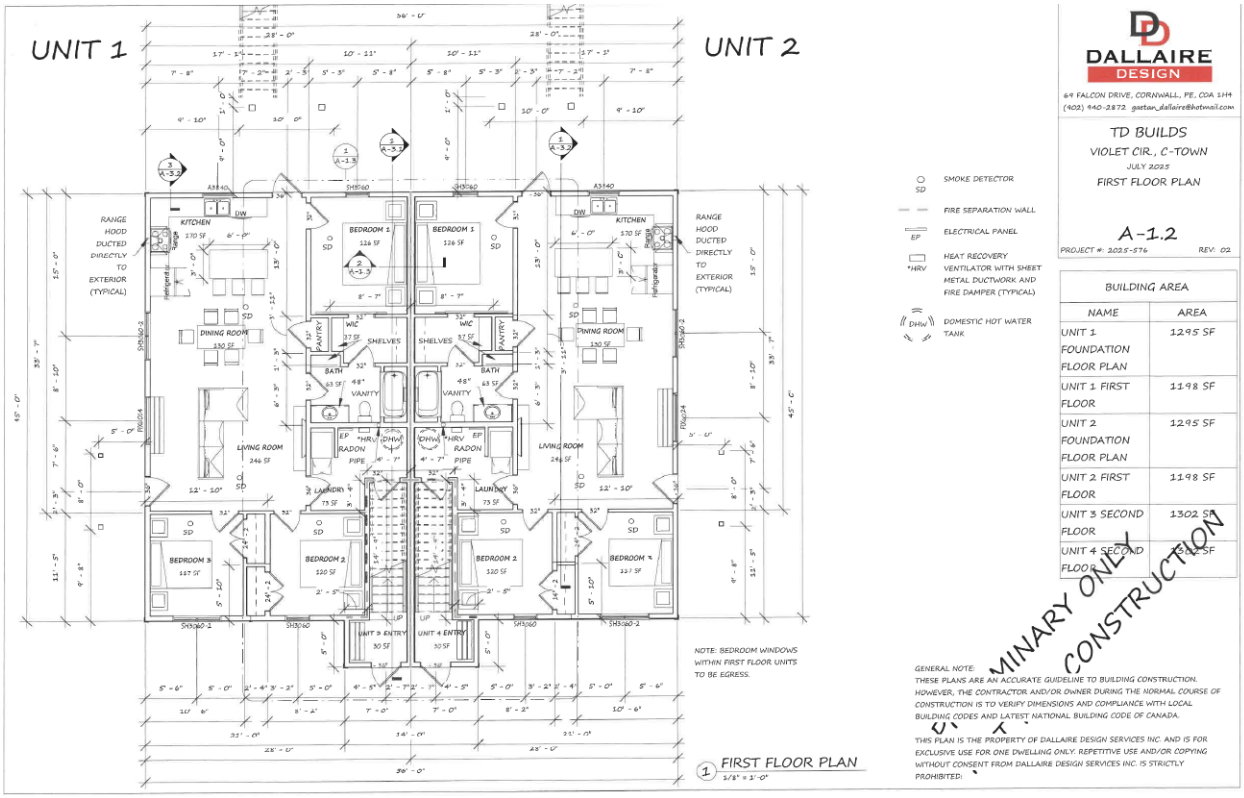
Attachment B: Zoning Map

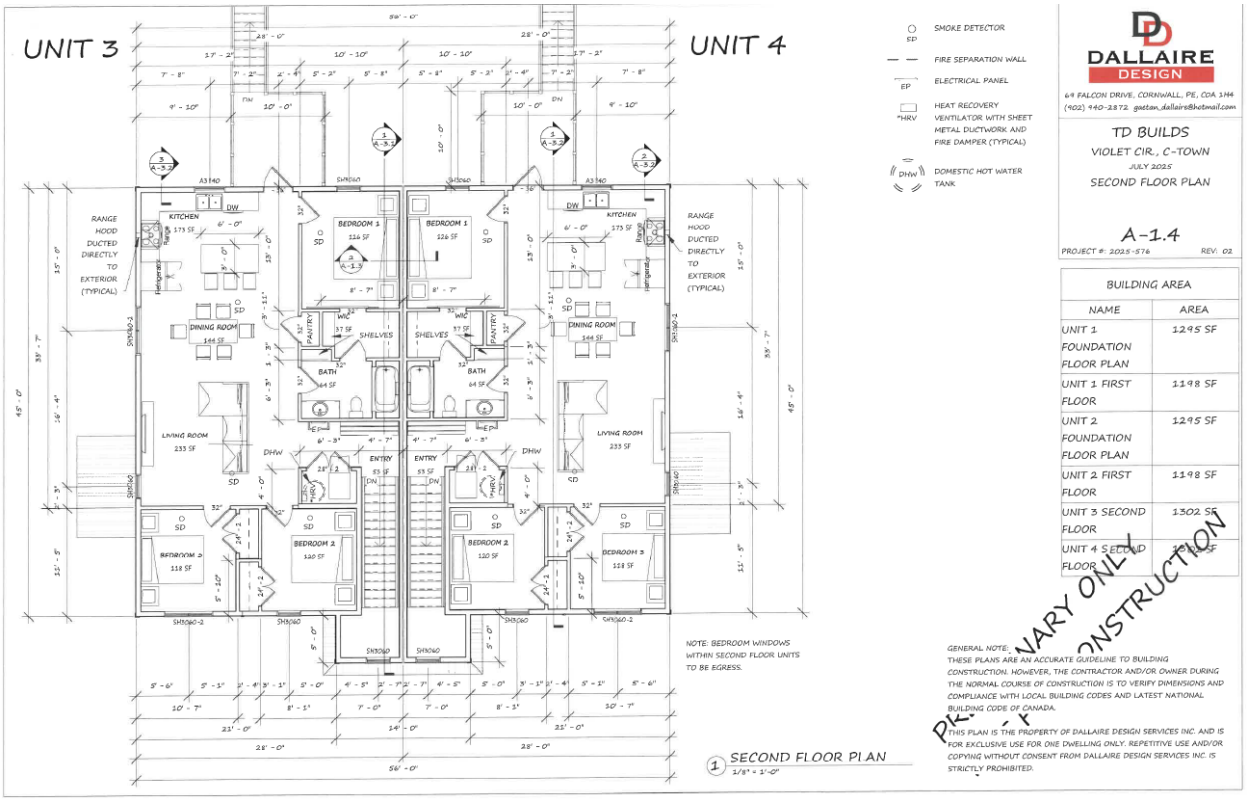


Attachment C: Site Plan



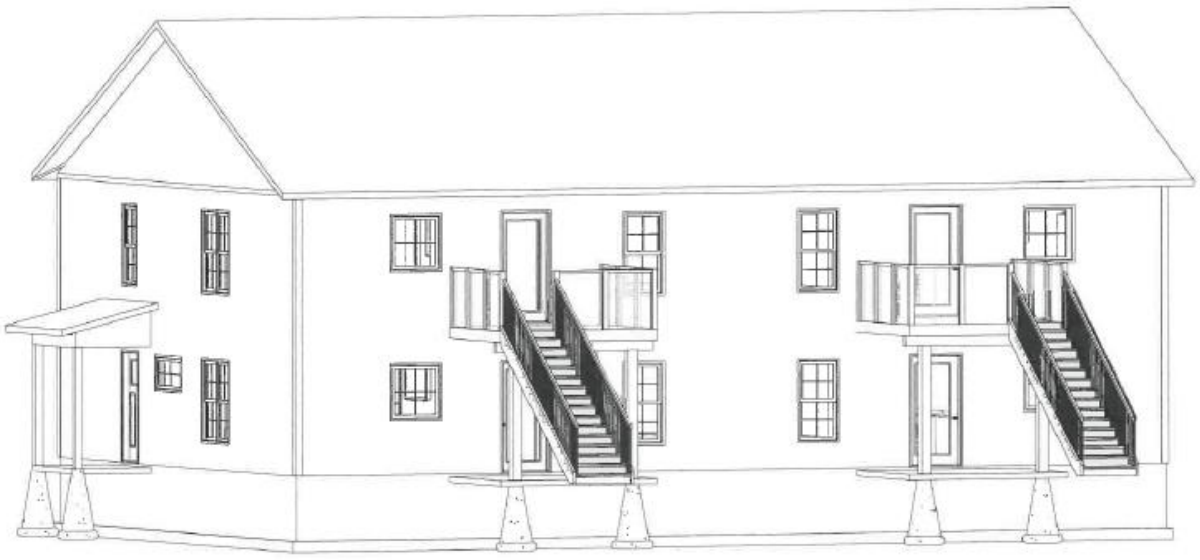
Attachment D: Floor Plans





Attachment E: Building Renderings





CITY OF CHARLOTTETOWN
RESOLUTION OF COUNCIL

2025-COCR-0224

Planning & Heritage
#4

MOTION CARRIED Carried 7-0 (Councillors Tweel, Bernard & McAleer absent)

MOTION LOST _____

Date: November 12, 2025

Moved by Deputy Mayor _____ Alanna Jankov

Seconded by Councillor Julie McCabe Julie McCabe

RESOLVED:

That a request to rezone the subject property identified as Lot 8 on Violet Circle (PID# 778308) from the Low Density Residential (R-2) Zone to the Medium Density Residential (R-3) Zone and request to change the land-use designation in the Official Plan from Low Density Residential to Medium Density Residential to permit the construction of a 4-unit stacked townhouse on the subject property be approved to proceed to public consultation.

City of Charlottetown
Planning & Heritage Department
70 Kent Street
Charlottetown, PE C1A 1M9

t 902.629.4158
f 902.629.4156
e planning@charlottetown.ca
w www.charlottetown.ca

February 6, 2026

RE: Lot 8, Violet Circle (PID# 1187913)

Dear Property Owner:

The City of Charlottetown Planning & Heritage Department received a request for a Zoning Bylaw Amendment for an unaddressed subject property located at Lot 8, Violet Circle (PID# 1187913) to rezone from the current Low Density Residential Single (R-2S) Zone to Medium Density Residential (R-3) Zone and to also change the land-use designation in the City of Charlottetown Official Plan from Low Density Residential to Medium Density Residential to facilitate the future development of a proposed 4-unit building (stacked townhouse).

Pursuant to the requirements of the *Zoning and Development Bylaw*, and as an owner of a property located within 100 metres (328.1 feet) of the boundaries of the proposed development at the subject property, you are being notified of this request for rezoning. A public meeting for this application will be held on **February 19th, 2026 (Thursday) at 7:00pm** in **Council Chambers, City Hall (199 Queen Street).**

For those who are interested in participating via Microsoft Teams, residents are requested to contact the Planning & Heritage Department by email at planning@charlottetown.ca or to call 902-629-4158 on or before 4:30 p.m. on Tuesday, February 17, 2026 to provide their contact details (name, phone number and/or email address). Business hours are between 8:00 AM – 4:30 PM, Monday – Friday. Staff will contact interested participants no later than noon, 12:00pm on Wednesday, February 18, 2026 with details on how to participate in the meeting. Anyone who wants to observe the live meeting without commenting can watch it at www.charlottetown.ca/video.

The City encourages written submissions to be received prior to the public meeting. Notwithstanding, all written submissions by letter may be delivered to the City's Planning & Heritage Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2; or comments may be emailed to the reporting Planner Sonia Kamal at skamal@charlottetown.ca on or before 12:00pm noon on Friday, February 20, 2026. All responses received will become part of the public record. Oral submissions or comments may be made at the public meeting, but residents are requested to please keep their oral submissions to a maximum of five (5) minutes.

Anyone wishing to view the proposed amendment can visit the City's website at www.charlottetown.ca and find the Meeting Packages under the Mayor and Council section for 2025 Public Metting Packages. As comments and updates are received, the package will be revised with additional information leading up to the public meeting.

If you have any questions or concerns, please contact the Planning & Heritage Department at (902) 629-4158.

Sincerely,



Sonia Kamal, Mplan, BArch
Planner II

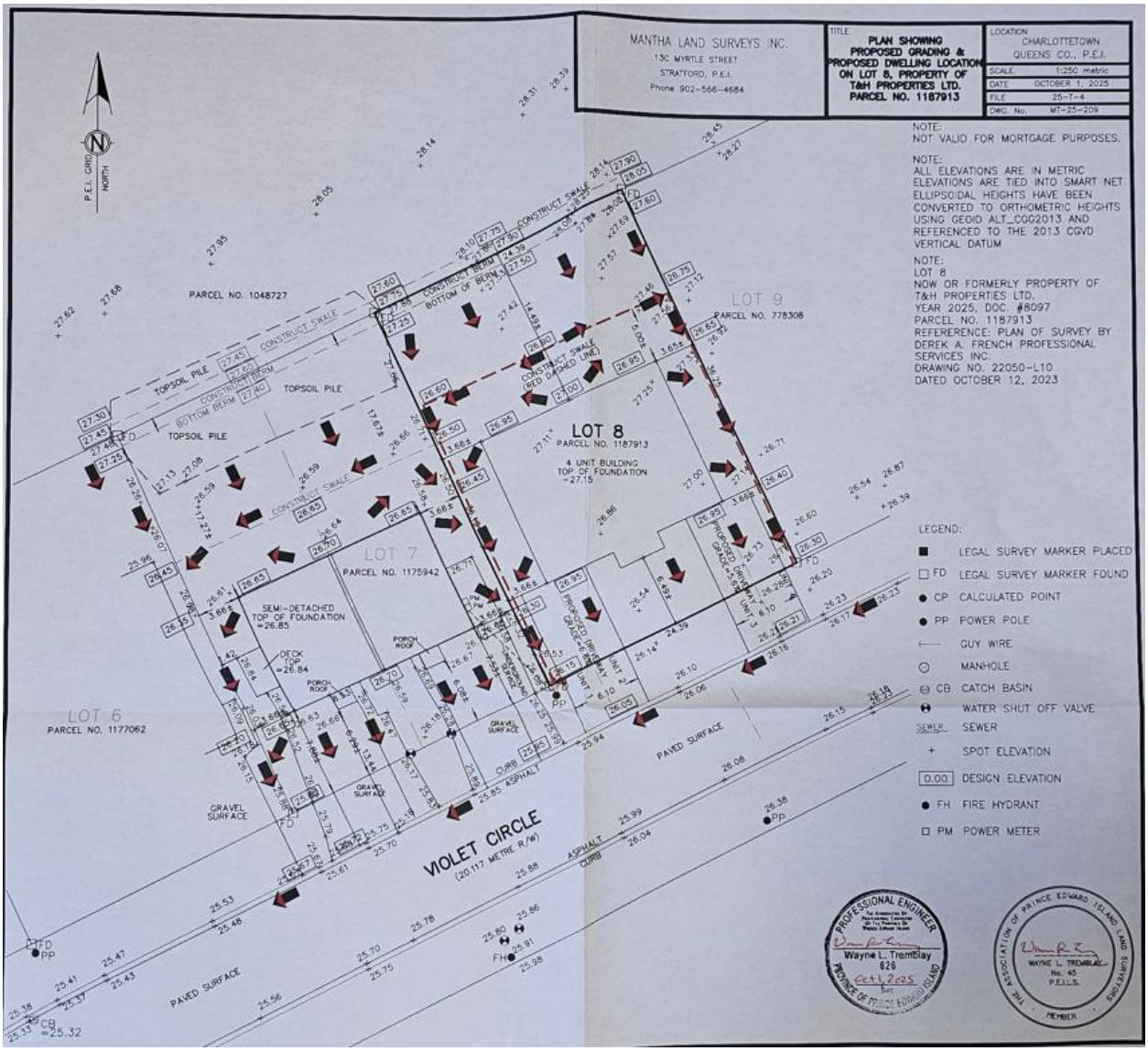
Air Photo of property (PID# 1187913)



Zoning Map

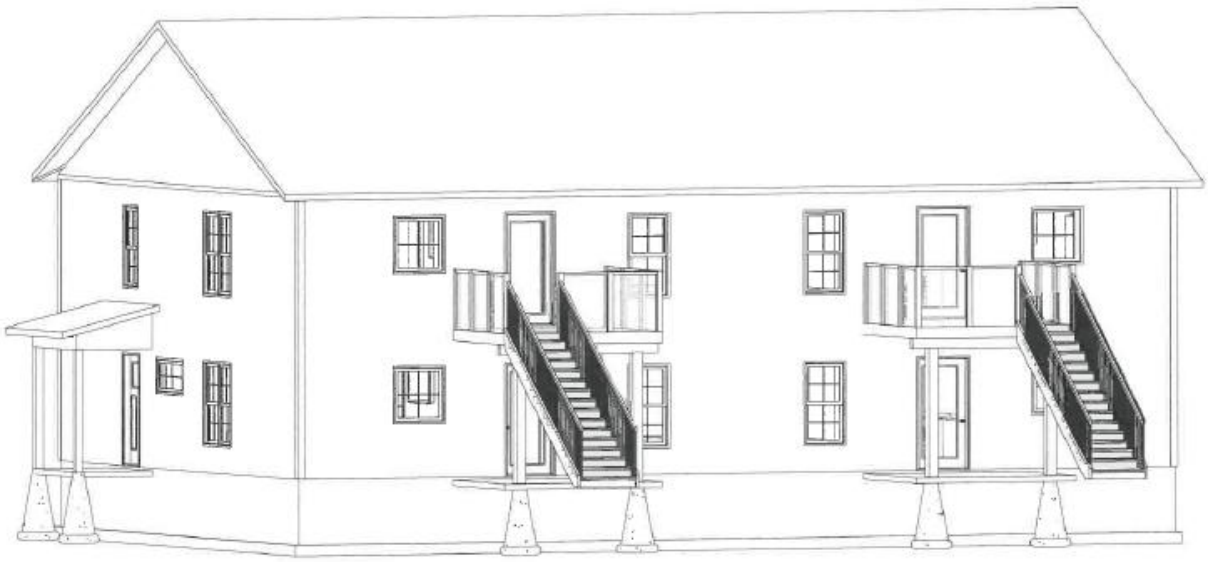

CDA
1048727
R3
882621
R2S
1176270
R2S
R2
808949
1070952
1065044
1187913
1190040
1169952
1187863
1187855
778308
1175942
1177062
1187566
1188465
1189513
1189505
1178219
1178201
1178193
1185354
1189661
1169739
1185230
1182377
1187533
1190586
1170786
VIOLET CIR
EVELYN ST

Site Plan (from Applicant)



Building Rendering (from Applicant)





02/11/2026
5:24 PM
Water + Sewer stake on lot JL.

CHARLOTTETOWN

NOTICE OF PUBLIC MEETING

DATE & TIME: February 19, 2026 (Thursday, 7:00 PM)
VENUE: Council Chambers, City Hall, 199 Queen Street

Charlottetown City Council will hold a Public Meeting to hear comments on the following:

Rezoning – Lot 8, Violet Circle (PID# 1187913)
Sonia Kamal, Mplan, Barch, Planner II

This is a request to:

- Amend Appendix A - Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Medium Density Residential; and
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to facilitate the future development of a proposed 4-unit building (stacked townhouse).

How to participate at the public meeting:

- In-person at City Hall, Council Chambers, 199 Queen Street
- Virtually, or
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The general public is encouraged to participate.

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Information Sheet for Public Meeting on Thursday, February 19, 2026

The City of Charlottetown has received the following application for consideration:

Rezoning – Unaddressed parcel on Mount Edward Road (PID# 440545)
David Gundrum, RPP, MCIP, Manager of Development Planning

This is a request to:

- Amend Appendix A - Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Comprehensive Development Area; and
- Amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Single-detached Residential (R-1L) Zone to the Comprehensive Development Area (CDA) Zone,

to facilitate future development of the property with three (3) apartment buildings having a combined maximum total of 87 dwelling units.

32 letters were sent out to property owners within a 100-metre radius of the subject property as per the Zoning & Development Bylaw dated February 6, 2026.

Notice of the proposed amendment was advertised in The Guardian newspaper on Saturday, February 7, 2026 and on Saturday, February 14, 2026. A notice was also posted on the City's website.

Notice was posted on the subject property on Wednesday, February 11, 2026.

As of 4:30 PM on Tuesday, February 17, 2026, eight (8) letters of objection were received. Any letters received after this time and up until Noon on Friday, February 20, 2026, will be included in the recommendation report to Planning Board at a later date.

Notes:

City of Charlottetown Committee Report

Report No:
PLAN-2026-06-JANUARY-6B-1

Date:
January 6, 2026

Directed to Council through the following Committee:
Planning Board

Reporting Department:
Planning and Heritage

Other Associated Departments:
Public Works (comments provided)
Fire Department (comments provided)
Water-Sewer Utility (comments provided)
Environment & Sustainability (comments provided)
Parks & Recreation (comments provided)

Prepared by:
David Douglas Gundrum, RPP, MCIP

Attachments:
A. Air Photo
B. Zoning Map
C. Site Concept Plan
D. Building Renderings

Report Title:
Proposed rezoning and Official Plan Amendment for unaddressed subject property identified as Mount Edward Road (PID# 440545). The application has been made by Steve Birt on behalf of Ellis and Birt Limited.

Report Purpose:
Evaluation of a request for rezoning to place the subject property within the Comprehensive Development Area (CDA) Zone and the Comprehensive Development Area land-use designation to facilitate future development of the site with three (3) apartment buildings having a combined total maximum of up to 87 dwelling units based on existing lot size.

Staff Recommendation:
That Planning Board recommend that Council:

Approve the request to proceed to public consultation concerning a request to rezone the unaddressed subject property identified as Mount Edward Road (PID# 440545) from the Single Detached Residential (R-1L) Zone to the Comprehensive Development Area (CDA) Zone and to change the land-use designation in the Official Plan for the subject property to the Comprehensive Development Area to facilitate future development of the property with three (3) apartment buildings having a combined total maximum of up to 87 dwelling units based on existing lot size.

Report Details:

The combined rezoning and Official Plan Amendment (OPA) application was submitted by applicant and owner Steven Birt originally on July 18, 2023 to the City of Charlottetown Planning & Heritage Department in pursuit of allowing for the proposed rezoning and OPA with respect to townhouse units at the time. The proposal has gone through a few iterations since submission over 2 years ago and now the owner is ready to proceed with their request based on an updated development proposal involving apartment buildings (see Attachments C and D).

Development Context:

The subject property is a vacant corner residential lot located adjacent to a mature residential neighbourhood at the north edge of the Mount Edward Ward (Ward 6).

All properties that bound the site to the south (fronting onto Ferngarden Drive) and the east (fronting onto Lilac Avenue) are within the (R-1L) zone and entirely contain single-detached dwellings. Immediately abutting the west of the site is Mount Edward Road and immediately to the north is the arterial bypass highway (see Attachment A).

Buried infrastructure belonging to the City of Charlottetown crosses the property in an east-west direction for which an easement is registered on title for (see Attachment C overlay).

Comments Received from City Departments and External Agencies:

All comments have been addressed and summarized below.

Charlottetown Fire Department – provided the following feedback:

- Indicated access route onto Lilac Avenue is approved and constructed. Both proposed access points meet minimum width requirement (6 metres). Fire hydrants are installed no more than 152 metres (500 feet) apart.

Charlottetown Water & Sewer Utility – provided the following feedback:

- Water & Sewer does have a sewer main and easement that run along the back of the property. Ensure that the developer is aware of this as we would not approve construction on top of the main. Survey to verify. Otherwise no issues at this time, we would review full designs when available.

Charlottetown Public Works – provided the following feedback:

- Access from Mount Edward Road seems feasible given the right-in-right-out configuration, and the extended centreline median shown. We would require a sign off from the Province to indicate this is acceptable from them as well given the proximity to their intersection before formal approval is given.
- Access to Lilac Avenue might need some tweaking. There would need to be some thought put into how an access is provided there by squaring up one or more approaches somehow to create a three leg T-intersection. In general, this is doable. Grades could be a challenge to ensure sight lines are adequate and with some work those issues could be addressed.

Charlottetown Parks & Recreation – provided the following feedback:

- No concerns.

Charlottetown Environment & Sustainability – responded August 12, 2025 providing the following feedback:

- The property will be subject to tree planting requirements and this should be carefully considered in the site planning process. Please have Environment and Sustainability staff review planting plan specifications and

species list created. If assistance is needed with the planting plan and species list appropriate for the site conditions and to minimize utility conflicts, please reach out to E&S.

- Tree planting beyond the minimum is recommended as this contributes to offsetting impacts to the natural environment and supports the creation of a vibrant, livable, and resilient community.
- Consider increasing the number of shade trees around the guest parking areas, with particular attention to the eastern lot. Enhancing tree coverage in these areas will help mitigate urban heat island effects and improve overall site comfort.
- For plantings along the Perimeter Highway side of the property, select large, wind-resistant species that provide both shade and visual interest. Species that have shown resilience in this environment include *Ulmus americana* 'Valley Forge' (Dutch Elm Disease-resistant elm), *Acer × freemanii* (Freeman maple), and *Quercus palustris* (Pin oak). In addition, consider incorporating wind-resistant native shrubs to enhance the vegetative buffer and visual screening from the highway. Suitable options include black chokeberry (*Aronia melanocarpa*), red osier dogwood (*Cornus sericea*), northern bayberry (*Myrica pensylvanica*), and sweetgale (*Myrica gale*).
- This development is nearly adjacent to the Confederation Trail (on the other side of Mount Edward Road and the Bypass), which provides residents the ability to cycle to downtown or to the QEH, for example, in 18 minutes at an easy pace, and which provides excellent recreational and physical activity opportunities. It is therefore very important that cycling and pedestrian connections to the existing sidewalks and signalized pedestrian crossings at the Bypass intersection are provided.
- The developer may wish to consider pedestrian pathways through the development, connecting the residences to both Lilac Lane (and the direction of two nearby neighbourhood parks, with playgrounds and sports fields), and the sidewalk on Mt Edward Rd. Currently, the high frequency of driveways intersecting with the road, with reversing cars, represents a safety concern that would deter residents from using the new private road for socializing, walking or play. If pedestrian paths (or natural trails) are established on the boundary of the properties at the rear of the buildings, away from car traffic, this would likely facilitate strong social connections between residents, and would also encourage residents to access neighbourhood parks.
- No bus stops currently service this development; the nearest bus stops (at Mount Edward Road and Ash, or Mount Edward Road and MacAleer), in both current and future transit plans, is approximately 480m/ a 6 minute walk away, beyond the recommended 400m/5 min walk level of service). Re-planning of future routes may be considered, to service this and other expected developments at the north end of Mt Edward Rd, particularly after the Spencer Drive connection is completed.

LEGISLATIVE REQUIREMENTS:

Notification

If the proposed Zoning Bylaw Amendment (Rezoning) and Official Plan Amendment are approved to proceed to the public consultation phase, the Planning & Heritage Department will notify the public of the future public meeting date in accordance with Section 3.10.4 of the Zoning & Development Bylaw.

ANALYSIS:

As per Section 3.10.3 of the Zoning & Development Bylaw, before rezoning any parcel of land, Council shall conduct a public meeting to receive the views and opinions of the public and the applicant. Council may, for reasons that are in the best interests of the City, reject a proposed rezoning without public notice and without referral to a public

meeting, but if an application goes to a public meeting, then Council shall determine the disposition of the application and the applicant may not be allowed to withdraw the application after the public meeting.

Planning staff are of the opinion that the project has merit with sufficient information provided to date by the applicant to allow for consideration of the proposed rezoning and Official Plan Amendment via the public meeting process with Council.

CONCLUSION:

The Planning & Heritage Department encourages Planning Board to recommend to Council to approve the request to proceed to public consultation to consider a Zoning Bylaw Amendment (Rezoning) and Official Plan Amendment to rezone and change the land-use designation for the unaddressed subject property identified as Mount Edward Road (PID# 440595) from the Single Detached Residential (R-1L) Zone to the Comprehensive Development Area (CDA) Zone to facilitate the future development of the property with three (3) apartment buildings having a combined total maximum of up to 87 dwelling units based on existing lot size.

Council or Committee History:
N/A

Financial Implications:
N/A

Public Engagement and Communication:
None to date.

Legislative Authority:
Zoning & Development Bylaw
Official Plan

Strategic Alignment:
Infrastructure and the Environment
Community-Building and Placemaking

Submitted By Planner:
David Douglas Gundrum, RPP, MCIP



Manager of Development Planning

Reviewed By:

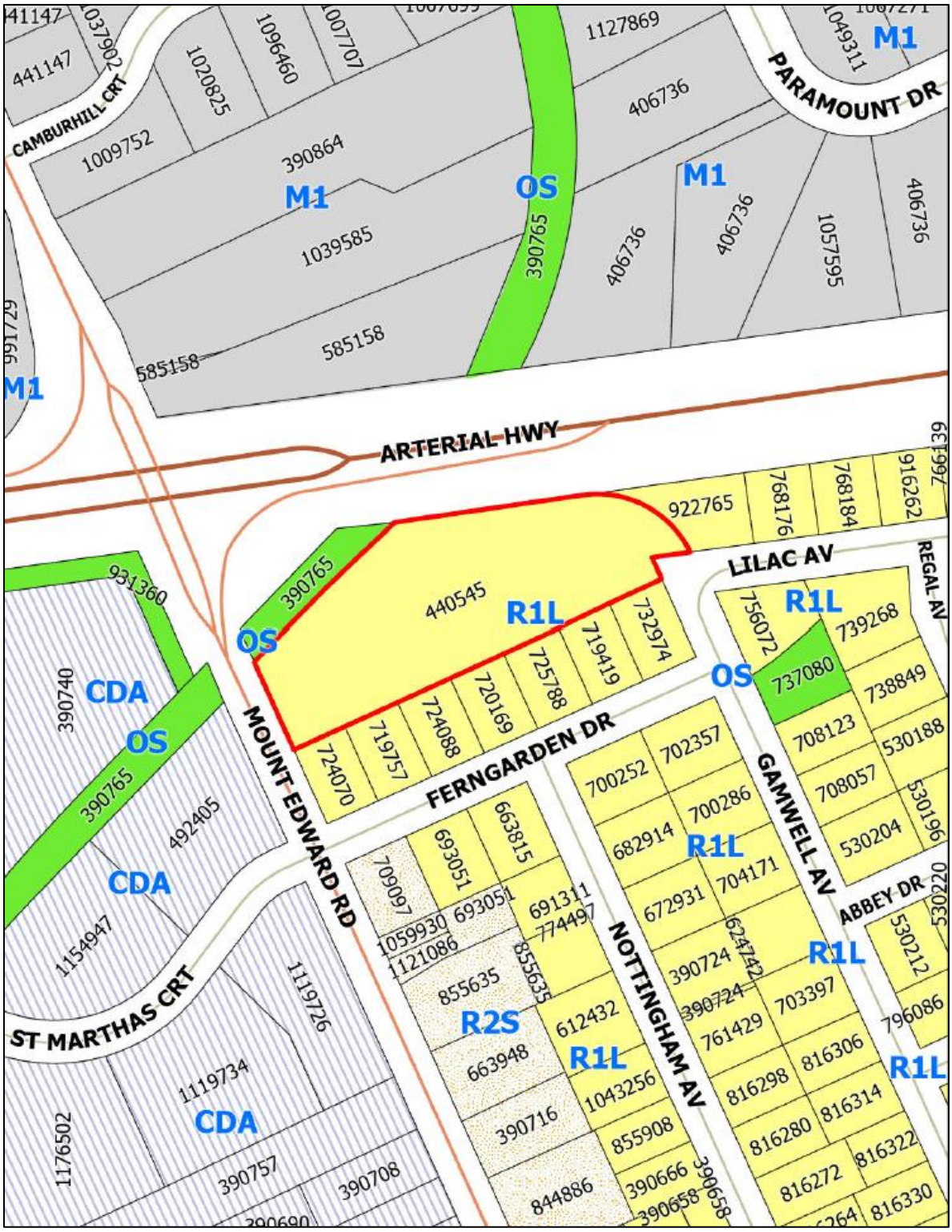
Manager	**Director/CAO**
N/A	Michael Ruus, RPP, MCIP, 12/30/2025

Committee Recommendation: (if differing from staff)

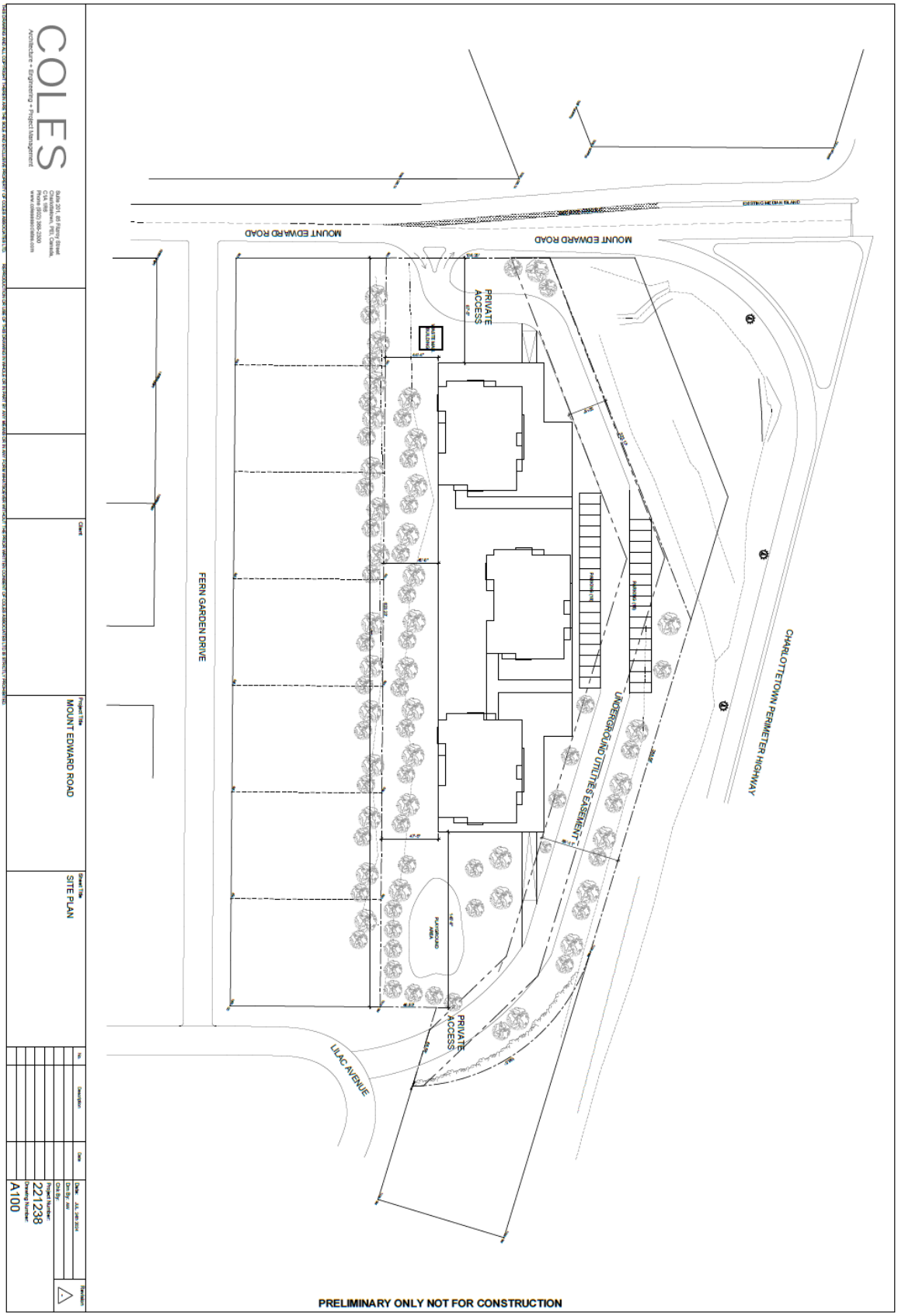
Attachment “A” – Air Photo



Attachment "B" – Zoning Map



Attachment “C” – Concept Site Plan



Attachment “D” – Building Renderings



CITY OF CHARLOTTETOWN
RESOLUTION OF COUNCIL #2026-COCR-0002

Planning & Heritage #2

MOTION CARRIED 10-0 (Carried) CB

MOTION LOST _____

Date: January 13, 2026

Moved by Deputy Mayor Alanna Jankov

Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve the request to proceed to public consultation concerning a request to rezone the unaddressed subject property identified as Mount Edward Road (PID# 440545) from the Single Detached Residential (R-1L) Zone to the Comprehensive Development Area (CDA) Zone and to change the land-use designation in the Official Plan for the subject property to the Comprehensive Development Area to facilitate future development of the property with three (3) apartment buildings having a combined maximum total of 87 dwelling units.

City of Charlottetown
Planning & Heritage Department
70 Kent Street
Charlottetown, PE C1A 1M9

t 902.629.4158
f 902.629.4156
e planning@charlottetown.ca
w www.charlottetown.ca

February 6, 2026

RE: Unaddressed Property – Mount Edward Road (PID# 440545)

Dear Property Owner:

The City of Charlottetown Planning & Heritage Department has received a request for rezoning of property identified as Mount Edward Road (PID# 440545) from the Single Detached Residential (R-1L) Zone to the Comprehensive Development Area (CDA) Zone and to change the land-use designation in the Official Plan to Comprehensive Development Area in order to allow for the future development of the property with three (3) apartment buildings having a combined total of eighty-seven (87) dwelling units.

Pursuant to the requirements of the *Zoning and Development Bylaw*, and as an owner of a property located within 100 metres (328.1 feet) of the boundaries of the proposed development at the subject property, you are being notified of this request for rezoning. A public meeting for this application will be held on **Thursday, February 19, 2026 at 7:00pm in Council Chambers, City Hall (199 Queen Street).**

For those who are interested in participating via Microsoft Teams, residents are requested to contact the Planning & Heritage Department by email at planning@charlottetown.ca or to call 902-629-4158 on or before 4:00 p.m. on Tuesday, February 17, 2026 to provide their contact details (name, phone number and/or email address). Business hours are between 8:00 AM – 4:30 PM, Monday – Friday. Staff will contact participants no later than noon, 12:00pm on Wednesday, February 18, 2026 with details on how to participate in the meeting. The live meeting can be viewed at www.charlottetown.ca/video.

The City encourages written submissions to be received prior to the public meeting. All written submissions may be delivered to the Planning & Heritage Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2; or comments may be emailed to Planner David Gundrum at dgundrum@charlottetown.ca on or before noon on Thursday, February 20, 2026. All responses received will become part of the public record. Oral submissions or comments may be made at the public meeting where residents will be granted opportunity for oral submissions to a maximum of five (5) minutes for consideration by City Council.

Anyone wishing to view the proposed amendment can visit the City's website at www.charlottetown.ca and find the Meeting Packages under the Mayor and Council section for 2026 Public Metting Packages. As comments are received, the package will be revised leading up to the public meeting. If you have any questions or concerns, please contact the Planning & Heritage Department at (902) 629-4158.

Sincerely,

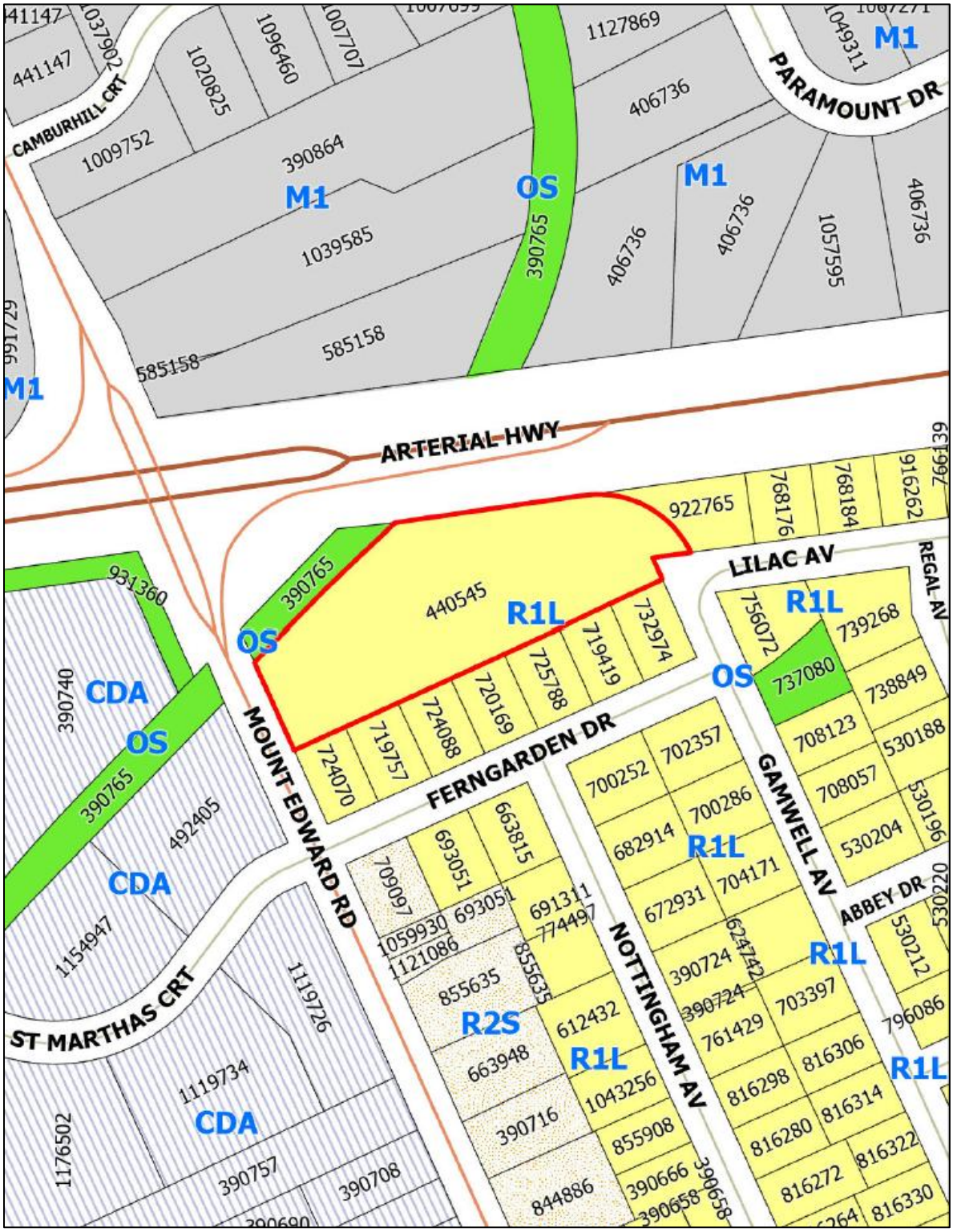


David Douglas Gundrum, RPP, MCIP
Manager of Development Planning

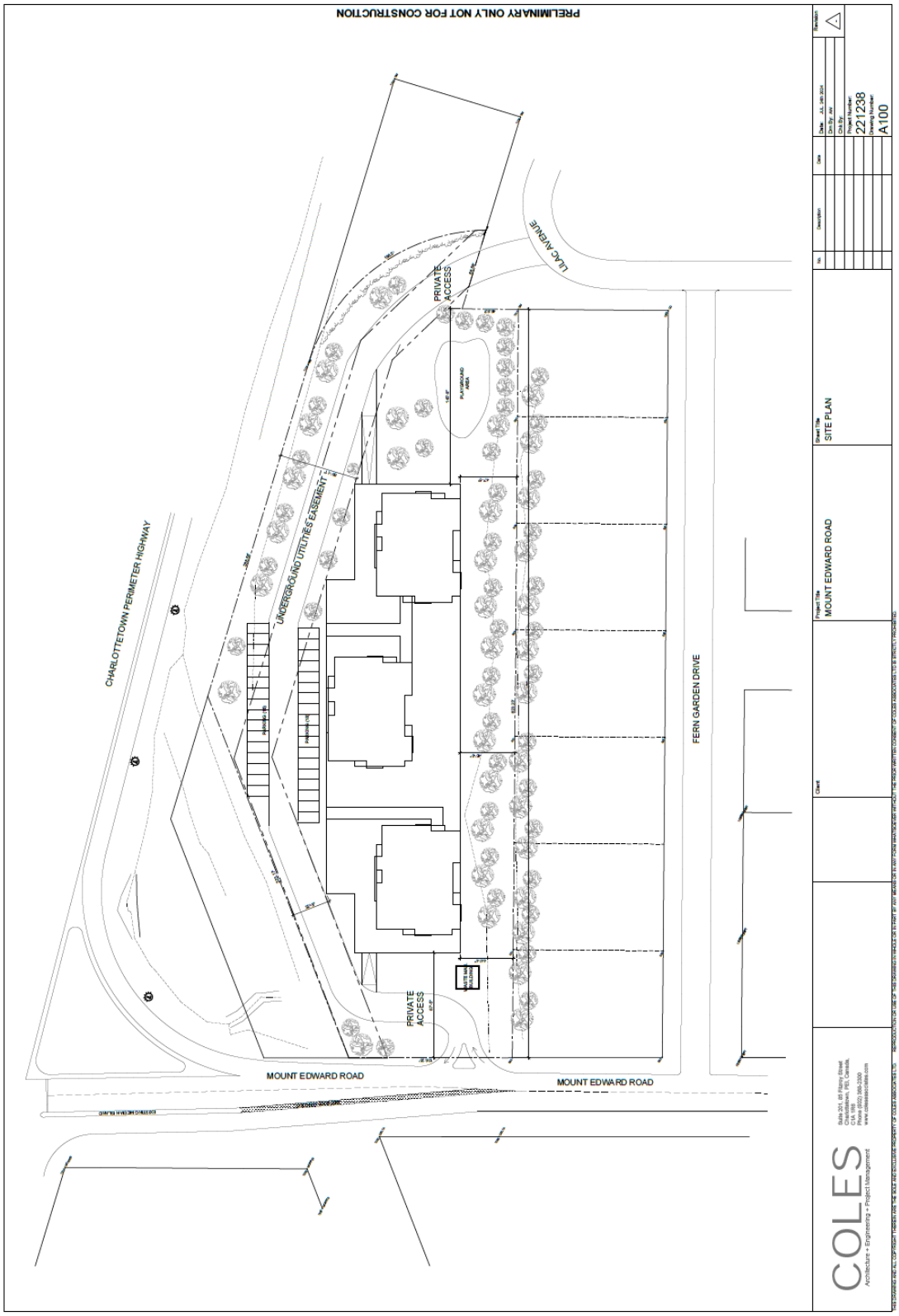
Air Photo of property (PID# 440545)



Zoning Map (PID# 440545)



Site Concept Plan (from Applicant)



Building Renderings (from Applicant)



02/11/2026
5:37 PM
Utility pole
on MT. Edward
Rd.

CHARLOTTETOWN

NOTICE OF PUBLIC MEETING

DATE & TIME: February 19, 2026 (Thursday, 7:00 PM)
VENUE: Council Chambers, City Hall, 199 Queen Street

Charlottetown City Council will hold a Public Meeting to hear comments on the following:

1) **Rezoning – Unaddressed parcel on Mount Edward Road (PID# 440545)**
David Gundrum, RPP, MCIP, Manager of Development Planning

This is a request to:

- Amend Appendix A - Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Comprehensive Development Area; and
- Amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Single-detached Residential (R-1L) Zone to the Comprehensive Development Area (CDA) Zone,

to facilitate future development of the property with three (3) apartment buildings having a combined maximum total of 87 dwelling units.

How to participate at the public meeting:

- In-person at City Hall, Council Chambers, 199 Queen Street
- Virtually, or
- Livestream (observe the meeting without commenting at www.charlottetown.ca/video)

To participate Virtually:

- *Register with the Planning & Heritage Department (name, contact number and/or email) by any of the following options:*
  - *Email at planning@charlottetown.ca, or*
  - *Call 902-629-4158 during business hours (8:00 AM – 4:30 PM, Mon-Fri)*
- *Deadline for registration: Tuesday, February 17, 2026*
- *Registered participants will receive an update from staff with instructions on how to participate in the meeting no later than Noon on Wednesday, February 18, 2026.*

How to submit comments:

- Oral submissions or comments may be made at the public meeting *(residents are requested to please keep their oral submissions to a three (3) to five (5) minute maximum).*
- Written comments may be submitted no later than Friday, February 20, 2026, by:
  - Email dgundrum@charlottetown.ca or
  - Written submissions delivered to the City's Planning & Heritage Department, 70 Kent Street, Charlottetown.

All responses received will become part of the public record.
Anyone wishing to view the proposed amendments can visit the City's website at www.charlottetown.ca and find the Meeting Packages under the Mayor and Council section. As comments are received and meeting minutes are compiled, the package will be updated with additional information leading up to the public meeting.

The general public is encouraged to participate.

Gundrum, David

From: Pam Josey <pammjosey@gmail.com>
Sent: Wednesday, February 11, 2026 8:39 AM
To: Gundrum, David
Subject: Letter of Concern Regarding Proposed 87-Unit Apartment Development - PID#440545

You don't often get email from pammjosey@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Gundrum, City Council, and Planners,

I am writing to formally express my concern and opposition to the proposed 87-unit apartment development planned 328.1 feet from my home at 9 Ferngarden Drive.

While I recognize the need for housing development in Charlottetown, the scale, height, and proximity of these proposed buildings raise serious concerns regardig safety, traffic congestion property value, and the overall impact on our neighbourhood's quality of life.

The proposed buildings will significantly tower over our backyard, resulting in a substantial loss of privacy, reduced enjoyment of our propery, and a dramatic change to the established residential character of the area. Due to the size and closeness to existing single-family homes, this development is likely to negatively affect nearby property values. Loss of privacy (including bright external lights shining in our bedroom windows through the night), increased density, traffic congeston, and changes to neighbourhood character are all well-recognized factors that contribute to residential property devaluation.

Traffic remains a major and ongoing concern. Our road already functions as a throughway, and traffic volume has noticeably increased over the years. Children regularly play on this street, and residents - including myself - raised safety concerns years ago, even prior to the construction of the apartments buildings on Mount Edward Road. Unfortunately, those concerns were not adequately addressed and the conditions have worsened since that development was completed.

The new apartment buildings on Mount Edward Road have already had significant impact on traffic flow on Mount Edward Road and our street. Morning and evening travel has become increasingly congested, making it difficult and, at times, unsafe during peak hours. Adding an additional 87 units in such close proximity will inevitably intensify traffic congestion and further strain road infrastructure that is already under pressure.

I respectfully request that the planning authority reconsider this proposal, particularly its size, height, and placement relative to existing homes. At a minimum, I ask that a meaningful review of the potential impact on neighbouring property values and a traffic and safety impact assessment be conducted.

Thank you for your time and consideration. I trust these concerns will be carefully reviewed before decisions are made that will permanently affect our neighbourhood, property owners, and the safety and comfort of residents.

Sincerely,
Mike Trainor and Pam Josey
9 Ferngarden Drive
(902) 940-2602

Gundrum, David

From: eddie0070 <eddie0070.em@gmail.com>
Sent: Saturday, February 14, 2026 7:20 PM
To: Gundrum, David
Subject: PID #440545 Development

You don't often get email from eddie0070.em@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

First I would like to thank you for your letter of notice and your interest in the opinions of area residents. It is my hope that this interest is more than just procedural but comes from genuine concern for the Sherwood neighbourhood.
This letter is written in the express intent to lodge a vote of no to changing any part of Sherwood from Single detached Residential (R-1L). This area of sherwood between Brackley Point Road and Mount Edward Road and south of the Bypass Highway was designated R-1L for a reason.

This area was originally a Suburb of Charlottetown that was developed to provide a quiet area for families to own a home with space for a yard and a garden if desired and a community park for your children to access on quiet streets. In other words a community

These streets are no longer quiet. There is already too much high speed through traffic on Lilac Avenue and Ferngarden Drive for it to be safe for a child to ride a bike to the Park. Also at the current levels of residential street use by residents and through traffic there is often a half a block of vehicles lined up to try to make a left turn onto Mt. Edward Road from Ferngarden. This process can regularly take 2 -20 minutes.

87 more living units in this end of Sherwood with a single entrance and exit point at the corner of Lilac Avenue and Gamwell avenue would create an unsafe traffic nightmare for residents.

Also the current zoning ensures that the Homes on the Northside of Fernwood drive would butt up to either the backyard of a neighbour or a street that services them. When one purchases a home in a R-1L zoned area that is the expected level of privacy in your backyard. Rezoning this land to allow an 87 unit Apartment development essentially removes any privacy that is currently in place.

There is a place for apartment buildings in all city planning. I would like to take issue with any city planner that thinks High rise apartment buildings should be built next door and on the same street as a large block of R-1L area homes. Additionally if this has already been approved in a different section of Sherwood R-1L zoning, it was a big mistake. There is a need for both zonings but they should never ever be mixed for many reasons. The most important one being the sense of community that residents of a R-1L have.

I suggest if City planners want to allow development in this area that improves the community in both aesthetic and safety to consider the following.

(1)This land looks like it could accommodate 7 or more very attractive and modern single detached homes.

(2) Secondly, this new development and all the residents that have homes that border on the Bypass highway should have proper protection from highway pollution. This highway was not part of the original plan for Sherwood and when it was constructed the developers omitted placing a wall to prevent noise and air pollution from the highway affecting bordering residents.

This pollution affects both Physical and mental health of residents.
Noise pollution negates any type of backyard activity and constantly disrupts sleep.
Salt, asphalt, rubber tire particles and other road dirt on a wet highway becomes an aerosolized fog of toxin that is constantly bombarding residents and their homes. All well planned cities in the world do not allow their highways to affect residents in this way

In conclusion:
No to the current application for the development of PID #440545
Yes to a safe and healthy development of PID # 4405445 as suggested in this letter.

Kind Regards
Ed MacAulay

Gundrum, David

From: Eileen MacAulay <eileen_m@live.com>
Sent: Sunday, February 15, 2026 9:32 AM
To: Gundrum, David
Subject: Letter

You don't often get email from eileen_m@live.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

First I would like to thank you for your letter of notice and your interest in the opinions of area residents. It is my hope that this interest is more than just procedural but comes from genuine concern for the Sherwood neighbourhood.
This letter is written in the express intent to lodge a vote of no to changing any part of Sherwood from Single detached Residential (R-1L). This area of sherwood between Brackley Point Road and Mount Edward Road and south of the Bypass Highway was designated R-1L for a reason.

This area was originally a Suburb of Charlottetown that was developed to provide a quiet area for families to own a home with space for a yard and a garden if desired and a community park for your children to access on quiet streets. In other words a community

These streets are no longer quiet. There is already too much high speed through traffic on Lilac Avenue and Ferngarden Drive for it to be safe for a child to ride a bike to the Park. Also at the current levels of residential street use by residents and through traffic there is often a half a block of vehicles lined up to try to make a left turn onto Mt. Edward Road from Ferngarden. This process can regularly take 2 -20 minutes.

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Also the current zoning ensures that the Homes on the Northside of Fernwood drive would butt up to either the backyard of a neighbour or a street that services them. When one purchases a home in a R-1L zoned area that is the expected level of privacy in your backyard. Rezoning this land to allow an 87 unit Apartment development essentially removes any privacy that is currently in place.

There is a place for apartment buildings in all city planning. I would like to take issue with any city planner that thinks High rise apartment buildings should be built next door and on the same street as a large block of R-1L area homes. Additionally if this has already been approved in a different section of Sherwood R-1L zoning, it was a big mistake. There is a need for both zonings but they should never ever be mixed for many reasons. The most important one being the sense of community that residents of a R-1L have.

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Noise pollution negates any type of backyard activity and constantly disrupts sleep.
Salt, asphalt, rubber tire particles and other road dirt on a wet highway becomes an aerosolized fog of toxin that is constantly bombarding residents and their homes. All well planned cities in the world do not allow their highways to affect residents in this way

In conclusion:
No to the current application for the development of PID #440545
Yes to a safe and healthy development of PID # 4405445as suggested in this letter.

Kind Regards
Eileen MacAulay

Sent from my iPhone

Gundrum, David

From: Tiffany Wonnacott <tiff.wonn@gmail.com>
Sent: Monday, February 16, 2026 1:44 PM
To: Gundrum, David
Subject: Opposing the Rezone

You don't often get email from tiff.wonn@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,
I am email in regards to the rezoning of the area along Mt Edward road near the by pass. I live in the neighbourhood and I am opposing this rezoning.

Thank you
Tiffany Wonnacott

Gundrum, David

From: Brynn VanWiechen <Brynn_10@hotmail.com>
Sent: Tuesday, February 17, 2026 10:29 AM
To: Planning Department; Gundrum, David
Subject: Oppose Rezoning #440545

Some people who received this message don't often get email from brynn_10@hotmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Gundrum,

I am writing to formally express my opposition to the proposed rezoning of property PID #440545 on Mount Edward Road from R-1L to CDA Zone.

My primary concerns relate to traffic, street safety, and parking capacity, mostly on Lilac, Ferngarden and Gamwell. These three streets are currently housed in a quiet subdivision where children regularly play and families walk safely. A development of three apartment buildings with 87 units will inevitably lead to a significant increase in vehicle traffic entering and exiting the area at an already dangerous sharp turn.

Based on the proposed plan, the number of parking spaces appears limited relative to 87 dwelling units. In practice, many apartment units are occupied by two+ adults, which could reasonably mean well over 150 residents. Even with conservative estimates of vehicle ownership, this could translate into 100 or more vehicles associated with this development.

If on-site parking is insufficient, even if there is underground parking, overflow parking will likely occur on surrounding streets. We can look to the apartment building at 53 Towers Road as an example of how additional units can result in street congestion and vehicles lining residential roads, impacting traffic flow and visibility. The entrance on the corner of Gamwell/Lilac Avenue will result in increased on-street parking near the already dangerous corner which would create further safety hazards by narrowing the roadway and reducing sightlines.

Currently, on-street parking on Ferngarden, Gamwell, and Lilac Avenue is minimal, which allows for safe and predictable traffic flow. Introducing consistent overflow parking and higher traffic volumes will significantly change the safety and character of this residential neighbourhood. Traffic safety is already a serious issue locally. Increasing density without clear evidence that infrastructure and parking are sufficient risks the safety of the children and members of Sherwood.

The Mount Edward Road - Bypass - Brackley Point Road - Belevedere Avenue block does not currently contain any properties with CDA zoning. The land use for nearly this whole block is low density residential, especially when focusing on the areas surrounding Ferngarden Drive, Lilac Avenue, and Gamwell Avenue. Having the subject property rezoned to CDA would not blend with the surrounding property zonings within the block.

Many neighbouring property owners built their homes 20+ years ago knowing their neighbours would be similar style of housing. Having the subject property rezoned to CDA would likely impact property values negatively for neighbouring properties to the proposed development.

I am also concerned as to why the developer is specifically looking to have the subject property rezoned to CDA. The bylaw states that use in the CDA zone may include any uses or mix of uses permitted in any Zone of the bylaw. If the intention is to have a development with three apartment buildings (87 units), could this not be granted in a R3 or R4 zoning? CDA zoning seems too open ended and it appears like it could be easier for the developer to revise their plans for development after the fact if the rezoning request is approved by council.

Thank you for your time and consideration.

Sincerely,

Brynn VanWiechen

Gundrum, David

From: Pressed 4 Time <sales@pressed4time.ca>
Sent: Tuesday, February 17, 2026 2:06 PM
To: Gundrum, David
Cc: Pressed 4 Time
Subject: 3 apartment buildings on Arterial Hwy

You don't often get email from sales@pressed4time.ca. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of Council,

I am writing to express my concerns regarding the proposed rezoning application to permit a future apartment building and the addition of a new private road behind our property.

We understand that growth and increased housing are important for our city, and we are not opposed to development in principle. However, this proposal represents a significant change to the existing residential character of our neighbourhood, and we have serious concerns about its current design — particularly with respect to traffic, safety, and access points.

Traffic and pedestrian safety are already ongoing concerns in this area. The surrounding streets are frequently used as an unofficial throughway, despite not being designed for that level of traffic. There are currently no sidewalks or clearly marked shoulders, yet the neighbourhood is very active with pedestrians, including many children who use the nearby parks. Introducing additional vehicle access in this context — especially without meaningful infrastructure upgrades — presents a clear safety risk.

We are particularly concerned about the proposed second entrance onto Lilac Avenue. Lilac is a quiet residential street that is not designed to function as a feeder or collector road. Adding an access point there would inevitably increase traffic volume and cut-through driving, further compromising pedestrian safety and neighbourhood liveability.

In contrast, we would be far more amenable to a single entrance configuration from Mount Edward Road, which is better suited to handle higher traffic volumes and would minimize disruption within the residential streets. Concentrating access onto a more appropriate roadway would reduce the impact on existing homeowners and better align with sound planning principles.

Additionally, the placement of a private road directly behind our property will materially impact privacy, noise levels, lighting, and the quiet enjoyment of our home. These effects should not be understated.

We respectfully ask Council to carefully consider whether the current proposal adequately addresses pedestrian safety, traffic management, and neighbourhood impact. At minimum, we urge that the Lilac Avenue access be removed from consideration and that any approval be contingent upon meaningful safety improvements and mitigation measures.

Thank you for your time and consideration.

Sincerely,

Clair & Cathy Dunsford

Gundrum, David

From: Erin <emcgonnell@eastlink.ca>
Sent: Tuesday, February 17, 2026 11:51 AM
To: Gundrum, David
Subject: Rezoning property #4040545From R–1L to CDA Zone

[You don't often get email from emcgonnell@eastlink.ca. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning David,

I writing to you with huge concerns with the proposed 3 apartment buildings complex to be built behind Fern Garden drive and off mount Edward Road.
I've lived at Fern Garden Drive for 19 years and when we purchased our house, I inquired about development in the field behind but was told that the exit/ entrance to lilac ave was not big enough and would never be further developed. What has changed?

The exit/ entry on lilac ave that is being proposed is already a narrow turn when 2 cars meet . I can't imagine adding extra congestion to this area. I implore you to just take a drive down lilac ave to the corner of gamwell and see how narrow it is. It's a disaster waiting to happen!

I'm also very concerned with the traffic that will be on fern garden, lilac and Gamwell.

The developer who is trying to rezone has had apartments buildings in the past and doesn't maintain the properties. They tend to get run down, which of course, will take down our property value.

I'm really hoping you oppose the rezoning property of #440545FromR–1L to CDA zone.

Chat soon
Erin McGonnell

Gundrum, David

From: Mcgonnell, Glen <glen.mcgonnell@scotiabank.com>
Sent: Tuesday, February 17, 2026 12:06 PM
To: Gundrum, David
Subject: Subject: Concerns Regarding Proposed Rezoning and Development PROPERTY#440545

You don't often get email from glen.mcgonnell@scotiabank.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Subject: Concerns Regarding Proposed Rezoning and Development on Lilac Avenue

Dear David,

I am writing to express my concerns about the proposed rezoning and development that would add approximately 87 new dwellings in our area. While I understand the need for housing growth, I am very worried about the significant safety and infrastructure challenges this project would create for existing residents.

1. Traffic and Safety Concerns
Lilac Avenue and the surrounding streets already struggle with traffic flow and limited road width. Even in their current state, these streets are not safe for pedestrians—my own children are unable to walk up Lilac Avenue safely due to the lack of adequate infrastructure. Introducing the traffic associated with 87 additional dwellings would greatly increase congestion and heighten the risk of accidents.

I strongly encourage members of council to personally drive down Lilac Avenue during peak times to see firsthand how difficult and unsafe the roadway already is. It is hard to imagine how the current infrastructure could support the substantial increase in traffic that this development would bring.

2. Concerns Regarding Long-Term Property Maintenance
I also have concerns about the developer's track record. In past developments in Charlottetown, several apartment buildings owned by this developer were not well maintained and became visibly run down. The prospect of a poorly maintained building becoming an eyesore in our neighborhood—within just a few years of construction—is very troubling.

As residents, we want to ensure that any new development contributes positively to the community, both in design and in long-term upkeep.

3. Request for Careful Consideration
I respectfully ask council to take these concerns into account when evaluating the rezoning application. Safe roads, proper infrastructure, and responsible long-term property management are essential for protecting the well-being of the families who already call this area home.

Thank you for your time and consideration. I appreciate the work you do on behalf of our community.

Glen Mcgonnell,
7 Fern Garden Drive Charlottetown PE, C1A9A1
(902)441-0189

Glen McGonnell (HE/HIM), CFP / Financial Planner
Scotiabank | Scotia Financial Planning
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Heritage officer of the TCAP facility, Sarah Bulman, says the pool is in its final stage before reopening, with a weekend pool party planned for Saturday and Sunday. *SUPPLIED PHOTOS*

TCAP pool set to reopen this weekend

VIVIAN ULINWA

The TCAP Family Aquatics and Fitness Centre pool in Montague is expected to reopen to the public in the coming days following months of repairs and maintenance.

Heritage officer of the facility, Sarah Bulman, told The Guardian the facility is in its final stage before reopening, with staff waiting for the water temperature to reach a comfortable level.

"It's very close," Bulman said late last week. "Right now, it's reading at 78 (F), so we have a couple degrees to go before families are going to want to take their children."

The pool is heated entirely by geothermal energy, which Bulman says has made the heating process slower than usual.



The TCAP facility pool has been closed since mid-May after its sand filtration system broke down. The pool will be reopening this weekend after its months-long closure. *CONTRIBUTED*

The centre will host a grand re-opening this weekend, featuring free swims on both Saturday and Sunday.

The event is being sponsored by the Rotary Club of Montague.

"We would love to see lots of people come in for it," Bulman said.

POOL DRAINED IN MAY

The pool has been closed since mid-May, after its sand filtration system broke down.

Bulman said staff initially drained the pool to replace the filter and carry out routine maintenance, including cleaning and minor tile repairs. During that process, they noticed structural damage to one of the pillars.

An engineering company was brought in to assess the damage and recommended immediate repairs.

"Not that it was going to fall down or anything like that, but there was enough damage that it called for repair sooner than later."

Contractors carried out metal, concrete and rebar work at the base of the pillars. The structure was later painted and sealed to prevent rust and corrosion in the pool environment.

Bulman says residents have been eagerly awaiting returning to the pool, since no similar facility exists in the community.

"We've been getting calls nonstop about what day it's going to open. People are getting very excited."

She said staff wanted to ensure both temperature and water quality met safety standards before reopening.

COSTS BEING FINALIZED

The final cost of the repairs has not yet been confirmed, as some invoices are still outstanding.

Bulman estimates that work related to the pool deck, sand filter and pool area is around $200,000.

She also said that discussions about a potential new recreation and aquatics facility in the community are continuing.

"There's definitely been talks and meetings about what our community looks like now and what the needs are," she said. "It's been a positive beginning to something in the future."

In the fall, the Town of Three Rivers says it was waiting for the results of a feasibility study before deciding whether to repair or replace the aging facility.

CAO John Jamieson said the quote to complete the study came back at $190,000, so the town didn't go ahead with it. The town has released a tender to several consultants to give it a price on Phase 1 of a study, which will be a jurisdictional scan of other similar-sized municipalities that operate pools and fitness centres.

He said the anticipated budget range for this Phase 1 work is $30,000 to $50,000 plus HST.

CHARLOTTETOWN

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Charlottetown, PE C1A 7K2
Phone: (902) 566-5548 | Fax: (902) 566-4701
www.charlottetown.ca

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Manager of Development Planning



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ONLY 8 SEATS LEFT! STAFF PICK!
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DBL ~~$6,775~~ PP FLIGHT PACKAGE AVAILABLE
$6,325 PP SAVE $450PP

16-DAY AFRICAN SAFARI - WONDERS OF SOUTH AFRICA AND NAMIBIA
ONLY 6 SEATS LEFT! STAFF PICK!
MARCH 3 – 18, 2027
SMALL LUXURY TOUR WITH A MAXIMUM OF 22 PASSENGERS!
DBL ~~$12,999~~ PP FLIGHT PACKAGE AVAILABLE
$12,499 PP SAVE $500PP

10-DAY BOSTON TO BERMUDA "NO FLY" CRUISE TOUR
ONLY 2 CABINS LEFT! STAFF PICK!
ALL-INCLUSIVE CRUISING
MAY 2 – 11, 2026
INSIDE STATEROOM AMENITIES VALUED AT $2,000PP
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$3,399 PP SAVE UP TO $800PP ON A BALCONY CABIN

10-DAY LUXURY ALASKAN DISCOVERY CRUISE TOUR
ALL-INCLUSIVE CRUISING
AUGUST 13 – 22, 2026
INSIDE STATEROOM AMENITIES VALUED AT $1,600PP
DBL ~~$3,999~~ PP FLIGHT PACKAGE AVAILABLE & CABIN UPGRADE AVAILABLE
$3,349 PP SAVE UP TO $900PP ON A BALCONY CABIN

23-DAY SOUTH PACIFIC PLEASURES- HAWAII, NEW ZEALAND & AUSTRALIA
NEWEST RELEASE!
ALL-INCLUSIVE CRUISING
JANUARY 29 – FEBRUARY 20, 2027
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DBL ~~$10,499~~ PP FLIGHT PACKAGE AVAILABLE & CABIN UPGRADE AVAILABLE
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13-DAY LUXURY ITALIAN LAKES, SWISS ALPS, & TUSCANY
LAST CALL! ONLY 4 SEATS LEFT
JUNE 6 – 18, 2026
FREE OLD LUCERNE WALKING TOUR & MT. PILATUS EXCURSION (GONDOLA + COGWHEEL TRAIN) – $195 CAD VALUE! BOOK BY FEBRUARY 13TH!
DBL ~~$6,599~~ PP FLIGHT PACKAGE AVAILABLE
$6,249 PP SAVE $350PP

11-DAY WONDERS OF CANADA
ONLY 10 SEATS LEFT!
JUNE 13 – 23, 2026
EXPLORE EASTERN CANADA—QUEBEC CITY, NIAGARA FALLS, AND THE 1000 ISLANDS—WHERE LUXURY, CULTURE, AND ICONIC SCENERY MEET.
DBL ~~$4,095~~ PP
$3,695 PP SAVE $400PP

11-DAY TREASURES OF PORTUGAL
NEWEST RELEASE!
MAY 3 – 13, 2027
FREE PORTO WINE TASTING EXCURSION IF BOOKED BY FEB. 13TH!
DBL ~~$5,299~~ PP FLIGHT PACKAGE AVAILABLE
$4,699 PP SAVE $600PP

16-DAY NEW YORK CITY TO SOUTHERN CARIBBEAN NO-FLY CRUISE TOUR
ALL-INCLUSIVE CRUISING
JANUARY 30 – FEBRUARY 14, 2027
INSIDE STATEROOM AMENITIES VALUED AT $3,300 PER PERSON
DBL ~~$4,850~~ PP CABIN UPGRADE AVAILABLE
$3,750 PP SAVE $1,100PP

4-DAY LUXURY LADIES SPA GETAWAY TO QUEBEC CITY
MAY 21 – 24, 2026
ESCAPE TO DEEP RELAXATION IN OLD QUEBEC AT SPA EMERIA NORDIC SPA—WHERE NATURE, WATER, HEAT, AND COLD UNITE FOR YOUR PERFECT MOMENT OF RENEWAL.
DBL ~~$1,500~~ PP
$1,225 PP SAVE $275PP

11-DAY NATURAL WONDERS OF NEWFOUNDLAND
ONLY 8 SEATS LEFT!
JULY 3 – 13, 2026
ESCAPE TO CANADA'S COASTAL GEM! INCLUDES 2 NIGHTS ASSARO MARINE ATLANTIC FERRIES!
~~$4,495~~ PP
$3,895 PP SAVE $600PP

5-DAY LUXURY QUEBEC CITY & CHARLEVOIX ESCAPE
PAY IN FULL UPON BOOKING AND GET AN EXTRA $150 OFF PER PERSON
ONLY 14 SEATS LEFT!
MAY 18 – 22, 2026
DISCOVER THE BEAUTY OF QUEBEC AND CHARLEVOIX—WHERE HISTORIC CITIES, BREATHTAKING LANDSCAPES, AND TIMELESS CHARM COME TOGETHER.
DBL ~~$1,845~~ PP
$1,545 PP SAVE $300PP

18-DAY LUXURY CANARY ISLANDS, AZORES & PORTUGAL
NEWEST RELEASE!
APRIL 12 – 29, 2027
EXPERIENCE A ONE-OF-A-KIND JOURNEY THROUGH HAUNTING TENERIFE, BAREFOOT-LUXE AZORES, AND LISBON WITH LUXURIOUS SAILS AND UNFORGETTABLE EUROPEAN ISLAND ADVENTURE.
DBL ~~$6,299~~ PP FLIGHT PACKAGE AVAILABLE
$5,599 PP SAVE $700PP



Rowan MacDonald, left, the 2026 Easter Seals ambassador, shares a moment with his mother, Lisa Parent, following a Rotary Club of Charlottetown luncheon at Inn on the Hill on Feb. 9. *DAVE STEWART*

'MY SON IS A ROCK STAR'

Mother gets tearful talking about 2026 Easter Seals P.E.I. ambassador

DAVE STEWART

Rowan MacDonald's mother knows something about the benefits her son will gain as the 2026 Easter Seals ambassador.

The Grade 10 student was the guest of honour as the Rotary Club of Charlottetown kicked off the annual campaign on Feb. 9. His mom, Lisa Parent, watched proudly as he took part in the lunch at the Inn on the Hill.

Parent is not only the ambassador's mother, she is also a former rotary exchange student, so she had a few stories to tell Rotarians.

Parent was an 18-year-old exchange student in Cremona, Italy, in 1997 and 1998, living with five different host families. She speaks fluent Italian and French.

She said it is nice that her experiences will mirror Rowan's on the six-day school tour in April — the self-confidence, speaking in public and self-assurance.

"I see it already. He is so much more confident. He is so proud to be affiliated with Easter Seals; he tells everybody that he knows. My son is a rock star."

2026 AMBASSADOR

The Guardian sat down with Parent and Rowan after the lunch, and asked about the coming campaign and school tour.

For his part, Rowan said he has enjoyed making new friends since being named ambassador.

"I'm really looking forward to the campaign and going into the schools and supporting Easter Seals," Rowan said, adding that he hopes people will donate money to help support programs like Camp Gencheff.

Rowan flashes a big smile and says he hopes people will donate lots of treats.

POSITIVE INFLUENCE

Tears flow down Parent's face as she talks about how her son has made her life better.

"My life was really different than I had ever planned for it when I was a young kid," Parent said while wiping away the tears. "I never would have imagined this would be the path that I would take, but I couldn't have planned it any better. I couldn't have asked for a more fulfilling life."

Parent's whole world changed 16 years ago when Rowan was born and doctors told her that he had Down syndrome.

The years since have been a learning curve, but the payoff has been wonderful, she said.

"I could not have asked for a child who is as absolutely caring and loving and genuinely so affectionate and who has such a beautiful perspective on the world around him," Parent said. "It makes me look at the world different."

Seeing her tears, Rowan throws his arm around Parent and softly kisses her cheek.

VIDEO MESSAGE

Rowan's sister, Paige MacDonald, is a second-year student at Saint Mary's University in Halifax. Staff with Easter Seals played video comments from Paige at the luncheon.



Lisa Parent, left, says she is so proud of her son, Rowan, centre, who has been selected as the 2026 Easter Seals ambassador. With them is Rowan's sister, and Parent's daughter, Paige, and their dog, Bhodi.

"I think it's very cool that he is the ambassador," Paige MacDonald said. "I was very excited for him. I remember when I was going to school everybody goes crazy for the ambassador (on the school tour), they are treated like movie stars so I'm very excited that Rowan has that opportunity."

Rowan's father, Christopher MacDonald, was also at the luncheon. The Guardian spoke to MacDonald along with stepmom Shannon Taylor and sister Beatrix Taylor-MacDonald, in a previous story.

70TH ANNIVERSARY

During the lunch, Easter Seals P.E.I. chair Della Parker announced the organization is celebrating its 70th birthday with activities taking place all year long, including a goal to raise an additional $70,000.

Parker said it was on Feb. 13, 1956, that the Rotary Club of Charlottetown agreed by unanimous vote to adopt Easter Seals P.E.I. as the program to continue its support of children with disabilities.

"Seventy years later, Easter Seals P.E.I. is still a major project of the Rotary Club of Charlottetown and now is in partnership with the Rotary Club of Montague and Eastern P.E.I. and the Rotary Club of Summerside, with its mission expanded to enhance the quality of life, self-esteem and self-determination of Islanders with disabilities," Parker said.

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