CITY OF CHARLOTTETOWN
SPECIAL MEETING OF COUNCIL
PARKDALE ROOM, CITY HALL, 199 QUEEN STREET
WEDNESDAY, MARCH 4, 2026 AT 5:00 PM

Mayor Philip Brown presiding

Present:	**Deputy Mayor Alanna Jankov**	**Councillor Terry Bernard**
	Councillor Mitchell Tweel	**Councillor Kevin Ramsay**
	Councillor Bob Doiron (T/C)	**Councillor Julie McCabe**
	Councillor Norman Beck	**Councillor Trevor MacKinnon**
	Councillor John McAleer	**Councillor Justin Muttart**
Also:	**Brad MacConnell, CAO**	**Michael Ruus, DIG**
	Jessica Bradley, SCO	**Brad Vince, Planner II**
	Cindy MacMillan, ERPC II	
Guests:	**Jacob Ritchie, Fathom Studios**	
Regrets:	**Tracey McLean, PRC**	

T/C indicates attended via teleconference.

- Due to technical issues in the Chamber, the Council meeting was held in the Parkdale Room.

- The Mayor acknowledged that the land on which we gather is the traditional unceded territory of the Mi'kmaq First Nation.

- Mayor Brown paid tribute to Catherine Hennessey who passed away at the age of 93. She was a renowned heritage activist, historian, and author known as a "steadfast guardian" of Charlottetown's architectural history. She founded the PEI Museum and Heritage Foundation, was awarded the Order of Canada, and championed the "Know it, love it, protect it" mantra to preserve local history. A moment of silence was held.

1. Call to Order
Mayor Brown called the meeting to order.

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

3. Approval of Agenda
Moved by Councillor Ramsay and seconded by Deputy Mayor Jankov that the agenda be approved (Item 4b Planning & Heritage Resolution re: 68 Queen Street deferred to the Regular Meeting of Council of March 10). Carried.

4. Presentation/Discussion Item

a) City of Charlottetown Draft Zoning & Development Bylaw Presentation
Deputy Mayor Jankov, Chair of Planning & Heritage Committee, provided a brief overview of the item. She indicated this is the first draft of the City's Zoning and Development Bylaw, noting that it is a preliminary

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document and not a final direction from Council. She highlighted that the bylaw is intended to implement the City's Official Plan, which is still awaiting ministerial approval, and suggested Council may need to discuss the timing of public engagement given that approval has not yet been received. She emphasized that the session should be viewed as an initial discussion with further opportunities for review, questions, and refinement as the process continues. The Deputy Mayor then introduced Fathom Studios and asked them to begin the presentation.

Jacob Ritchie thanked Council for the opportunity to present and noted that his partner, Rob LeBlanc, would not be partaking in this evening's presentation. He explained that the draft bylaw is designed to implement the policy direction of the City's new Official Plan and respond to growth, housing demand, and federal housing initiatives. Major points referenced included the following:

Population Growth and Housing Demand - Growth pressures remain despite some slowing immigration trends. Planning regulations must allow the City to accommodate future population growth. Increasing housing supply is critical for affordability and economic growth.

Housing and Fiscal Sustainability - Development in areas with existing infrastructure is more financially sustainable. Denser housing generates more tax revenue per acre. Expanding infrastructure to new areas is costly for municipalities.

Housing Accelerator Fund Commitments - Allow additional housing units in residential areas. Support "missing middle" housing (townhouses and small apartments). Reduce parking requirements in some areas. Encourage higher density development in key areas. Remove exclusionary zoning practices.

Simplifying the Zoning Structure – Draft bylaw proposes reducing the number of zones from 35 to 20 with the goals to simplify administration of the bylaw, make zoning easier to understand, and reduce the need for site-specific amendments. Existing uses would continue under the new system, and no property owners would lose current rights.

New Growth Framework - The bylaw introduces a planning framework that directs development to residential neighbourhood zones to allow single detached homes, duplexes and semi-detached homes, accessory dwelling units (ADUs). Allow for higher density mixed-use development along major roads such as Brackley Point Road, St. Peters Road, Capital Drive and University Avenue.

Increased Building Heights in Key Areas - Potential heights of 8–12 storeys in some locations. Up to 18 storeys in select areas; these areas are mainly located around major corridors and commercial zones with the intent to concentrate taller buildings where they are most appropriate.

"Four Units as-of-Right" Housing - This approach is intended to increase housing supply while maintaining neighbourhood character. Standards would include minimum lot size requirements, parking requirements, maximum bedroom limits, owner occupancy requirements.

"Missing Middle" Housing – These forms are intended to increase density without requiring large high-rise developments. Examples include townhouses, small apartment buildings, and three-storey residential buildings.

Parking Requirement Changes - Reduced parking requirements in some circumstances are being proposed. Examples include fewer parking spaces required for higher-density developments, reduced requirements near transit and lower parking requirements for affordable housing projects.

Streamlining Development Approvals - The bylaw introduces changes to make development approvals more efficient with the goal to reduce delays and increase predictability for developers and staff. Two-stage building permit review, administrative variances for small adjustments, clearer development standards.

Urban Design Standards – Introduce new design requirements to maintain community character and to ensure that higher density development fits within neighbourhoods. Building setbacks and step-backs, architectural variation on building facades, restrictions on garage placement and requirements for active street-level uses.

Environmental and Climate Considerations - The draft also addresses environmental issues such as flood resilience and sea level rise, restrictions on residential uses in flood-risk areas and requirements for infrastructure protection.

Following the presentation as well as Q&A, key concerns raised by members of Council included potential neighbourhood impacts, parking pressures and traffic congestion, could larger lots allow multiple units and change neighbourhood density. It was noted that interpretation by residents of the bylaw may be difficult, particularly regarding the "four units as-of-right" concept. Additional concerns raised included drainage, infrastructure capacity and impact on existing neighbourhood services.

Several Councillors expressed concern that until the policy framework for the bylaw was finalized, the upcoming public engagements (scheduled for March 11 & 12) would be premature. It was the consensus of Council that the engagement meetings be postponed until the Province signed off on the Official Plan. Communications Department to notify the public with regard to the change in process with respect to the public engagements.

Mayor Brown thanked Mr. Ritchie for the presentation.

5. Adjournment

Moved by Councillor Ramsay and seconded by Councillor Muttart that the meeting be adjourned. Carried.
The meeting concluded at 8:10 PM