CHARLOTTETOWN

PLANNING BOARD AGENDA
NOTICE OF MEETING

Tuesday, April 7th, 2026, at 4:30 pm
Council Chambers, 2nd Floor, City Hall, 199 Queen Street
Live streaming: www.charlottetown.ca/video

1. **Call to Order**
2. **Declaration of Conflicts**
3. **Approval of Agenda** - Approval of Agenda for Tuesday, April 7th, 2026
4. **Adoption of Minutes** – Minutes of Planning Board Meeting on Tuesday, March 3rd, 2026
5. **Business arising from Minutes**
6. **Reports:**

a) Variances:

1. **191 Cumberland Street (PID# 346718)**

Stephanie MacDonald, Planner I

This is a request for Major Variance to allow for allow for an addition (covered exterior basement entry) to project into the rear yard setback by 4.03 m (13.22 ft) and for the eaves to project into the rear yard setback by 5.4 m (17.72 ft) for an existing single-detached dwelling in the Downtown Neighbourhood (DN) Zone.

2. **28 Lewis Point Road (PID# 586800)**

Stephanie MacDonald, Planner I

This is a request for Major Variance to allow for a Garden Suite to exceed the maximum height by 2.34 m (7.69 ft). whereas a Garden Suite is capped at a maximum building height of 4.6 metres (15.1 feet) as per Section 5.7 of the Zoning & Development Bylaw.

b) Rezonings & Site-Specific Amendments:

1. **68 Queen Street (PID# 336982)**

Laurel Palmer, Planner III

This is a request to rezone the subject property identified as 68 Queen Street (PID# 336982) from the existing Downtown Main Street (DMS) Zone to the Downtown Mixed Use Neighbourhood (DMUN) Zone in order to allow for the future development of a 7-storey multi-use residential and commercial building on the subject property within the

500 Lot Area. The proposed future development would also overlap with nearby parcels identified as PID#s 336974, 336966, 336909, 336917 and 1172915. The proposed development is also subject to applications for Design Review, Major Variance and Lot Consolidation.

2. **147 Hillsborough Street (PID# 342907)**

David Gundrum, Manager of Development Planning

This is a request for a site-specific amendment to the existing Downtown Mixed Use Neighbourhood (DMUN) Zone that applies to the subject property to allow for a transitional housing facility as an additional permitted use that is not otherwise permitted in the (DMUN) Zone. The proposed transitional housing facility would have capacity to accommodate eleven (11) individuals on-site.

3. **231 Brackley Point Road (PID# 623090)**

Michael Fraser, Planner II

This is a request to rezone the subject property from the Institutional (I) Zone to the Business Park Industrial (M-3) Zone and to change the land-use designation in the Official Plan from Institutional to Industrial in order to allow for the development of commercial condo buildings on the subject property that would involve future lot consolidation with neighbouring and abutting parcels identified as 235 Brackley Point Road (PID# 885269), 241 Brackley Point Road (PID# 437616) and unaddressed parcel identified as PID# 523073.

c) Lot Subdivisions & Consolidations:

1. **600 North River Road (PID#s 444679 & 600817)**

Sonia Kamal, Planner II

This is a request to consolidate portions of PID #444679 (two parcels) and PID #600817 (two parcels) at 600 North River Road, comprising a total of four parcels, in order to construct a five-storey, 48-unit mixed-use commercial building in the Shopping Centre Commercial (C3) Zone.

7. **Introduction of New Business**
8. **Adjournment of Meeting**

PLANNING & HERITAGE: PLANNING BOARD MINUTES
TUESDAY, MARCH 3, 2026, 5:00PM
COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL, 199 QUEEN STREET
Live streaming at www.charlottetown.ca/video

Present:	**Deputy Mayor Jankov, Chair**	**Dave Essery, RM**
	Councillor Norman Beck	**Bobby Kenny, RM**
	Councillor Julie McCabe*	**Lea MacDonald, RM**
Also:	**Mike Ruus, Director, Int. Growth**	**Jason Doucette, IO/AA****
	David Gundrum, Mgr, PH	***minute taker*
	Laurel Palmer, PIII	*attended virtually
	Sonia Kamal, PII	
	Michael Fraser, PII	
Regrets:	**Jacqui Scaman, RM**	
	Paul Connolly, RM	
	Satyajit Sen, RM	
	Mayor Phillip Brown	

1. **Call to Order**
   Chair called the meeting to order at 5:05 PM

2. **Declaration of Conflicts**
   Chair Jankov asked if there were any conflicts. There were no conflicts.

3. **Approval of Agenda**
   Moved by Bobby Kenny and seconded by Councillor Beck that the order of the agenda for Tuesday, March 3, 2026, be amended to change the order of presentations to Keaton Drive presented first and McGill Ave be presented second, be approved.

   CARRIED

4. **Adoption of Minutes**
   Moved by Lea MacDonald and seconded by Councillor Beck that the minutes of the Planning Board meeting held on Tuesday, February 3, 2026 as circulated, be approved.

   CARRIED

5. **Business arising from Minutes**
   There was no business arising from the minutes.

6. **Reports:**

1. 11 Keaton Drive (PID# 1136563)

David Gundrum, Manager of Development Planning

Property Information: Single Detached (R-1S) Zone
Staff Presenter: David Gundrum, Manager, Development Planning
Applicant: Gagandeep Kaur Matharu
Reference: Planning Board Meeting Package

Request:

This is a request for Major Variance to allow for an appointment-based beautician service to operate within a portion of a singled-detached dwelling within the Single Detached Residential (R-1S) Zone as a Home Occupation accessory to the principal use. As per Section 5.9.3.g) of the Zoning & Development Bylaw, home occupations including uses having appointments on an hourly basis may be considered following the process of review of a Major Variance.

Summary:

Development Planning Manager David Gundrum presented the request for a major variance at 11 Keaton Drive to allow an appointment-based home occupation within an existing single detached dwelling in an R1 zone. He noted the property is located three houses in from the intersection of Athol Drive, Windsor Drive, and Keaton Drive. Under Section 5.9.3F of the Zoning & Development Bylaw, appointment-based home occupations require major variance approval. David reported that on February 11, 2026, notice was circulated to 42 surrounding property owners within 100 metres, and five written responses were received — all in opposition. Concerns included increased vehicle traffic, compatibility of commercial activity in a residential zone, infrastructure limitations such as lack of sidewalks, property value impacts, and pressure on on-street parking. Staff recommended approval with Council determining the number of allowable client visits and required parking.

Discussion:

Although this item did not formally require a public hearing, several residents attended, stating that the circulation letter informed them they could speak. The Chair allowed public comments, each limited to five minutes.

Daffany Perry, of Keaton Drive expressing strong opposition. She and her husband live directly beside the applicant. She cited two years of ongoing commercial activity without approval, reporting up to "20+ visits per day," multiple cars idling, strangers knocking on the wrong door, on-street parking blocking visibility, and safety concerns due to snowbanks pushing pedestrians into the road. She stated the business conflicted with zoning rules requiring low-impact home occupations.

Floyd and Kathy, of Keaton Drive noted that their home directly faces the property. Floyd described numerous observations of patrons arriving, parking on the street, leaving cars running,

and performing turn-arounds near a sharp bend. He emphasized the inherent dangers of street geometry and the increased risk during dark hours.

Karen Fraser, of Keaton Drive, addressed the Board and described a previous incident where a vehicle navigating the sharp corner had driven onto her lawn. She referenced the community mailbox located directly adjacent to the subject property, stating that traffic related to mail pickup combined with business-related traffic increased safety risks. She opposed any commercial or appointment-based use on the lot.

Diane Crozier, of Keaton Drive, whose home sits directly on the corner in question, spoke about backing safely out of her driveway being difficult even without cars parked on the street. She raised concerns about potential commercial creep and said she would not have purchased her home had a commercial use existed nearby.

Board members questioned staff regarding whether the business had been operating without approval. David confirmed the application arose from a complaint and that the operation had been ongoing prior to the variance request.

Members discussed the limited on-site parking, the narrow lot widths, and the dangerous corner. A motion to defer and request a traffic impact assessment was made by Lea but did not receive a seconder.

The Board considered the staff recommendation to approve the variance. A motion to accept staff's recommendation was moved by Councillor Beck and seconded by Dave. When put to a vote, one member voted in favor, and four members, including Councillor McCabe, opposed. The motion failed.

MOTION:

Moved by Councillor Beck and seconded by Dave Essery that Planning Board recommend to Council that the following Major Variance for the subject property addressed as 11 Keaton Drive (PID# 1136563) be approved:

1. **To allow for an appointment-based home occupation in the form of a beautician service and request that Council establish:**
2. **The approved number of clients permitted to visit per day and the maximum number of business-based visits per week; and**
3. **The required on-site parking for the proposed home occupation.**

NOT CARRIED
(1-4)
Bobby Kenny, Dave Essery, Councillor McCabe, Councillor Beck opposed

2. 66 McGill Avenue (PID# 355057)

Michael Fraser, PII

Property Information: Single Detached Residential (R-1S)
Staff Presenter: Michael Fraser, Planner II
Applicant: Monika Gilks, Sable Arc Studios (Colin Roop & Pauline Tram-Roop)
Reference: Planning Board Meeting Package

Request:

This is a request to rezone the subject property from the Single Detached Residential (R-1S) Zone to the Medium Density Residential Townhouse (R-3T) Zone in order to permit up to three (3) units within a converted dwelling that is currently legal non-conforming.

Summary:
Planner Michael Fraser presented the application to amend the land use designation from Low-Density Residential to Medium-Density Residential and rezone the property from R1S to R3T to allow a third residential unit within the existing dwelling. Notice was circulated on September 15, 2025, and nine written submissions were received — all opposed. A public meeting was held on October 1, 2025.

Discussion:
Ivonne Davenboard of Highland Avenue, spoke as she had been inadvertently omitted from the earlier public meeting notification. She summarized her November 26 letter and detailed concerns regarding the state of the property, drainage impacts due to her lower-elevation lot, ongoing construction without visible permits, and communication gaps with staff. She supported legalization of two units but opposed a third.

The Chair raised concerns that an R3T rezoning permits a wide range of institutional and commercial-adjacent uses not appropriate in this neighborhood. Board members discussed that the applicant's intended use — simply legalizing a third unit — could be allowed through a site-specific amendment or a development agreement limiting the use.

Lee moved, and Councillor McCabe seconded, an amendment to staff's recommendation requiring a development agreement that restricts the property to a maximum of three units, addressing parking, drainage, and stormwater, while still permitting the R3T rezoning. The motion carried with five in favor and one opposed. The Board recommended approval subject to the development agreement.

MOTION:

Moved by Lea MacDonald and seconded by Councillor McCabe that Planning Board recommend that Council approve the rezoning of the subject property identified as 66 McGill Avenue (PID# 355057) from the Single Detached Residential (R-1S) Zone to the Medium Density Residential Townhouse (R-3T) Zone and change of the land-use designation under the Official Plan from Low Density Residential to Medium

Density Residential subject to the owners entering into a Development Agreement with the City of Charlottetown that would limit development on the site to a single residential building containing three (3) dwelling units subject to the provisions of the (R-3T) Zone and notwithstanding the additional permissions of the (R-3T) Zone.

CARRIED
(5-0)

**Councillor Beck Exited Meeting at 6:45PM*

3. 1-3 Summer Street (PID# 368142)

Sonia Kamal, Planner II

Property Information: Low Density Residential (R-2) Zone
Staff Presenter: Sonia Kamal, Planner II
Applicant: Robert Chang
Reference: Planning Board Meeting Package

Request:
This is a request for Major Variance to allow for an existing semi-detached dwelling to have a reduced rear yard setback of 3.7 metres (12.1 feet), reduced minimum lot area of 278 square metres per unit of a semi-detached dwelling on an interior lot and a reduced minimum lot area of 280 square metres per unit of a semi-detached dwelling on a corner lot within the Low Density Residential (R-2) Zone. If the Major Variance is approved, an application for lot subdivision to subdivide the existing semi-detached dwelling along the party wall will be considered.

Summary:
Sonia presented the request for variances to facilitate subdivision of an existing semi-detached dwelling into two separate lots. Variances were needed for front yard, rear yard, and minimum lot area. Notice was circulated February 11, 2026, and one letter of support was received. No opposition was submitted. A motion to approve staff's recommendation was moved by Lee and seconded by Bob. The Board voted unanimously in favor.

Discussion:
There was no discussion.

MOTION:

Moved by Lea MacDonald and seconded by Bobby Kenny that Planning Board recommend to Council that the following Major Variance for the subject property identified as 1-3 Summer Street (PID# 368142) in the Low Density Residential (R-2) Zone be approved:

1) **To permit a reduced front yard setback of 5.45 metres (17.9 feet);**

2) **To permit a reduced rear yard setback of 1.86 metres (6.1 feet);**
3) **To permit a reduced minimum lot area of 304 square metres per unit on an interior lot; and**
4) **To permit a reduced minimum lot area of 268 square metres per unit on a corner lot.**

If the Major Variance is approved, an application for lot subdivision to subdivide the existing semi-detached dwelling along the party wall will then be considered.

CARRIED
(5-0)

4. 113 Upper Prince Street (PID# 359638)

David Gundrum, Manager of Development Planning

Property Information: Low Density Residential (R-2) Zone
Staff Presenter: David Gundrum, Manager of Development Planning
Applicant: Ramona Doyle
Reference: Planning Board Meeting Package

Request:
This is a request for Major Variance to allow for a Garden Suite (detached ADU) on a property having a lot size of less than 0.2 hectares (0.5 acres) in area within an existing detached accessory structure. The subject property identified as 113 Upper Prince Street has lot area of approximately 0.13 hectares (0.32 acres) in the Low Density Residential (R-2) Zone. Included in this request are variances for rear and side yard setbacks as well as building height with respect to the conversion of an existing accessory structure to become a Garden Suite.

Summary:
David presented a major variance proposal to convert an existing accessory structure into a garden suite. Required variances included lot area, side yard, rear yard, and height. Notice was circulated to 64 nearby owners on February 11, 2026, with zero response and staff recommended approval.

Discussion:
There was no discussion.

MOTION:
Moved by Bobby Kenny and seconded by Dave Essery that Planning Board recommend to Council that the following Major Variance for the subject property identified as 113 Upper Prince Street (PID# 359638) in the Low Density Residential (R-2) Zone be

approved to permit an existing detached accessory building to be converted as a Garden Suite:

1) **Allow a reduced minimum lot area of 0.13 hectares (0.32 acres);**
2) **Allow a reduced minimum rear yard setback of 1.16 metres (3.83 feet);**
3) **Allow a reduced side yard setback of 1.16 metres (3.83 feet); and**
4) **Allow an increased maximum height of 7.16 metres (23.5 feet).**

CARRIED
(5-0)

5. 6 Prince Street (PID# 739128)

David Gundrum, Manager of Development Planning

Property Information: Waterfront (WF) Zone
Staff Presenter: David Gundrum, Manager of Development Planning
Applicant: Frank MacEachern
Reference: Planning Board Meeting Package

Request:
This is a request for Major Variance to allow for a container (shipping container) to be placed on the subject property in the Waterfront (WF) Zone to be used for a commercial business (e-bike tours and e-bike storage) whereas a container shall not be used as a commercial or Accessory Building as per Section 5.2.2 of the Zoning & Development Bylaw.

Summary:
David presented a request to allow a shipping container to be used as a seasonal accessory building for an e-bike tour and rental business. Notice was circulated to 63 nearby property owners on February 11, 2026, and three objections were received, citing aesthetic and downtown compatibility concerns. The applicant clarified that the container would be beige, styled to resemble a railcar, and used seasonally from early summer to fall. The Board approved staff's recommendation with an added condition requiring the use to be seasonal, with exact dates to be finalized based on the cruise and tourism calendar.

Discussion:

Chair Jankov stated that it should be included that the container be removed and is seasonal only. It was clarified that the Charlottetown Harbour Authority is the owner of the property

MOTION:

Moved by Lea MacDonald and seconded by Bobby Kenny that Planning board recommend to Council that the Major Variance request to permit a Container (shipping container) measuring approximately 2.44 metres by 12.19 metres (8 feet by 40 feet) in size to be placed on the subject property identified as 6 Prince Street (PID# 739128) be approved subject to the following conditions:

1) **That the applicant apply for and receive an approved Development Permit from the City of Charlottetown for the use (shipping container for operating an e-bike tour and e-bike rental business only);**
2) **That the Container (shipping container) be clad with a finish or materials that visually soften or mute its otherwise industrial utilitarian appearance; and**
3) **That the Container (shipping container) and associated land-use (e-bike tour and e-bike rental business) only be permitted to operate from April 1st to October 31st of any year where the Container (shipping container) must be removed from the premises outside of those months.**

CARRIED
(5-0)

6. 16-18 Hemlock Court – Site-Specific Amendment (PID# 452672)

Property Information: Single Detached Residential (R-1L)
Staff Presenter: Michael Fraser, PII
Applicant: Tanmoy Saha
Reference: Planning Board Meeting Package

Request:

This is a request for a site-specific amendment to the existing Single Detached Residential (R-1L) Zone that applies to the subject property to allow for an additional dwelling unit (third unit) to be located on the subject property.

Summary:

Michael presented a site-specific amendment to allow a third dwelling unit in a legally non-conforming semi-detached structure. Notice was sent on February 6, 2026, and a public meeting was held February 19, with no objections received. Staff recommended approval, noting the limited scope and continued use of the existing form. The Board approved the recommendation unanimously.

Discussion:

There was no discussion.

MOTION:

Moved by Counicllor McCabe and seconded by Lea MacDonald that Planning Board recommend that Council approve a site-specific amendment to the existing Single Detached Residential (R-1L) Zone that applies to the subject property identified as 16-18 Hemlock Court (PID# 452672) to permit up to three (3) dwelling units within an existing legal non-conforming semi-detached building.

CARRIED
(5-0)

7. Lot 8 Violet Circle – OPA & Rezoning (R2S to R3)

Sonia Kamal, PII

Property Information: Low Density Residential (R-2) Zone
Staff Presenter: Sonia Kamal, PII
Applicant: Tyrell Doucette
Reference: Planning Board Meeting Package

Request:

This is a request to amend Appendix "A" the Future Land Use Map of the City of Charlottetown from Low Density Residential to Medium Density Residential and a request to amend Appendix "G" – Zoning Map of the Charlottetown Zoning and Development Bylaw for the subject property from the Low Density Residential (R-2) Zone to the Medium Density Residential (R-3) Zone in order to permit the construction of a 4-unit stacked townhouse on the subject property.

Summary:

Sonia presented the request to amend the Official Plan designation and rezone the property to allow a four-unit stacked townhouse on a greenfield lot. Notice was circulated February 6, 2026, and no comments were received. A February 19 public meeting produced no opposition. The Fire Department advised that this development falls within the allowable single-access limit but future rezonings may not. The Board approved staff's recommendation unanimously.

Discussion:

It was asked and confirmed that the current zone allows for up to 2 units.

It was confirmed that this falls under the 100 unit requirement with single access from the Fire Department.

MOTION:

Moved by Lea MacDonald and seconded by Dave Essery that Planning Board recommend that Council approve the following rezoning and Official Plan Amendment requests for the subject property identified as Lot 8, Violet Circle (PID# 778308):

1) **Amend Appendix A – Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Medium Density Residential; and**
2) **Amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Low Density Residential (R-2S) Zone to the Medium Density Residential (R-3) Zone, to facilitate the future development of the subject property with a 4-unit stacked townhouse building.**

8. 147 Hillsborough Street (PID# 342907)

David Gundrum, Manager of Development Planning

Property Information: Downtown Mixed Use Neighborhood (DMUN) Zone
Staff Presenter: David Gundrum
Applicant: PEI Housing Corporation
Reference: Planning Board Meeting Package

Request:

This is a request to proceed to public consultation concerning a request for a site-specific amendment to the existing Downtown Mixed Use Neighbourhood (DMUN) Zone that applies to the subject property to allow for a transitional housing facility as an additional permitted use that is not otherwise permitted in the (DMUN) Zone. The proposed transitional housing facility would have capacity to accommodate eleven (11) individuals on-site.

Summary:

Development Planning Manager David Gundrum presented an application regarding a request for a site-specific zoning amendment for 147 Hillsboro Street (PID 342907). The request came from PEI Housing Corporation for the purpose of developing an 11-bed transitional housing facility within an existing three-storey building. David noted that a transitional housing facility is not a permitted use within the DMUN (Downtown Mixed-Use Neighbourhood) Zone, and therefore the proposal requires a site-specific amendment.

David explained that the application is at the preliminary stage, and the matter before the Board at this meeting was solely whether the request should proceed to public consultation. He reviewed the location of the property at the corner of Clark Street and Hillsboro Street, and noted that the existing structure would be renovated internally to support the transitional housing use. He

confirmed that sufficient information has been provided by the applicant to justify moving forward to the public consultation stage.

Discussion:

The Chair clarified that detailed questions regarding program operations, resident information, and service model would be directed to the applicant at the public meeting.

MOTION:

Moved by Lea MacDonald and seconded by Bobby Kenny that Planning Board recommend that Council approve a request to proceed to public consultation to consider a site-specific amendment to the existing Downtown Mixed-Use Neighbourhood (DMUN) Zone that applies to subject property located at 147 Hillsborough Street (PID# 342907) to permit a transitional housing facility capable of accommodating eleven (11) individuals within an existing building on the subject property.

CARRIED
(5-0)

9. **68 Queen Street (PID# 336982)**
   Laurel Palmer, Planner III

Property Information: Downtown Main Street (DMS) Zone
Staff Presenter: Laurel Palmer, PIII
Applicant: Sable Arc, c/o Weymouth Properties
Reference: Planning Board Meeting Package

Request:

This is a request to proceed to public consultation for a request to rezone the subject properties located along King and Dorchester Streets PID#s 336974, 336966, 336909, 336917 and 1172915 from the existing Downtown Mixed Use Neighbourhood (DMUN) Zone to Downtown Main Street (DMS) Zone and consolidate it with the property located at 68 Queen Street (PID# 336982) to form one large parcel in order to allow for the future development of a 7-storey multi-use residential and commercial building on the subject properties within the 500 Lot Area. The proposed development received approval for Design Review from Council on March 2 and is subject to Major Variances, a lot Consolidation, approval of bonus height/ public benefit and cash in lieu of parking for 6 parking spaces.

Summary:

Senior Planner Laurel Palmer presented an extensive application concerning several PIDs along King, Dorchester and Queen Streets (PID 336974, 336982, 336917, 336966, 336909 and 1172915), collectively forming a development site totaling approximately 1,048 square meters. The request is to amend appendix G of the Zoning and Development Bylaw and rezone the properties from Downtown Mixed-Use Neighbourhood (DMUN) to Downtown Main Street (DMS), and to amend Appendix A of the Official Plan accordingly. The proposal is to facilitate the construction of a seven-storey mixed-use commercial and residential development with two levels of internal parking.

Senior Planner, Laurel Palmer reviewed the surveyed property boundaries and explained that multiple associated approvals will be required, including variances, lot consolidation, bonus height approval, and cash-in-lieu for six parking spaces. These applications will be processed in tandem with the rezoning application. She presented the design concept, including elevations, massing, stepbacks, and streetscape renderings. The project underwent design review, receiving generally positive feedback from both the design reviewer and the Design Review Board. Council approved the design submission on March 2, with the understanding that a development agreement will be required should rezoning and variances be approved.

She also outlined several variances required under the proposal, including: a height variance to seven storeys (if bonus height is not granted), reduced stepbacks on King and Dorchester Streets, reduced interior yard setback facing the Bishop's Palace, a substantial frontage variance on Queen Street, and an enlarged floorplate. She also detailed the applicant's proposed public benefit under Section 31.3—an activated pedestrian alleyway featuring public art, seasonal vendor accommodations, and access to adjacent Queen Street commercial units.

Staff indicated that the proposal aligns with several objectives of the Official Plan, including the downtown vibrancy, housing variety, and improved density within serviced areas. Staff recommended that the application proceed to public consultation.

Discussion:

There was no discussion.

MOTION:

Moved by Dave Essery and seconded by Lea MacDonald that Planning Board recommend to Council to proceed to public consultation for the request to amend Appendix "A" the Future Land Use Map of the City of Charlottetown from the Downtown Mixed-Use Neighbourhood (DMUN) to the Downtown Main Street (DMS) and a request to amend Appendix "G" – Zoning Map of the Charlottetown Zoning and Development Bylaw from Downtown Mixed-Use Neighbourhood (DMUN) Zone to Downtown Main Street (DMS) Zone for the

properties located on King and Dorchester Streets being (PID#s 336974, 336909, 336917, 336966 and 1172915).

CARRIED
(5-0)

7. **Introduction of New Business**
   There was no new business that arose.

8. **Adjournment of Public Session**
   Moved by Bobby Kenny and seconded by Dave Essery that the meeting be adjourned. The meeting was adjourned at PM.

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Deputy Mayor Alanna Jankov, Chair

City of Charlottetown Committee Report

Report No:
PLAN-2026-07-APRIL-6A-1

Date:
April 7, 2026

Directed to Council through the following Committee:
Planning Board

Reporting Department:
Planning & Heritage

Other Associated Departments:
Fire Department

Prepared by:
Stephanie MacDonald, Planner 1

Attachments:

A. Air Photo
B. Zoning Map
C. Proposed Site Plan
D. Circulation Letter (March 13, 2025)
E. Public Comment (objection)

Report Title:
Major Variance to accommodate a proposed addition to project into the rear yard setback of property identified as 191 Cumberland Street (PID# 346718). Application has been made by Blaine Gauthier on behalf of owner Shad Wei Zhang.

Report Purpose:
Request to allow for a proposed addition to an existing single-detached dwelling.

Staff Recommendation:
That Planning Board recommends that Council:

Approve the proposed Major Variance for the subject property addressed as 191 Cumberland Street (PID# 346718) to allow for:

1. an addition (covered exterior basement entry) to project into the rear yard setback by 4.03 m (13.22 ft); and

2. eaves to project into the rear yard setback by 5.4 m (17.72 ft).

Report Details:
The Major Variance application was submitted by the property owner's representative, Blaine Gauthier, on February 25, 2026. The subject property is located on an interior lot within the Downtown Neighbourhood (DN) Zone and is surrounded by a variety of uses including commercial, residential and industrial (Attachment B). The applicant is proposing an addition (covered basement entry) to project into the rear yard setback, requiring a Major Variance. As per Section 29.2 (4) of the *Zoning & Development Bylaw*, a single-detached home must have a minimum setback of 6.0 m (19.7 ft) within rear yard and Section 4.2.2 (b), allows eaves to project a maximum of 0.6 m (2.0 ft) into the rear yard setback. Due to the undersized lot, the applicant is proposing reduced setbacks for both the addition and eaves.

During the review process, planning staff reached out to the Fire Department to determine if there were any safety concerns regarding access and proximity to the rear property line, no concerns or comments were brought forward. Staff also considered the impacts on adjacent properties and the property that would be impacted the most is the parcel that abuts the rear property line. Currently this property is being used as a parking lot for Holland College and did not present any safety, access or privacy concerns. Staff determined shadowing on the neighbouring dwellings is not likely as the addition is proposed on the ground floor and has an adequate setback from the affected side property lines.

Council or Committee History:
N/A

Financial Implications:
N/A

Public Engagement and Communication:
Notification of the proposed development and associated Planning Board meeting was circulated on March 13, 2026, to eighty-two (82) surrounding property owners within 100 m (328.1 ft) of the subject property (Attachment D). The deadline for affected property owners to submit written comments was 4:00pm on March 27, 2026.

One response (Attachment E) was received, objecting to the proposal. The objection cited numerous concerns that are primarily addressed during the Building Permit phase, however, the planning-based concerns regarding emergency service access, privacy, shadowing and the proposed setback in proximity to the neighbouring parcels have been addressed in the details section of this report.

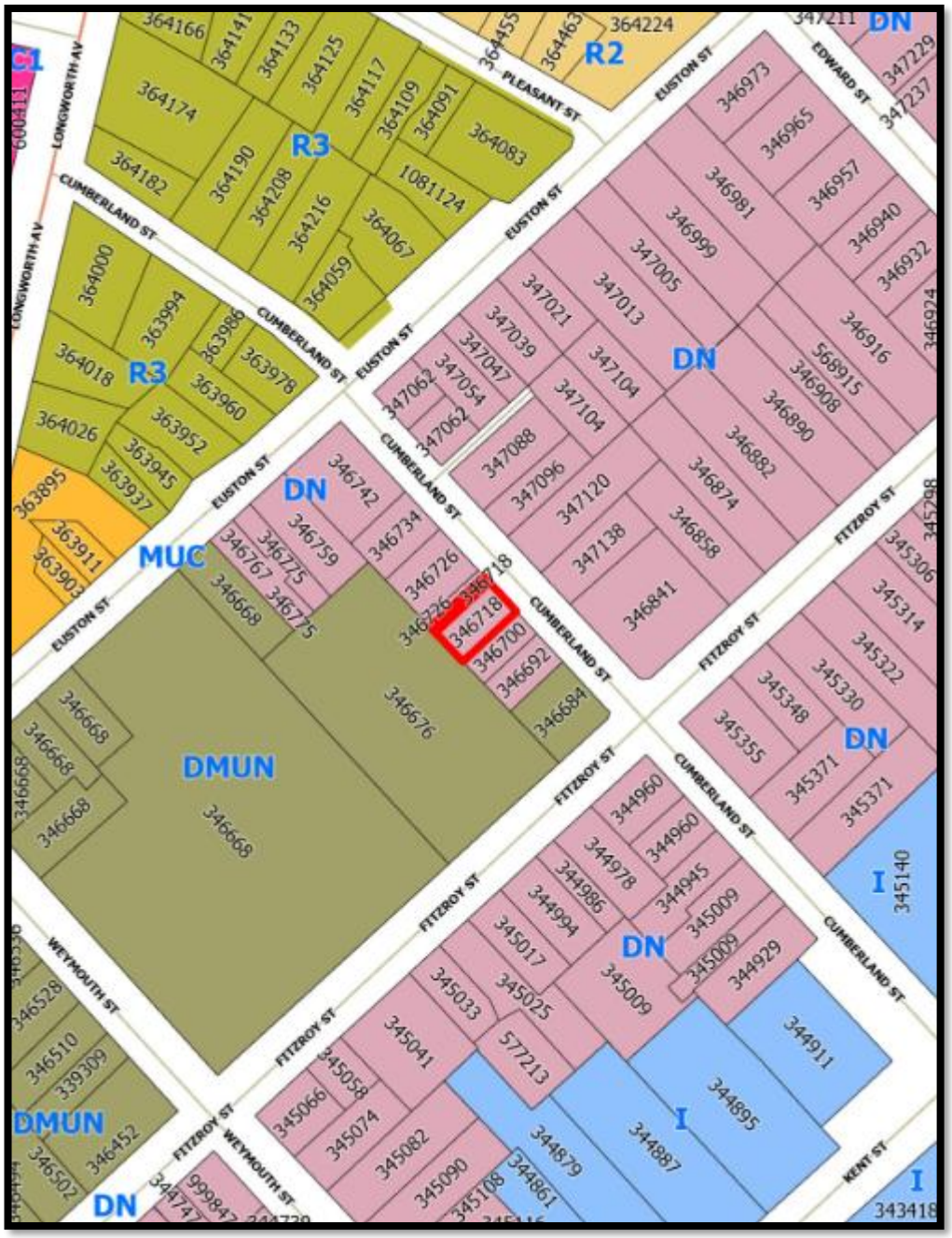
Legislative Authority:
Zoning and Development Bylaw
Official Plan
Strategic Plan

Strategic Alignment: Infrastructure and the Environment Community-Building and Placemaking	
Reviewed By:	
Manager David Gundrum, RPP, MCIP, 03/30/2026	**Director/CAO** Michael Ruus, RPP, MCIP, 04/02/2026
Committee Recommendation: (if differing from staff)	

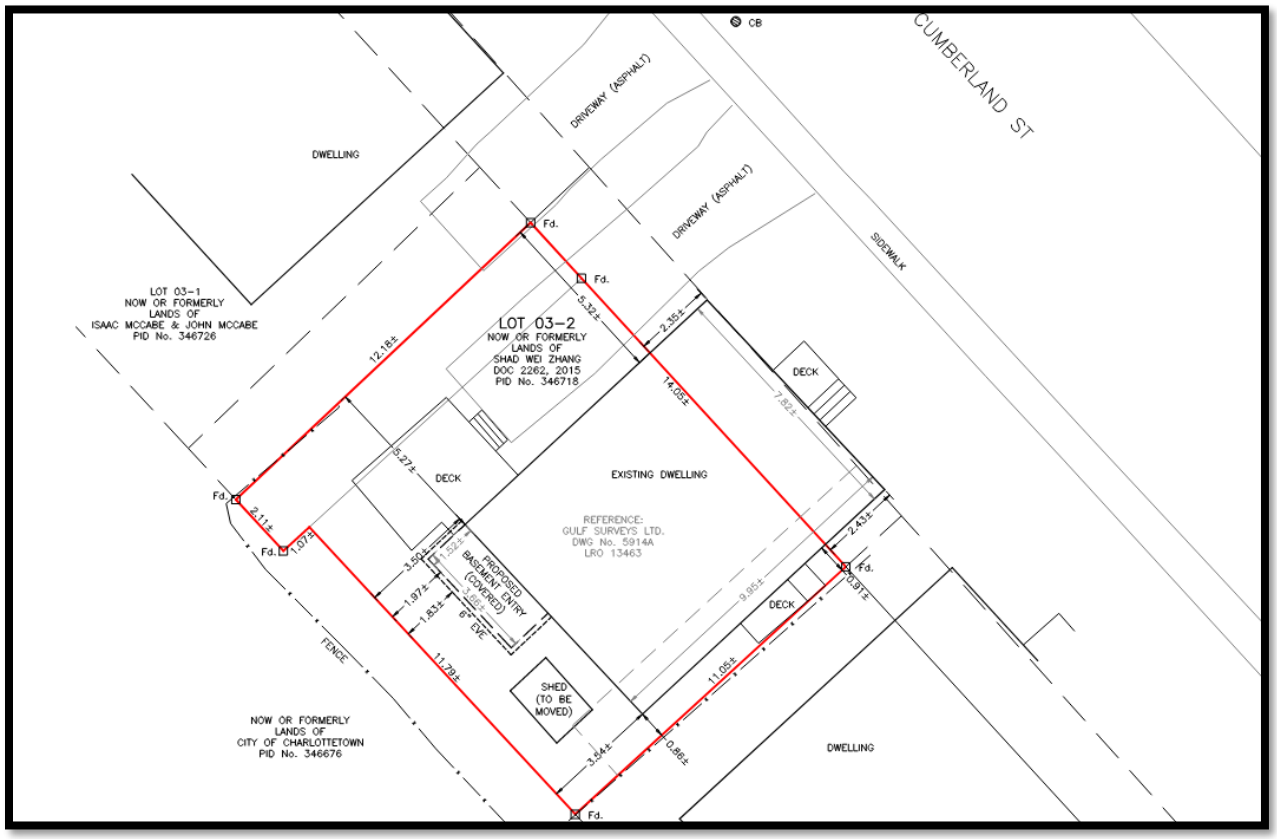
Attachment “A” – Air Photo:



Attachment "B" – Zoning Map:



Attachment "C" – Proposed Site Plan



Attachment "D" – Circulation Letter:

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

March 13, 2026

RE: 191 Cumberland Street (PID# 346718)

Dear Property Owner:

The City of Charlottetown's Planning & Heritage Department has received a request for a Major Variance to accommodate a proposed addition located at 191 Cumberland Street (PID# 346718), a property within the Downtown Neighbourhood (DN) Zone.

The following variances are being requested:

- allow for an addition (covered exterior basement entry) to project into the rear yard setback by 4.03 m (13.22 ft); and
- allow for eaves to project into the rear yard setback by 5.4 m (17.72 ft).

The *Zoning and Development Bylaw* requires single-detached dwellings within the DN Zone to abide by Section 29.2 (4) requiring a minimum setback of 6.0 m (19.7 ft) within rear yard and Section 4.2.2 (b), allowing eaves to project a maximum of 0.6 m (2.0 ft) into the rear yard otherwise a variance is required.

As required by the *Zoning & Development Bylaw*, property owners within 100 metres (328.1 feet) of the subject property must be notified of major variance requests. If you have any objections or comments regarding the major variance, please include the rationale for your objections and submit by email to stmacdonald@charlottetown.ca, no later than **4:00PM on Friday, March 27, 2025.**

Please be advised that any written comments received will become part of the public record.

In accordance with Section 3.9.4 of the *Zoning & Development Bylaw*, the major variance request will be referred to Planning Board to consider the request, along with any comments received and make a recommendation to Council. At Council's discretion, they may approve or refuse the variance. The application will be heard at the Planning Board meeting scheduled for **4:30PM on Tuesday, April 7, 2026, in City Council chambers (2nd Floor) located at City Hall (199 Queen Street)**.

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

Stephanie MacDonald, BSc
Planner I

Attachments:

1. Air Photo
2. Zoning Map
3. Proposed Site Plan

Attachment “E” – Public Comment (Objection):

Subject: Formal Objection to Major Variance – 191 Cumberland Street (PID 346718)

Dear Ms. MacDonald,

I would appreciate written confirmation of receipt of this correspondence for my records.

I am the owner of 183 Cumberland Street, which directly abuts the subject property at 191 Cumberland Street. I am writing to formally object to the requested major variance for the proposed addition.

This proposal represents a structurally invasive form of development with a high potential to adversely impact my property. The magnitude of the requested variance and the nature of the proposed construction are inconsistent with the intent and purpose of the Zoning and Development Bylaw, particularly as it relates to protecting adjacent properties, maintaining adequate separation between structures, and managing drainage, land stability, and safe construction practices.

1. Setback Reduction and Technical Impact
   The Zoning and Development Bylaw requires a minimum rear yard setback of 6.0 metres. The submitted site plan indicates that the proposed addition will reduce this setback to approximately 1.3–1.5 metres from the rear property line, representing an encroachment of over 4 metres and a reduction of approximately 75–80% of the required setback.

Setback requirements exist to provide physical separation between structures, protect neighbouring properties, allow for safe construction practices, maintain emergency access, and manage drainage and grading. A reduction of this magnitude is not minor in nature and represents a substantial departure from the bylaw that transfers risk directly to adjacent property owners.

2. Structurally Invasive Excavation Adjacent to Property Line
   The proposed “covered basement entry” involves excavation directly adjacent to the shared property boundary. This work requires removal of soil, potential installation of retaining structures, and alteration of grading conditions within approximately 1.3 metres of my property.

Such excavation introduces a high likelihood of soil destabilization, ground settlement, and damage to adjacent structures. It also raises concerns regarding loss of lateral soil support, which may compromise the stability of my land, fencing, and any future improvements, including a planned paved driveway.

3. Foreseeable Engineering and Subsurface Risk
   Excavation and construction at this proximity introduce well-recognized and foreseeable risks, including:

• Loss of lateral soil support resulting in ground movement or settlement
• Structural stress or displacement affecting fencing, foundations, and surface structures
• Alteration of surface and subsurface water flow, including increased hydrostatic pressure and water intrusion
• Damage resulting from construction vibration, compaction, or equipment operation
• Long-term impacts associated with frost heave and soil instability due to disturbed ground conditions

These are not speculative concerns; they are established risks associated with excavation and structural work in close proximity to neighbouring properties.

4. Area-Wide Drainage Concerns
   This section of Cumberland Street has known and ongoing drainage issues due to the historical characteristics of the land. The proposed expansion of the building footprint, combined with excavation, will alter both surface and subsurface water flow patterns.

Given the absence of an engineered drainage plan and the property's existing drainage deficiencies, there is a high probability that runoff and groundwater impacts will be transferred onto my property, creating risks of flooding, erosion, and long-term damage.

5. Existing Structural Condition of the Dwelling
   The current dwelling shows visible signs of deterioration. Contractors have raised concerns regarding the stability of the chimney, and the concrete foundation wall closest to my property appears to be degrading. The basement structure appears compromised, and exterior elements such as deck steps near the shared boundary are not maintained and appear unsafe and not up to code.

The presence of existing structural deficiencies raises additional concern that the proposed expansion may not be supported by adequate underlying conditions, further increasing the risk of construction-related failure or impact to adjacent properties.

6. Ongoing Property Maintenance and Risk Implications
   The property has a consistent history of poor maintenance, including unmanaged waste and inconsistent upkeep. Despite raising these concerns directly with the property owners on multiple occasions, there has been no meaningful improvement.

This pattern of inconsistent property management raises concerns regarding the reliability of ongoing maintenance of drainage systems, grading controls, and other mitigation measures that would be required to prevent adverse impact on neighbouring properties.

7. Use as Rental and Short-Term Accommodation
   The property is used as a student rental during the academic year and as a short-term rental during the summer months. This has resulted in repeated high-occupancy use, large gatherings, excessive noise, and ongoing disruption.

There have been multiple incidents of large gatherings occurring in close succession, resulting in bylaw enforcement involvement and police attendance. During one such incident, individuals entered my property by climbing over my fence, causing damage.

The existing pattern of high-intensity use, combined with the proposed expansion, raises concerns regarding further intensification without corresponding mitigation measures.

8. Loss of Privacy, Enjoyment, and Property Value
   The expansion toward the rear yard will reduce privacy, increase overlooking, and may result in shadowing impacts due to increased building mass. Given the existing level of activity on the property, increasing its size will further diminish my ability to enjoy my property.

I am also concerned about the negative impact on my property value resulting from continued intensification and poor maintenance of the neighbouring property.

9. Lack of Project Timeline and Construction Clarity
   The application does not provide any defined timeline for the proposed work. The absence of a construction schedule, duration, or phasing plan introduces uncertainty regarding the length and intensity of potential disruption and risk exposure.

Without a defined timeframe, it is not possible to assess how long adjacent properties may be exposed to construction-related impacts, including excavation, noise, and potential structural risk.

10. Liability and Foreseeable Construction Risk
    Given the nature of the proposed work, including excavation, grading changes, and construction within approximately 1.3 metres of the shared property boundary, there is a clear and foreseeable risk of damage to adjacent property.

Such risks include, but are not limited to:

- Loss of lateral soil support resulting in ground movement or settlement
- Structural stress or displacement affecting fencing, foundations, and surface structures
- Alteration of surface and subsurface water flow, including increased hydrostatic pressure and water intrusion
- Damage resulting from construction vibration, compaction, or equipment operation
- Long-term impacts associated with frost heave and soil instability

These are well-recognized risks associated with construction in close proximity to property boundaries and cannot be considered speculative.

11. Deficiencies in Submitted Application
    The submitted materials do not provide sufficient technical detail to assess the impact of this proposal. Specifically, the application does not include:

- A detailed drainage and stormwater management plan
- Grading and elevation changes resulting from excavation
- Retaining wall design or soil stabilization measures
- Construction methodology for excavation near the property line
- Erosion and sediment control measures
- Contractor identification and proof of qualifications
- Proof of liability insurance and damage mitigation plans
- Impact analysis on adjacent structures and property

Without this information, it is not possible to reasonably assess or mitigate the risks posed to neighbouring properties.

The application does not include sufficient technical evidence to demonstrate that the risks associated with this proposal can be mitigated. In the absence of engineered plans, impact assessments, and construction safeguards, the Planning Board does not have a reasonable basis to conclude that adjacent properties will be protected.

12. Planning and Precedent Considerations
    This application raises broader planning concerns, including precedent-setting implications within the Downtown Neighbourhood zone. Approval of a variance of this magnitude, without comprehensive technical justification and mitigation, risks undermining the integrity of the bylaw framework designed to protect neighbouring properties and ensure responsible development.

13. Required Technical, Legal, and Financial Protections
    Given the proximity of the proposed construction and the foreseeable risks associated with excavation and structural work near a shared property boundary, approval of this application should not be granted unless the following conditions

are formally imposed and incorporated into any development or building permit issued by the City:

• Detailed design drawings stamped by a qualified professional engineer, including structural and geotechnical considerations, demonstrating that the proposed work will not adversely impact adjacent properties

• A drainage and grading plan, prepared and certified by a qualified engineer, demonstrating that both surface and subsurface water will be effectively managed and will not be directed toward neighbouring properties

• A construction methodology plan outlining excavation methods, soil stabilization measures, shoring or retaining systems, and vibration mitigation strategies

• Pre-construction documentation of the existing condition of my property, including fencing, grading, and structures

• Written confirmation of liability, clearly identifying responsibility between the property owner, contractor, subcontractors, and any engaged engineers

• Proof of comprehensive liability insurance covering damage to neighbouring properties

• Independent professional monitoring during construction, with certification that work is proceeding in accordance with approved plans and without adverse impact to adjacent properties

• A legally binding commitment that any damage to my property, whether immediate or latent, will be promptly assessed and fully remediated at no cost to me

• Post-construction verification confirming that no damage or adverse impact has occurred to neighbouring properties

• A requirement that any indicators of risk, including ground movement, water intrusion, or structural stress, trigger immediate suspension of construction activity pending assessment

• A requirement that all construction activity be subject to immediate stop-work enforcement by the City in the event that any adverse impact to my property is observed or reported

In the absence of enforceable conditions, adjacent property owners would be exposed to risk without recourse through the municipal approval process.

14. Legal Rights and Protection of Adjacent Property

Nothing in the approval of this application should be interpreted as limiting or extinguishing the rights of adjacent property owners under applicable law. The proposed work must be carried out in a manner that does not compromise lateral support, alter natural or existing drainage conditions to the detriment of neighbouring properties, or otherwise result in damage or interference with the use and enjoyment of adjacent land.

Conclusion

The requested variance cannot reasonably be considered minor, given the reduction of the required setback from 6.0 metres to approximately 1.3–1.5 metres. The scale of this reduction represents a substantial alteration of the bylaw requirements.

Further, the proposal does not maintain the general intent and purpose of the bylaw, as it introduces foreseeable risks to adjacent properties and fails to demonstrate adequate mitigation measures. Given the identified impacts, the proposal cannot be considered desirable for the appropriate development of the site or compatible with the surrounding area.

This proposal involves structurally invasive excavation and expansion in close proximity to my property in an area already prone to drainage issues. Consideration of a variance of this magnitude, without comprehensive technical justification and enforceable protections, risks undermining the purpose and enforceability of the bylaw itself.

Given the scale of the encroachment, the nature of the proposed construction, the absence of critical technical information, and the foreseeable risks to adjacent properties, I respectfully request that this application be denied.

At a minimum, no consideration of approval should occur unless all technical deficiencies are addressed and enforceable protections for adjacent properties are established.

I request that this objection be entered into the public record and fully considered by the Planning Board.

Sincerely,
Wendy Paynter
183 Cumberland Street
Charlottetown, PE

City of Charlottetown Committee Report

Report No:
PLAN-2026-07-APRIL-6A-2

Date:
April 7, 2026

Directed to Council through the following Committee:
Planning Board

Reporting Department:
Planning & Heritage

Other Associated Departments:

Prepared by:
Stephanie MacDonald, Planner 1

Attachments:
A. Air Photo
B. Zoning Map
C. Proposed Building Plans
D. Circulation Letter (March 13, 2025)

Report Title:
Major Variance to accommodate an over-height Accessory Building (Garden Suite) for subject property identified as 28 Lewis Point Road (PID# 586800). The application has been made by the owner Stuart Wright.

Report Purpose:
Request to allow for a proposed Accessory Building (Garden Suite) to exceed the maximum height of 4.6 m (15.1 ft) by 2.34 m (7.69 ft).

Staff Recommendation:
That Planning Board recommends that Council:

Approve the proposed Major Variance for the subject property addressed as 28 Lewis Point Road (PID# 586800) to allow for a proposed Accessory Building (Garden Suite) to exceed the maximum height by 2.34 m (7.69 ft).

Report Details:
The Major Variance application was submitted by the property owner, Stuart Wright, on February 25, 2026. The subject property is located on a corner lot within the Single Detached Residential (R-1L) Zone and is primarily surrounded by residential uses (Attachment B). The applicant is proposing an Accessory Building (Garden Suite), requiring a variance to the height. As per Section 5.7.2 (e) of the *Zoning & Development Bylaw*, a Garden Suite must not exceed the maximum height of 4.6 m (15.1 ft). The applicant is proposing a height of 6.94 m (22.79 ft), exceeding the maximum height by 2.34 m (7.69 ft) (Attachment C).

Planning staff determined there would be no risk related to the proposed garden suite as it is located on an oversized lot, and its placement will ensure shadowing is not cast onto the neighbouring properties or impede their privacy. The parcel has adequate green space on the lot to accommodate the garden suite and aligns with the *Official Plan* to increase density and housing options within the city.

Council or Committee History:
N/A

Financial Implications:
N/A

Public Engagement and Communication:
Notification of the proposed development and associated Planning Board meeting was circulated on March 13, 2026, to thirty-four (34) surrounding property owners within 100 m (328.1 ft) of the subject property (Attachment D). The deadline for affected property owners to submit written comments was 4:00pm on March 27, 2026.

No responses were received.

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, 30/03/2026	Michael Ruus, RPP, MCIP, 02/04/2026

Committee Recommendation: (if differing from staff)

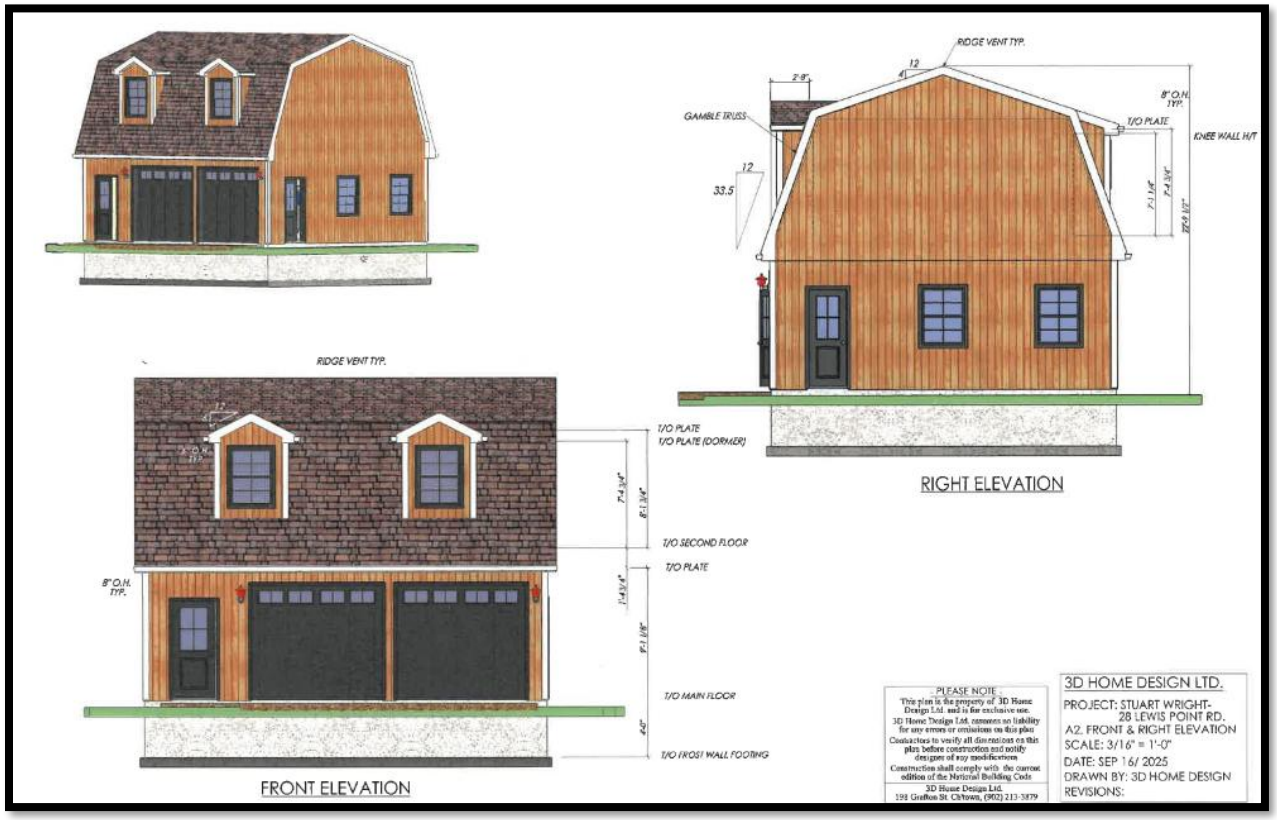
Attachment “A” – Air Photo:



Attachment "B" – Zoning Map:



Attachment “C” – Proposed Building Plans



Attachment "D" – Circulation Letter:

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

March 13, 2026

RE: 28 Lewis Point Road (PID# 586800)

Dear Property Owner:

The City of Charlottetown's Planning & Heritage Department has received a request for a Major Variance located at 28 Lewis Point Road (PID# 586800), a property within the (R-1L) Zone, to accommodate a proposed Garden Suite to exceed the maximum height by 2.34 m (7.69 ft).

Section 5.7.2(e) of the *Zoning and Development Bylaw* permits Garden Suites to have a maximum height of 4.6 m (15.1 ft), if it exceeds this height, a variance is required.

As required by the *Zoning & Development Bylaw*, property owners within 100 metres (328.1 feet) of the subject property must be notified of major variance requests. If you have any objections or comments regarding the major variance, please include the rationale for your objections and submit by email to stmacdonald@charlottetown.ca, no later than **4:00PM on Friday, March 27, 2025.**

Please be advised that any written comments received will become part of the public record.

In accordance with Section 3.9.4 of the *Zoning & Development Bylaw*, the major variance request will be referred to Planning Board to consider the request, along with any comments received and make a recommendation to Council. At Council's discretion, they may approve or refuse the variance. The application will be heard at the Planning Board meeting scheduled for **4:30PM on Tuesday, April 7, 2026, in City Council chambers (2nd Floor) located at City Hall (199 Queen Street)**.

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

Stephanie MacDonald, BSc
Planner I

Attachments:
1. Air Photo
2. Zoning Map
3. Proposed Building Plan

City of Charlottetown Committee Report

Report No:
PLAN-2026-07-APRIL-6B-1
68 Queen Street
(PID#s 336982, 336974, 336909, 336917, 336966 and 1172915)

Date:
April 7, 2026

Directed to Council through the following Committee:
Planning Board

Reporting Department:
Planning and Heritage Department

Other Associated Departments:
N/A

Prepared by:
Laurel Palmer, RPP, MCIP
Senior Planner (Planner III)

Attachments:

- A- Maps and preliminary survey showing subject property
- B- Concept Drawings and Design Review Submission prepared by Sable Arc dated September 26, 2025)
- C- External Design Reviewer's Comments
- D- Response letters received from the public.

Report Title:

Official Plan Amendment, Rezoning, Variance, Lot Consolidation Request – 68 Queen Street (PID#s 336982, 336974, 336909, 336917, 336966 and 1172915). Application has been made by Weymouth Properties Limited on behalf of owner Quentin Bevan.

Report Purpose:

Request to change Official Plan land-use designation of PID#s 336974, 336909, 336917, 336966 and 1172915 and re-zone the subject properties from the Downtown Mixed-Use Neighbourhood (DMUN) Zone to the Downtown Main Street (DMS) Zone.

And a request for a lot consolidation and to approve a series of variances to facilitate the construction of the proposed multi-use residential and commercial building within the 500 Lot Area being the properties identified as (PID#s 336982, 336974, 336909, 336917, 336966 and 1172915) addressed as 68 Queen Street.

Staff Recommendation:

The Planning & Heritage Department encourages Planning Board to recommend to Council for the request to amend Appendix "A" the Future Land Use Map of the City of Charlottetown from the Downtown Mixed-Use Neighbourhood (DMUN) Zone to the Downtown Main Street (DMS) Zone and a request to amend Appendix "G" – Zoning Map of the Charlottetown Zoning and Development Bylaw from Downtown Mixed-Use Neighbourhood (DMUN) to Downtown Main Street (DMS) for the properties located on King and Dorchester Streets being (PID#s 336974, 336909, 336917, 336966 and 1172915).

And further to approve the following:

A lot consolidation of PID#'s 336982, 336974, 336909, 336917, 336966 and 1172915 subject to a final pinned survey plan.

- Payment of cash-in-lieu of parking for 6 parking spaces and;
- Approval of the following Variances:
    - *Step back above the 4th and below the 7th floor on King and Dorchester Streets - The Bylaw requires a 3 meter stepback a 2meter stepback is proposed. Therefore, a 1 m variance is required for both sides.*
    - *Step back above the 7th floor on King and Dorchester Streets. The Bylaw requires a minimum 6.0 meter (19.7ft) Stepback. A 2 meter stepback is proposed. Therefore, a 4 meter variance is required on both sides.*
    - *Step back above fourth floor interior lot line (east side) facing Bishop's Palace requires a minimum 10m (32.8ft) interior Yard Setback. A 2m (6.5ft.) stepback is proposed. Therefore, requires an 8 meter variance.*
    - *Frontage or lot width requirement for bonus height on Queen St- Proposed lot frontage is 13 meters (42.6 feet). The Bylaw requires 41 m (135 ft) and minimum Lot Depth of 36m (118ft) for Buildings taller than 21.3 m (69.9 ft). Therefore, a 28 meter (91.8ft.) variance is required for frontage.*
    - *Increase to the allowable floor plate from 8, 072 sq ft. (750 m2) to 11,797 sq ft. (1,096 m2). Therefore, a variance of 346 m2 (3,724.3 sq ft.)*

Report Details:

BACKGROUND

This is an application to change the Future Land Use designation and the zone classification for (PID#s 336974, 336909, 336917, 336966 and 1172915) from Downtown Mixed-Use Neighbourhood to Downtown Main Street. The properties are located on King and Dorchester Streets and it is also proposed to consolidate them with the property located at 68 Queen St. PID# 336982 to form one parcel.

The applicant Sable Arc (architectural firm) on behalf of their client Quentin Bevan, Weymouth Properties Ltd. has requested the properties be rezoned to facilitate the construction of a seven (7) storey, mixed-use commercial and multi-residential building. The concept plans that were submitted with the application show that the 1st floor will consist of ground floor commercial with parking contained behind the commercial units. The second level will consist of parking while the 3rd, 4th and 5th levels are residential, with commercial spaces on the 6th and 7th levels.

The proposal includes an application for Bonus Height under Section 31.3 (Bonus Height Development Standards in the DMS zone) and Section 3.12 (Bonus Height Applications) of the Zoning and Development where the applicant has indicated in their submission that the public benefit they intend to provide in exchange for Bonus height will be as follows:

"The public amenity is the new 'activated alley thruway'. It will provide lots of space for public art/ murals, along with seasonal food vendors and possible access to all the commercial properties fronting onto Queen Street"

The public benefit portion of the Bonus Height Application will be deferred to Planning Committee for review and a recommendation.

Development Context

The subject property is located within the downtown in the 500 Lot Area. The properties are bounded to the north by Dorchester St, to the east by properties zoned Downtown Mixed-Use Neighbourhood (DMUN) with abutting residential and a commercial parking lot. To the south by King Street and to the west by properties zoned Downtown Main Street (DMS) which are bounded by Queen Street. Buildings within this area are mixed use and range from commercial office buildings, single detached dwellings, institutional, multi-unit apartment buildings and commercial retail. The properties are located just behind downtown main street (Queen Street) and are a few blocks from the core where various services, shopping, restaurants and theatres can be accessed.

By-law Requirement

Section 3.10.3 of the Zoning and Development Bylaw outlines the process for a rezoning request and amendment to the Future Land Use Map.

3.10.3 Before amending the regulations of this by-law or 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 amendment to this by-law 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.

The application was approved to proceed to public consultation by Council on March 10, 2026. Therefore, staff carried out the procedures as set out in the Zoning and Development Bylaw for public notification.

LEGISLATIVE REQUIREMENTS:

Notification

In accordance with Section 3.10.4, of the Zoning & Development By-law on March 18, 2026 notice was sent to one hundred-twenty (120) property owners located within 100 meters of the subject property advising them of the request for a rezoning and Official Plan Map amendment and variance requests. The letter advised them of the date, time, and location of the public meeting and solicited their comments, both verbal and written on the rezoning application and variances. The letter also stated the deadline to submit written comments on the application.

Public Feedback

Eighteen (18) written responses were received to the City's notification letter of the 18 letters fourteen (14) letters were in support and two (2) were in support but cited concerns. An additional letter discussed aspects of the application that they supported but discussed portions of the application that concerned them such as parking and stepbacks of the upper levels. One letter was in opposition citing concerns about the requested variances to the stepbacks and massing of the building. The letters cited concerns such as:

- Setback/stepback variances and the additional massing this will create as well as diminishing the setback distance of the upper floors to future buildings.
- Concerns that the Design Reviewer's recommendation should have been followed regarding the height, massing and stepbacks.
- Concerns about the height potentially obscuring the view of the spires on the cathedral.
- Concerns about public safety with access and egress to the parking garages.
- Suggestions for more creative ways to provide parking in the downtown core.

The Public Meeting was held on March 26, 2026, in Council Chambers. Planning Staff presented the details of the application. Following the presentation, the developer's architect, Robert Haggis from Sable Arc Studios gave a brief presentation outlining the building design and requested variances. Both he and developer Quentin Bevan were available to answer questions about the proposed development. Residents were then given an opportunity to comment on the application and the proposed amendments. One resident voiced concerns about the proposed massing, stepbacks and parking garages. Another resident spoke in support of the application and the benefits that the additional density and retail space will contribute to the downtown.

ANALYSIS:

The applicants have submitted a graphic submission outlining their proposal. The submission included concept drawings, elevations, floor plans, and a site plan of the proposed multi-unit/commercial building (Attachment B). This proposal was required to undergo the design review process. The proposed building design submission was sent to an independent design reviewer, Greg Munn, a licensed Architect to perform a design analysis. On January 23, 2026, Mr. Munn submitted his formal review. For further information please refer to (Attachment C, Design Reviewer's Report).

Overall, the design reviewer supported the building design but felt that the request to vary the required step-backs on the 5th, 6th and 7th stories should be observed.

He stated "*It is recommended that the project is approved, if a compromise on the step-backs on the 5th, 6th and 7th floors could be accommodated, as this would not only lessen the massing of the building overlooking Dorchester and King Streets, but would also lower the parking required to be within the Bylaw requirements, and bring the Floor Plate of the 7th floor to within a reasonable area that is only slightly over what is allowed.*"

The design reviewer's analysis was forwarded onto the City's Design Review Board and the Design Review Board disagreed with Mr. Munn's recommendation that the step-backs should be observed as per the Bylaw requirements and voted to approve the building design with the proposed step-backs on the 5th, 6th and 7th stories. The Design Review Board agreed with all other recommendations made by the Design reviewer. The Design Review application was forwarded to Council on March 2 for a decision on the design review application. Council agreed with the recommendation as put forth by the Design Review Board.

In the design review report the design reviewer indicated that several variances and exemptions are required to obtain building permit approval. Staff have also reviewed the project in detail and below is a summary of the variances that are required.

Variance Summary

- *Height variance to seven storeys if bonus height cannot be justified- requires a 40.4ft ± variance.*

  15 meter to 25.5 meter (49.2 ft to 83.6 ft).
- *Step back above the 4th and below the 7th floor on King and Dorchester Streets - The Bylaw requires a 3 meter stepback a 2meter stepback is proposed. Therefore, a 1 m variance is required for both sides.*
- *Step back above the 7th floor on King and Dorchester Streets. The Bylaw requires a minimum 6.0 meter (19.7ft) Stepback. A 2 meter stepback is proposed. Therefore, a 4 meter variance is required on both sides.*
- *Step back above fourth floor interior lot line (east side) facing Bishop's Palace requires a minimum 10m (32.8ft) interior Yard Setback. A 2m (6.5ft.) stepback is proposed. Therefore, requires an 8 meter variance.*
- *Frontage or lot width requirement for bonus height on Queen St- Proposed lot frontage is 13 meters (42.6 feet). The Bylaw requires 41 m (135 ft) and minimum Lot Depth of 36m (118ft) for Buildings taller than 21.3 m (69.9 ft). Therefore, a 28 meter (91.8ft.) variance is required for frontage.*
- *Increase to the allowable floor plate from 8, 072 sq ft. (750 m2) to 11,797 sq ft. (1,096 m2). Therefore, a variance of 346 m2 (3,724.3 sq ft.)*

In addition to the variances approval of cash in lieu of parking is required for approximately 6 parking spaces. A lot consolidation for PID#s 336982, 336974, 336909, 336917, 336966 and 1172915 will be required to assemble the land to form one property.

Under Section 3.12 Bonus Height Applications and Bonus Height Development Standards of Section 31.3 (Downtown Main Street Zone) of the Zoning and Development Bylaw a height variance would be required If the proposed public benefit is not approved by Planning Committee. The request for a Bonus Height was approved through the Design

Review process. Therefore, the proposed public benefit (activated alley way) will be forwarded to the to the City's Planning Committee for review and approval. As per Section 3.12.10, *"The City at it's discretion shall provide a recommendation from Planning Committee to the CAO for the Public Benefits that should be required for the development pursuing a bonus height application."*

In terms of parking, although there are thirty-nine (39) parking spaces proposed within the building the development is short, approximately six (6) parking spaces for the floor area proposed. If the step-backs were increased on the King and Dorchester side of the building the floor plates on the 5th, 6th and 7th stories would decrease. This would in turn decrease the parking requirement. Should the variances for the step-backs be approved cash-in-lieu of 6 parking spaces will be required as per Section 46.2.2 of the Zoning and Development Bylaw which states as follows:

"46.2.2 Cash-in-lieu of Parking Spaces may be accepted for new Development or for an addition to an existing Building in the 500 Lot Area in any situation where:

a. Adequate parking cannot be provided or is unfeasible."

Staff agree with the design reviewer's analogy on the technical frontage requirement in the Bylaw to allow bonus height. The subject property is unique in that it is bounded by 3 streets. Although the technical frontage (the narrowest part of the lot) is on Queen Street the building has over 162 feet of frontage on Dorchester Street and almost 89 feet of frontage on King Street. Given the extensive frontage along these streets staff agree that the request for bonus height is supportable subject to acceptance of the proposed public benefit.

Staff supported the recommendation from the Design Reviewer in relation to the requested stepback variances at the 5th, 6th, and 7th stories on the King and Dorchester sides of the building. The Design Review Board and Council have deemed the variances appropriate for the mass and scale of the building on the upper stories. Given the design has been accepted it is reasonable to accept the stepback variances.

With regards to the entrance and exit to the parking garages staff would suggest that consideration should be given to mitigative measures that would help announce to pedestrians either on King or Dorchester Street that cars will be entering and exiting this building. There are a number of techniques such as alarms, flashing lights etc. that warn passing pedestrians of this situation.

POLICY FRAMEWORK

The Official Plan addresses new development within the 500 Lot Area. Sections of the Official Plan that are relevant to this application are as follows.

Section 4.2 A Vibrant Downtown – The 500 Lot Area

4.2.1 A Starting Point – The Vision:

The 500 Lot Area is the City of Charlottetown's historic, cultural, civic and symbolic core and functions as the primary shopping, education, entertainment, recreational, service and employment hub within the City and the larger Region.

The area is also a charming historical neighbourhood, home to many residents and visited by thousands of tourists each year. The 500 Lot Area benefits from its waterfront and its inventory of magnificent heritage buildings and features. Through the relevant policies of the CHARLOTTETOWN PLAN, the City should ensure that future planning actions within the 500 Lot Area continue to protect, restore and build upon the heritage resources in the area. New development, redevelopment, intensification and changes in land use should not be discouraged as they can have positive influences and make significant contributions to the evolution of the area. However, any proposed changes need to be carefully considered and managed to ensure that they do not undermine or destroy the very elements and qualities that define this area, but rather continue to create a distinct sense of place and contribute to its success.

4.2.2 Defining Our Direction

1. *Our **objective** is to recognize the 500 Lot Area is a special place warranting special rules and privileges.*

- *Our **policy** shall be to recognize each Urban Character Area or neighbourhood, including important streets and streetscapes, civic and cultural elements, heritage resources, squares and parks, public/institutional buildings, gateways and view planes and terminate within the 500 Lot Area, and to establish a new and more detailed Zoning By-Law regime to protect and enhance these resources accordingly.*

- *Our **policy** shall be to not permit new development, infill nor redevelopment that is out of scale and character with the neighbourhood and which can undermine the community's stability and impact upon the health of the downtown.*

- *Our **policy** shall be to recognize the importance of the elements that define or contribute to the quality and character of the existing streetscapes within the residential neighbourhoods, including the type of existing built forms, their size, height and massing, the pattern, size and rhythm of the lot fabric and building setbacks, and to preclude any new development, infill or redevelopment in these areas that alters or differs from these elements in such a way that it impairs the quality of these streetscapes.*

- *Our **policy** shall be to ensure that new development, redevelopment or infilling within these residential neighbourhoods is designed to ensure that change will be modest and compatible with the adjacent community. The Implementing Zoning By-Law will provide guidance for new development with respect to uses, scale, building types, and setbacks.*

3.1 Guiding Settlement

- *Our **policy** shall be to allow moderately higher densities in neighbourhoods ... and to make provision for multiple-family dwellings in the downtown core, and multiple-family dwellings in suburban centres and around these centres provided it is development at a density that will not adversely affect existing low density housing.*
- *Our **policy** shall be to use existing underground services to its fullest practical capacity before public funds are used to extend new water and wastewater lines into areas that are essentially undeveloped.*

3.3 Housing Needs and Variety

- *Our **objective** is to encourage development in fully serviced areas of the City, to promote settlement and neighbourhood policies as mechanisms for directing the location of new housing, and to encourage new residential development near centres of employment.*
- *Our policy shall be to base residential densities on the availability of municipal services, education facilities, recreation and open space amenities, transportation routes, and such other factors as the City may need to consider.*
-
- *Our policy shall be to direct the location of medium rise multiple dwelling unit buildings in the Downtown Core Area and the Waterfront (located within the 500 Lot Area). Amended November 27, 2014.*

CONCLUSION:

This project in general received support from the Design Reviewer with exception to the stepback requests. In contrast the Design Review Board supported bonus height and the project design with the exemptions to the stepback requirements. Council approved the overall building design on March 2, 2026. The Design Review Board supported additional recommendations by the Design Reviewer in relation to the windows on Queen and Dorchester Streets.

As noted by the Design Reviewer,

"That the building be constructed with a deep-set doorway and large windows wrapping the facade around the corner as shown on the floor plans."

Staff feel that the project has merit and will provide additional housing and quality retail space within the downtown. Additional residents living and working in the downtown core will help to stimulate the economy in the downtown and contribute to making it a vibrant place for residents and visitors.

Staff are generally in support of the application and are recommending for the application to rezone the property and support the variances, cash in lieu of parking for 6 spaces and lot consolidation to facilitate the construction of a proposed seven (7) storey, mixed-use commercial and residential building with parking located within the building at 68 Queen Street.

Council or Committee History:
N/A

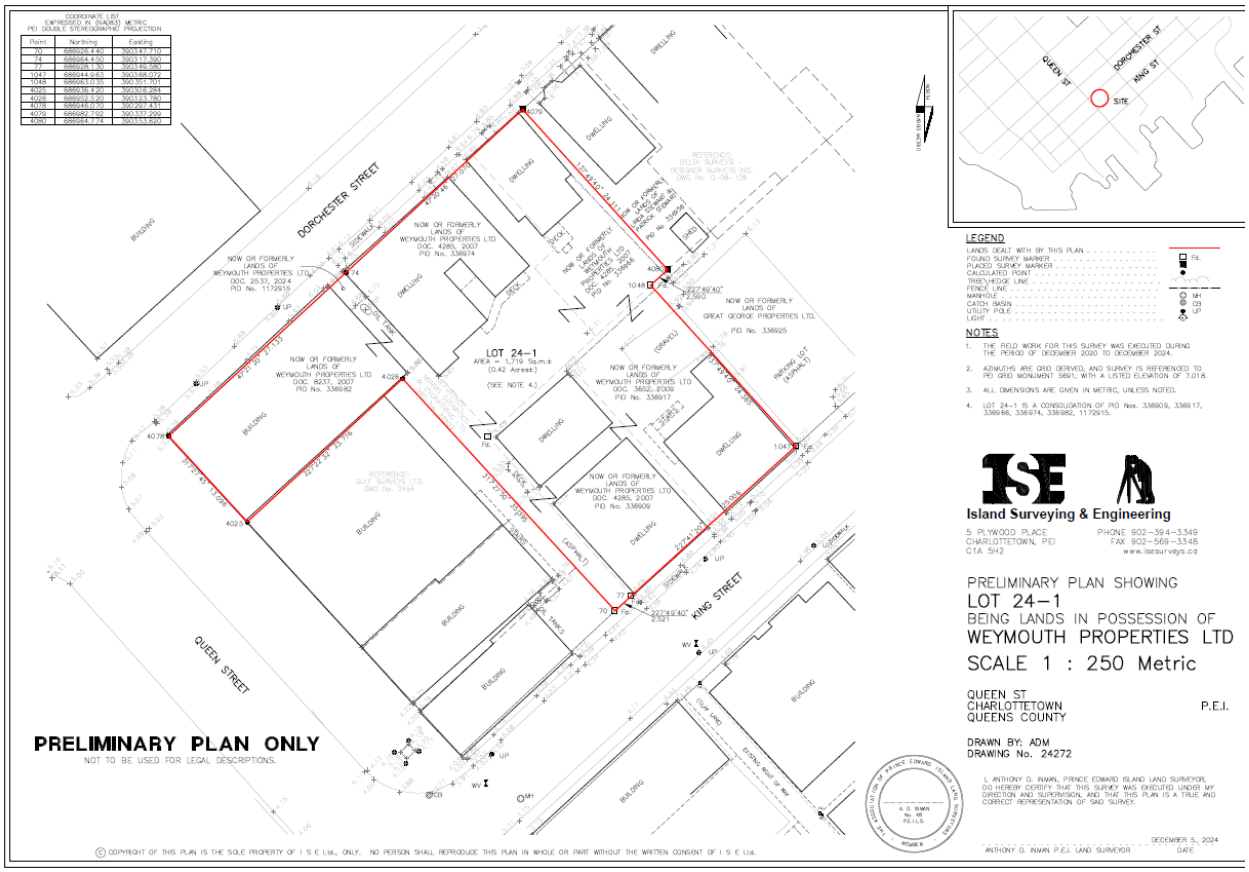
Financial Implications:
N/A

Public Engagement and Communication:
N/A

Legislative Authority: Zoning and Development Bylaw City of Charlottetown Official Plan	
Strategic Alignment: City of Charlottetown Official Plan – 1999 500 Lot Area Design Guidelines	
Reviewed By:	
Manager David Gundrum, RPP, MCIP, 04/02/2026	**Director** Michael Ruus, RPP, MCIP, 04/02/2026
Committee Recommendation: (if differing from staff)	

Attachment “A” – Zoning Map and Preliminary Survey Showing Subject Property:





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Attachment “B”
Concept Drawings Design Review Submission
68 Queen Street – The Monarch





“THE MONARCH” QUEEN ST. REVITALIZATION PROJECT

CONCEPT PACKAGE

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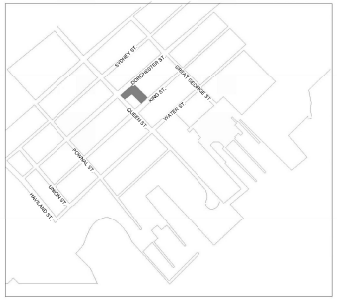
Building Program

PARKING
LEVEL 1: 19 PARKING STALLS (2 ACCESSIBLE)
LEVEL 2: 20 PARKING STALLS (2 ACCESSIBLE)
TOTAL: 39 PARKING STALLS

COMMERCIAL
LEVEL 1: 1 TENANT SPACE (284m2 / 3,062sf)
LEVEL 6: 988 m2 / 10,634sf)
LEVEL 7: 999 m2 / 10,750sf)

RESIDENTIAL
LEVEL 3: 5 - 2 BED UNITS 9 -1 BED UNITS 1 - AMENITY SPACE
LEVEL 4: 6 - 2 BED UNITS 9 -1 BED UNITS
LEVEL 5: 2- 2 BED UNITS 9 -1 BED UNITS 1 - ROOF DECK
TOTAL UNITS : 40 DWELLING UNITS

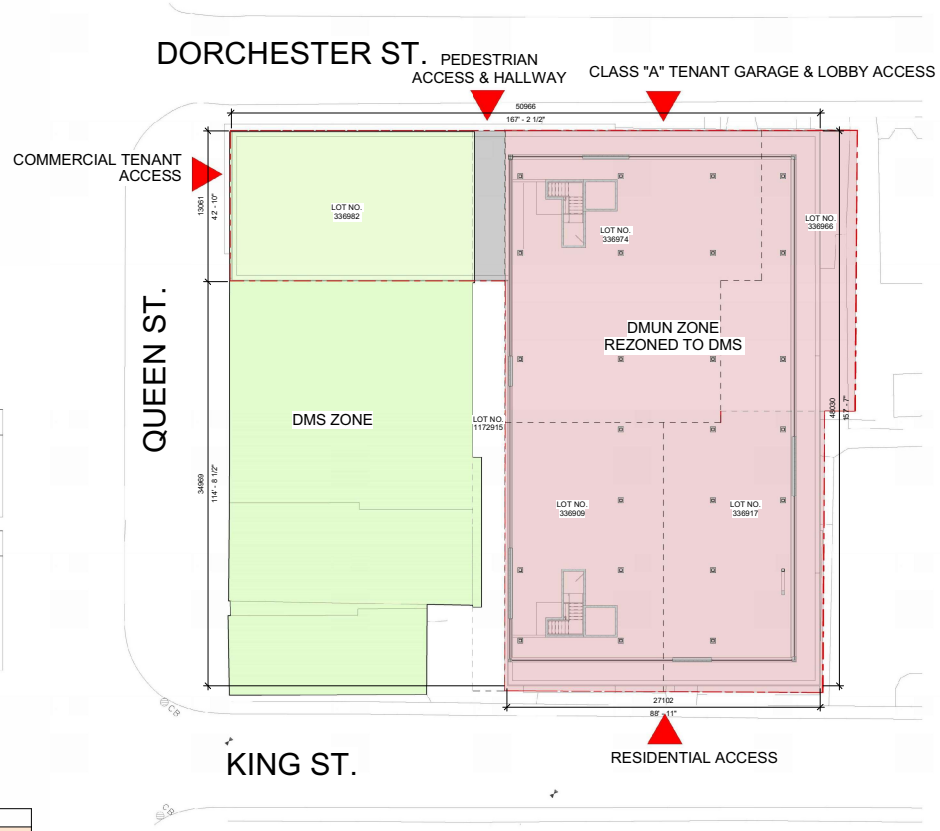


2 KEY PLAN-
Scale: 1 : 2000

LOT CONSOLIDATION & ZONING

CURRENT ZONING
DMS ZONE
DMUN ZONE

LOTS TO BE CONSOLIDATED AND REZONED TO DMS
336982 (CURRENTLY DMS)
336974
336909
336917
336966
1172915



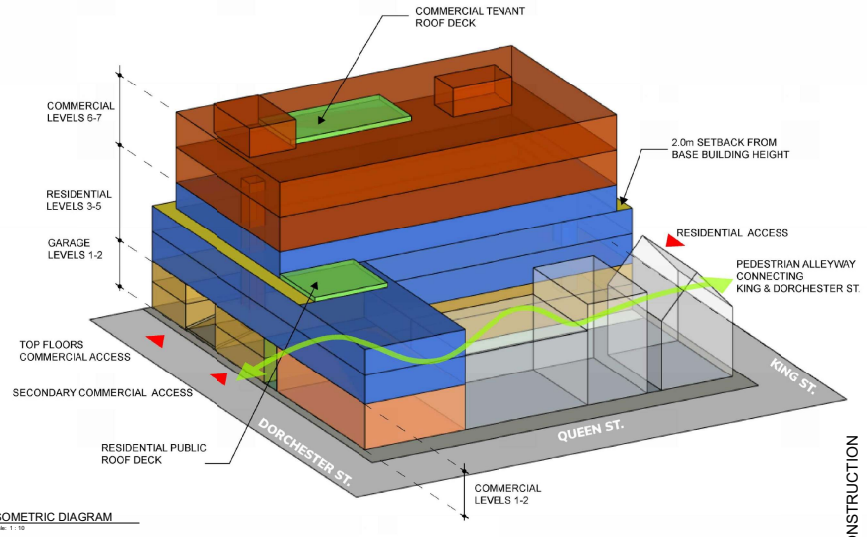
1 LEVEL 02 - SITE PLAN
Scale: 1 : 150 Ref: A4.01

ZONING AND BYLAW REQUIREMENTS

ZONING
PROPOSED REZONING - PORTION OF LOT 24-1 FROM DMUN TO DMS

ZONING MATRIX

	02 REQUIREMENTS	PROPOSED VARIANCES
LOT AREA	N/A	N/A
LOT FRONTAGE	Minimum 7.62m (25ft)	N/A [13.10m (43ft) Along Queen Street]
FRONT / FLANKAGE YARDS	Minimum 0m (0 ft) and Maximum 1m (3.3 ft) Or within the minimum and maximum range of the setbacks of existing buildings on the block.	N/A
FRONT YARD PROJECTIONS	Maximum 1.5m (4.9 ft)Or within the minimum and maximum range of the existing buildings on the block. Or within the minimum and maximum range of the existing buildings on the block.	N/A
REAR / SIDE YARD MINIMUM	Not required unless the Side or Rear Yard is abutting a residential, DN or DMU property; in which case the minimum setback shall be equal to the setback of the building on the adjacent property from the shared lot line OR 6m (19.7 ft), whichever is less.	N/A
HEIGHT	Minimum 7.5m (24.6 ft) and Maximum 15.0m (49.2 ft).	Proposed Building Height: 29.26m (96ft) Bonus Height Required
BONUS HEIGHT	A bonus of up to a maximum building height of 32.5m (106.6 ft).	Required To be Allowed 29.26m (96ft)
MASSING REQUIREMENTS FOR BONUS HEIGHT	Massing for buildings greater than 21.3 m (69.9 ft): a. The components above the base Building that are a bonus in Height shall be subject to: i. A minimum 6.0m (19.7ft) Stepback above the base Building or above that portion of the Building that is taller than 21.3 m (69.9 ft) on the front façade. b. The portion of the Building above 21.3 m (70 ft) shall have: i. A maximum gross floor plate size of 750 sq m (8,072.9 sq ft); ii. A minimum 10m (32.8ft) interior Yard Setbacks; and iii. A maximum 25.0m (82ft) Building width addressing the Street.	Variance Required: - 2m Stepback from base building provided on side and rear sides - Gross floor plate above 21.3m is: 993m2 (10692sf) - Interior Yard setbacks : in accordance with DMS requirements - 24.95m (81.85ft) building width adressing streets over base building Height
DRIVEWAY ACCESS	Only permitted for properties with lot frontages of 25m (82 ft) or greater. Corner lots permitted to provide a rear driveway accessed from the side street.	Once amalgamated, we will have greater than 82'-0" on King Street & Dorchester Street; only 44'-0" on Queen Street.
PARKING REQUIREMENTS	Multi-unit Dwellings:1 space per dwelling unit (1 Space for every 2 units on 500 Lot Area) 20 Parking stalls required Office, Retail Store, Retail service shop in the 500 Lot area: 2 spaces for the frist 42 sq.m (450sq.ft) of Floor area plus 1 additional space for each additional 97 sq.m. (s,1045 sq.ft) of Floor Area. 25 Parking stalls required 45 Total parking stalls required	Total of 39 parking stalls provided



3 ISOMETRIC DIAGRAM
Scale: 1 : 10

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Charlottetown, PE rhaggis@sablearc.com
C1A 1A3 sablearc.com

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#	DESCRIPTION	DATE
1	SD REVIEW	2025.02.13
3	SD REVIEW	2025.04.02

SEALS:

Queen Street Revitalization Project

Charlottetown

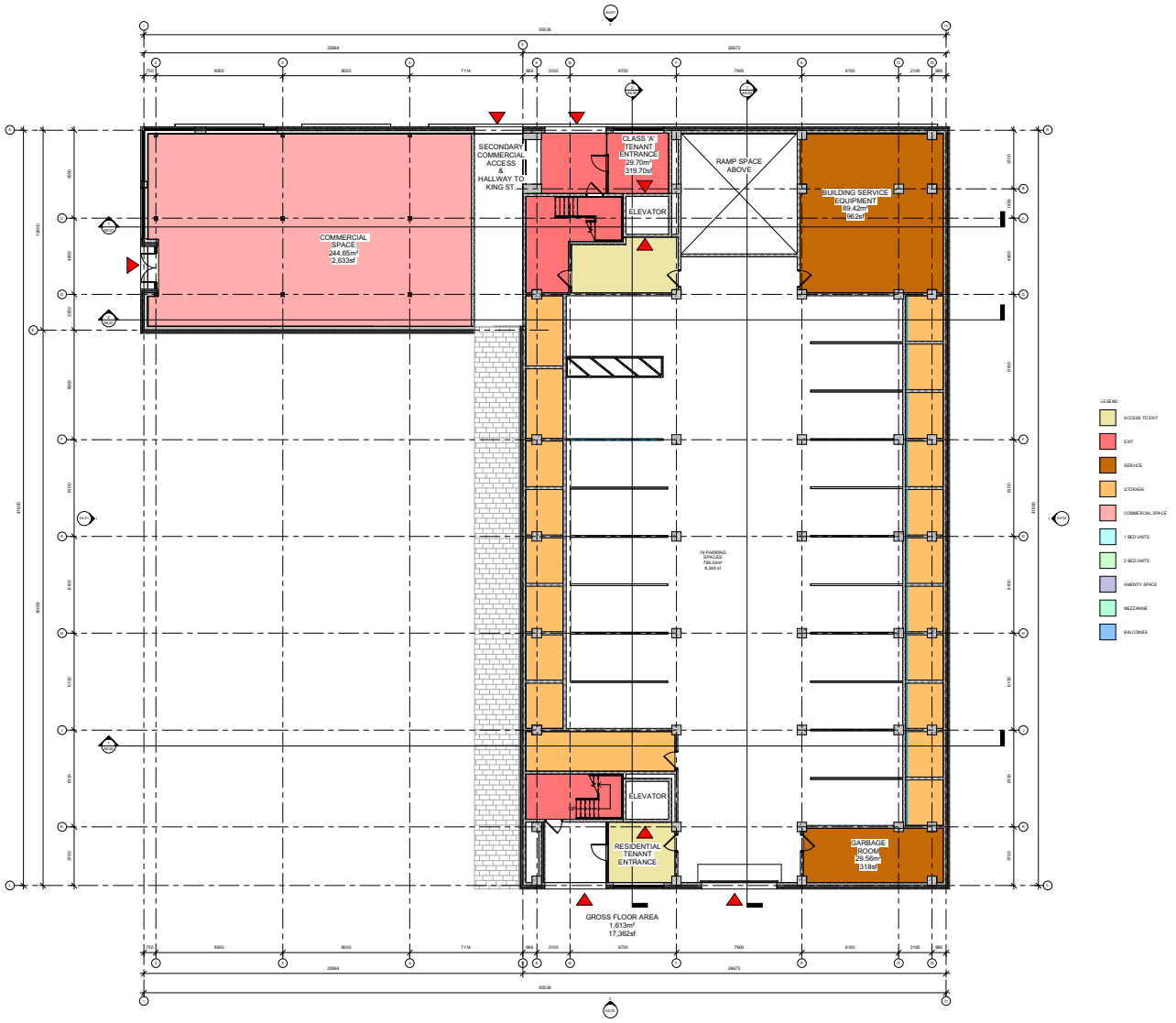
CLIENT:	-
PHASE:	SD
ISSUE DATE:	2025.09.26
PROJECT #:	24084
SCALE:	As indicated
DRAWN BY:	DR
CHECKED BY:	-

DRAWING TITLE:

BYLAW INFORMATION AND SITE PLAN

NORTH ARROW: N

DRAWING NO: **A1.00**



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#	DESCRIPTION	DATE
1	SD REVIEW	2025.02.10
2	ISSUED FOR AREA REVIEW	2025.03.26

SEALS:

Queen Street Revitalization Project

Charlottetown

CLIENT:	-
PHASE:	SD
ISSUE DATE:	2025.09.26
PROJECT #:	24084
SCALE:	1 : 100
DRAWN BY:	DR
CHECKED BY:	-

DRAWING TITLE:

FLOOR PLAN - LEVEL 01

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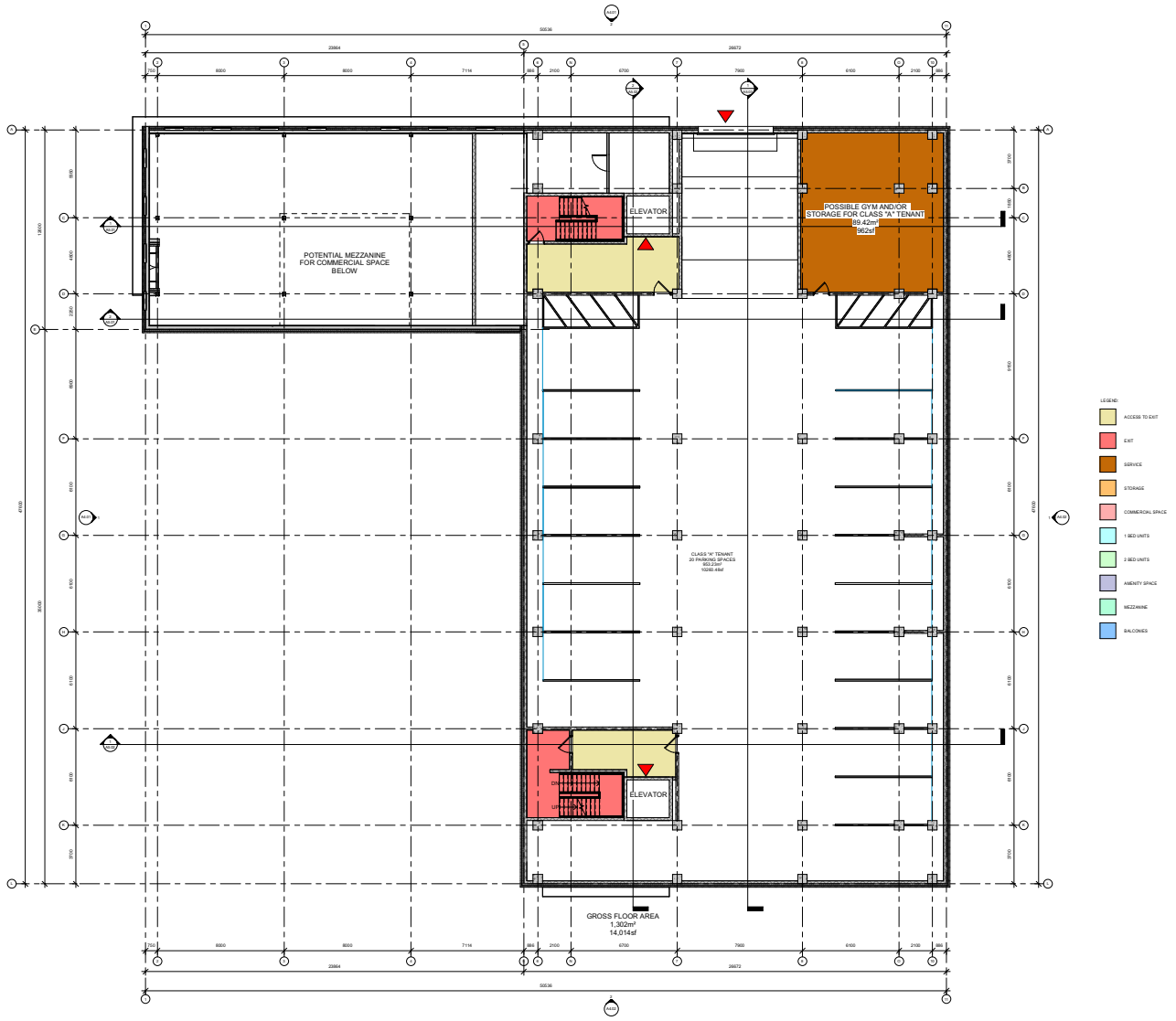
NORTH ARROW:

DRAWING NO:

A2.01



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Revitalization
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PHASE:	SD
ISSUE DATE:	2025.09.26
PROJECT #:	24084
SCALE:	1 : 100
DRAWN BY:	DR
CHECKED BY:	-

DRAWING TITLE:

FLOOR PLAN -
LEVEL 02

NORTH ARROW:

DRAWING NO:

A2.03

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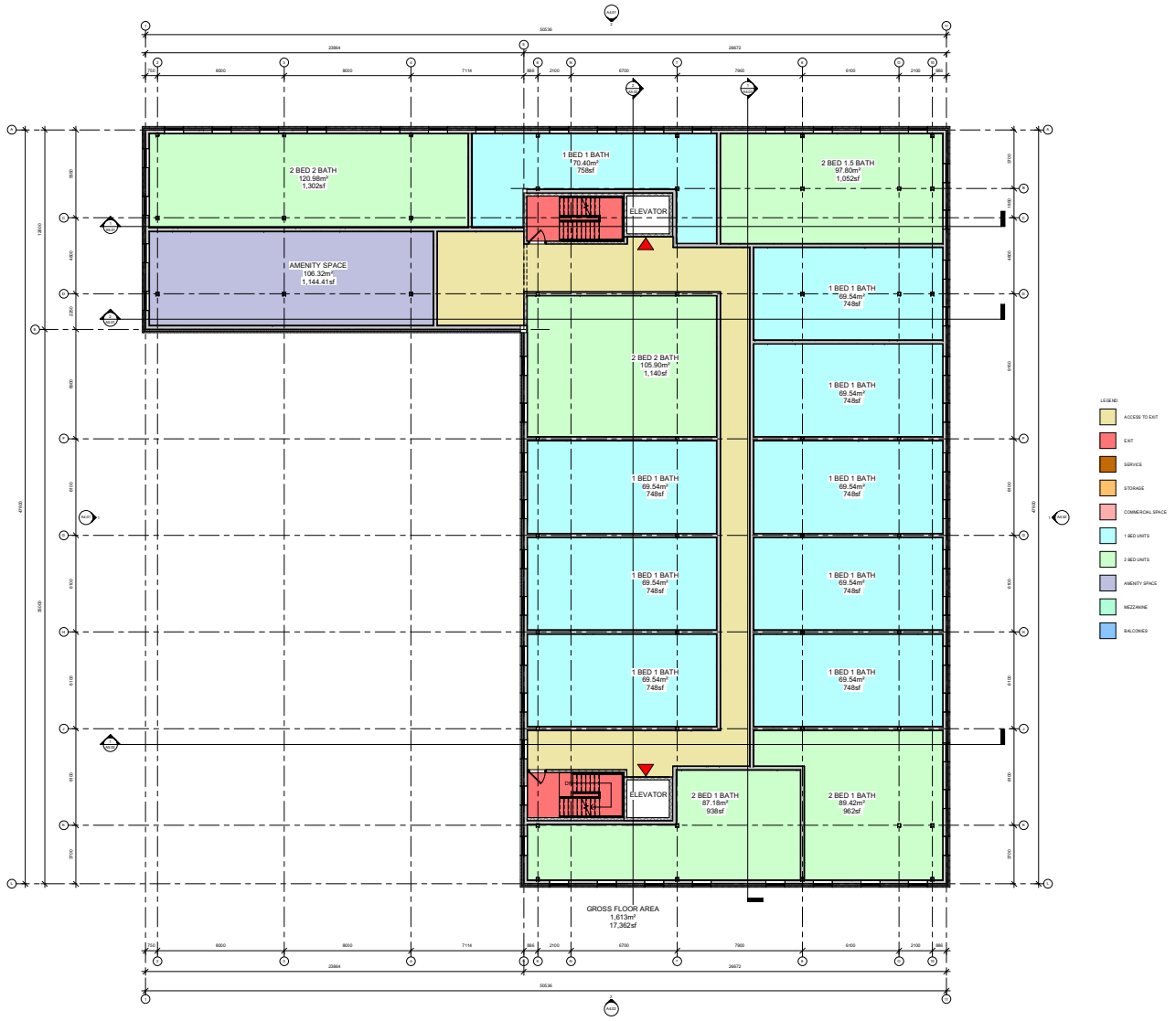

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Charlottetown

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PHASE:	SD
ISSUE DATE:	2025.09.26
PROJECT #:	24084
SCALE:	1 : 100
DRAWN BY:	DR
CHECKED BY:	-

DRAWING TITLE:

FLOOR PLAN - LEVEL 03

NORTH ARROW:

DRAWING NO:

A2.05

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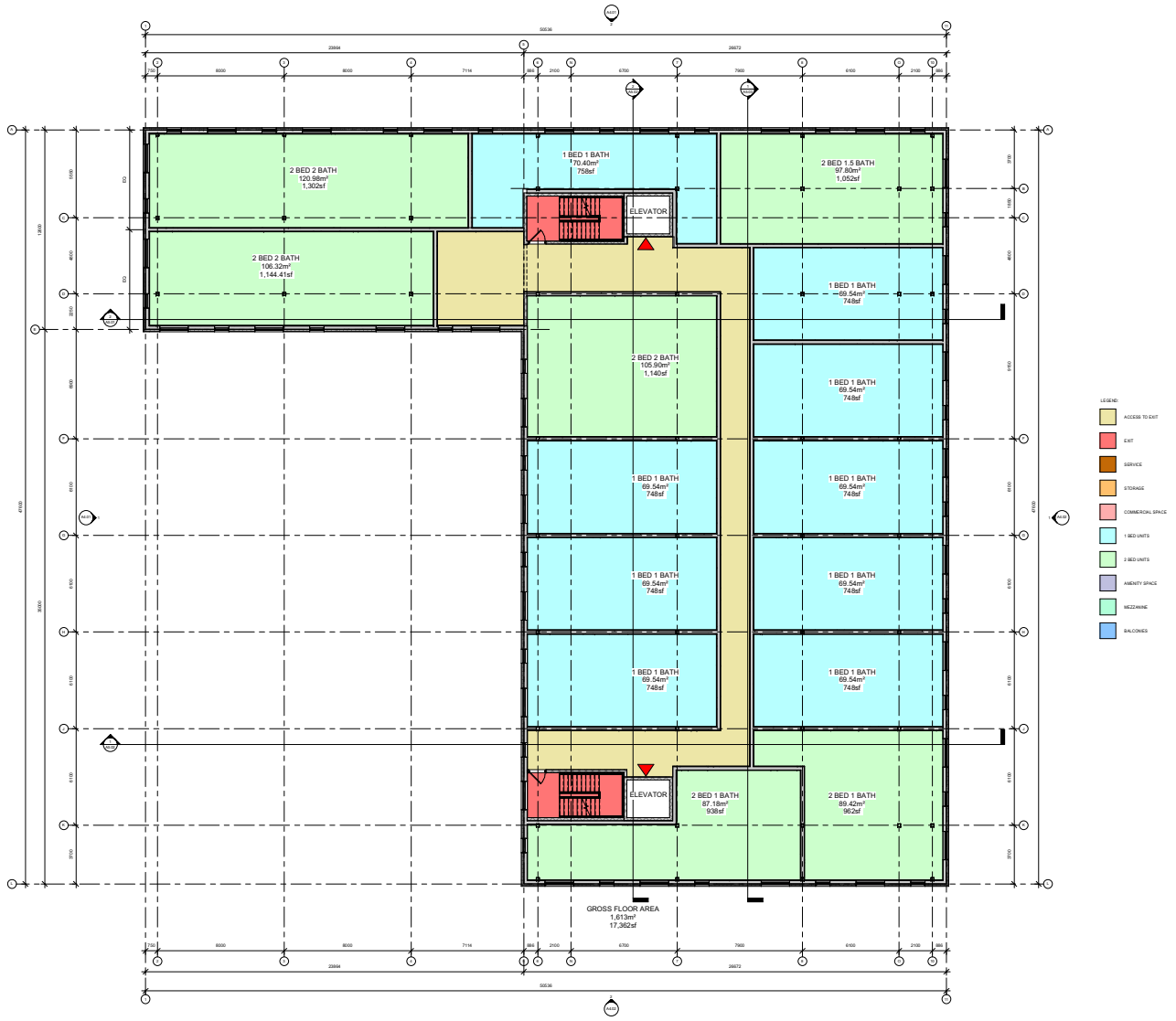

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ISSUE DATE:	2025.09.26
PROJECT #:	24084
SCALE:	1 : 100
DRAWN BY:	DR
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DRAWING TITLE:

FLOOR PLAN - LEVEL 04

NORTH ARROW:

DRAWING NO:

A2.07

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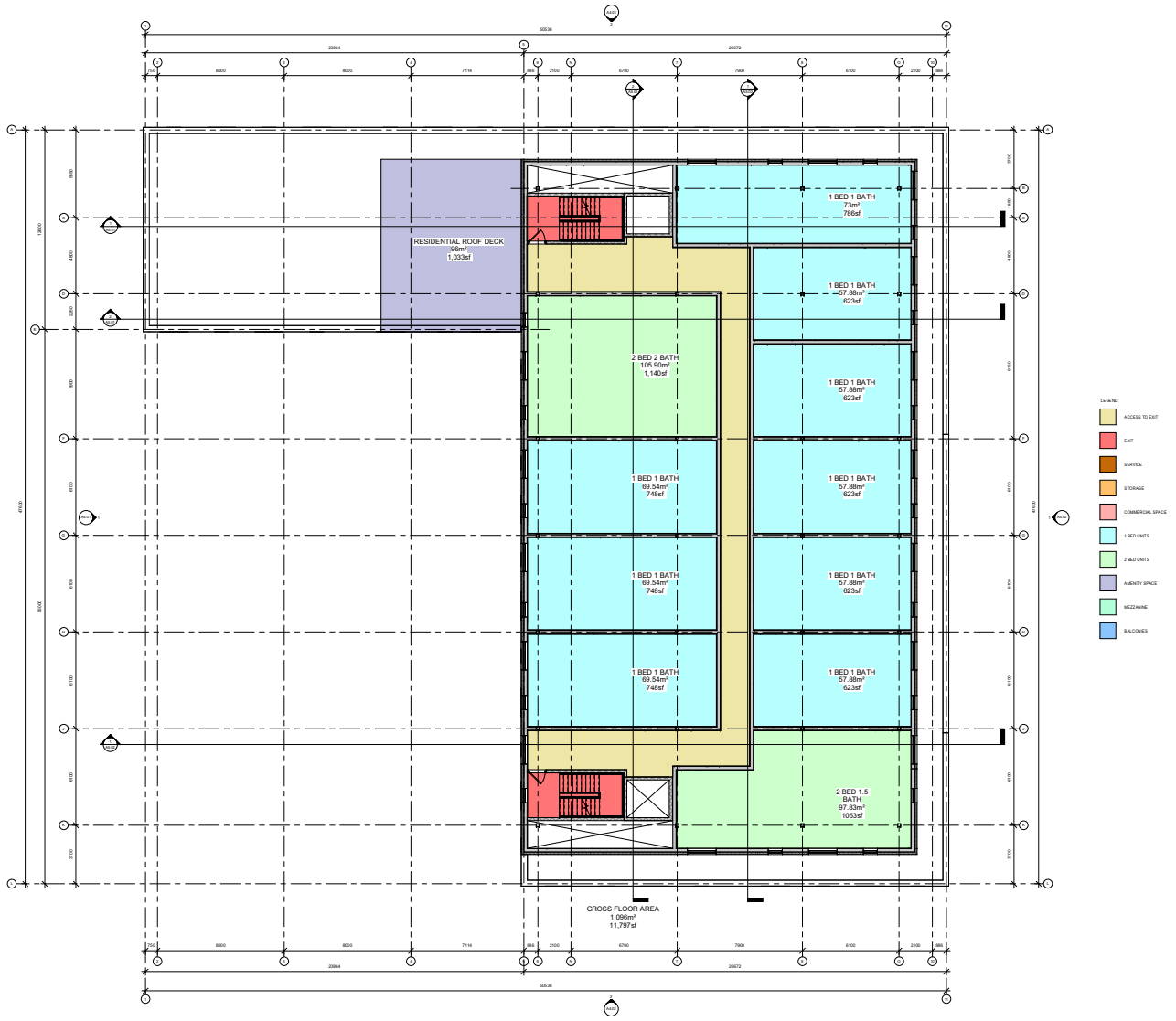

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SEALS:

Queen Street Revitalization Project

Charlottetown

CLIENT:	-
PHASE:	SD
ISSUE DATE:	2025.09.26
PROJECT #:	24084
SCALE:	1 : 100
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CHECKED BY:	-

DRAWING TITLE:

FLOOR PLAN - LEVEL 05

NORTH ARROW:

DRAWING NO:

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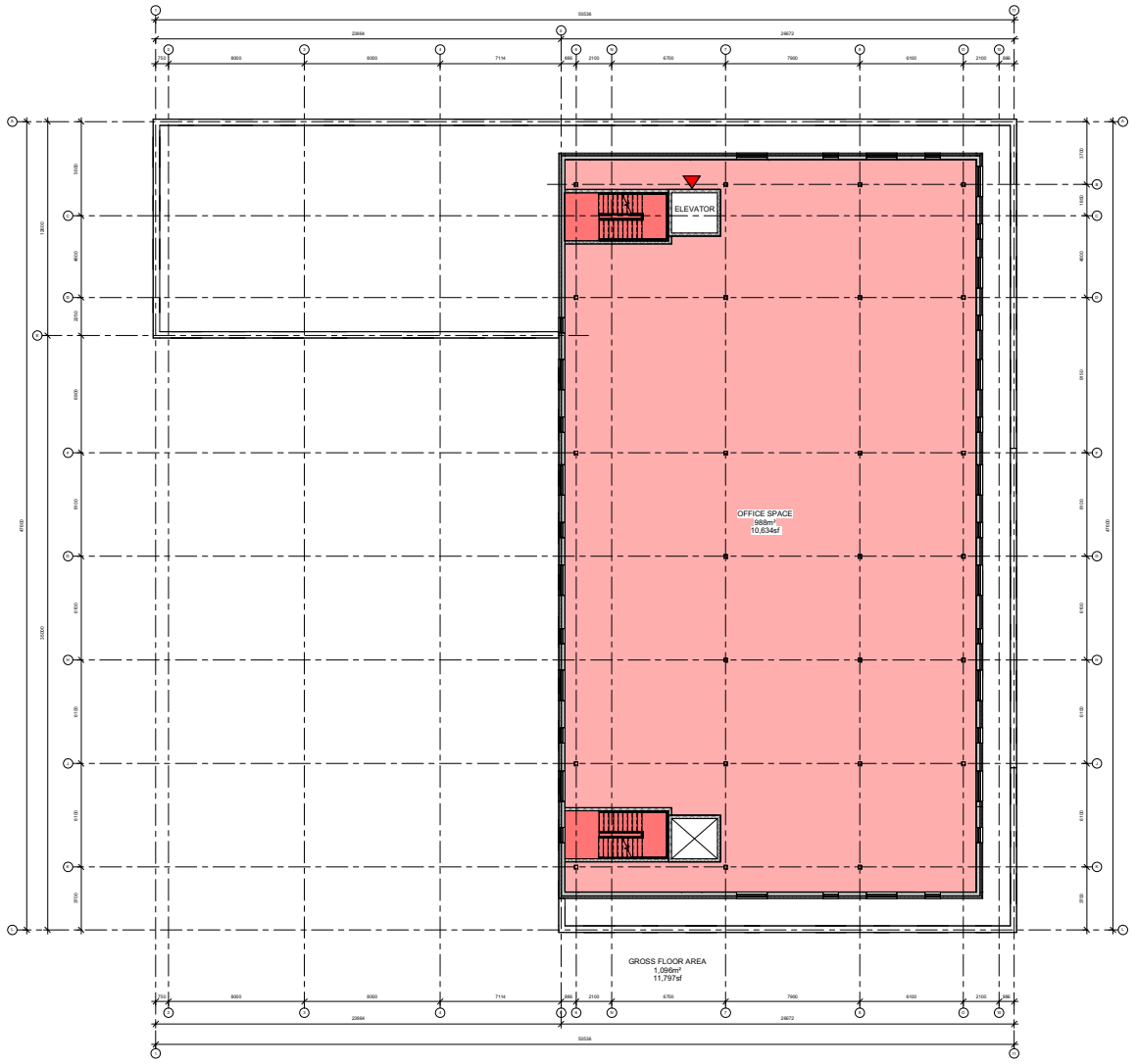

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SEALS:

Queen Street Revitalization Project

Charlottetown

CLIENT:	-
PHASE:	SD
ISSUE DATE:	2025.09.26
PROJECT #:	24084
SCALE:	1 : 100
DRAWN BY:	DR
CHECKED BY:	-

DRAWING TITLE:

FLOOR PLAN - LEVEL 06

NORTH ARROW:

DRAWING NO:

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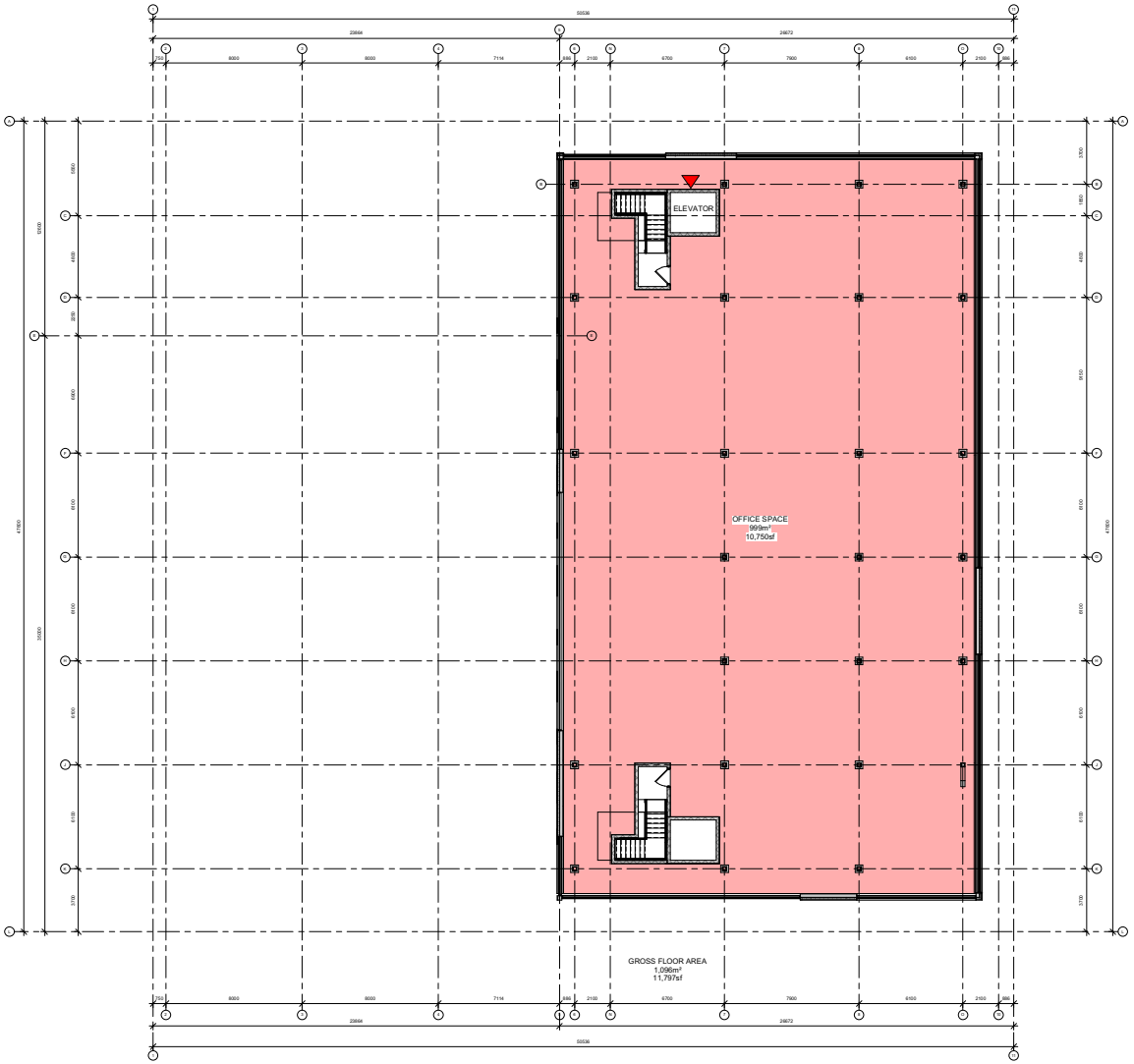

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CLIENT:	-
PHASE:	SD
ISSUE DATE:	2025.09.26
PROJECT #:	24084
SCALE:	1 : 100
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CHECKED BY:	Checker

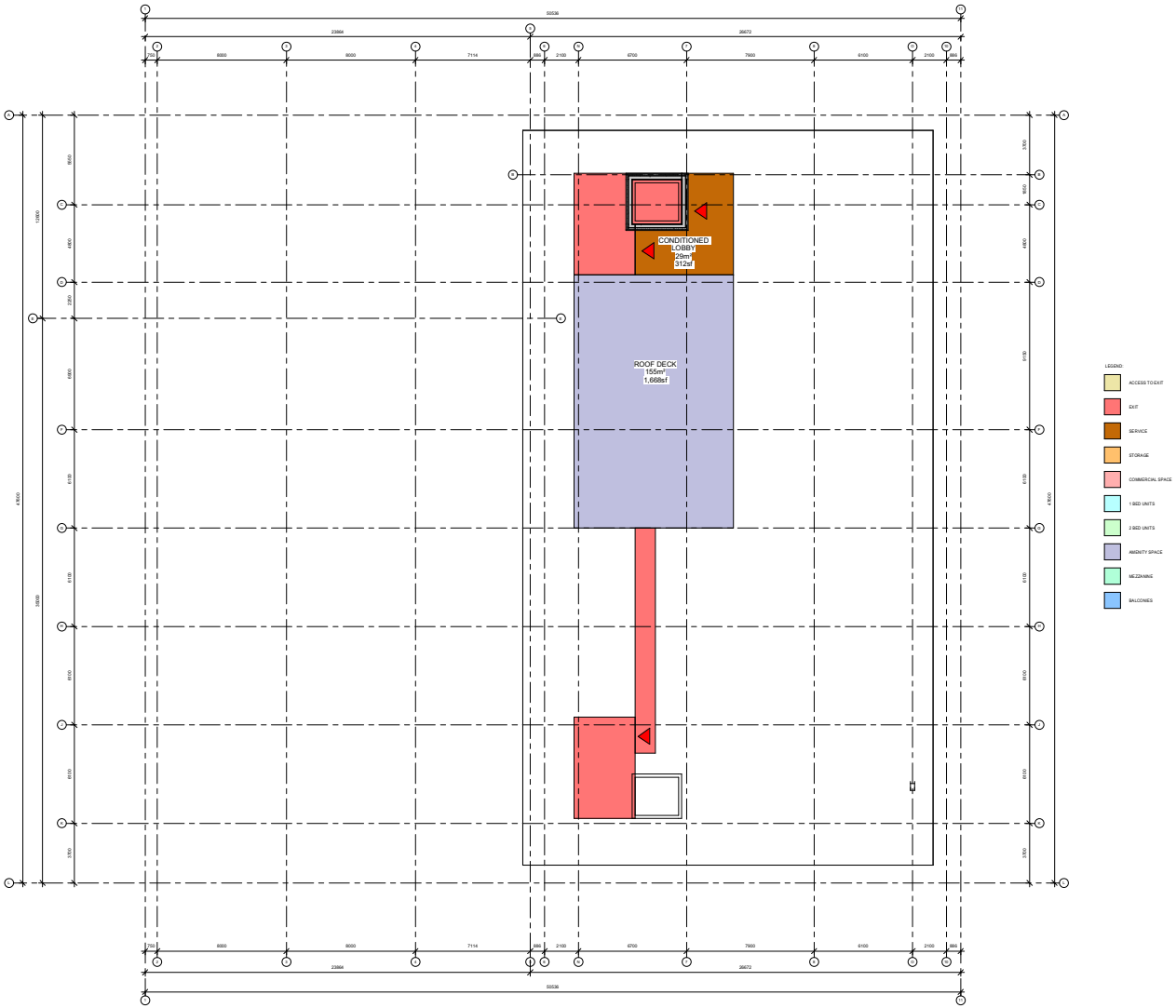
DRAWING TITLE:

FLOOR PLAN - LEVEL 07

NORTH ARROW:

DRAWING NO:

A2.11



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SEALS:

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Charlottetown

CLIENT:	-
PHASE:	SD
ISSUE DATE:	2025.09.26
PROJECT #:	24084
SCALE:	1 : 100
DRAWN BY:	DR
CHECKED BY:	-

DRAWING TITLE:

ROOF LEVEL

NORTH ARROW:

DRAWING NO:

A2.31



SOUTH-WEST ELEVATION FROM QUEEN ST

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NORTH-WEST ELEVATION FROM DORCHESTER ST.

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SOUTH-EAST ELEVATION FROM KING ST

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NORTH-EAST ELEVATION FROM REAR OF PROPERTY

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EXTERIOR MATERIAL BOARD

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COMMERCIAL TENANT
CAIA'S
Eastwood Ave.
DOWNTOWN CONVENIENCE
BEATON'S WHOLESAL
Sable/ARC
sustainable architecture + design


THE NORTH SHORE
THE ANNE OF GREEN GABLES STOP
DOWNTOWN CONFIDENCE
Sable/ARC
sustainable architecture + design


Sable/ARC
sustainable architecture + design


JEMS BOUTIQUE
Sable/ARC
sustainable architecture + design


JEMS BOUTIQUE
THE NORTH SHORE
THE ANNE OF GREEN GABLES
Sable/ARC
sustainable architecture + design


Sable/ARC
sustainable architecture + design


Sable/ARC
sustainable architecture + design


Silver & Sage
GAIA'S
Urban Eatery
Eastwood Ave.
Wine+ Bistro
DOWNTOWN CONVENIEN
Sable/ARC
sustainable architecture + design


COMMERCIAL TENANT
DOWNTOWN CONVENIENCE
Eastwood Ave.
Sable/ARC
sustainable architecture + design


COMMERCIAL TENANT
BEATON'S WHOLESALE
TABALI
Sable/ARC
sustainable architecture + design

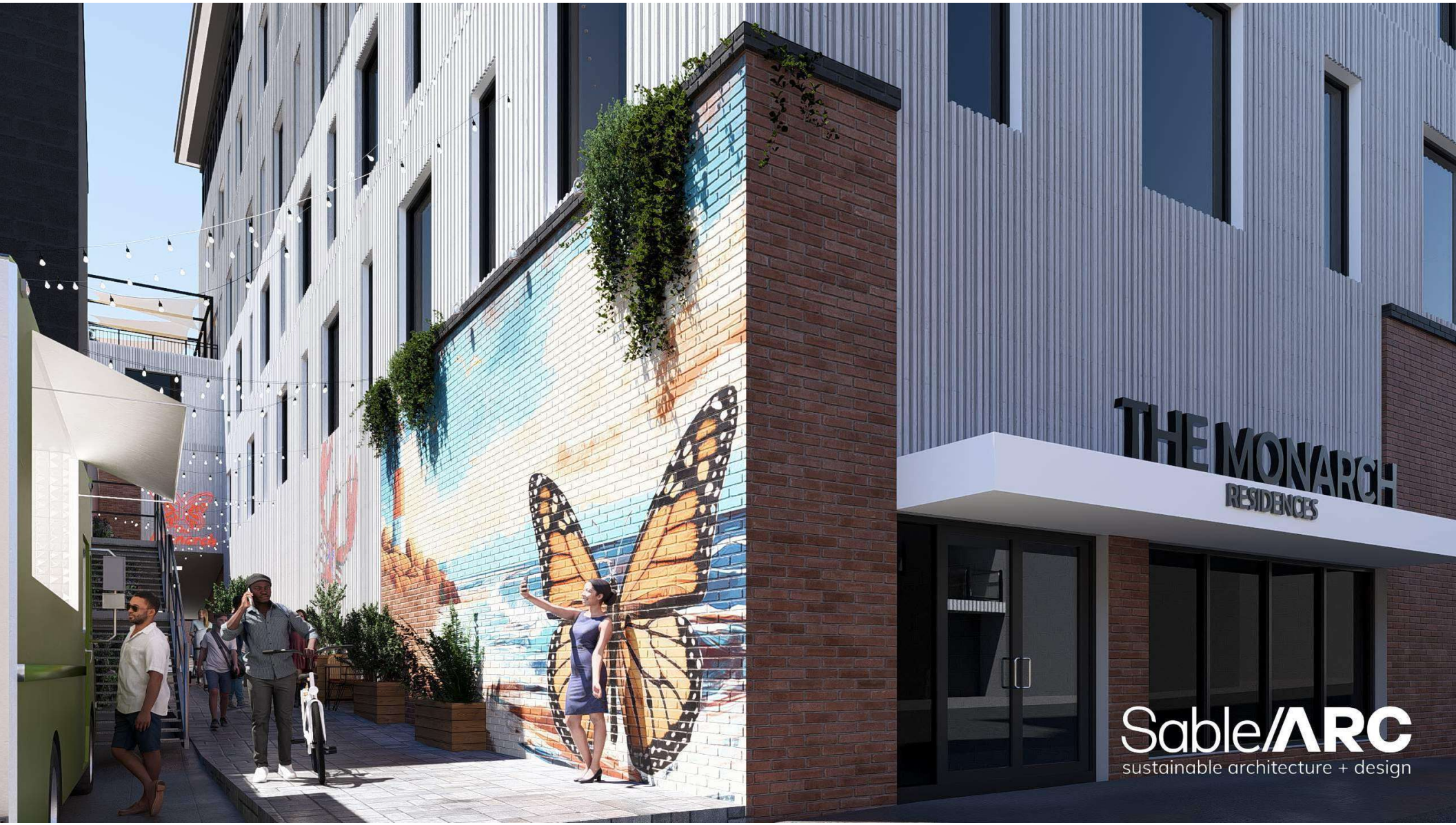

Sable/ARC
sustainable architecture + design


Sable//ARC
sustainable architecture + design


SableARC
sustainable architecture + design


COMMERCIAL TENANT
GAIA'S
Eastwood Ave.
DOWNTOWN CONVENIENCE
Groceries & ATM
Sable/ARC
sustainable architecture + design


Sable/ARC
sustainable architecture + design


THE MONARCH
RESIDENCES
SableARC
sustainable architecture + design


SableARC
sustainable architecture + design


Sable//ARC
sustainable architecture + design


THE MONARCH
91 KING ST
Sable/ARC
sustainable architecture + design


LES STOP
Sable/ARC

Attachment “C”
External Design Reviewer Comments
(January 23, 2026)
68 Queen Street – The Monarch

MUNN ARCHITECTURE INC.

Greg Munn
Architect ▪ AAPEI ▪ AANB ▪ NSAA ▪ CAHP

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MUNN
ARCHITECTURE

■ 16 Moore Drive ■ PO Box 306 ■ Murray River PE ■ C0A 1W0 ■ 902▪330▪2398 ■ greg@munnarchitecture.ca ■

January 23, 2026

Laurel Palmer

City of Charlottetown Planning and Heritage Department

70 Kent Street, Charlottetown PE

lpalmer@charlottetown.ca

902.629.4108

■ The Monarch: Queen Street Revitalization Project

■ DESIGN REVIEW

Dear Laurel,
The following Design Review has been prepared for the proposed development for The Monarch, Queen Street Revitalization Project, utilizing the design documents received from Charlottetown Heritage and Planning on October 31st, 2025. The Queen Street portion of the site is within the Downtown Main Street (DMU) Zone, and the remainder of the site is within the Downtown Mixed-Use Neighborhood (DMUN), within the Lot 500 area of the city.

My understanding as a Design Reviewer is that I am to present my observations and recommendations, focused on the effect that a new or renovated structure may have on the heritage value of its context, and its compliance with the following:

1. *City of Charlottetown Zoning and Development Bylaw (updated October 24th, 2025)*
2. *City of Charlottetown Heritage Preservation Bylaw (amended March 15, 2019)*
3. *500 Lot Area Development Standards & Design Guidelines (December 2011, updated May 1, 2024)*
4. *City of Charlottetown Official Plan: DRAFT*
5. *Standards and Guidelines for the Conservation of Historic Places in Canada*

The application includes the request for a rezoning and variances for step back and bonus height. This review will investigate whether the design warrants support of the variances.

■ The Monarch: Project Description

The proposed development will be new construction, replacing demolished properties built following the Great Fire of 1866. The site is located on the east side of Queen Street, extends east along Dorchester Street, and extends south to King Street. The proposed development comprises of commercial spaces along the three streets that the building faces, and fades into more solid massing at the eastern ends of the King Street and Dorchester Street sides. The first floor will predominantly be inhabited by commercial spaces, with parking garage entries/ exits located on King and Dorchester Streets. The King Street parking garage is planned to contain 19 parking stalls, is one level below the Dorchester Street parking garage, and are not connected. The Dorchester Street Parking Garage is planned to contain 20 parking stalls. This results in a total of 39 parking stalls. The parking garage is behind the commercial spaces at street level, and above the commercial spaces at the 2nd level. The 3rd, 4th and 5th levels are residential, with commercial spaces at the 6th and 7th levels. Roof decks are features of the four-story Queen Street commercial block, to be utilized by residents, and another roof deck is to be located on the roof of the commercial block behind. The roof is capped by two elevator/ stairway penthouses.

The site is currently divided into six lots. The lot facing Queen Street is zoned DMS (Downtown Main Street). The remaining five lots are zoned DMUN (Downtown Mixed-Use neighbourhood). A Zone change is requested to change the zoning of the five DMUN lots to match the higher density, more urban in nature DMS zone.

The proposed design will require that six lots are consolidated into one.

■ VARIANCE REQUESTS

1. BONUS HEIGHT

A Bonus Height variance is requested. The allowable maximum height for this zone without a variance is 49.2'. the proposed development will be 96', three floors above the allowable height, not counting the penthouses (which are not counted in building height calculations). the According to 31.3 BONUS HEIGHT DEVELOPMENT STANDARDS, for a variance request for Bonus Height to be considered above 69.9', the minimum lot width for the requested height increase is 135' (41 m). Lot Frontage as noted on page 177 of the Zoning & Development Bylaw, states "Where a lot abuts two Streets, the Lot Frontage means the lesser distance of the two frontages." The Lot Frontage is the Queen Street side, which is 42'-10". Therefore, the Lot Frontage is not technically wide enough to aloo for application for Bonus Height.

Below is an excerpt from *the City of Charlottetown Zoning and Development Bylaw* (updated October 24th, 2025), outlining the conditions for a bonus height to be considered. The proposal for the development does not identify which or how many of the eight conditions listed below will be satisfied for a bonus height variance to be considered. The imagery of the revitalized alleyway suggests an active urban outdoor space with public art, and confirmation of these potential benefits would be welcome.

3.12 **BONUS HEIGHT APPLICATIONS**

3.12.1 An increase to the minimum standards pertaining to Building Height shall be permitted at the discretion of the Development Officer/Planning Committee in certain Zones as specified in the regulations of the Zones where applicable, in exchange for securing specific public benefits of one or more of the following:

a. Adaptive reuse, Maintenance, preservation, or enhancement of a Designated Heritage Resource as defined in the *Heritage Preservation By-law*.

b. The provision of Affordable Housing Dwelling Units, by way of subsidization between the applicant and the Province and/or Federal Government(s) for a specified period of time and confirmed in a written agreement registered to the property;

c. The provision of three or four bedroom Dwelling Units;

d. The provision of a Landscaped Area, such as urban park, plaza, boardwalk or other facility where a deficiency exists or as indicated by the City;

e. The provision of public art in a location to be agreed upon by the City;

f. Investment in active transportation or public transit;

g. The provision of a LEED-gold standard certified Building or other equivalent qualification; or

h. The provision of subsidized commercial space for arts or other cultural uses.

2. STEP BACKS

A variance will be required regarding the building step backs as designed. For a building that is requesting an increase up to 69.9', a setback of 3m or 9.8' is required, and floors above 70' require a setback of 19.7'. The height of the floors is not provided, but it has been extrapolated that the 5th and possibly the 6th floor are under 69.9', and the 7th floor is above 70'.

The proposed development contains one setback of just over 6' for the 5th, 6th and 7th floors, which does not meet the prescribed setbacks in the Bylaw.

An Interior Lot Step back of 10m or 32.8' is required according to the Bylaw along the east side of the lot, abutting St. Dunstan's University parking lot. However, this step back is prohibitive for the development and does not achieve any meaningful result, as this side of the building does not impeded on the fabric of the city. The building does have a 2m step back above the 4th floor, and this is adequate in the spirit of the development and context.

3. FLOOR PLATE

the maximum floor area allowed above 70' is 750 m², or 8,072 SF. The area of the 7th floor is 1,096 m² ,or 11,797 SF. Therefore, a Variance will need to be considered to increase the size of the floor plate at this level.

4. PARKING

A variance is requested to approve the project even though the site cannot support the number of required parking stalls required for the size of the building and number of living units. This will further exasperate the pressure for parking in the downtown. The building will provide 39 stalls, and 45 are required.

For reference, the following tables are excerpts from *the City of Charlottetown Zoning and Development Bylaw* (updated October 24th, 2025)

		Interior/Corner Lots
1	Lot Frontage (Minimum) Any Building type, 3 units or less Townhouse Dwelling: 4 units or more Apartment Dwelling: 4 units or more Any other permitted Use	 10.6 m (34.8 ft) 6.0 m (19.7 ft) per unit wide 20.0 m (65.6 ft) 20.0 m (65.6 ft)
2	Front and Flankage Yard (Minimum)	Minimum 2.4 m (7.9 ft) and Maximum 4.9m (16.1 ft); OR, Within the minimum and maximum range of the existing Buildings on the Block.
3	Front Yard Projections	Minimum 1.2 m (3.9ft) from street line, and Maximum 2.4m (7.9ft) projection; OR Within the minimum and maximum range of the existing Buildings on the Block.
4	Rear Yard (Minimum)	6.0 m (19.7 ft); OR Within the minimum and maximum range of the existing Buildings on the Block.
5	Side Yard (Minimum)	1.83 m (6.0 ft); OR Equal to the Side Yard Setback of the existing Building on the abutting property, whichever is less.
6	Height	Minimum 7.5 m (24.6ft) Maximum 12.0 m (39.4 ft)

30.3 BONUS HEIGHT DEVELOPMENT STANDARDS:

30.3.1 Development applications in the DMUN Zone are eligible for a Bonus Height.

30.3.2 Applications for a Bonus Height are subject to the following regulations:

a. A bonus of up to a maximum Building Height of 18.5m (60.7ft).

b. Lot Dimension Requirements:

i. Minimum Lot Frontage of 30.0m (98.4ft)

c. The portion above the base Building that is a bonus in Height shall be:

i. A minimum 3.0m (9.8ft) Stepback from the base Building.

ii. A minimum 5.5m (18ft) Side Yard Setback or Stepback to ensure adequate separation distances of the upper levels from adjacent properties that may also be eligible for a Height bonus.

iii. A 45-degree angular planes originating from the top of the flank or rear façade of the base Building that faces abutting residential dwellings or within a Downtown Neighbourhood (DN) Zone.

d. Parking Structures are not eligible for a Bonus Height.

30.3.3 Bonus Height applications are subject to the provisions in the Bonus Height Applications Section of this by-law.

Downtown Mixed-Use Neighbourhood (DMUN)

		Interior/Corner Lots
1	Lot Frontage (Minimum)	Minimum 7.62 m (25 ft)
2	Front and Flankage Yard (Minimum) OR Full Block Developments	Minimum 0 m (0 ft) and Maximum 1.0m (3.3 ft); OR, Within the minimum and maximum range of the Setbacks of existing Buildings on the Block.
3	Front Yard Projections	Maximum 1.5 m (4.9ft); OR Within the minimum and maximum range of the existing Buildings on the Block.
4	Rear/Side Yard (Minimum)	Not required unless the Side or Rear Yard is abutting a residential, DN or DMU property; in which case the minimum Setback shall be equal to the Setback of the Building on the adjacent property from the shared Lot Line, OR 6.0 m (19.7 ft) whichever is less.
5	Height	Minimum: 7.5 m (24.6ft) Maximum: 15.0 m (49.2 ft)
6	Driveway Access	Only permitted for properties with Lot Frontages of 25m (82 ft) or greater. Corner Lots permitted to provide a rear driveway accessed from the side Street.

31.3 BONUS HEIGHT DEVELOPMENT STANDARDS

31.3.1 Properties in the DC Zone are eligible for a Bonus Height subject to the following regulations:

a. A bonus of up to a maximum Building Height of 32.5m (106.6ft).

b. Lot dimensions:

i. Minimum Lot Frontage of 18.3 m (60 ft) and minimum Lot Depth of 30.m (98.4ft) for a Building Height up to 21.3 m (69.9 ft).

ii. Minimum Lot Frontage of 41 m (135 ft) and minimum Lot Depth of 36m (118ft) for Buildings taller than 21.3 m (69.9 ft).

c. Parking Structures are ineligible for a Bonus Height.

31.3.2 Massing for Buildings up to 21.3 m (69.9 ft):

a. The components above the base Building that are a bonus in Height shall be subject to:

i. A minimum 3.0m (9.8ft) Stepback from the base Building on the front façade.

ii. A minimum 5.5m (18ft) Side Yard Setback or Stepback to ensure adequate separation distances of the upper levels from adjacent properties that may also be eligible for a Height bonus.

iii. A 45-degree angular planes originating from the top of the flank or rear façade of the base Building that faces abutting properties.

31.3.3 Massing for buildings greater than 21.3 m (69.9 ft):

a. The components above the base Building that are a bonus in Height shall be subject to:

i. A minimum 6.0m (19.7ft) Stepback above the base Building or above that portion of the Building that is taller than 21.3 m (69.9 ft) on the front façade.

b. The portion of the Building above 21.3 m (70 ft) shall have:

i. A maximum gross floor plate size of 750 sq m (8,072.9 sq ft);

ii. A minimum 10m (32.8ft) interior Yard Setbacks; and

iii. A maximum 25.0m (82ft) Building width addressing the Street.

31.3.4 Where bonus heights are considered on properties subject to a Landmark View Plane as identified in the *Official Plan,* the additional heights shall not be visible over Province House from the vantage of a pedestrian (1.7m or 5.8ft) facing north on Great George Street at any point between Richmond Street and Dorchester Street.

31.3.5 Bonus Height applications are subject to the provisions in the Bonus Height Applications Section of this by-law.

Downtown Main Street (DMS)(requested zoning)

The following analysis directly interprets and evaluates the proposed design against the specific topics identified in *"7: DESIGN STANDARDS FOR THE 500 LOT AREA, City of Charlottetown Zoning and Development Bylaw (updated October 24th, 2025)".*

1. BUILDING ORIENTATION AND CORNER LOTS

The building has direct access to the sidewalks on the three street facing sides. There is a discrepancy between the first-floor plan and the renderings at the corner of Queen and Dorchester Streets. The plan shows a deep-set doorway and large windows wrapping the facade around the corner, while the renderings show a narrower window to the left of the entry, and large windows on the corner. The plan version is preferred as it is more open and in keeping with the large, glazed storefronts of the street, and I am guessing that is the architect's intent. This would orient the building more successfully to appropriately address the corner.

The east ends of the Dorchester and King Street facades also have large storefront glazing that addresses the street appropriately, and the building becomes progressively more solid as they moving east, and the walls are solid around the garage doors and beyond. This is a successful street treatment as the block progresses from the commercial area of Queen Street to the residential area of this part of the city.

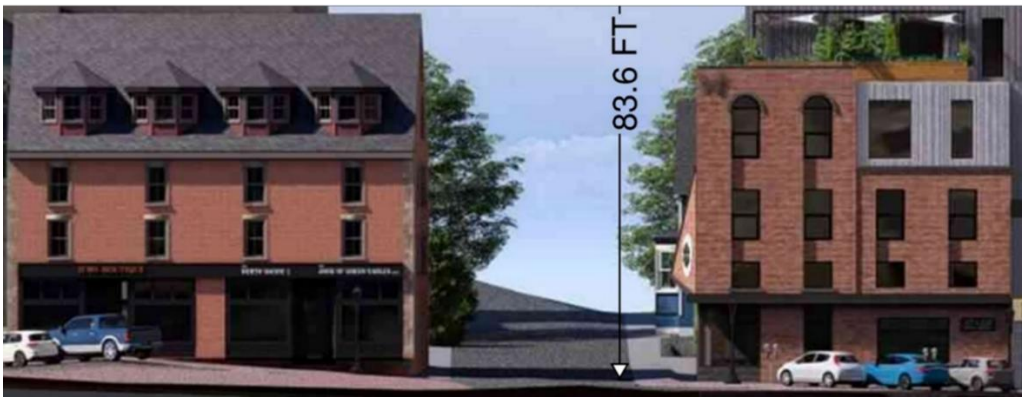
RECOMMENDATIONS

The building successfully addresses the street with appropriate entrances that are inviting. It is recommended to utilize large storefront windows as shown in the plan at the corner of Queen and Dorchester.

2. FRONT FAÇADE WIDTH AND HEIGHT

The building in effect has three fronts. The commercial portion that faces Queen Street strengthens the corner of Queen and Dorchester and will compliment the 1855 Duncan, Mason and Company Building (today, the Anne of Green Gables Store), replacing the two-storey building that did not present the appropriate scale among its neighbours to the north and across the street. The proposed building is very similar in massing and composition, in a contemporary way, to the 19th century building that once stood on this corner and burned in 1926 (*see imagery below*). It is virtually the same height and the exact width of the former building and will help to perpetuate the character of Queen Street.





The north facade on Dorchester Street is long but carries the roofline height of the buildings to the north and is broken down to be read as a cohesive collection of three buildings, with relief in the façade provided by the open and inviting public alleyway that will connect to King Street and successful transitions from the more residential east end toward Great George Street, to the commercial nature of Queen Street.

The south side of the block on King Street is bound by the parking lot of the former Bishop's Palace (now occupied by St. Dunstan's University) and the small 1866 gabled store on the corner. It will face several three-storey commercial and residential buildings, old and new, and will compliment the character of the street. The stepped back tower will be visible and look down on the buildings cross the street but will not shadow them as the proposed building is on the north side of the street.
The proposed building will easily be twice as tall as any other building on the sidewalks of King Street, except for the Welsh Owen Building (Kettle One/ former Piatto building) located kitty corner on Queen and King.

The building sympathetically meets the three streets, but the overall massing as it will be perceived from north and south on Queen Street must ne addressed.

The massing of the seven-storey building, plus two eighth-floor elevator/ stair penthouses, straddles the entire block, and is similar in massing to that of the Dominion Building, that faces the west side of Queen Street and straddles the block between Sydney and Richmond Streets, two blocks north. The proposed building is twice the height of what is allowable in the zone without bonus height. The apartment/ commercial block portion of the proposed development runs from King to Dorchester Street, with a width of approximately 140'. The width of the Dominion Building is approximately 165'. The tower of the Proposed building would be about 78' wide. The Dominion building is about 66' wide. The proposed tower is to be 83.6' tall at the north side, with penthouses rising another 10' to 12' above that. The Dominion Building is approximately 80' tall, from the plaza to the main roof, with the penthouse at the north-east corner rising about another 12'. If a comparison is to be made with a building in proximity of similar massing and height, the Dominion Building would be it. Both buildings are set back from Queen Street. The difference here is that the Dominion Building has an open plaza and the one storey entry pavilion of the library between it and the street, whereas the proposed development is set back from Queen Street about 1.5 times as much as the Dominion Building, with two and three storey buildings between it and the street, obscuring its massing when directly in front of the block. Although size is similar, the massing of the proposed development is visually broken using different coloured materials, and considerably larger windows in an irregular yet symmetrical pattern. The glazed top floor softens the impact of the height. This analysis is not for the purpose of evaluating the impact of the Dominion Building in its context, but in the opinion of this reviewer, after over 70 years, the Dominion Building is still inappropriately monolithic within the context of the downtown. The proposed new development does seem to overshadow the neighbourhood and scale of the buildings along Queen Street and especially those on the quiet narrow side streets.

RECOMMENDATIONS: see summary

3. BUILDING MATERIALS

The red brick on the Queen Street façade and sides of the building is the prevalent material for the commercial buildings on Queen Street and is found throughout the city. This is clearly the best choice for the building, which has contemporary styling, while acknowledging its context. The use of the brick on the east side, essentially the back, is done well and acknowledged as typically a simpler cladding is often used on what is the least public side. The site to the east is a parking lot, so it will be completely visible from both King and Dorchester Streets, and this has been clearly recognized. The use of brick on all sides speaks to the quality and care of the design.

The upper floors are designed to have a dark and light wood-grained vertical metal cladding. It is noted in *City of Charlottetown Zoning and Development Bylaw* (updated October 24th, 2025) Section 7.4.5 states that "the appearance of Building material shall be true to their nature and should not mimic other materials". It is this reviewer's opinion that this Bylaw requirement has become outdated, as metal siding with wood grain has become more sophisticated and architecturally expressive in recent years, is synonymous with contemporary architecture, and is to be interpreted as a modern version of a traditional building material, and should be an allowable material alternative in general to differentiate and compliment the period architecture of the city. The colour shift assists in breaking down the massing of the building and will have a familiar warmth while expressing the buildings 21st Century nature, and I believe the use of wood grained metal siding is appropriate here.

RECOMMENDATIONS: None

4. WINDOWS

The glazing of the building at street level is primary large storefront glass, which is a contemporary and traditional treatment. The windows of the four-story portion of the building that blends in with the historic fabric of Queen Street, are to be double hung, and matches the character of virtually every building in the city. The windows of the metal clad sections of the building are large, primarily in two alternating sizes, in a pattern that is symmetrical but also has movement and brings life to the facades. Its is a successful contemporary interpretation of the traditionally aligned window patterns of the Georgian and Victorian buildings prevalent in the city.

RECOMMENDATIONS: None

5. ROOF

The roofs of the building are flat, as are most roofs on Queen Street, and the cornice of the tower is expressed with a prominent overhang and soffit. The *City of Charlottetown Zoning and Development Bylaw* (updated October 24th, 2025) Section 7.6.1 states that "the expression of the roof shall be clearly distinguished". The overhang of the tower achieves this goal, as does the subtle cap on the top of the brick walls on the Queen Street section of the building. The other sections of the building with the metal cladding will also have a subtle metal flashing/ cap, that will be barely perceptible, and this detail successfully accentuates the contemporary nature of the building and contrasts with the more pronounced caps of the tower and Queen Street block.

RECOMMENDATIONS: None

6. SECONDARY STRUCTURES ON ROOF

The symmetrical stair/ elevator penthouses will be a prominent and celebrated feature of the building, clad in the same material as the building itself, and gives the building a symmetrical and formal Classical Revival aesthetic, fitting right in with the established architecture of Queen Street and the city.

RECOMMENDATIONS: None

7. PORCHES

Not applicable as there are no porches on the building.

RECOMMENDATIONS: None

8. LANDSCAPING

As the building is tight to the sidewalks on the three street sides, there is no area possible for landscaping. However, the hexagonal growing wall panels are an inventive way to bring a little nature into the downtown. The alley is an opportunity to use materials that invite pedestrians, such as the cobblestone, or stamped concrete walk proposed for the development.

RECOMMENDATIONS: None

9. SURFACE PARKING

The site does not contain surface parking, and therefore, not applicable.

RECOMMENDATIONS: None

10. GARAGES AND PARKING STRUCTURES

The garage doors are located at the more solid east ends of the King Street and Dorchester Street facades, away from where the pedestrian traffic will be concentrated. The walls of the upper levels of the garage blend in seamlessly with the window openings of the building and do not detract from the aesthetic of the building.

RECOMMENDATIONS: None

11. STOREFRONTS

As noted in section 5, WINDOWS, the large storefront windows are both traditional and contemporary and carry the aesthetic of the inviting glazed and open nature of the storefronts of Queen Street. A projecting datum line above the storefront windows successfully separates the street level from the building above, as is the tradition of the city, and mandate of the bylaws.

RECOMMENDATIONS: None

■ SUMMARY

Maintaining the character of a place while allowing it to evolve is a delicate balance that requires an understanding and respect of context, a sense of how we got here, and a vision for how the past can inform and guide a future that is vibrant, innovative and authentic.

Standard 11 of the Standards and Guidelines for the Conservation of Historic Places in Canada specifically states: *"(a) Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place."*. This building is not an addition to another building, but it is an addition to the city as whole. The concern is that the building will dominate the skyline of the historic street, and overshadow, both physically and figuratively, the buildings of Queen Street, a streetscape that is worth preserving in both material and atmosphere.

BONUS HEIGHT

Strictly speaking, the lot is not wide enough to allow a bonus height application. However, the orientation and situation of this lot visually separate the Queen Street portion of the proposal, and it becomes part of the greater Queen Street façade of the block. The side street "fronts" are 167'-2 ½"on the Dorchester Street side, and 88'-11" on the King Street side, and it is the opinion of this reviewer that these lot "frontages" are appropriate to take into consideration as the actual Lot Frontages, and therefore, the Lot Frontage meets the criteria for the request for a Bonus Height variance.

STEPBACKS

The Bonus Height variance would be more acceptable if the setback Bylaw were more closely adhered to. This would mean that the 5th and 6th floors that are currently at 2m, were stepped back the prescribed 3m 9.8'. The bylaw would require the 7th floor to have a step back of 6m or 19.7'.

FLOOR PLATE

By adhering to the stepbacks prescribed by the Bylaw, the Floor Plate area would be decreased to around 900 m^2, or 9,687 SF, much closer to the required maximum of 750 m^2.

■ CONCLUSION

It is recommended that the project is approved, if a compromise on the stepbacks on the 5th, 6th and 7th floors could be accommodated, as this would not only lessen the massing of the building overlooking Dorchester and King Streets, but would also lower the parking required to be within the Bylaw requirements, and bring the Floor Plate of the 7th floor to within a reasonable area that is only slightly over what is allowed.

An alternative recommendation would be to remove the 7th floor. By bringing down the height, the massing of the building would not dominate the skyline as much as the current design would, and this would also eliminate the parking requirements (from 45 to 39 stalls) and Floor Plate variance requests.

Sincerely,

■ Gregory Munn, Architect ■ President, Munn Architecture Inc.



23 January 2026

Attachment “D”
Response Letters received from the Public

Palmer, Laurel

From:
Sent: Tuesday, March 24, 2026 5:34 PM
To: Palmer, Laurel
Subject: In support of proposed project at 68 Queen

You don't often get email from kalisimmonds@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.

Hello,

I am writing to you in support of the proposed development at 68 Queen St.
I have owned The Root Cellar at 34 Queen since 1999. The business was established in 1972. My business is one of the ones that has thrived despite the dwindling of many downtown businesses. Challenge of limited parking exacerbated by patios and snowfall is one of the most common deterrents we hear from customers or lost potential customers.

Small businesses benefit that much more with local foot traffic. Water, Queen and King streets are in the heart of downtown. Vibrancy attracts more businesses and leaves a good impression with tourists especially those arriving during our lengthening cruise ship season.

The renderings are considerate of the iconic Basilica. It would provide much needed urban residences for newcomers, young people, those who can't afford a home and those wanting to downsize. They are providing 2 levels of parking as well.

Often it is the closest neighbors who oppose development because they don't like change, newer architecture or the inconvenience of construction.
I won't enjoy the construction period but I support the greater goal. Waterfront communities are meant to be bustling focal points and this project contributes to this goal!

Hope it gets approved!

Kali Simmonds
Owner of The Root Cellar

Palmer, Laurel

From: >
Sent: Thursday, March 26, 2026 7:57 PM
To: Palmer, Laurel
Subject: Support for Application — 68 Queen Street

[You don't often get email from wilsonsai@hotmail.ca. Learn why this is important at https://aka.nns/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.

Dear Planning & Heritage Department,

My name is Wilson Zhou, and I am the property owner at 83 Water Street.

I am writing to express my support for the application regarding 68 Queen Street and the properties along Dorchester and King Streets.

I believe this proposal represents a positive and appropriate direction for future development in the area. It will contribute to the growth of downtown Charlottetown and help enhance the overall vitality of the neighbourhood.

Thank you for your consideration.

Sincerely,
Wilson Zhou

MT.IZI143 iPhone

Palmer, Laurel

From: Thursday, March 26, 2026 7:52 AM
Sent: Palmer, Laurel
To: Hal Bevan (gbevan@bevanbros.com)
Cc:
Subject: Support Letter - 69 Queen Street
Attachments: Support Letter for 68 Queen Street - March 26, 2026.pdf

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.

Hi Laurel,

Please find our letter of support for this project being proposed at 68 Queen Street.

Regards,

Cain Arsenault
Design Technician • APM Commercial

21 John Yeo Drive, Unit 2
Charlottetown, PE, Canada C1E 2A1

provided construction and design-build services that include construction management, engineering and general contracting. Our principles of Service, Trust and Value are our foundation for the delivery of every aspect of your new building or renovation project. **APM** operate across Canada with offices in **Charlottetown, Halifax, Toronto** and **Calgary** providing a host of construction services to local, regional and national clients.

APIA

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March 26, 2026

Subject: Support for the new development at 68 Queen Street.

Dear Laurel,

On behalf of APM Commercial I would like to pass along our resounding support for this project.

Not only do we support this development as a property owner in the area, but also as a developer who has fought tirelessly to make downtown Charlottetown a better place.

Through the years we have invested millions of dollars in the downtown core, including historic restorations at 133 Queen Street and the former Kays Building at 45 Queen Street, where we added a modern glass addition that proudly sits at the corner of Queen and Water, welcoming tourists to a City that not only embraces it's heritage but also appreciates the nuances of modern architecture.

By supporting this project and new development strategies that encourage compact density, you're not only addressing a housing need, but also embracing opportunities for business growth, efficient use of existing infrastructure, and mitigating the need for more urban sprawl.

By increasing the density and livability of the 500-lot area, you are promoting a vibrant city that attracts businesses, entrepreneurs, and investors. Mid-rise developments such as this one and other mixed-use developments offer convenient access to amenities and services, fostering a lively and thriving downtown core that is strikingly attractive to investors. This, in turn, leads to job creation and economic growth, benefiting "all islanders" and the local economy.

There is no preservation without prosperity.

Yours Truly,
APM commercial

Cain Arsenault

Palmer, Laurel

From: Tuesday, March 24, 2026 10:40 AM
Sent: Palmer, Laurel
To: Bevan Proposal Dorchester and King
Subject:

You don't often get email from kmurphy@mhgpei.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 would like to have on record with the planning department at The City of Charlottetown that Murphy Hospitality Group, Great George Properties Ltd. along with Chairman Kevin Murphy are very much in support of the development begin proposed by Quentin Bevan/Weymouth Properties Ltd on the corner of Queen St and Dorchester and King St. We have been operating in this district since 2000 with the development of many buildings including The Great Georg Hotel, the Gahan and Sims to name a few. The proposed development will be an added addition to the district not only with the buildings and design of same but the addition of **the** residents and commercial. The heritage district has had major infusions of capital over the past number of years including Confederation Center and Province House along with the new library. This development will only enhance an already vibrant part of Charlottetown. This is exciting and should be fully embraced by the planning board and council and to approve the necessary variances that are being requested to make the project viable.

Thank You

Kevin Murphy
Chairman
Murphy Hospitality Group

Palmer, Laurel

From: >
Sent: Tuesday, March 24, 2026 11:53 AM
To: Palmer, Laurel
Subject: 68 Queen Street development
Attachments: Pollard_Support_Letter_WeymouthProperties.pdf

You don't often get email from kpollard@sprypoint.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.

Hi Laurel,
Please find attached a letter supporting the new development at 68 Queen Street.
Regards
-Keir

Keir Pollard
Chief Technology Officer

El ri

March 24, 2026

Laurel Palmer, RPP, MCIP
Senior Planner, Planning & Heritage Department
City of Charlottetown
P.O. Box 98, 199 Queen Street
Charlottetown, PE C1A 7K2
lpalmer@charlottetown.ca

Re: Written Submission in Support of Rezoning Application — 68 Queen Street and Properties along Dorchester and King Streets (PID #s 336982, 336974, 336909, 336917, 336966 and 1172915)

Dear Ms. Palmer and Members of Council,

I am writing as a business owner located directly across the street from the subject properties to express my strong support for the rezoning application submitted by Weymouth Properties Ltd. My company, SpryPoint, operates at 45 Queen Street, Charlottetown, and **I** am present in the downtown core on a daily basis. **I** have a direct and ongoing stake in the health and vitality of this neighbourhood, and I believe this proposed development is exactly the kind of investment our downtown needs.

The properties at 68 Queen Street and along Dorchester and King Streets currently represent a significant gap in the fabric of our downtown. The buildings and vacant land on this site are underutilized and in poor condition. As someone who walks past this site every day, I can attest that these properties detract from the streetscape and do nothing to support the pedestrian activity and economic vibrancy that a downtown core depends on.

The proposed seven-storey mixed-use building represents a thoughtful and appropriate response to this underutilized site. Ground-floor commercial uses will activate the street and support neighbouring businesses, while residential units on the upper floors will bring residents into the downtown core full-time. The concept drawings prepared by SableARC demonstrate a building whose materials — brick masonry and metal cladding — are well-suited to the character of Queen Street and the surrounding heritage context.

Charlottetown, like most Canadian cities, faces a serious shortage of housing supply. Adding residential units in the downtown core is one of the most effective ways to address that shortage while simultaneously supporting local businesses. Residents who live downtown walk to restaurants, shops, and services. They reduce car dependency and contribute to the tax base.

I understand the application requires a number of variances, including relief from height restrictions, stepback requirements, lot frontage, and floor plate size. I would ask Council to consider these variances in light of the constraints of the consolidated site and the goals of the City's Official Plan. The DMS zone designation being sought is consistent with the Downtown Main Street character that this location already embodies. Achieving the density needed to make this project viable requires some flexibility on

technical standards that were written for different circumstances. The variances requested are reasonable and proportionate to the benefit being delivered.

As a business owner who has invested in this city and who relies on a functioning downtown to attract and retain talent, I have a direct interest in seeing Charlottetown succeed. **I** am confident this development will be a net positive for the neighbourhood, for the city's tax base, and for the people who live and work here.

I respectfully urge Council to approve the rezoning application and the associated variances.

Yours sincerely,



Keir Pollard
Founder & CTO, SpryPoint
45 Queen Street
Charlottetown, PE

Palmer, Laurel

From: >
Sent: Tuesday, March 24, 2026 11:52 AM
To: Palmer, Laurel
Cc: qbevan@bevanbros.com
Subject: Downtown development 68 Queen

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To whom it may concern,

My wife and I are and have been residing at 104 Dorchester St. for 18 years. We are supportive of the proposed downtown development at 68 Queen.
We believe it will be beneficial to downtown Charlottetown.

Regards
Patrick and Linda Stewart

Sent from my To whom it may cToncern, Galaxy

Palmer, Laurel

From: >
Sent: Tuesday, March 24, 2026 11:29 AM
To: Palmer, Laurel
Subject: 68 Queen St

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

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Good morning Laurel ,

As a downtown business owner, I have reviewed the proposed development, rezoning and variances at 68 Queen St and we are in full support of this project. It is very encouraging to see this level of investment which will see more people living and working in the downtown core.

Thank you,

Kent Scales
Olde Dublin Pub
Claddagh Oyster House

Palmer, Laurel

From: >
Sent: Tuesday, March 24, 2026 12:05 PM
To: Palmer, Laurel
Cc: Quentin Bevan
Subject: 68 Queen St

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

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Dear Members of Council and Planning Staff,

On behalf of Murphy Hospitality Group, I am writing to express our strong support for the proposed development at 68 Queen Street. As a locally rooted business with a longstanding commitment to the growth and vitality of downtown Charlottetown, we believe this project represents a meaningful and positive step forward for our community.

The proposed development aligns with the continued evolution of Queen Street as a vibrant corridor that supports local business, tourism, and cultural activity. Thoughtful investment in this area not only enhances the aesthetic and functional appeal of the downtown core, but also contributes to its longterm economic sustainability.

We are particularly encouraged by the project's emphasis on enhancing street-level engagement and contributing to a more dynamic urban environment. Developments that prioritize walkability, active storefronts, and increased density in the downtown core help create the kind of energy that benefits residents, visitors, and businesses alike.

As an organization that operates several establishments in the downtown area, we recognize firsthand the importance of continued investment and renewal. Projects such as this help ensure Charlottetown remains competitive, welcoming, and resilient in an evolving economic and tourism landscape.

We respectfully encourage the City of Charlottetown to support the approval of this development proposal. We are confident it will make a valuable contribution to the character and prosperity of our downtown.

Thank you for your consideration.

Sincerely,

BEN MURPHY M1atio

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Palmer, Laurel

From:	Tuesday, March 24, 2026 1:31 PM
Sent:	Palmer, Laurel
To:	Letter of Support - Weymouth Properties Ltd.
Subject:	

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Ms. Palmer:

I am writing to express my support for Weymouth Properties Ltd.'s proposed development at 68 Queen Street (and associated properties located along Dorchester and King Streets) in downtown Charlottetown.

I am a co-owner of various properties in the downtown core including 65 Grafton Street, 140 Pownal Street, 133 Queen Street, 24 Water Street and 27 Water Street. I am also a Director of Downtown Charlottetown Inc. As such, I have a keen interest in maintaining and fostering a vibrant downtown core.

In my view, the proposed development will be a wonderful addition to lower Queen Street. It will provide much-needed Class "A" office space as well as residential housing, both of which are critical for the continued and future success of our City. The design has been carefully considered and is attractive and appropriate for its location. This development, when considered in conjunction with other recent developments and improvements in the area, will serve to further strengthen our downtown community.

The developer is to be commended for their vision and willingness to take on this significant project. I support and encourage Council to provide the necessary approvals to permit construction as soon as possible.

Yours truly,

Spencer Campbell

Spencer Campbell, K.C.
Partner
Stewart McKelvey

* *

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Palmer, Laurel

From:	>
Sent:	Tuesday, March 24, 2026 2:18 PM
To:	Palmer, Laurel
Cc:	Quentin Bevan; Ben Murphy; Kevin Murphy (kmurphy@mhgpei.com)
Subject:	Letter of support for the Monarch project - Lower Queen St.
Attachments:	Dunne Properties - Letter of Support.pdf

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

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Hello Laurel,

Please see attached letter of support for a great project.

Regards,

Steve Dunne
LinkedIn

ODunne

Dunne
PROPERTIES

March 24, 2026

Ms. Laurel Palmer
Planning & Heritage Department
City of Charlottetown
199 Queen Street
Charlottetown, PE

Dear Ms. Palmer,

I am writing to express my strong support for the proposed development at 68 Queen Street.

As a downtown property owner associated with properties on Sydney Street, as well as 133 Queen Street and 49-57 Water Street, I have had the opportunity to closely observe the evolution of Charlottetown's downtown core and the importance of thoughtful, high-quality development. In my view, this project represents a significant and positive investment in the continued growth of our capital city.

The proposed mixed-use development is exactly the type of project that supports a vibrant and economically resilient downtown. It introduces new residential density, enhances commercial activity at street level, and contributes to the overall vitality and safety of the area.

I am particularly impressed with the architectural approach. The design thoughtfully integrates modern elements while respecting the existing streetscape, and the scale is appropriate for a downtown main street environment. Projects like this require vision and a willingness to invest in the future of our city, and the developer should be commended for taking that initiative and making a significant financial commitment.

From both an economic development and urban planning perspective, I believe this project will be a strong asset, not only to the immediate neighbourhood, but to Charlottetown as a whole.

I respectfully encourage Council to support the requested rezoning and variances to allow this project to proceed.

Thank you for the opportunity to provide input.

Sincerely,

Stephen Dunne

Palmer, Laurel

From:	Tuesday, March 24, 2026 6:02 PM
Sent:	Palmer, Laurel
To:	68 Queen Street proposed development
Subject:	IMG_3960.jpeg; IMG_3959.jpeg
Attachments:	

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

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Hi Laurel: It is my hope as a resident of Charlottetown that the proposed redevelopment at the property at the corner of Queen Street and Dorchester Street will include the removal of the ugly power poles and powerlines along Dorchester Street (see photo) and the incorporation of the nice carriage lantern fixtures like those that run along Queen Street (see photo). Yours truly. Reginald McCarvill,



Sahara & Sage

Palmer, Laurel

From: Thursday, March 26, 2026 8:14 AM
Sent: Palmer, Laurel
To: Rezone Application
Subject:

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

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Re: 68 Queen Street and properties located along Dorchester and King Streets (PID Ws 336982, 336974, 336909, 336917, 336966 & 1172915)

Hi

My name is Gordon Walsh, and I am the property owner of 51, 53, 55, 57 Queen Street and 67, 69 & 75 King Street.

I have no objection to the request to rezone the properties as noted above.

Regards,

Gordon

Gordie Walsh CPA, CA, CFP, CIP
Vice President, Atlantic Canada & Quebec
Westland Insurance Group Ltd.

V1 Westland Insurance

Charlottetown
57 Queen St
Charlottetown I PE I C1A 7L9

el

Westland Insurance acknowledges its Head Office is situated on the unceded lands of the Kwantlen (q'wa:nA'en), Katzie (giaq), Semiahmoo, and Tsawwassen Nations.





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Palmer, Laurel
From: Thursday, March 26, 2026 9:03 AM
Sent: Palmer, Laurel
To: Quintin Bevan Project - Queen Street
Subject:

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

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Hi Laurel

I'm writing this letter to express my personal support for Quintin Bevan and his groups development of 68 Queen Street, Charlottetown. I have had an opportunity to see the plans and renderings for this project and, as a member of the Downtown business community, I strongly support this development.

Best regards

Bill

William F. Dow, K.C.
Managing Partner

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Palmer, Laurel

From:	Thursday, March 26, 2026 9:12 AM
Sent:	Palmer, Laurel
To:	Parker Deighan
Cc:	Beaton's Wholesale Letter of support - Weymouth Properties 24084
Subject:	Resp - 24084 Monarch St - Beaton.pdf
Attachments:	

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

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Good morning Laurel,

Due to personal reasons, it doesn't look like we will make tonight's meeting regarding the Weymouth Properties - 24084 project, but we wanted to send this letter of support, noting our utmost support for the project.

Please see the attached letter. If anything else is needed, please reach out

Thanks!
Mike LeBlanc

Michael LeBlanc

Owner

O -

Beaton's Wholesale Dry Goods - Response to 24084 - Monarch Street - Weymouth Properties

50 Queen Street
Charlottetown, PEI, C1A 4A4

Mar 24, 2026

City of Charlottetown

Planning & Heritage

Re: Letter of Support - Weymouth Properties - Development Project

To Whom It May Concern,

On behalf of Beaton's Wholesale Dry Goods Ltd., I am writing to express our strong support for the proposed residential and commercial development by Weymouth Properties, located adjacent to our property (50 Queen Street) in downtown Charlottetown.

As a third-generation, family-owned business with deep roots in Charlottetown, we have a vested interest in the continued growth, economic strength, and long-term sustainability of our downtown core. We believe this proposed development represents a meaningful and forward-looking investment in the future of our city.

The addition of high-quality residential and commercial space will contribute directly to increased density, foot traffic, and overall economic activity in the downtown area. Projects of this nature play a critical role in enhancing the value of the city—both from a business and municipal perspective—by strengthening the tax base, supporting local enterprises, and encouraging further private investment.

Importantly, this development will also contribute to Charlottetown's appeal as a tourism destination. As a port city that welcomes a growing number of cruise ship visitors each year, the visual impression and vibrancy of our downtown core are essential. Well-executed developments such as this demonstrate progress, confidence, and growth, while reinforcing Charlottetown as a thriving and evolving capital city.

At the same time, we recognize and value the importance of preserving the historic character that defines Charlottetown. Based on our understanding, this project reflects a thoughtful balance between modern development and the architectural and cultural heritage of the area—an approach that strengthens both community identity and visitor experience.

From our position as a neighboring business, we do not have concerns regarding the project's impact on our operations. On the contrary, we believe it will have a positive influence on the surrounding area and contribute to the continued success of nearby businesses, including our own.

We respectfully encourage the City of Charlottetown to support and approve this development.

Should you require any additional information or wish to discuss our position further, please do not hesitate to contact us.

Sincerely,

Michael LeBlanc
Owner
Beaton's Wholesale Dry Goods Ltd.

Palmer, Laurel

From: Wednesday, March 25, 2026 9:03 AM
Sent: Palmer, Laurel
To: 68 Queen Street Proposal
Subject:

You don't often get email from shawnmurphy51@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.

On behalf of Regal Holdings Ltd., I am responding to your letter of March 18th rebar this proposal. We own several properties on Victoria Row.

We support fully the project. The proposed design, the seven story construction and believe this will be an excellent addition to downtown Charlottetown. The proposed developers enjoy a good reputation and did complete an excellent project across from this project.

Our only caveat would be set back variances. I hope the City will never forget the mess that was made on Lower Richmond Street when the City allowed one developer to build residential units to the property line. No one has ever been held accountable for this decision.

With this small caveat, I do hope that this proposal proceeds without delay.

Sent from Gmail Mobile

Palmer, Laurel

From: >
Sent: Friday, March 27, 2026 10:21 AM
To: Palmer, Laurel
Subject: 68 Queen Street and properties located along Dorchester and King Streets (PID's 3369823, 336909, 336966 and 1172915

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Good morning,

I write as chair of the Property and Finance Committee of the Board of Governors of St. Dunstan's University Board of Governors ("SDU").

SDU is the owner of PID 336925 which adjoins PID 336917 on King Street.

It is our understanding that according to the existing bylaw the developer is permitted to construct the proposed building on PID 336917 up to the property line. In other words, there is no setback requirement.

It is our further understanding that should SDU, or its successor in title, develop PID 336925 a structure could also be built up to the property line of that parcel with no setback required.

Could you please confirm this is the situation.

If this is the situation SDU, is in no position to object to the development, nor does it wish to frivolously object or impede the project. However, I am sure you can appreciate that should our understanding of the bylaw be correct it is not an ideal situation should two buildings be constructed so close together. Down the road there will be some unhappy people!

We look forward to your response on our understanding of the bylaw and the impact it is having on the SDU property.

John

John McQuaid
Stratford, PE

Gundrum, David

From:	>
Sent:	Monday, March 30, 2026 11:49 AM
To:	Ruus, Michael; Gundrum, David
Subject:	Fw: Copy of submission to council

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FYI

Submission : 68 Queen St-submission letter below

Good morning Councilor;
I ask for your kind indulgence.
'Growth' has mistakenly been identified with squeezing as many people as possible into the downtown core of towns and cities across Canada. Other places consider 'growth' to be increased production of goods and services. Therefore, progressive places around the world use resources and know-how to preserve and enhance important buildings, views and cultural sites for the enjoyment of their people and visitors, and accruing the monetary benefits. Still, while retaining the aura and buildings of earlier times, they meet housing demand by allowing new housing and high rise community development outside the core.
Why this successful concept seem so foreign to current thinking of Canadian planners and Councils is a puzzle.

I am taking the liberty of forwarding below a copy of my submission to the Planning Division re: 68 QUEEN ST.

With regards to that, I am at a loss to understand why the External Design Review report was not accepted. It seems to be relevant to the public's best interest, and appears to be an independent, reasonable assessment. This decision should be revisited.
I am at a loss to understand why a major issue, the protection of the sky view of the City, is being neglected.
It is the peaceful, pleasant horizontal view, that meets the cruise ship guests, and boaters, the view that comforts people coming in from the East, the view board walkers treasurer from Victoria Park. It signals, along with other community heritage buildings, coherence, familiarity and peace, - the comforting sky view, that has become part of who we are.
To drown out and dwarf everything else by allowing tall 'Boxes' to overshadow this beloved sight, is reckless, and this will not be the only one, once a president is set.

There is absolutely no reason to circumvent the rules on the books, regarding building height and set - backs .

Council has fallen victim to the notion, that new developments being proposed will ALWAYS need, - and ALWAYS be granted variances.
Instead of proposed projects meeting the laws of the City (they know them well), the City now provides planning assistance to make the laws fit the projects.
Council and staff should suffer no blame for the length of application/approval time. *Developers* deliberately show up with projects that are in total contravention of the City plans and by-laws. They should be sent packing, - come back when the design fits the laws.
That is how it is supposed to work, variances should be a rare occurrences , instead of a given. Besides that, having the same chair and members of Design Review Board, Heritage and Planning Board could present a narrowness of opinions and conclusions. There is a sense in the community that fairness and orderly administration is on life-support at City Hall.

The slim attendance by the public at the steady, continuous stream of variance application meetings is understandable, and should not be accepted as 'ammunition' by variance applicants to garner points with the Council. People are simply worn down, cannot afford the time, and so, RELY ON and expect their elected officials to guard their interests. I am not in doubt that these sentiments are on your minds, and that your motives for seeking office are rooted in those values.

What you approve should always be in the best interest of the people, that live and work in this City, not just in the interest of the bottom line of individuals. Yours is A LARGER CALLING. You are choosing, for a long time into the future, between an ugly concoction of masses of 'high and low' buildings, or retaining a unique and charming Charlottetown.

In the case of 68 Queen St., this massive building, replacing a heritage neighborhood, will forever change the look of the street scape, but it will also forever extinguish the iconic sky view of the Cathedral and Charlottetown as a whole, and only the minimum allowable height should be approved.
You have it in your power, yes you do, to preserve what we have and approve a height that accommodates the best interest of the citizens and still allows a developer the right to develop WITHIN the established guidelines of the City.
Prosperity of a people is not only found in monetary rewards, but in prosperity in spirit, found in pride and joy, and happiness in community harmony, where people live, and the visual beauty that surrounds them.
At this time, don't let that be ours to loose.
Please accept this in the spirit it was forwarded - and I thank you for your service.
Kirsten Connor
PS: The Scandinavian countries are at the top of the World Happiness scale year after year, - there is a reason. Pleasant visual experiences in society's daily life has been and is of highest consideration by elected officials, evident in 'people first' waterfront developments, green space retention and heritage preservation.

Mayor, Council and Planning experts;
Charlottetown, PEI

Thank you for the opportunity.

SUBMISSION FOR **68 QUEEN ST.**

Having requested, paid for and received External Design Review services, I urge City Council's adaptations of the External Design Review advice given by Greg Munn on the 68 QUEEN St. project.
I question why this advice was rejected and request Council accept his report and act accordingly.
The number of variances asked for in this project is disturbing : height , set-backs, floor plate, parking etc. The External Design Review report gives some relief from the unreasonableness, if not downright cheekiness, of this development proposal.
Further, the massing of this building goes against the old Official Plan as well as the just adopted O.P..
Obviously, a go ahead for this, would require an O.P. Amendment.
With most of those lots not being in the DOWNTOWN CORE but rather in the DOWNTOWN PERIPHERY, policies related to that must be taking into account.
'Ensure development within the Downtown Periphery complies with the design review process and The 500 LOT Area Development Standards & Design guidelines.'
'Require new development to complement the bult form, size, pattern, lot fabric rhythm and building setbacks of existing development in the immediate are.'
'Ensure that new development or redevelopment within the residential areas of the Downtown Periphery is modest and compatible with the adjacent buildings.'

A section of the Official Plan- The 500 lot area -4.2 A VIBRANT DOWNTOWN-4.2.1a Starting Point states eloquently the aim of downtown rejuvenation, and this proposed project is a blatant mockery of that vision. The request for underground power lines being provided by the tax payers could have been entertained, had the developer chosen to replicate the exterior of the buildings he tore down, hereby preserving the heritage street image, a case could have been made. Since the streetscapes are changing to become sunless tunnels, as further tall building permits, steeped in variances, will be allowed, the cost of converting all City streets to underground powerlines would be prohibitive. Therefore the City should make it known, that such infrastructure will be at the cost of the developer, should they wish.

Attempting to preserve the charm of Charlottetown by entertaining and granting endless requests for variances, is subverting the purpose of the already heritage destructive Official Plan,- alike to make a silk purse from a sow's ear, and ending with the City becoming an unsightly mess.

The massiveness and requested height of this colossal enterprise is totally incompatibles with the surrounding area. Please don't allow a height of this building, that overwhelms the beautiful cathedral and its spires, and diminishes the sky-view and horizon for ever. Think of it, Councillors, you hold the power to decide, what people will be looking at for the next 100 years or maybe more.

Kirsten Connor

Charlottetown

Palmer, Laurel

From: Planning Department
Sent: Friday, March 27, 2026 12:47 PM
To: Palmer, Laurel
Subject: FW: comments re 68 Queen Street

Hi Laurel,

This has been saved in the properties folder just FYI.

Thanks,

Jason Doucette
Intake Officer/Administrative Assistant

City of Charlottetown
70 Kent Street
Charlottetown, Prince Edward Island
Canada, C1A 1M9
Office: 782-377-4722
Email: jadoucette@charlottetown.ca
Web: www.charlottetown.ca

Pronouns: He/Him

CHARLOTTETOWN
g r-rAt tItixj.s iticres

From: Planning Department <planning@charlottetown.ca>
Sent: Friday, March 27, 2026 12:43 PM
To: Andrea Battison <andrea@crustipath.com>; Planning Department <planning@charlottetown.ca>
Subject: RE: comments re 68 Queen Street

Thanks for that, I have forwarded the comments to the appropriate staff.

Jason Doucette
Intake Officer/Administrative Assistant

City of Charlottetown
70 Kent Street

Charlottetown, Prince Edward Island
Canada, C1A 1M9
Office: 782-377-4722
Email: jadoucette@charlottetown.ca
Web: www.charlot ¯!town.ca

Pronouns: He/Him

CHARLOTTETOWN
geedit ticixts Ifirm item

From:
Sent: Friday, March 27, 2026 11:59 AM
To: Planning Department <planning@charlottetown.ca>
Cc: Andrea Battison **Subject:** comments re 68 Queen Street

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Please see below.

I'd appreciate confirmation of receipt.

68 QUEEN ST- MAJOR VARIANCE REQUESTS AND OFFICIAL PLAN AMENDMENTS
Thank you for the opportunity to comment.
Comments in support of the project:

1. **I** support activation and opening up of the alleyway and restoring the public right of way as n our new official plan and hope to see more of these incorporated into downtown developments going forward. Could be spaces for art and culture and unique commercial environment. A more celebrated entrance from Dorchester might help — masonry, signage

2. The treatment of the corner fagade on Queen and Dorchester is consistent with 500 Lots DS&DG and will contribute positively to the streetscape. The downtown is in desperate need of a full grocery store and this retail space may be a good location and address this need.

Concerns:
I agree with **the recommendations from the External Design Reviewer—**which were also supported by Planning Staff and submitted to Design Review Board for approval **regarding decreasing height, massing and step** backs, especially for the 7th floor. I am quite concerned that these requested changes were disregarded by DR Board and Council. The rationale for why a 7 storey building needs to step away from the street — regardless of which zone it is in- is clearly explained in 500 Lot DS&DG. Every exemption granted encourages the next project to ask for the same.

Building height and massing wrong for this zone and OP
Changing the zoning to allow for extra height goes against the previous and just approved new OP regarding land use and massing for the 500 Lot Area.

The Parking structure presents two problems
In 500 Lot, parking structure facades should be concealed and "provide retail, public or other active uses, as well as provide pedestrian amenities" (7.11.3). It does not appear to do so. Is another variance needed? Could the developer possibly incorporate some sort of seating alcoves, possibly with commissioned artwork with the green wall to animate and activate these facades in some way?
7.11.3 Where a Parking Structure fronts on a Street:
a. The ground-level façade shall incorporate retail, public or other active uses, as well as provide pedestrian amenities such as an Awning, Canopy, or sheltered entryway; and
b. The front façade shall be designed to conceal the parking levels and gives the visual appearance of a multi-Storey Building articulated with bays and window openings

Parking Structure Entrances - Public Safety — two entrances onto sidewalk with limited sightlines for pedestrians. These entrances are hidden from view of pedestrians and any cyclists, scooter etc. that may be on the sidewalk and so present a potential safety hazard— I live close to one of these and experience this. From the drawings it looks like the front end of one of today's vehicles could be on the sidewalk before a driver would see anyone on the sidewalk. These streets are very busy with distracted tourists in summer who will be unfamiliar with them. I hope that some sort of safety mechanisms will be used.

Spires St. Dunstan will be obscured depending on perspective/sightline e.g, a person standing on the street will have to be much further away to be able to view the spires than before when buildings in the centre block were only two to three storeys high. Council may want to consider adding the 'spires' to the list of **protected viewplanes.**

Overall, when you look at this building, the main reason driving all of these variances and an Official Plan amendment is because there are **two levels of above ground parking.** Without that you would have a 5 (or even 6) storey building with the Bonus Height for the laneway as a public benefit - all within what is allowed for in the zone and OP (old and new) which could fit in well with the neighbourhood.

It would be encouraging to see a **more creative solution to the parking problem.** Where else can this parking be accommodated? Nearby lots or parkades (current or planned)? Better public transit? Reduce the minimum parking requirement? Have more spaces under parking in lieu arrangement? Has the city ever considered a **stratified parking arrangement** where the project is allowed to go under the street as in other cities? Queen and other streets are 100' wide and are underused public property.

In this case, I suspect you would be able to get a lot of parking underground and also work in providing easier access to some utilities that are planned to be buried. It might also remove one of the dangerous entry/exits and allow for more creative and safer access to the parking. Street fagade could be used for commercial units and animated streetscape rather than car storage.

It might seem like a big task at first but, as the City seems to be driving toward more housing density in downtown, proposals like these — with 2 or more levels of parking will become the norm and every variance granted sets a precedent for the next request. Blank parkade walls kill the pedestrian realm/streetscape.
Each exemption granted degrades the fabric, character and Official Plan vision for the 500 Lots just that little bit more, slowly diminishing the economically significant tourism industry for the City and the Province.

Sincerely,

City of Charlottetown Committee Report

Report No:
PLAN-2026-07-APRIL-6B-2
147 Hillsborough Street (PID# 342907)

Date:
April 7, 2026

Directed to Council through the following Committee:
Planning Board

Reporting Department:
Planning and Heritage

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

Prepared by:
David Douglas Gundrum, RPP, MCIP

Attachments:

A. Air Photo
B. Zoning Map
C. Concept Floor Plan
D. Applicant Memo (December 2, 2025)
E. Circulation Letter (March 18, 2026)
F. Public Responses to Circulation
G. Public Meeting Minutes (March 26, 2026)

Report Title:
Proposed site-specific amendment to existing zoning (Downtown Mixed Use Neighbourhood (DMUN) Zone) to allow for a transitional housing facility capable of accommodating eleven (11) individuals within an existing building on subject property identified as 147 Hillsborough Street (PID# 342907). The application has been made by PEI Housing Corporation who are also the owners of the subject property.

Report Purpose:
Evaluation of a request for site-specific amendment to the existing (DMUN) zoning to allow for a transitional housing facility (11 beds for residents) whereas this land-use is not otherwise permitted within the existing zoning. Consideration at this point is for Planning Board to forward a recommendation to Council.

Staff Recommendation:
That Planning Board recommend that Council:

Approve the request for a site-specific amendment to the existing Downtown Mixed Use Neighbourhood (DMUN) Zone that applies to the subject property identified as 147 Hillsborough Street (PID# 342907) to allow for the existing 3-storey structure to be repurposed as a transitional housing facility having 11 beds for residents.

Report Details:

The site-specific amendment was submitted by applicant and owner of the property PEI Housing Corporation on January 29, 2026 to the City of Charlottetown Planning & Heritage Department in pursuit of allowing for a site-specific amendment to the existing (DMUN) zone that applies to the subject property that would expand the list of permitted uses to also include a transitional housing facility. A Public Meeting to solicit comments and feedback from Council and the general public was held on March 26, 2026 (see Attachment G for copy of meeting minutes).

Development Context:

The subject property is a corner residential lot that is developed with an existing 3-storey pitched-roof structure located within a mature mixed-use neighbourhood towards the east side of the 500 Lot Area (see Attachment A).

The property is bounded to the north and west by abutting properties also in the (DMUN) Zone containing existing residential development. A single-detached dwelling bounds to the north at 153 Hillsborough Street (PID# 342915) while the rear parking and driveway area for property identified as 220-222 Kent Street (PID# 342931) bounds immediately to the west. The subject property as mentioned is a corner lot and is bounded to the east by Hillsborough Street and to the south by Clarke Street (see Attachments A & B).

Comments Received from City Departments and External Agencies:

The following are the comments and feedback received from responding City Departments to date.

Charlottetown Water & Sewer Utility – provided the following feedback:

- No concerns.

Charlottetown Public Works – provided the following feedback:

- No significant concerns. It appears that the street access and overall site are not changing in any significant way as part of the renovations. One minor comment is that we would want to ensure that the front step does is set back from the sidewalk so-as to not interfere with snow clearing.

Charlottetown Environment & Sustainability – provided the following feedback:

- There are two City-owned street trees located along the edge of the proposed development area. These trees fall within the construction footprint and are therefore subject to the Tree Protection Bylaw. A tree protection zone would need to be established and maintained at all stages of construction. Note that both trees are high-risk specimens currently growing within three-phase powerlines, with the main stems well inside the minimum approach distance. If the proposed development requires removal of either tree, or if a compliant tree protection zone cannot be established, the Urban Forestry team should be engaged as early as possible to determine next steps and mitigation requirements.
- The population served by transitional housing is unlikely to possess a driver's licence or a private motor vehicle. Therefore, the **lack of dedicated residential parking on the site is acceptable** for this use and should not contribute to downtown-zone parking pressure.
- The property is very well-serviced by transit, a service on which the population served by transitional housing strongly relies. It is 440m (5.5 mins walk for an able-bodied adult) from the City's major transit interchange, from which every route in the T3 Transit network can be accessed. This is just beyond the 400m/5min recommended radius. There are stops within 150m (2 mins walk) on Routes 3 (which interlines with Route 2),

4 and 23. These routes provide direct access (without requiring a transfer between buses) to many destinations City-wide.

- This population is more likely than average to commute by bicycle, especially as year-round bicycle commuters, not only summer seasonal. Therefore, it is important that quality **bicycle parking/storage** is provided.
- Bike parking/storage should ideally include both outdoor parking racks (for guests or for short visits), and indoor racks within the building for residents/long-term storage, to avoid the risk of bicycle theft. Indoor bicycle storage space can also be multi-functional, providing storage space for mobility devices, prams, sporting equipment, or off-season clothing, outside of the bedroom space.
- Without having measured it: the narrow outdoor space between 147 and 153 Hillsborough St may offer bicycle storage opportunities, particularly if a small roof/shelter or bike locker can be added there to keep rain and snow off bikes.
- For indoor bike storage, consider changes to the floor plan so that at least some bicycle parking can be on the ground floor, so that it is easily accessible without needing to use stairs, which can help residents with mobility challenges. However, looking at the floor plan it is unclear whether any resident beds are accessible step-free, so this may be an irrelevant consideration, if all residents need to be able to handle stairs. Alternatively, storing bikes may become a staff responsibility.
- If most or all indoor bike storage is within the basement, then include a bicycle channel for ease of access up and down the stairs. Ideally the stairs to the basement would also be straight, rather than turning 90 degrees, which would create difficulty for bicycle access. (I couldn't read the attached floor plan clearly - am not sure if those stairs already exist or if they would be built.)
- A great resource on suggested Bike Rack Styles from the Association of Pedestrian and Bicycle Professionals (APBP)

Public Feedback:

In accordance with Section 3.10 (Amendments to the Bylaw and Rezonings) of the Zoning & Development Bylaw, on March 18, 2026, notice of a Public Meeting was circulated to sixty-seven (67) surrounding property owners within 100 metres of the subject property advising them of the Public Meeting that was held on March 26, 2026 requesting any comments and feedback concerning the proposed site-specific amendment to Zoning for the property identified as 147 Hillsborough Street (PID# 342907).

In response to the City's 100-metre circulation letter, the City received five (5) responses, all in opposition to the application. These responses can be found under Attachment F to this report.

Statements made by members of the public at the March 26, 2026 Public Meeting focused on a couple of themes, notably concerns around safety and security of the surrounding neighbourhood with respect to the proposed introduction of the new use (transitional housing facility) as well as impacts to existing nearby business (bed & breakfasts) and potential negative impacts to local property values.

ANALYSIS:

As per Section 3.10.3 of the Zoning & Development Bylaw, before amending the zoning of any parcel of land, Council shall conduct a public meeting to receive the views and opinions of the public and the applicant. With the Public Meeting concerning this application having been held on March 26, 2026, Planning staff are now in a position to offer an evaluation and recommendation regarding the application for site-specific amendment to the (DMUN) Zone that applies to the subject property.

With regard to the newly established policy framework laid out in the new Official Plan (OP) for the City of Charlottetown that received Provincial ministerial approval on March 13, 2026, Section 4.5.1 (Housing Spectrum) of the new OP states that planning ahead for the needs of all residents means ensuring that Charlottetown has enough supply of places to live along the entire housing spectrum. A sub-section to this main policy section also states that in order to achieve these aims, that the City must enable transitional and supportive housing near multi-modal transportation routes (i.e. transit routes, bike lanes, and/or pathways) and also enable these uses to be located close to mixed-use areas (i.e. nodes, corridors and the downtown).

Under Section 4.5 (Housing) of the new OP, the document defines transitional housing as facilities that bridge the gap between homelessness and permanent housing on a temporary basis that often also involve social and/or skills development to build self-reliance and capability for the residents and individuals receiving services.

As noted by Environment & Sustainability staff, the proposed transitional housing facility is located within an approximate 5-minute walk of the City's major transit interchange from which every bus route in the T3 transit network can be accessed. The proposed use would also be located within an established and mature mixed-use area of the downtown of Charlottetown. On this basis, the use can be said to meet multiple policy objectives of the new Official Plan and therefore can also be said to be consistent with the intent and purpose of the new OP as it applies in this instance.

To help allay neighbourhood concerns around public safety and security, at the Public Meeting held March 26, 2026 it was made clear by the applicants (PEI Housing Corporation) that the proposed transitional housing facility at 147 Hillsborough Street would have round the clock on-site staff supervision and monitoring of residents and that exterior security features such as lighting and cameras would be installed to deter unwanted behaviour and activities. PEI Housing Corporation staff also noted that there would be screening for resident placements to ensure a good mix of residents who would benefit from the programs offered and minimize any neighbourhood impacts.

While it was noted by residents that a significant concern also relates to potential negative impact on local property values, this is not an aspect that the Planning Department can or ever evaluates for with respect to land-use impacts and land-use compatibility as it is out of scope. Property value fluctuations due to development activity exist outside the scope of compatibility analysis for land-use and are not something that can be taken into account either through the local Planning Board and Council discretionary approvals process nor through any related IRAC appeals process.

Planning staff are of the opinion that while the proposed use is not otherwise permitted through the existing (DMUN) Zoning, it does fulfill multiple policy objectives of the new Official Plan to help fill a gap within the housing continuum that can assist individuals experiencing personal hardship transition from homelessness to a more stable, long-term living situation to be positive contributing members of society. On that basis, staff are recommending in favour of the proposed site-specific amendment to Zoning as it would apply to 147 Hillsborough Street.

CONCLUSION:

The Planning & Heritage Department encourages Planning Board to recommend to Council to approve the request for a site-specific amendment to the existing (DMUN) zoning that applies to the subject property identified as 147 Hillsborough Street (PID# 342907) to allow for a transitional housing facility having 11 beds for residents as an additional permitted land-use for the property and within the existing 3-storey structure on the site.

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:

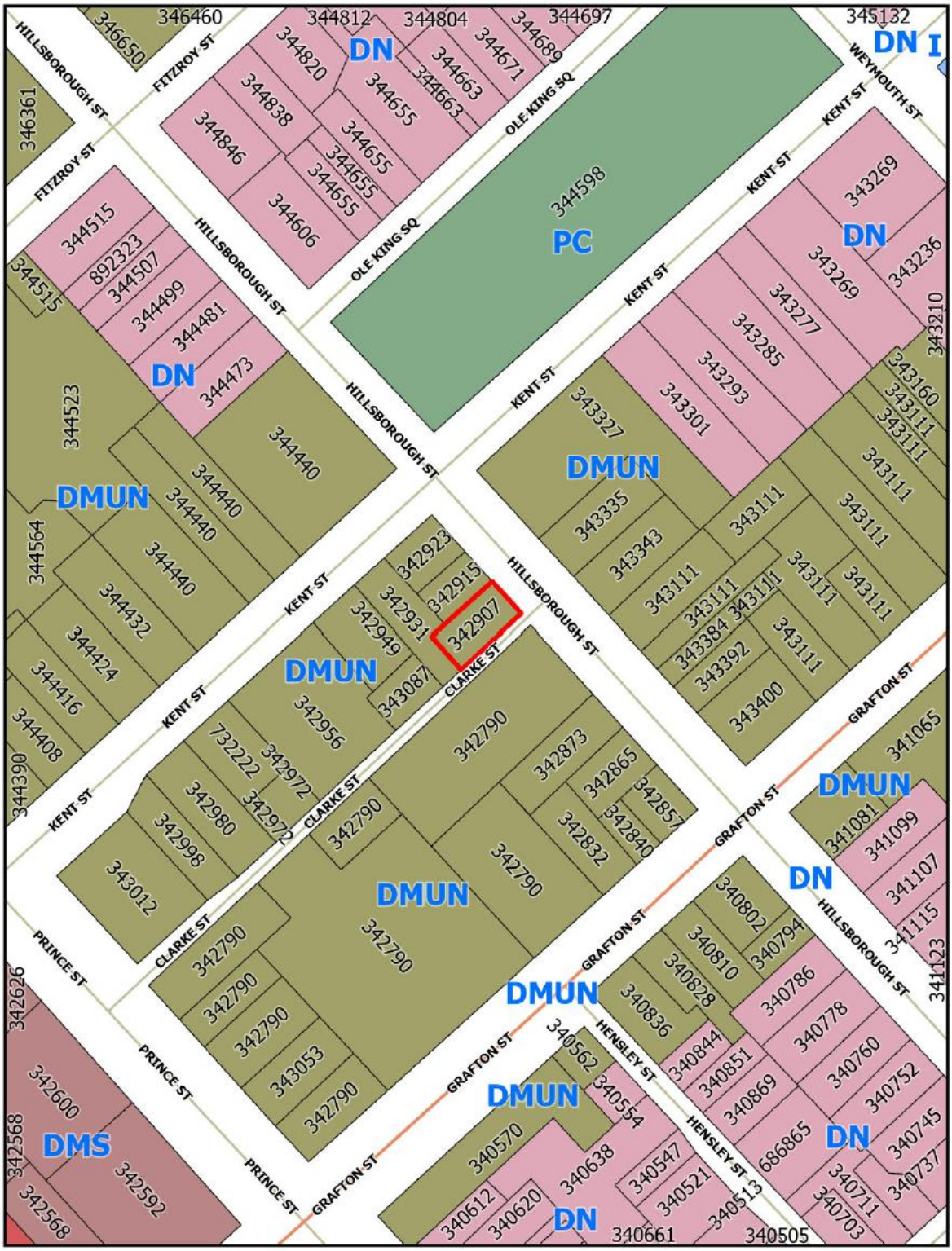
Manager	**Director/CAO**
N/A	Michael Ruus, RPP, MCIP, 04/02/2026

Committee Recommendation: (if differing from staff)

Attachment “A” – Air Photo



Attachment "B" – Zoning Map



Attachment “C” – Concept Floor Plan



Attachment "D" – Applicant Memo (December 2, 2025)

Prince Edward Island CANADA

Housing, Land and Communities

Logement, Terres et Communautés

Île-du-Prince-Édouard CANADA

PO Box 2000, Charlottetown
Prince Edward Island
Canada C1A 7N8

C.P. 2000, Charlottetown
Île-du-Prince-Édouard
Canada C1A 7N8

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

December 2, 2025

Re: PEI Housing Corporation – Hillsborough Transitional Housing

The PEI Housing Corporation ("PEIHC") is requesting approval for a site-specific amendment to the existing Downtown Mixed Use Neighborhood zoning of a parcel on Hillsborough Street (PID 342907) to add Transitional Housing as an additional permitted use.

The provision of transitional housing services is critical to assist people to move from homelessness into more stable housing, by connecting individuals to essential resources and supporting development of life skills and relationships, within a safe, empowering environment. The goals of transitional housing are to foster independence over time and to promote long-term stability and integration into the broader community.

One of the Priority Actions in the PEI Housing Strategy is to address the critical gap in supportive housing (which includes transitional housing) to help Islanders most in need and this also forms a recommendation from the Province's Seniors Advisor for Islanders with Complex Needs Experiencing Homelessness, Carlene Donnelly. Based on an assessment of community needs there are 161 individuals in Queens County that are homeless as of September 2025. We recognize that there is a need for more transitional housing options in this region to help to alleviate the pressure on the shelter system by providing a more suitable housing option for some individuals facing homelessness, for a period of up to 18 months. This initiative also aligns with the City of Charlottetown's 2022-2026 Strategic Plan unifying principle - a community for everyone.

PEIHC purchased the Hillsborough Street property and is proposing to renovate and convert the building from 6 apartment units to 11 transitional housing beds. PEIHC will also engage a community partner organization to manage the building and participants through a public Request for Proposal process. There will be no illegal substances permitted on site, and staff on site 24 hours per day. The clients selected for these programs will engage with case management and relevant programs and must conduct themselves in such a manner as not to interfere with the occupancy and safety of other residents. Participation selection is proposed to be conducted by community case conferencing tables who are familiar with the individuals under consideration and also through referrals from PEIHC Housing Navigators.

PEIHC is proud to collaborate with the City of Charlottetown in fostering a safe, inclusive, and supportive environment for all residents. We are committed to addressing housing needs, promoting community well-being, and ensuring that every individual has access to the resources and support they need to thrive.

We appreciate the consideration of this request.

Yours truly,

Jason Doyle
Director of Housing Operations

Attachment "E" – Circulation Letter (March 18, 2026)

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

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

March 18, 2026

Re: 147 Hillsborough Street (PID# 342907)

Dear Property Owner:

The Planning and Heritage Department has received a request for a site-specific amendment to the existing Downtown Mixed Use Neighbourhood (DMUN) Zone that applies to the subject property identified as 147 Hillsborough Street (PID# 342907).

The purpose of the request is to facilitate the renovation of the existing building so that it can be used as a transitional housing facility that would have 11 beds for on-site residents. A transitional housing facility is not otherwise permitted within the existing (DMUN) Zone that applies to the subject property. The applicant and owner of the subject property is PEI Housing Corporation.

Pursuant to the requirements of the Zoning & Development Bylaw and as a property owner located within 100 meters of the subject property, you are being notified of this request. The public meeting to hear this application will be held at the **Council Chambers, City Hall (199 Queen Street) Thursday, March 26, 2026 @ 7:00 p.m.**

For those who are interested in participating via videoconference, residents are requested to contact the Planning & Heritage Department by email at planning@charlottetown.ca or call 902-629-4158 on or before 4:00 p.m. on Tuesday March 24, to provide their contact details (name, phone number and/or email address). Business hours are between 8:00 AM – 4:00 PM, Monday – Friday. Staff will contact interested participants on Tuesday, March 24, 2026, with details on how to participate in the meeting. Anyone who wants to observe the meeting without commenting can watch it at www.charlottetown.ca/video.

CHARLOTTETOWN

The City encourages written submissions to Council 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 dgundrum@charlottetown.ca on or before **12:00 noon on Friday March 27, 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 required to keep their oral submissions to a maximum of five (5) minutes.

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.

If you have any questions in regard to the application, please contact the Planning & Heritage Department at (902) 629-4158.

Sincerely,

David Douglas Gundrum, RPP, MCIP
Manager of Development Planning

Attachment "F" – Public Responses to Circulation

B.Doyle HOLDINGS INC.

330 University Avenue
Charlottetown, PE
C1A 4M6

City Council
City of Charlottetown

Re: Opposition to Proposed Site-Specific Amendment for Transitional Housing Facility

Dear Members of Council,

I am writing on behalf of B. Doyle Holdings Inc., the owner and operator of Polyclinic Professional Centre, a medical centre located in close proximity to the property subject to the proposed site-specific amendment for use as a transitional housing facility.

While we recognize and appreciate the importance of supporting housing initiatives within our community, we have significant concerns regarding the suitability of this particular location for such a development. Our medical centre serves a wide range of patients, including families, seniors, and individuals requiring a safe, stable, and professional healthcare environment. We believe that the introduction of a transitional housing facility in such close proximity may negatively impact both the perception and functionality of our business.

From a business and economic standpoint, we are concerned that this change could adversely affect surrounding property values and the long-term viability of nearby professional services. We have made substantial investments into our property and operations with the intention of contributing positively to the local community and economy. Developments that may introduce uncertainty or deter patients and clients from accessing our facility could undermine these efforts.

In addition, we have concerns regarding compatibility with the existing neighborhood. This area has developed as a hub for professional and medical services, and the proposed use does not align with the current character or planning intent of the surrounding properties. We believe that transitional housing facilities are best situated in locations that are carefully selected to ensure appropriate support infrastructure, accessibility, and minimal disruption to established uses.

We would respectfully request that Council consider the following:

- Whether this location is appropriate given the existing concentration of medical and professional services;

- The potential economic impact on nearby businesses and property owners;
- The long-term planning vision for this area and whether the proposed use aligns with that vision;
- Alternative locations that may be better suited for transitional housing, where residents can be supported without negatively impacting surrounding uses.

We strongly encourage Council to carefully evaluate the broader implications of this amendment before proceeding. We remain committed to being a positive contributor to our community and would welcome the opportunity to discuss our concerns further.

Thank you for your time and consideration.

Sincerely,

Brett Doyle

Brett Doyle
B. Doyle Holdings Inc.
330 University Avenue
Charlottetown, PE
C1A 4M6
[redacted]

Gundrum, David

From: [redacted]
Sent: Friday, March 27, 2026 11:01 AM
To: Planning Department
Subject: comments re 147 Hillsborough Site-Specific Amendment request

Follow Up Flag: Follow up
Flag Status: Completed

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.

Please see my comments below.
I would appreciate acknowledgement of receipt of this email.

Thank you,

Andrea

~~~~~~

147 Hillsborough – Comments on Site Specific Amendment Request

My understanding is that transitional housing is only allowed in the Institutional Zone which allows other uses so by doing a Site Specific Amendment to the Zoning & Development bylaw, the intent is to limit it to transitional? Is that correct?

I appreciate the need for transitional housing however I am against the current proposal for the following reasons:

1. This change would remove six self-contained, likely reasonable rent, permanent homes from the housing market. Regardless of the fact that the building has been left empty, these could be reasonably priced self-contained units perhaps renovated for family units with multiple bedrooms, and possibly added to the subsidized rental properties and returned to the housing stock. Permanent homes are also a need in this city.

2. The downtown is also a neighbourhood community. It has been eroded by the influx of short term rentals replacing longterm housing. Creating even more transient housing adds to this problem. The PEIHC has been repurposing multiple properties downtown, many in my immediate neighbourhood. Perhaps they can put some of these units elsewhere in the city. I keep hearing that they need to be downtown because of access to services. The closest full service grocery store is the Sobey's on Allen Street. I wouldn't call that easy access.

3. Proposal would create 11 bedrooms with shared bathroom facilities and possibly a shared kitchen (resolution of plans is poor) that I saw and office space – is this really a net gain in housing?
~~~~~~

4. Creating transitional housing in new builds or converting a previous non-residential property or building to housing would make more sense and add to the total number of housing unit available vs switching them around.

5. I have noticed a trend by PEIHC to run transitional housing in the 500 Lot area without getting zoning amended – either rezone or by Site Specific Amendment.

a. Smith Lodge care home was purchased and residents had to leave as building used for transitional housing and/or people moved from McGill Ave facility into it , now New Roots I believe.

b. The new building at 37 Weymouth , (part of New Roots?), was presented as transitional housing with small apartments and office space for staff – neither use allowed in the Downtown Neighbourhood zone. It has been built but I'm unsure if it is operational yet. I'll also remind Planning Staff that a roof was on that building before a building permit was issued.

c. Old MacMillan lodge was converted to short term rental and now part of PEIHC - apparently with office space per comments at Public Meeting – again, not an approved use in Downtown Neighbourhood zone.

d. Are there others? How many and where are they located?

e. **Should we be expecting more requests from PEIHC for spot rezoning for these facilities?**

6. I would appreciate some comments from Planning Staff or Council as to how these types of transitional housing units are going to be handled in the new Z&D Bylaw if possible please? Will this be the new way of approaching this problem or, is this an exception that is being fit in before the new Z&D bylaw is in place?

Sincerely,

Andrea Battison
104 Prince Street

147 Hillsborough – Comments on Site Specific Amendment Request

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3. Proposal would create 11 bedrooms with shared bathroom facilities and possibly a shared kitchen (resolution of plans is poor) that I saw and office space – is this really a net gain in housing?

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Sincerely,

Andrea Battison

104 Prince Street

Gundrum, David

From: David Raynor [redacted]
Sent: Friday, March 27, 2026 11:23 AM
To: Gundrum, David
Subject: 147 Hillsborough Street

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 do not support the request for a site-specific amendment for this property. I make no judgement as to the proposed use of this property in and of itself. My objection to the request for a site-specific amendment is chiefly prudential: I own a rental property (PID#342873) directly in sight of 147 Hillsborough Street, with nothing in between but a parking-lot and Clarke Street. I cannot take the risk that, if 147 were to become a transitional housing facility, it might make renting my property far more difficult than it is at present.

To me it appears that the Housing Corporation has purchased this property with this proposed end in view, assuming that the City and nearby property-owners will go along with it. This strikes me as an arrogant attitude on the part of the Housing Corporation, which should *beforehand* have consulted the City and nearby property-owners. My alternative suggestion would be for the Housing Corporation to remodel the building at 147 Hillsborough Street to house permanent residences for lower-income tenants, which would then be subsidized by it. For I believe it is in the interest of the City to maintain as many residential units as possible, even in an area which is zoned for mixed use.

Yours sincerely,

David Raynor

Post PM. comment.

Charlottetown City Planning & Heritage Dept
70 Kent St.
Charlottetown,PEI
Attn : David Gundrum

PLANNING
Rec'd 03/27/26 Int JL

Re: (PID # 342907)—
147 Hillsborough St. rezoning proposal for transitional housing

Dear Sir:
My name is Sharyn Dalrymple & I am submitting my concerns re: this proposal.
I (& my husband Doug) own & have lived year round since 1981 at 218 Kent St (a designated Heritage property).
In 1982,I opened the Duchess of Kent Inn – a 4 star B&B & have operated it for the past 43 years---2026 is my 44 th season in business.
Our property consists of 2 parcels from 218 Kent St through the block to 27 Clarke St. My B&B guests' off-street parking is located at 27 Clarke St…which is less than 30' away from the back of the building at 147 Hillsborough St.
My major concerns re: this rezoning proposal are:
a)the personal safety & security of my guests & their vehicles as well as that of our own property plus additional mental stress for me
b)my guests' possible negative perception of the increased presence of people outside along Clarke St (my guests' parking area) & along Hillsborough St.---this increase possibly due to no outdoor living space provided at 147 Hillsborough (only 1 car park spot).
Ours is an eclectic neighbourhood… a mix of nightclubs,restaurants & cafes, small businesses (some with apartments above),Talbot House, apartment buildings,my Duchess of Kent Inn B&B,a privately owned & operated care facility,a very active Central Christian Church with its various social programs,Sterns laundry,Co-op housing project,private homes/apartments around Kings Square Park.
Our neighbourhood "reclaimed" our park (Kings Square) after The OutReach Centre on Euston St was relocated to Park St. Now it is again a safe space to walk through or sit on a bench,have a picnic, watch the kids playing…..If this rezoning proposal is passed,it may lead to renewed concerns re: the safe usage of our Square.
We (Doug & I) recently supported (after a few tweaks addressed some concerns)the new apartment complex proposal for the Polyclinic parking lot (again next to our backyard).
We understand & can accept most changes to our neighbourhood…but not this time !
I don't feel it's fair that my current livelihood/tourism business be in jeopardy after 43+ years of hard work nor should our property be subjected to a decrease in value if this rezoning is approved.
Thanks to social media ,any negative comments from my guests due to the new use of the property at 147 Hillsborough St have the power to possibly destroy a thriving business (mine) almost overnight.

Therefore ,I (& Doug) are strongly opposed to this rezoning proposal at 147 Hillsborough St.

I'll be delivering my written submission to you tomorrow morning,Friday,March 27,2026.
Please read it carefully….hear my/our concerns…and say NO to this proposal.

Sharyn Dalrymple
Duchess of Kent Inn
218 Kent St.
Charlottetown C1A 1P2
[redacted]

PS-I presented the above comments at last night's (March 26,2026) public meeting. After the Q & A session ended,I am even more opposed to this rezoning proposal!!

Gundrum, David

From: Zita Roberts [redacted]
Sent: Friday, March 27, 2026 11:53 AM
To: City Planning
Subject: Re; 147 Hillsborough Proposal for Transitional Housing

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from [redacted] 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.

I wish to express my concern and firm objection to this proposal. My home is at 126 Hillsborough Street. I am a senior citizen who has invested a lot of funds in renovating my home and developing a small tourist business in the 500 Block. We are all familiar with the rules and restrictions that govern this area.

I have lived through many years of unrest with the Outreach Centre on Euston Street. My life was one of noise, thefts and living in fear.

1. Constant noise and folks on the street outside my home roaring very late at night. Often awaken at 2;00 a.m.

2. Unable to leave my windows open at night for safety reasons. People coming into my flower bed and peeking in the windows.

3. Walking through my yard and stealing items.

4. Using my outside tap for water and sometimes leaving it on.

5. One person set up camp in my yard complete with tent and all their supplies.
Police were very helpful and quick to help me and have individual removed.

6. Using my back deck to do drugs and leaving mess behind. Police were quick to respond to my concerns and remove all supplies.

Let'ts be clear of what we want for the Downtown Core and support the property owners who are working hard and investing funds to maintain their properties, develop business, expand tourism and live in peace.

We have moved the Outread Centre to Park Street and invested in housing and are facing much backlash with neighbours. We need to learn from these issues and rather than band-aid issues, look at long term solutions. Are we offering programs for education and solutions to support change?

Please listen to the residents of our City and support us to ensure our safety and that of our visitors.

Attachment "G" – Public Meeting Minutes (March 26, 2026)

DRAFT

Public Meeting of Council
Thursday, March 26, 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

Chair Phillip Brown Presiding

Council Members present:	Mayor Brown-Chair Councillor Norman Beck Deputy Mayor Alanna Jankov Councillor Justin Muttart Councillor Mitchell Tweel	Councillor Julie McCabe Councillor Trevor MacKinnon Councillor Kevin Ramsay Councillor John McAleer Councillor Robert Doiron*
Staff:	David Gundrum, Mgr, PD Laurel Palmer, Senior Planner, PIII Michael Fraser, PII	Jason Doucette, IO/AA**
Applicants/ Representatives:	Jason Doyle, PEI Housing Corp Robert Haggis, Sable Arc Studios Quentin Bevan, Weymouth Properties	
Also present:	Brad MacConnell, CAO Dave Essery, RM, Planning Board	
Regrets:	Councillor Terry Bernard	

*Participated via Teams
**Minute Taker

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, March 27th 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**
   There were no conflicts.

3. Approval of Agenda

Moved by Deputy Mayor Jankov and seconded by Councillor Ramsay that the Agenda for the public meeting on March 26, 2026 be approved.

CARRIED (9-0)

4. Rezoning – 231 Brackley Point Road (PID# 623090)

Michael Fraser, Planner II

Request: This is a request to amend Appendix A – Future Land Use Map of the City of Charlottetown Official Plan from Institutional to Industrial; and amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Institutional (I) Zone to the Business Park Industrial (M-3) Zone to facilitate the future development of commercial condo buildings on the subject property.

Property Information: Institutional (I) Zone
Staff Presenter: Michael Fraser, PII
Applicant: Breakwater Development Inc.
Reference: Public Meeting Package

Summary:

Staff stated that a rezoning application was submitted by Breakwater Development Inc. on behalf of the property owners for a property currently zoned Institutional (I) and developed with a place of worship.

It was also stated that the applicant is seeking to rezone the property to allow for a future commercial building, as commercial uses are not permitted in the Institutional zone under Section 22 of the Zoning & Development Bylaw.

Staff noted that properties to the north are zoned Business Park Industrial (M-3), and the proposed rezoning would align the subject property with surrounding land uses. The applicant advised that the rezoning is part of a broader redevelopment plan, which would include a future lot consolidation with the adjacent parcels to the north.

Comments:

Councillor Ramsay asked whether there were any specific plans for the subject properties at this time and whether that was an appropriate question to ask at the current stage.

Mr. Fraser responded that it was a reasonable question; however, the applicant is not yet at the design stage and has not determined what will be constructed, including access points or building

layout. He also advised that the development is intended to be consistent with the Business Park Industrial zone and would typically allow for retail-style plazas that support light industrial uses. While no access points or detailed design information are available at this time, the most likely form of development would be a plaza-style project with a mix of industrial and retail-type uses.

Councillor Tweel asked whether any conceptual designs had been provided and questioned why an industrial zoning designation was being requested if the development resembled a business plaza.

Staff also explained that the Business Park Industrial (M-3) zone is designed for a limited type of industrial development and excludes heavier industrial uses such as factories and large warehouses. The zone is intended for service-oriented and drive-up uses rather than large industrial parcels.

Staff further explained that conceptual designs are not required at the rezoning stage, as rezoning occurs earlier in the development process than detailed planning. Applicants often defer design work until zoning and related approvals, such as lot consolidation, are confirmed.

Staff advised that lot consolidation applications do not require public circulation or a public meeting; however, they do require approval by Planning Board and Council and would return for future consideration.

In response to further discussion, staff confirmed that the M-3 zone excludes heavier industrial uses and is limited to light industrial and related commercial uses.

The Deputy Mayor noted that although details are not confirmed, the applicant has indicated a long-term vision similar to existing light-industrial condominium-style developments along Brackley Point Road, which would be consistent with surrounding land uses if realized.

5. Rezoning – 68 Queen Street (PID# 336982)

Laurel Palmer, RPP, MCIP, Planner III (Senior Planner)

Request: This is a request to amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Downtown Main Street (DMS) Zone to the Downtown Mixed Use Neighbourhood (DMUN) Zone to facilitate the future development of a 7-storey multi-use residential and commercial building on the subject property in the 500 Lot Area. The proposed future development would also overlap with nearby parcels identified as PID#s 336974, 336966, 336909, 336917 and 1172915. The proposed development is also subject to applications for Design Review, Variance and future Lot Consolidation.

Property Information: Downtown Main Street (DMS) Zone
Staff Presenter: Laurel Palmer, RPP, MCIP, Senior Planner, PIII
Applicant: Sable Arc c/o Weymouth Properties
Reference: Public Meeting Package

Summary:

Staff stated that the application is a request to rezone lands located along King and Dorchester Streets, with a total land area of approximately 1,480 square metres.

Staff advised that the purpose of the rezoning request is to facilitate the construction of a proposed seven-storey mixed-use building on the subject property, consisting of commercial and multi-unit residential uses and that parking is proposed to be located on the first and second floors of the building.

Staff further noted that the application also involves requests for variances, lot consolidation, bonus height, and cash-in-lieu of parking.

Staff described the subject properties as being located within the Downtown 500-Lot Area and consisting of a group of lots bounded by Queen Street, Dorchester Street, and King Street. It was noted that the lands share an interior lot line with the Bishop's Palace.

Staff advised that development in the surrounding area includes a mix of commercial office buildings, single-detached dwellings, institutional uses, multi-unit apartment buildings, and commercial retail uses.

Staff also reviewed the requirements of the Zoning and Development Bylaw related to amendments and rezonings, noting that Section 3.10.3 requires Council to hold a public meeting to receive input from the public and the applicant prior to making a decision and confirmed that Council approved proceeding to public consultation by resolution on March 10, 2026.

Staff advised that, in accordance with the bylaw, notices of the public meeting were circulated on March 18, 2026 to 120 surrounding property owners within 100 metres of the subject property. Notice was also posted on site and published in The Guardian newspaper on March 14 and March 21, 2026.

Staff confirmed that, as of the date of the meeting, eleven written responses had been received, all in support of the rezoning request.

Staff then summarized the Design Review process, noting that the proponents submitted a design package including façade drawings, elevation drawings, and a proposed site plan.

Staff also advised that the Design Reviewer provided generally positive comments and support for the project, while raising concerns regarding stepback variance requests for the fifth, sixth, and seventh storeys along King and Dorchester Streets.

Staff advised that the Design Review Board did not agree with the Design Reviewer's comments related to the stepback variances but did support all other recommendations.

Staff noted that Council approved the design submission on March 2, 2026, subject to the applicant entering into a Development Agreement should the rezoning and variances be approved.

DRAFT UNTIL APPROVED BY COUNCIL

Staff outlined the requested variances applicable to the proposal, including a height variance to permit a seven-storey building, reduced stepbacks above the fourth storey and above the seventh storey on King and Dorchester Streets, a reduced interior yard stepback adjacent to the Bishop's Palace, reduced lot frontage and depth requirements to qualify for bonus height, and an increased maximum floor plate area.

Staff also identified a request for cash-in-lieu of approximately six parking spaces.

Staff advised that the applicant will be required to consolidate the subject parcels into one property to facilitate development of the building and further noted that approval of bonus height under the Zoning and Development Bylaw will be required, and that the applicant has identified a proposed public benefit consisting of a new activated alleyway that would provide space for public art murals, seasonal food vendors, and potential pedestrian access to commercial properties along Queen Street.

Staff advised that the public benefit component of the bonus height application would be deferred to Planning Committee for recommendation if the rezoning is approved.

Staff outlined the next steps in the process, advising that input received from the public meeting and written submissions would be compiled into a staff report for Planning Board consideration on April 7, 2026, and tentatively forwarded to Council for consideration on April 14, 2026.

Staff introduced the project architect and the property owner, noting that both were present at the meeting and available to answer questions, and advised that the architect would provide a brief presentation to Council.

Sable Arc Studios-Robert Haggis Presentation:

Summary:

Robert presented details of the proposed seven-storey mixed-use development. He advised that the project includes approximately 3,000 square feet of commercial space fronting Queen Street, along with residential units on multiple floors and additional commercial uses on the upper levels.

The architect explained that the building form was intentionally designed to maintain compatibility with the existing streetscape. The portion of the building facing Queen Street is similar in height to adjacent buildings, while the structure steps up toward the rear and east side of the site to reach the full seven storeys.

His presentation highlighted two-metre stepbacks along King Street, Dorchester Street, and the side adjacent to St. Dunstan's University. Rooftop deck areas were identified, and an activated alleyway running between the buildings was illustrated as part of the site design.

The architect reviewed the floor layout, noting that the first level contains parking with approximately 20 stalls and ground-floor commercial space facing Queen Street and additional parking is provided on the second level with access from Dorchester Street.

Residential units occupy the mid-levels of the building, while the top floors are dedicated to commercial use.

Elevation drawings were presented to illustrate the proposed appearance of the building and the architect noted that portions of the exterior were reduced in height to better address adjacent properties and that care was taken to ensure the building height does not obstruct views of the Basilica or exceed the ridge height of nearby rooflines.

Various building elevations were shown, including views from King Street, Dorchester Street, and toward the St. Dunstan's University property. Entrances for both the residential and commercial components of the building were identified.

With respect to materials, the architect stated that brick would be used extensively to reflect the character of downtown Charlottetown. Metal panel cladding in grey and light-grey tones, including faux wood accents, was also proposed, with a predominantly glass curtain wall treatment at the uppermost level.

It was explained that the material selections transition from heavier materials at the lower levels to lighter materials toward the top of the building in order to reduce the perceived mass of the structure.

Perspective renderings were shared showing views along Queen Street toward the waterfront, illustrating that the taller portions of the building are largely set back and not prominent from street level. Additional views demonstrated how the building would appear under different lighting conditions.

He also described the concept for the activated alleyway, noting that it is intended to function as a public amenity with space for public art, potential food vendors, and pedestrian connections between Queen, Dorchester, and King Streets. The alleyway was also described as a design feature that would contribute to site safety and activity.

The presentation concluded with images of the building's rear, where a green wall feature is proposed to provide visual interest and break up the brick façade.

Comments:

Steve Dunn addressed Council and advised that he was one of the eleven individuals who submitted written correspondence in support of the application. He stated that he is a downtown property owner with interests on Sydney Street, Water Street, and Queen Street, including the Gahan House property. Mr. Dunn expressed strong support for the proposed development at 68 Queen Street, noting that he has observed downtown development over the past twenty years and believes the project represents a very positive investment for the City. He stated that this type of mixed-use development supports a vibrant and economically resilient downtown. Mr. Dunn commended the architect and development team for a thoughtful design that respects the existing streetscape and indicated that projects of this size and complexity require vision, particularly in the current high-cost construction environment. He encouraged Council to support the requested rezoning and thanked the property owners and development team for advancing the project.

Charles spoke on behalf of Mr. Wilson Joe an owner of a nearby property. Mr. Charles advised that Mr. Joe supports the proposed development and believes it will contribute positively to responsible growth and development in downtown Charlottetown.

Reg McCarville, representing St. Dunstan's Basilica, addressed Council and inquired about the relative height of the proposed building compared to the Basilica steeples, noting that the renderings appeared distorted. In response, the project architect, Mr. Robert Haggis, confirmed that the images were to scale and advised that the proposed building height would be approximately 84 feet and would remain below the ridge height of the Basilica, whose steeples exceed that height.

Andrea Battison addressed Council remotely via Teams and thanked Council for the opportunity to comment. She expressed support for the activation of the alleyway and for incorporating art, culture, and unique commercial spaces, noting that these elements align with objectives of the new Official Plan. Andrea suggested that the Dorchester Street entrance could be more strongly emphasized to draw people into the site and stated that the corner treatment at Queen and Dorchester Streets is generally consistent with the 500-Lot Development Standards.

Ms. Battison also raised several concerns. She stated that she supported the recommendations of the external Design Reviewer regarding reducing upper-level massing and incorporating additional stepbacks at the seventh storey, and expressed concern that these recommendations were not supported by the Design Review Board or Council.

She stated that amending zoning and massing provisions so soon after adoption of the new Official Plan undermines the extensive planning work undertaken for the 500-Lot Area and creates a precedent and identified concerns regarding the appearance and safety of parking garage entrances, the treatment of parking façades, potential impacts on views of church spires, and the extent to which above-grade parking was driving the requested variances. She encouraged Council to explore alternative parking solutions, including off-site, shared, underground, or non-traditional parking arrangements, and cautioned that blank parking façades negatively impact the pedestrian realm.

Mr. Quentin Bevan on behalf of the applicant, thanked Andrea for her comments and noted that several design changes were made as a direct result of her feedback. He stated that the alleyway was originally designed as a dead-end and was revised to provide through-access from Dorchester Street to King Street based on her suggestions.

Robert Haggis, project architect, addressed the concerns raised. He stated that the design team began the project by working within the Zoning and Development Bylaw requirements and that variances were requested only where necessary to maintain project viability. Mr. Haggis advised that the difference between a two-metre and three-metre stepback at the upper floors would have minimal visual impact. He explained that parking garage doors are proposed to be flush with the brick façade and that safety measures, such as cameras and interior monitoring, could be implemented. He also referenced the proposed green wall treatment along the rear elevation as a means of breaking up the façade and animating the space.

During Council discussion, the Deputy Mayor clarified that variances and site-specific planning approvals are reviewed on an individual basis and are not precedent-setting, noting that each

application is evaluated on its own merits. Planning staff further confirmed that a common-law precedent approach is not applied in planning decisions or appeals.

Further discussion clarified that the development would meet approximately 86 percent of the required parking on site, with a request for cash-in-lieu for six spaces. It was also confirmed that residential and commercial uses have separate entrances and circulation, with residential access from King Street and commercial access from Dorchester Street, each served by its own elevator system.

Councillor Tweel and other members of Council spoke in support of the proposal, noting the scale, complexity, and economic significance of the project. Council members acknowledged the current challenges associated with construction costs and stated that the proposed development represents a major investment and long-term benefit to downtown Charlottetown. Council thanked the developer, architect, and staff for their collaboration and engagement throughout the process.

Staff advised that the public comment period would remain open until noon the following day, after which staff would review all submissions and prepare a report for Planning Board consideration. The application is expected to return to Council for final consideration at a regular Council meeting in April.

6. Site-Specific Amendment – 147 Hillsborough Street (PID# 342907)

David Gundrum, RPP, MCIP, Manager of Development Planning

Request: This is a request to amend Appendix C – Approved Site-Specific Exemptions of the City of Charlottetown Zoning and Development Bylaw to allow for a transitional housing facility as an additional permitted use on the subject property that is not otherwise permitted in the Downtown Mixed Use Neighbourhood (DMUN) Zone. The proposed transitional housing facility would have capacity to accommodate eleven (11) individual residents on-site with staff supervision.

Property Information: Downtown Mixed Use Neighbourhood (DMUN) Zone
Staff Presenter: David Gundrum, RPP, MCIP, Manager Planning Development
Applicant: Jason Doyle c/o Prince Edward Island Housing Corporation
Reference: Public Meeting Package

Summary:

Staff said that the final application for the evening's public meeting was a site-specific zoning amendment request for the property located at 147 Hillsborough Street (PID 342907).

Staff explained that the request is for a site-specific amendment to the existing Downtown Mixed-Use Neighbourhood (DMUN) zoning to permit the development of a transitional housing facility within an existing three-storey building. The proposed transitional housing facility would provide accommodation for eleven individuals (eleven beds).

Staff advised that the interior of the existing three-storey structure would be renovated under a future Building Permit to accommodate the proposed use should the site-specific amendment be approved. Staff noted that the application has been submitted by the Prince Edward Island Housing Corporation.

Staff identified the subject property on the air photo displayed and advised that the lot is currently developed with a three-storey residential structure and is located within the DMUN zone. The subject property is a corner lot bounded by Hillsborough Street to the east and Clark Street to the south.

Staff explained that the purpose of the site-specific amendment is to facilitate the renovation and redevelopment of the interior of the existing building to operate as a transitional housing facility with eleven beds and supervisory staff. Staff noted that a transitional housing facility is not a permitted use within the existing DMUN zone.

Staff referenced Section 3.10.3 of the Zoning and Development Bylaw, which requires Council to hold a public meeting to receive the views and opinions of the public and the applicant prior to amending the bylaw or rezoning any parcel of land. Staff further advised that Council approved proceeding to public consultation by resolution on March 10, 2026.

Staff advised that, in accordance with the Zoning and Development Bylaw, notice of the public meeting was circulated on March 18, 2026, to sixty-seven surrounding property owners within 100 metres (328 feet) of the subject property. The notice advised recipients of the public meeting being held on March 26, 2026, and requested comments and feedback regarding the proposed site-specific zoning amendment for 147 Hillsborough Street.

Staff reported that, as of the date of the meeting, one written response had been received in opposition to the proposed site-specific amendment and that this correspondence was circulated to Council in advance of the meeting.

Staff further advised that on-site posting of the property occurred on March 18, 2026, and that public notices were published in The Guardian newspaper on March 14 and March 21, 2026.

Staff outlined the next steps in the process, advising that following the public meeting, staff will prepare a recommendation for consideration by Planning Board on April 7, 2026, followed by consideration of a resolution by Council at its regular meeting scheduled for April 14, 2026.

Staff concluded by advising that representatives of the Prince Edward Island Housing Corporation were in attendance to speak to their application and returned the matter to the Chair for further discussion.

Comments:

Sharon Dalrymple, Charlottetown, addressed Council regarding the proposed site-specific zoning amendment at 147 Hillsborough Street for transitional housing and advised that she and her husband, Mr. Doug, have lived at 218 Kent Street since 1981 and that she has operated the Duchess of Kent Inn for over forty years.

She noted that guest parking for the bed and breakfast is located at 27 Clark Street, less than 30 feet from the rear of the subject property.

She also expressed strong opposition to the rezoning, citing concerns related to personal safety and security for her guests, their vehicles, and her property, as well as increased stress. She raised concerns about the potential increase in people congregating along Clark Street and Hillsborough Street due to the lack of outdoor amenity space at the proposed facility and she described the surrounding area as a diverse mixed-use neighbourhood and stated that approval could negatively impact the safe use of King Square.

She also stated that while she and her husband have supported other nearby developments when concerns were addressed, they do not support this proposal. She expressed concern that approval could jeopardize her livelihood, tourism business reputation, and property value, particularly through negative guest perceptions and social-media commentary and advised that she and her husband are strongly opposed to the rezoning and that a detailed written submission would be provided to Planning Staff.

Mr. Jason Doyle, Prince Edward Island Housing Corporation, responded by acknowledging the concerns raised. He advised that the proposed facility would be operated by a qualified non-profit organization, staffed 24 hours per day, and supported by participation agreements, case management, and programming. He stated that the ultimate objective of the project is to provide safe transitional housing and support individuals experiencing homelessness to move toward more independent living.

Mr. Doyle advised that PEI Housing would issue a request for proposals to select an experienced non-profit operator and that accountability, incident reporting, and safety requirements would be embedded in the operating agreement. He noted that security measures such as exterior cameras and on-site staff monitoring would be considered to address neighbourhood concerns.

The Deputy Mayor asked whether there was any green space on the subject property. Staff confirmed that the site has no existing green space and has historically been fully built out.

It was asked whether programming would be provided on site. Mr. Doyle responded that the non-profit operator would provide both housing management and case-management services and connect residents to additional mental-health, addictions, and social supports as required.

Councillor Ramsay asked why the downtown area was selected for the facility. Mr. Doyle responded that proximity to services, existing ownership of the building, and the transitional nature of the model made the site suitable. He advised that residents typically stay for approximately 12 to 18 months before transitioning to independent housing.

Andrea Battison, Charlottetown, addressed Council remotely via Teams. She acknowledged the need for transitional housing but opposed the proposal, citing concerns about the loss of existing rental units, net housing gain, spot zoning, and consistency with existing zoning policy. Ms. Battison questioned whether tenants had been displaced and asked how transitional housing would be addressed under the future Zoning and Development Bylaw and planning Staff clarified that the application is a site-specific zoning amendment under the current bylaw

and advised that other referenced projects on Weymouth Street and Richmond Street are permanent supportive housing and not transitional housing.

Councillors raised questions regarding security requirements, behavioural expectations, accountability of non-profit operators, and existing transitional-housing models in Charlottetown. Mr. Doyle advised that PEI Housing maintains oversight through formal funding agreements, safety plans, and ongoing monitoring of operators.

Doug Dalrymple addressed Council, reiterating concerns regarding exterior security, long-term accountability, and potential impacts on their tourism business and retirement. He questioned whether PEI Housing was aware of the adjacent bed and breakfast at the time the property was acquired and suggested that the building be used as subsidized housing rather than transitional housing.

Mr. Doyle responded that the building has been vacant for two to three years and requires significant repairs. He stated that the property was not originally acquired for transitional housing but was later identified as a suitable opportunity. He noted that a comparable transitional housing facility operates near a tourism property with limited issues and committed to providing ongoing communication and designated points of contact if the project proceeds.

Councillors McCabe and Tweel commented on the broader need for supportive and transitional housing, acknowledging the concerns raised by residents while emphasizing the importance of addressing homelessness in a structured and accountable manner. Council members stressed the need for consistency, oversight, and continued engagement with neighbouring property owners.

New Business
There was no new business that arose.

7. Adjournment of Public Session
Moved by Councillor MacKinnon and seconded by Councillor Ramsay that the Public Meeting be adjourned. The meeting adjourned at 8:36 PM.

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City of Charlottetown Committee Report

Report No:
PLAN-2026-07-APRIL-6B-3
231 Brackley Point Road (PID# 623090)

Date:
April 7, 2026

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. Circulation Letter (March 16, 2026)
D. Public Responses to Circulation
E. Public Meeting Minutes (March 26, 2026)

Report Title:
Proposed Rezoning of 231 Brackley Point Road (PID# 623090) submitted by Breakwater Development Inc. on behalf of the property owners 1332122 Canada LTD.

Report Purpose:
Evaluation of a request for rezoning and Official Plan Amendment (OPA) to place the subject property within the Business Park Industrial (M-3) Zone.

Staff Recommendation:
That Planning Board recommends that Council:

Approve the proposed rezoning for the subject property addressed as 231 Brackley Point Road (PID# 623090) from the Institutional (I) Zone to the Business Park Industrial (M-3) Zone and approve an Official Plan Amendment (OPA) to place the subject property within the Workscapes Future Land Use designation.

Report Details:

The application for a rezoning was submitted by Breakwater Development Inc. on behalf of the property owners 1332122 Canada LTD. The subject property, which is currently developed with a Place of Worship, is located within the Institutional (I) Zone. The applicant is requesting the subject property be rezoned to accommodate the development of a future commercial building.

Section 22 of the Zoning & Development Bylaw (rules governing the Institutional zone) indicates that the zone solely permits the development of institutional structures, and the planned uses are not included in the zone. The parcels to the north of the subject property are already zoned Business Park Industrial (M-3) and, if this rezoning were to proceed it would bring the subject property into alignment with the surrounding zoning and overall general land-use permissions. The applicant has indicated that rezoning this property is a step in a broader project to build a commercial building on site, which would include a future lot consolidation application to join the parcels to the north (PIDs 885269, 437616 and 523073) with the subject property.

Development Context

The subject property is an interior lot fronting onto Brackley Point Road, currently developed with a place of worship. The property is currently zoned Institutional (I), which is uncommon for the area. The parcels to the north of the subject property are already zoned within the Business Park Industrial (M-3) zone proposed by this application, those to the south are within the Single Detached Residential (R-1L) zone, those to the west are within the Heavy Industrial (M-2) zone and those across Brackley Point Road are zoned Airport (A).

The subject property is situated near several major pieces of transportation and logistics infrastructure. The site is across from commercial and industrial developments on airport land and the airport entrance is within 0.9 km of the subject property. The intersection of Brackley Point Road and the Trans-Canada Highway is within 300m of the subject property.

Policy Analysis

This application was received December 9, 2025, at which time, the 2023 version of the Official Plan was in force, with the subject property designated as Institutional. As a result, an Official Plan Amendment (OPA) is also required.

The proposal aligns with the previous Official Plan, particularly in Section 4 – Encouraging Prosperity and including Subsection 4.8 – Appropriate Industrial Development. Section 4 outlines goals for the City to work with public and private sector partners to promote balanced economic growth, and to position the community to take advantage of opportunities created by economic and social transformation. Subsection 4.8 states that our objective is to continue to support the growth of industry in Charlottetown by directing specific types of development in areas suitable to those uses and to position Charlottetown to compete with other industrial locations in the Maritimes.

The proposal also aligns with Sections 3.2.7 – Workscapes and 4.6.1 – Economic Partnerships of Charlottetown's new Official Plan, which was adopted on March 13, 2026.

Section 3.2.7 emphasizes the importance of commercial and industrial operation's proximity to the airport or ocean to ensure a thriving economy. It is also critical for the long-term success of Charlottetown's economy to have land available for the wide variety of manufacturing, logistics, services, and supporting businesses. Additionally, objectives are outlined to establish a reserve of lands for commercial and light industrial operations and that the City shall apply

the Workscapes designation to lands that are either currently characterized by, or anticipated to accommodate, commercial and light industrial activities of a larger urban footprint or frequent movement of goods.

The intent of Section 4.6.1 is to attract new and expanded industries around the airport, port, and highways by ensuring adequate supply of appropriately zoned and services lands are available within the city. Additionally, the Workscapes locations can be used as a land use buffer between business-oriented uses and residential areas, while locating logistics-heavy businesses in close proximity to the Trans-Canada Highway.

Considering the specifics of the location, many of the pieces of guidance listed within the current and previous Official Plans are met by the proposed zoning. Industrial zoning, including the considerably more intense Heavy Industrial (M-2) zoning and highly specialized Airport (A) zoning, already surrounds the property. The proposed Business Park Industrial (M-3) zoning, which is a more limited commercially focused form of industrial zoning, provides a transition between these uses and the existing residential development to the south of the property, which itself is uncommon in the area. Additionally, the property's easy access to the Trans-Canada Highway and Charlottetown Airport meet the criteria provided by the guidence in both Official Plans regarding locating industrial or workscape uses. In light of these specifics and the policies described above, it is staff's interpretation that both documents are in alignment regarding the appropriateness of this zone and overall support designating land for commercial and industrial operations.

The applicant has indicated that they intend to develop the subject property and the parcels to the north (PIDs 885269, 437616 and 523073) cohesively, requiring approval for a lot consolidation. The Planning and Heritage Department will require that all future development on the subject lands comply with policies and regulations outlined in the Zoning and Development Bylaw, National Building Code and the permitting processes that are adopted at the time of their submission. Any future development will also be subject to provincial environmental standards and the Charlottetown Airport's regulations as set out by the federal government.

Public Feedback

The City sent thirty-two (32) letters informing landowners within 100 metres of the subject property on March 18, 2026, which invited residents to speak at the March 26, 2026 Public Meeting. In response to the City's 100-metre circulation letter, no responses were received. At the Public Meeting, no residents spoke regarding this application.

CONCLUSION:

Based on the information presented in this report, the proposed rezoning of 231 Brackley Point Road from Institutional (I) to Business Park Industrial (M-3), together with the related Official Plan Amendment to the Workscapes designation, is appropriate and supportable. The requested zoning better reflects the surrounding land use pattern, aligns with both the previous and current Official Plan direction to reserve and service lands for commercial and light industrial activity—particularly in proximity to the airport and the Trans-Canada Highway—and provides a more suitable transition between existing industrial and residential zones than the current Institutional designation. Public notification generated no objections and no comments were raised at the Public Meeting. Subject to compliance with applicable bylaw requirements and permitting and environmental regulations at the time of future development, staff recommend approval.

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

Submitted By Planner:
Michael Fraser,
Planner 2

Reviewed By:

Manager	**Director/CAO**
David Gundrum, RPP, MCIP, 04/01/2026	Michael Ruus, RPP, MCIP, 04/02/2026

Committee Recommendation: (if differing from staff)

Attachment “A” – Air Photo:



Attachment “B” – Zoning Map:



Attachment "C" – Circulation Letter (March 16, 2026):

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

CHARLOTTETOWN

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

March 16, 2025

Re: 231 Brackley Point Road (PID# 623090)

Dear Property Owner:

The Planning and Heritage Department has received a request to rezone 231 Brackley Point Road (PID# 623090) to:

- Amend Appendix A – Future Land Use Map of the City of Charlottetown *Official Plan* from Institutional to Industrial; and
- Amend Appendix G – Zoning Map of the City of Charlottetown *Zoning and Development Bylaw* from Institutional (I) Zone to Business Park Industrial (M3) Zone.

The purpose of this request is to facilitate future development consistent with the M3 Zone.

Pursuant to the requirements of the *Zoning & Development Bylaw* and as a property owner located within 100 meters of the subject property, you are being notified of this request. The public meeting to hear this application will be held at the **Council Chambers, City Hall (199 Queen Street) Thursday, March 26, 2026 at 7:00 p.m.**

For those who are interested in participating via videoconference, residents are requested to contact the Planning & Heritage Department by email at planning@charlottetown.ca or call 902-629-4158 on or before 4:00 p.m. on Monday September 29, to provide their contact details (name, phone number and/or email address). Business hours are Monday – Friday between 8:00 AM – 4:00 PM. Staff will contact interested participants on Wednesday March 25, 2026, with details on how to participate in the meeting. Anyone who wants to observe the meeting without commenting can watch it at www.charlottetown.ca/video.

CHARLOTTETOWN

The City encourages written submissions to Council 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 mfraser@charlottetown.ca on or before **12:00 noon on Thursday March 26, 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 three (3) to five (5) minute maximum.

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.

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

Sincerely,

Michael Fraser
Planner II

Attachment “D” – Public Responses to Circulation:

None.

Attachment "E" – Public Meeting Minutes (March 26, 2026):

DRAFT

Public Meeting of Council
Thursday, March 26, 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

Chair Phillip Brown Presiding

Council Members present:	Mayor Brown-Chair Councillor Norman Beck Deputy Mayor Alanna Jankov Councillor Justin Muttart Councillor Mitchell Tweel	Councillor Julie McCabe Councillor Trevor MacKinnon Councillor Kevin Ramsay Councillor John McAleer Councillor Robert Doiron*
Staff:	David Gundrum, Mgr, PD Laurel Palmer, Senior Planner, PIII Michael Fraser, PII	Jason Doucette, IO/AA**
Applicants/ Representatives:	Jason Doyle, PEI Housing Corp Robert Haggis, Sable Arc Studios Quentin Bevan, Weymouth Properties	
Also present:	Brad MacConnell, CAO Dave Essery, RM, Planning Board	
Regrets:	Councillor Terry Bernard	

*Participated via Teams
**Minute Taker

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, March 27th 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**
   There were no conflicts.

3. Approval of Agenda

Moved by Deputy Mayor Jankov and seconded by Councillor Ramsay that the Agenda for the public meeting on March 26, 2026 be approved.

CARRIED (9-0)

4. Rezoning – 231 Brackley Point Road (PID# 623090)

Michael Fraser, Planner II

Request: This is a request to amend Appendix A – Future Land Use Map of the City of Charlottetown Official Plan from Institutional to Industrial; and amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Institutional (I) Zone to the Business Park Industrial (M-3) Zone to facilitate the future development of commercial condo buildings on the subject property.

Property Information: Institutional (I) Zone
Staff Presenter: Michael Fraser, PII
Applicant: Breakwater Development Inc.
Reference: Public Meeting Package

Summary:

Staff stated that a rezoning application was submitted by Breakwater Development Inc. on behalf of the property owners for a property currently zoned Institutional (I) and developed with a place of worship.

It was also stated that the applicant is seeking to rezone the property to allow for a future commercial building, as commercial uses are not permitted in the Institutional zone under Section 22 of the Zoning & Development Bylaw.

Staff noted that properties to the north are zoned Business Park Industrial (M-3), and the proposed rezoning would align the subject property with surrounding land uses. The applicant advised that the rezoning is part of a broader redevelopment plan, which would include a future lot consolidation with the adjacent parcels to the north.

Comments:

Councillor Ramsay asked whether there were any specific plans for the subject properties at this time and whether that was an appropriate question to ask at the current stage.

Mr. Fraser responded that it was a reasonable question; however, the applicant is not yet at the design stage and has not determined what will be constructed, including access points or building

layout. He also advised that the development is intended to be consistent with the Business Park Industrial zone and would typically allow for retail-style plazas that support light industrial uses. While no access points or detailed design information are available at this time, the most likely form of development would be a plaza-style project with a mix of industrial and retail-type uses.

Councillor Tweel asked whether any conceptual designs had been provided and questioned why an industrial zoning designation was being requested if the development resembled a business plaza.

Staff also explained that the Business Park Industrial (M-3) zone is designed for a limited type of industrial development and excludes heavier industrial uses such as factories and large warehouses. The zone is intended for service-oriented and drive-up uses rather than large industrial parcels.

Staff further explained that conceptual designs are not required at the rezoning stage, as rezoning occurs earlier in the development process than detailed planning. Applicants often defer design work until zoning and related approvals, such as lot consolidation, are confirmed.

Staff advised that lot consolidation applications do not require public circulation or a public meeting; however, they do require approval by Planning Board and Council and would return for future consideration.

In response to further discussion, staff confirmed that the M-3 zone excludes heavier industrial uses and is limited to light industrial and related commercial uses.

The Deputy Mayor noted that although details are not confirmed, the applicant has indicated a long-term vision similar to existing light-industrial condominium-style developments along Brackley Point Road, which would be consistent with surrounding land uses if realized.

5. Rezoning – 68 Queen Street (PID# 336982)

Laurel Palmer, RPP, MCIP, Planner III (Senior Planner)

Request: This is a request to amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Downtown Main Street (DMS) Zone to the Downtown Mixed Use Neighbourhood (DMUN) Zone to facilitate the future development of a 7-storey multi-use residential and commercial building on the subject property in the 500 Lot Area. The proposed future development would also overlap with nearby parcels identified as PID#s 336974, 336966, 336909, 336917 and 1172915. The proposed development is also subject to applications for Design Review, Variance and future Lot Consolidation.

Property Information: Downtown Main Street (DMS) Zone
Staff Presenter: Laurel Palmer, RPP, MCIP, Senior Planner, PIII
Applicant: Sable Arc c/o Weymouth Properties
Reference: Public Meeting Package

Summary:

Staff stated that the application is a request to rezone lands located along King and Dorchester Streets, with a total land area of approximately 1,480 square metres.

Staff advised that the purpose of the rezoning request is to facilitate the construction of a proposed seven-storey mixed-use building on the subject property, consisting of commercial and multi-unit residential uses and that parking is proposed to be located on the first and second floors of the building.

Staff further noted that the application also involves requests for variances, lot consolidation, bonus height, and cash-in-lieu of parking.

Staff described the subject properties as being located within the Downtown 500-Lot Area and consisting of a group of lots bounded by Queen Street, Dorchester Street, and King Street. It was noted that the lands share an interior lot line with the Bishop's Palace.

Staff advised that development in the surrounding area includes a mix of commercial office buildings, single-detached dwellings, institutional uses, multi-unit apartment buildings, and commercial retail uses.

Staff also reviewed the requirements of the Zoning and Development Bylaw related to amendments and rezonings, noting that Section 3.10.3 requires Council to hold a public meeting to receive input from the public and the applicant prior to making a decision and confirmed that Council approved proceeding to public consultation by resolution on March 10, 2026.

Staff advised that, in accordance with the bylaw, notices of the public meeting were circulated on March 18, 2026 to 120 surrounding property owners within 100 metres of the subject property. Notice was also posted on site and published in The Guardian newspaper on March 14 and March 21, 2026.

Staff confirmed that, as of the date of the meeting, eleven written responses had been received, all in support of the rezoning request.

Staff then summarized the Design Review process, noting that the proponents submitted a design package including façade drawings, elevation drawings, and a proposed site plan.

Staff also advised that the Design Reviewer provided generally positive comments and support for the project, while raising concerns regarding stepback variance requests for the fifth, sixth, and seventh storeys along King and Dorchester Streets.

Staff advised that the Design Review Board did not agree with the Design Reviewer's comments related to the stepback variances but did support all other recommendations.

Staff noted that Council approved the design submission on March 2, 2026, subject to the applicant entering into a Development Agreement should the rezoning and variances be approved.

DRAFT UNTIL APPROVED BY COUNCIL

Staff outlined the requested variances applicable to the proposal, including a height variance to permit a seven-storey building, reduced stepbacks above the fourth storey and above the seventh storey on King and Dorchester Streets, a reduced interior yard stepback adjacent to the Bishop's Palace, reduced lot frontage and depth requirements to qualify for bonus height, and an increased maximum floor plate area.

Staff also identified a request for cash-in-lieu of approximately six parking spaces.

Staff advised that the applicant will be required to consolidate the subject parcels into one property to facilitate development of the building and further noted that approval of bonus height under the Zoning and Development Bylaw will be required, and that the applicant has identified a proposed public benefit consisting of a new activated alleyway that would provide space for public art murals, seasonal food vendors, and potential pedestrian access to commercial properties along Queen Street.

Staff advised that the public benefit component of the bonus height application would be deferred to Planning Committee for recommendation if the rezoning is approved.

Staff outlined the next steps in the process, advising that input received from the public meeting and written submissions would be compiled into a staff report for Planning Board consideration on April 7, 2026, and tentatively forwarded to Council for consideration on April 14, 2026.

Staff introduced the project architect and the property owner, noting that both were present at the meeting and available to answer questions, and advised that the architect would provide a brief presentation to Council.

Sable Arc Studios-Robert Haggis Presentation:

Summary:

Robert presented details of the proposed seven-storey mixed-use development. He advised that the project includes approximately 3,000 square feet of commercial space fronting Queen Street, along with residential units on multiple floors and additional commercial uses on the upper levels.

The architect explained that the building form was intentionally designed to maintain compatibility with the existing streetscape. The portion of the building facing Queen Street is similar in height to adjacent buildings, while the structure steps up toward the rear and east side of the site to reach the full seven storeys.

His presentation highlighted two-metre stepbacks along King Street, Dorchester Street, and the side adjacent to St. Dunstan's University. Rooftop deck areas were identified, and an activated alleyway running between the buildings was illustrated as part of the site design.

The architect reviewed the floor layout, noting that the first level contains parking with approximately 20 stalls and ground-floor commercial space facing Queen Street and additional parking is provided on the second level with access from Dorchester Street.

Residential units occupy the mid-levels of the building, while the top floors are dedicated to commercial use.

Elevation drawings were presented to illustrate the proposed appearance of the building and the architect noted that portions of the exterior were reduced in height to better address adjacent properties and that care was taken to ensure the building height does not obstruct views of the Basilica or exceed the ridge height of nearby rooflines.

Various building elevations were shown, including views from King Street, Dorchester Street, and toward the St. Dunstan's University property. Entrances for both the residential and commercial components of the building were identified.

With respect to materials, the architect stated that brick would be used extensively to reflect the character of downtown Charlottetown. Metal panel cladding in grey and light-grey tones, including faux wood accents, was also proposed, with a predominantly glass curtain wall treatment at the uppermost level.

It was explained that the material selections transition from heavier materials at the lower levels to lighter materials toward the top of the building in order to reduce the perceived mass of the structure.

Perspective renderings were shared showing views along Queen Street toward the waterfront, illustrating that the taller portions of the building are largely set back and not prominent from street level. Additional views demonstrated how the building would appear under different lighting conditions.

He also described the concept for the activated alleyway, noting that it is intended to function as a public amenity with space for public art, potential food vendors, and pedestrian connections between Queen, Dorchester, and King Streets. The alleyway was also described as a design feature that would contribute to site safety and activity.

The presentation concluded with images of the building's rear, where a green wall feature is proposed to provide visual interest and break up the brick façade.

Comments:

Steve Dunn addressed Council and advised that he was one of the eleven individuals who submitted written correspondence in support of the application. He stated that he is a downtown property owner with interests on Sydney Street, Water Street, and Queen Street, including the Gahan House property. Mr. Dunn expressed strong support for the proposed development at 68 Queen Street, noting that he has observed downtown development over the past twenty years and believes the project represents a very positive investment for the City. He stated that this type of mixed-use development supports a vibrant and economically resilient downtown. Mr. Dunn commended the architect and development team for a thoughtful design that respects the existing streetscape and indicated that projects of this size and complexity require vision, particularly in the current high-cost construction environment. He encouraged Council to support the requested rezoning and thanked the property owners and development team for advancing the project.

Charles spoke on behalf of Mr. Wilson Joe an owner of a nearby property. Mr. Charles advised that Mr. Joe supports the proposed development and believes it will contribute positively to responsible growth and development in downtown Charlottetown.

Reg McCarville, representing St. Dunstan's Basilica, addressed Council and inquired about the relative height of the proposed building compared to the Basilica steeples, noting that the renderings appeared distorted. In response, the project architect, Mr. Robert Haggis, confirmed that the images were to scale and advised that the proposed building height would be approximately 84 feet and would remain below the ridge height of the Basilica, whose steeples exceed that height.

Andrea Battison addressed Council remotely via Teams and thanked Council for the opportunity to comment. She expressed support for the activation of the alleyway and for incorporating art, culture, and unique commercial spaces, noting that these elements align with objectives of the new Official Plan. Andrea suggested that the Dorchester Street entrance could be more strongly emphasized to draw people into the site and stated that the corner treatment at Queen and Dorchester Streets is generally consistent with the 500-Lot Development Standards.

Ms. Battison also raised several concerns. She stated that she supported the recommendations of the external Design Reviewer regarding reducing upper-level massing and incorporating additional stepbacks at the seventh storey, and expressed concern that these recommendations were not supported by the Design Review Board or Council.

She stated that amending zoning and massing provisions so soon after adoption of the new Official Plan undermines the extensive planning work undertaken for the 500-Lot Area and creates a precedent and identified concerns regarding the appearance and safety of parking garage entrances, the treatment of parking façades, potential impacts on views of church spires, and the extent to which above-grade parking was driving the requested variances. She encouraged Council to explore alternative parking solutions, including off-site, shared, underground, or non-traditional parking arrangements, and cautioned that blank parking façades negatively impact the pedestrian realm.

Mr. Quentin Bevan on behalf of the applicant, thanked Andrea for her comments and noted that several design changes were made as a direct result of her feedback. He stated that the alleyway was originally designed as a dead-end and was revised to provide through-access from Dorchester Street to King Street based on her suggestions.

Robert Haggis, project architect, addressed the concerns raised. He stated that the design team began the project by working within the Zoning and Development Bylaw requirements and that variances were requested only where necessary to maintain project viability. Mr. Haggis advised that the difference between a two-metre and three-metre stepback at the upper floors would have minimal visual impact. He explained that parking garage doors are proposed to be flush with the brick façade and that safety measures, such as cameras and interior monitoring, could be implemented. He also referenced the proposed green wall treatment along the rear elevation as a means of breaking up the façade and animating the space.

During Council discussion, the Deputy Mayor clarified that variances and site-specific planning approvals are reviewed on an individual basis and are not precedent-setting, noting that each

application is evaluated on its own merits. Planning staff further confirmed that a common-law precedent approach is not applied in planning decisions or appeals.

Further discussion clarified that the development would meet approximately 86 percent of the required parking on site, with a request for cash-in-lieu for six spaces. It was also confirmed that residential and commercial uses have separate entrances and circulation, with residential access from King Street and commercial access from Dorchester Street, each served by its own elevator system.

Councillor Tweel and other members of Council spoke in support of the proposal, noting the scale, complexity, and economic significance of the project. Council members acknowledged the current challenges associated with construction costs and stated that the proposed development represents a major investment and long-term benefit to downtown Charlottetown. Council thanked the developer, architect, and staff for their collaboration and engagement throughout the process.

Staff advised that the public comment period would remain open until noon the following day, after which staff would review all submissions and prepare a report for Planning Board consideration. The application is expected to return to Council for final consideration at a regular Council meeting in April.

6. Site-Specific Amendment – 147 Hillsborough Street (PID# 342907)

David Gundrum, RPP, MCIP, Manager of Development Planning

Request: This is a request to amend Appendix C – Approved Site-Specific Exemptions of the City of Charlottetown Zoning and Development Bylaw to allow for a transitional housing facility as an additional permitted use on the subject property that is not otherwise permitted in the Downtown Mixed Use Neighbourhood (DMUN) Zone. The proposed transitional housing facility would have capacity to accommodate eleven (11) individual residents on-site with staff supervision.

Property Information: Downtown Mixed Use Neighbourhood (DMUN) Zone
Staff Presenter: David Gundrum, RPP, MCIP, Manager Planning Development
Applicant: Jason Doyle c/o Prince Edward Island Housing Corporation
Reference: Public Meeting Package

Summary:

Staff said that the final application for the evening's public meeting was a site-specific zoning amendment request for the property located at 147 Hillsborough Street (PID 342907).

Staff explained that the request is for a site-specific amendment to the existing Downtown Mixed-Use Neighbourhood (DMUN) zoning to permit the development of a transitional housing facility within an existing three-storey building. The proposed transitional housing facility would provide accommodation for eleven individuals (eleven beds).

Staff advised that the interior of the existing three-storey structure would be renovated under a future Building Permit to accommodate the proposed use should the site-specific amendment be approved. Staff noted that the application has been submitted by the Prince Edward Island Housing Corporation.

Staff identified the subject property on the air photo displayed and advised that the lot is currently developed with a three-storey residential structure and is located within the DMUN zone. The subject property is a corner lot bounded by Hillsborough Street to the east and Clark Street to the south.

Staff explained that the purpose of the site-specific amendment is to facilitate the renovation and redevelopment of the interior of the existing building to operate as a transitional housing facility with eleven beds and supervisory staff. Staff noted that a transitional housing facility is not a permitted use within the existing DMUN zone.

Staff referenced Section 3.10.3 of the Zoning and Development Bylaw, which requires Council to hold a public meeting to receive the views and opinions of the public and the applicant prior to amending the bylaw or rezoning any parcel of land. Staff further advised that Council approved proceeding to public consultation by resolution on March 10, 2026.

Staff advised that, in accordance with the Zoning and Development Bylaw, notice of the public meeting was circulated on March 18, 2026, to sixty-seven surrounding property owners within 100 metres (328 feet) of the subject property. The notice advised recipients of the public meeting being held on March 26, 2026, and requested comments and feedback regarding the proposed site-specific zoning amendment for 147 Hillsborough Street.

Staff reported that, as of the date of the meeting, one written response had been received in opposition to the proposed site-specific amendment and that this correspondence was circulated to Council in advance of the meeting.

Staff further advised that on-site posting of the property occurred on March 18, 2026, and that public notices were published in The Guardian newspaper on March 14 and March 21, 2026.

Staff outlined the next steps in the process, advising that following the public meeting, staff will prepare a recommendation for consideration by Planning Board on April 7, 2026, followed by consideration of a resolution by Council at its regular meeting scheduled for April 14, 2026.

Staff concluded by advising that representatives of the Prince Edward Island Housing Corporation were in attendance to speak to their application and returned the matter to the Chair for further discussion.

Comments:

Sharon Dalrymple, Charlottetown, addressed Council regarding the proposed site-specific zoning amendment at 147 Hillsborough Street for transitional housing and advised that she and her husband, Mr. Doug, have lived at 218 Kent Street since 1981 and that she has operated the Duchess of Kent Inn for over forty years.

She noted that guest parking for the bed and breakfast is located at 27 Clark Street, less than 30 feet from the rear of the subject property.

She also expressed strong opposition to the rezoning, citing concerns related to personal safety and security for her guests, their vehicles, and her property, as well as increased stress. She raised concerns about the potential increase in people congregating along Clark Street and Hillsborough Street due to the lack of outdoor amenity space at the proposed facility and she described the surrounding area as a diverse mixed-use neighbourhood and stated that approval could negatively impact the safe use of King Square.

She also stated that while she and her husband have supported other nearby developments when concerns were addressed, they do not support this proposal. She expressed concern that approval could jeopardize her livelihood, tourism business reputation, and property value, particularly through negative guest perceptions and social-media commentary and advised that she and her husband are strongly opposed to the rezoning and that a detailed written submission would be provided to Planning Staff.

Mr. Jason Doyle, Prince Edward Island Housing Corporation, responded by acknowledging the concerns raised. He advised that the proposed facility would be operated by a qualified non-profit organization, staffed 24 hours per day, and supported by participation agreements, case management, and programming. He stated that the ultimate objective of the project is to provide safe transitional housing and support individuals experiencing homelessness to move toward more independent living.

Mr. Doyle advised that PEI Housing would issue a request for proposals to select an experienced non-profit operator and that accountability, incident reporting, and safety requirements would be embedded in the operating agreement. He noted that security measures such as exterior cameras and on-site staff monitoring would be considered to address neighbourhood concerns.

The Deputy Mayor asked whether there was any green space on the subject property. Staff confirmed that the site has no existing green space and has historically been fully built out.

It was asked whether programming would be provided on site. Mr. Doyle responded that the non-profit operator would provide both housing management and case-management services and connect residents to additional mental-health, addictions, and social supports as required.

Councillor Ramsay asked why the downtown area was selected for the facility. Mr. Doyle responded that proximity to services, existing ownership of the building, and the transitional nature of the model made the site suitable. He advised that residents typically stay for approximately 12 to 18 months before transitioning to independent housing.

Andrea Battison, Charlottetown, addressed Council remotely via Teams. She acknowledged the need for transitional housing but opposed the proposal, citing concerns about the loss of existing rental units, net housing gain, spot zoning, and consistency with existing zoning policy. Ms. Battison questioned whether tenants had been displaced and asked how transitional housing would be addressed under the future Zoning and Development Bylaw and planning Staff clarified that the application is a site-specific zoning amendment under the current bylaw

and advised that other referenced projects on Weymouth Street and Richmond Street are permanent supportive housing and not transitional housing.

Councillors raised questions regarding security requirements, behavioural expectations, accountability of non-profit operators, and existing transitional-housing models in Charlottetown. Mr. Doyle advised that PEI Housing maintains oversight through formal funding agreements, safety plans, and ongoing monitoring of operators.

Doug Dalrymple addressed Council, reiterating concerns regarding exterior security, long-term accountability, and potential impacts on their tourism business and retirement. He questioned whether PEI Housing was aware of the adjacent bed and breakfast at the time the property was acquired and suggested that the building be used as subsidized housing rather than transitional housing.

Mr. Doyle responded that the building has been vacant for two to three years and requires significant repairs. He stated that the property was not originally acquired for transitional housing but was later identified as a suitable opportunity. He noted that a comparable transitional housing facility operates near a tourism property with limited issues and committed to providing ongoing communication and designated points of contact if the project proceeds.

Councillors McCabe and Tweel commented on the broader need for supportive and transitional housing, acknowledging the concerns raised by residents while emphasizing the importance of addressing homelessness in a structured and accountable manner. Council members stressed the need for consistency, oversight, and continued engagement with neighbouring property owners.

New Business
There was no new business that arose.

7. Adjournment of Public Session
Moved by Councillor MacKinnon and seconded by Councillor Ramsay that the Public Meeting be adjourned. The meeting adjourned at 8:36 PM.

City of Charlottetown Committee Report

Report No:
PLAN-2026-07-APRIL-6C-1
600 North River Road (PID#s 444679 & 600817)

Date:

April 7, 2026

Directed to Council through the following Committee:
Planning Board

Reporting Department:

Planning and Heritage

Other Associated Departments:

Prepared by:

Sonia Kamal, Planner 2

Attachments:

A. Zoning Map
B. Survey Plan
C. Proposed Site Plan
D. Proposed Floor Plans
E. Concept 3D Views

Report Title:

Consolidation of portions of PID# 444679 (two parcels) and PID# 600817 (two parcels), comprising a total of four parcels, to be reconfigured into two separate parcels. The application has been submitted by Trevor Bevan on behalf of Bevan Enterprises Inc.

Report Purpose:

Request to consolidate portions of PID# 444679 (two parcels) and PID# 600817 (two parcels), comprising a total of four parcels in order to construct a 5-storey, 48-unit mixed-use commercial building.

Staff Recommendation:

The Planning & Heritage Department encourages Planning Board to recommend to Council that the consolidation of PID #444679 (two parcels) and PID #600817 (two parcels) on 600 North River Road be approved.

Report Details:

The proposed consolidation application for the properties located at 600 North River Road (PID# 444679 [two parcels] and PID# 600817 [two parcels]) consists of a total of four parcels. The property, owned by Bevan Enterprises Inc., is located within the Shopping Centre Commercial (C-3) Zone. The purpose of the lot consolidation is to enable the construction of a proposed forty-eight (48) unit mixed-use apartment building containing commercial use on the ground floor. Within the (C-3) Zone, an apartment building is permitted by way of the Apartment Residential (R-4A) Zone. Currently, the property is divided into four (4) separate parcels, and the existing building (Action Car and Truck Accessories, formerly KIA car dealership) is situated on both parcels identified as PID# 444679. In addition, the two parcels identified as PID# 600817 are landlocked and do not have frontage on a public road. Consolidation of all four parcels will bring the property into conformance with the frontage requirements of the Zoning and Development Bylaw for the (C-3) Zone.

It is noted that a Major Variance was approved on June 12, 2023 to permit an increase in the maximum building height in the (R-4A) Zone from 15 metres (49.2 feet) to approximately 21.9 metres (72 feet), to allow for the construction of an "L"-shaped six-storey, 91-unit mixed-use apartment building at the time. The approved development included enclosed main-level parking and underground parking and was subject to the submission of a Traffic Impact Study (TIS) and the completion of any required traffic control upgrades to the satisfaction of the Manager of Public Works. The current proposal associated with the lot consolidation differs materially from that intended through the previously approved Major Variance. The revised design proposes an "I"-shaped, five-storey, 48-unit building with a height of approximately 21.9 metres (72 feet) and no underground parking. The proposed height continues to exceed the maximum permitted height of 15 metres (49.2 feet) and therefore a future variance would be needed beyond the lot consolidation currently being considered.

Development Context

The subject property is currently occupied by Action Car and Truck Accessories what was formerly known as the KIA dealership. Immediately to the east (rear) of the subject property are large-format commercial lands forming part of a Power Centre, zoned C-3 (Highway Commercial). These adjacent lands are developed with big-box retail uses, representing an established and intensive commercial use directly abutting the subject site.

To the north the subject property is flanked by M-1 (Light Industrial) parcels and to the south (C-3) and (MUC) that form part of the same North River Road commercial corridor. These adjacent lands are similarly developed with retail and service commercial uses and provide a consistent commercial edge along the street. Directly across North River Road to the west, the abutting lands are developed with a pharmacy and other commercial service uses, reinforcing the commercial character of the roadway frontage opposite the subject property.

LEGISLATIVE REQUIREMENTS:

Section 48.3.4 of the Zoning & Development By-law explains that the Development Officer may give approval for lot consolidations where a dwelling may be constructed in a (R-1) or (R-2) Zone. In light of the fact that the proposed lot consolidation is in the Shopping Centre Commercial (C-3) Zone, the lot consolidation must be approval by Council.

According to Section 3.9.6, if, after two (2) years from the date of a Major Variance approval, no Development Permit and/or Building Permit has been issued, or if a Development and/or Building Permit has been issued but not acted upon (i.e., construction has not commenced), the Major Variance and any related Permit are automatically deemed null and void. As a result, should the applicant wish to proceed with the proposed development involving a building height exceeding 15 metres (49.2 feet), a new Major Variance application would be required.

ANALYSIS:

The consolidation would result an L-shaped lot where building is proposed to be located on the southern portion of the property. The proposed building is 5 storeys in height with surface parking along all sides. This new proposal has not yet been reviewed by the Manager of Public Works but due to the proposed density and the building's proximity along a collector traffic route (i.e., North River Road) which during peak travel times has congestion issues, it is recommended that the new proposal should be approved by Public Works before the Building Permit process.

Housing rental units are in demand, especially in this area of the city where residents do not have to rely on owning an automobile. Many services and amenities are available in the immediate area within walking distance. Public transit is also readily available within this area. During the current housing crisis, it is challenging for residents to find housing.

When considering the consolidation in question, key points from the Official Plan to be considered include:

Section 1.1 - This Official Plan stresses accommodating growth within the city's existing footprint, expanding housing choice, supporting mobility options, and embracing complete communities. With this focus, Charlottetown can continue to remain A Community For All.

Section 2.2 - To grow efficiently by increasing density and housing choice in locations with existing servicing, transportation and public spaces to provide residents with choices in where they live and how they move.

Section 3.1 - It is an objective of the Official Plan that growth management will Balance infill growth in existing neighbourhoods with higher-density development in nodes and along corridors.

Section 3.2 - The land use strategy is designed to prioritize development that supports the Official Plan's vision which includes encouraging greater housing choice, creating walkable, complete communities and making efficient use of city infrastructure (including roads, sewers, transit and more)

Section 3.2.3 - All residents of Charlottetown share common daily needs, including access to food, public transportation, housing, places of employment and recreational amenities. Providing these amenities within reasonable walking distance is a matter of equity, climate change mitigation and liveability.

Medium and larger-scale commercial and institutional destinations provide some of the best opportunities to foster development that supports day-to-day life for most Charlottetown residents. Located primarily on the city's main arterial roads, these linear clusters form corridors of development that are prime opportunities for increasing residential densities and supporting existing commercial uses.

It is an objective of the Official Plan that growth and change along Corridors: Reflect compact forms of housing and urban amenities bringing them closer to each other

Below is a quick summary of the subject application's positive attributes, neutral attributes, and shortcomings:

Positives	Neutral	Shortcomings
▪ Multi-family dwellings shall use existing underground services. ▪ Additional density is located within a commercial area near a bus route.		▪ The building is considerable higher than the maximum allowable height in the zone. ▪ Landscaping requires detailed solutions including but not limited to one tree per 10 metres of road frontage

- The property is located within a walkable neighbourhood near many services and amenities.
- The property has reasonable parking available onsite which fulfills the parking requirement of the Zoning & Development Bylaw.
- Potential traffic impacts on a congested road during peak travel times.

Conclusion:

Staff recognize the current demand for housing within the City and note that the property's location within a commercial centre, along with its proximity to amenities and a transit route, supports the proposed land assembly and lot consolidation. The consolidation meets many of the technical requirements associated with the creation of a complete neighbourhood. The property represents an appropriate location for a multi-unit development in future, and the consolidation of the parcels would bring the currently landlocked properties into compliance with the Zoning and Development Bylaw. It is also noted that the lot consolidation on its own does not grant any form of approval for the concept design as provided by the applicant. Planning staff therefore encourage that Planning Board recommend to Council that the proposed lot consolidation be approved.

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:

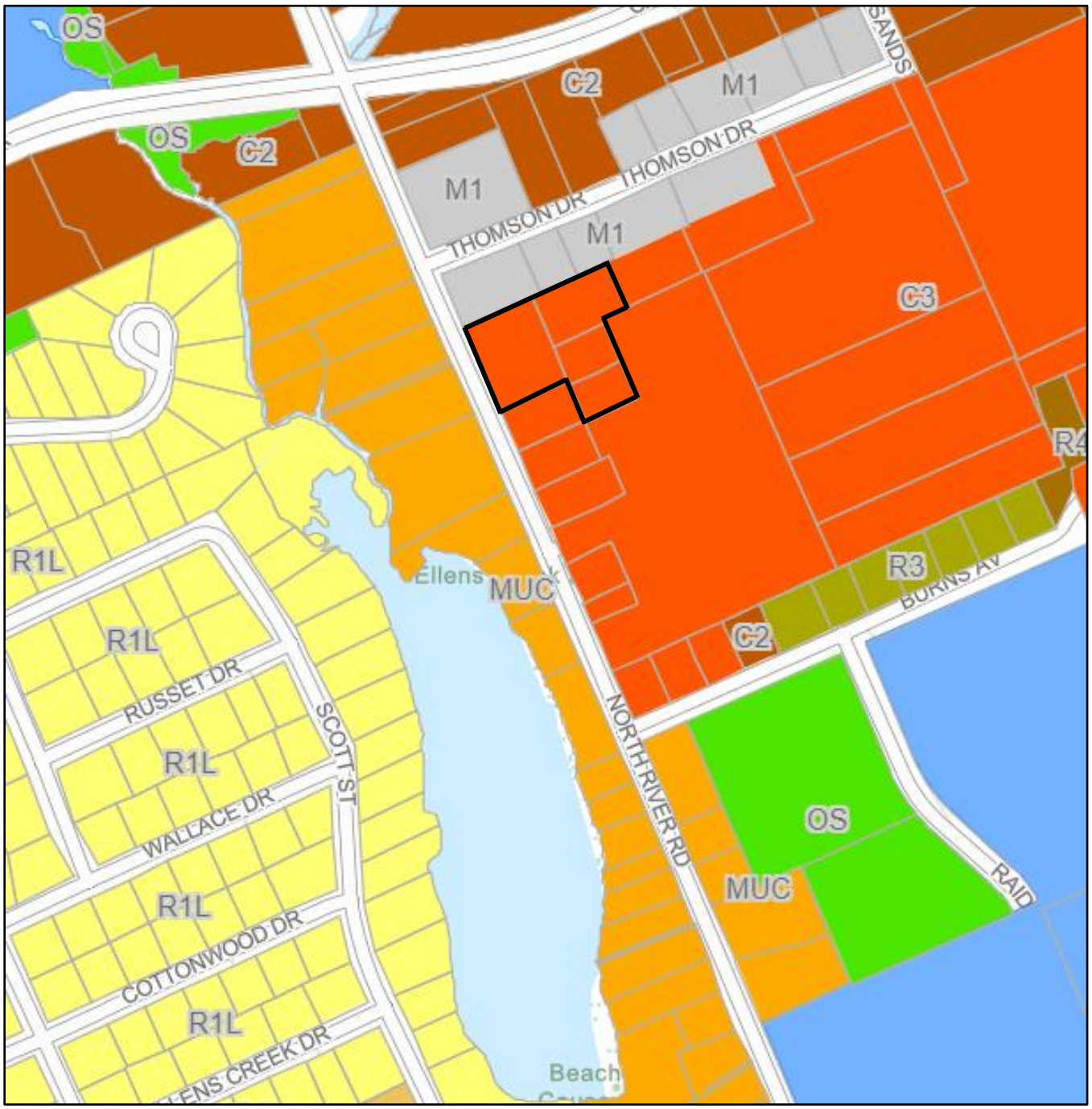
Sonia Kamal, MPlan, B.Arch
Planner 2

Reviewed By:

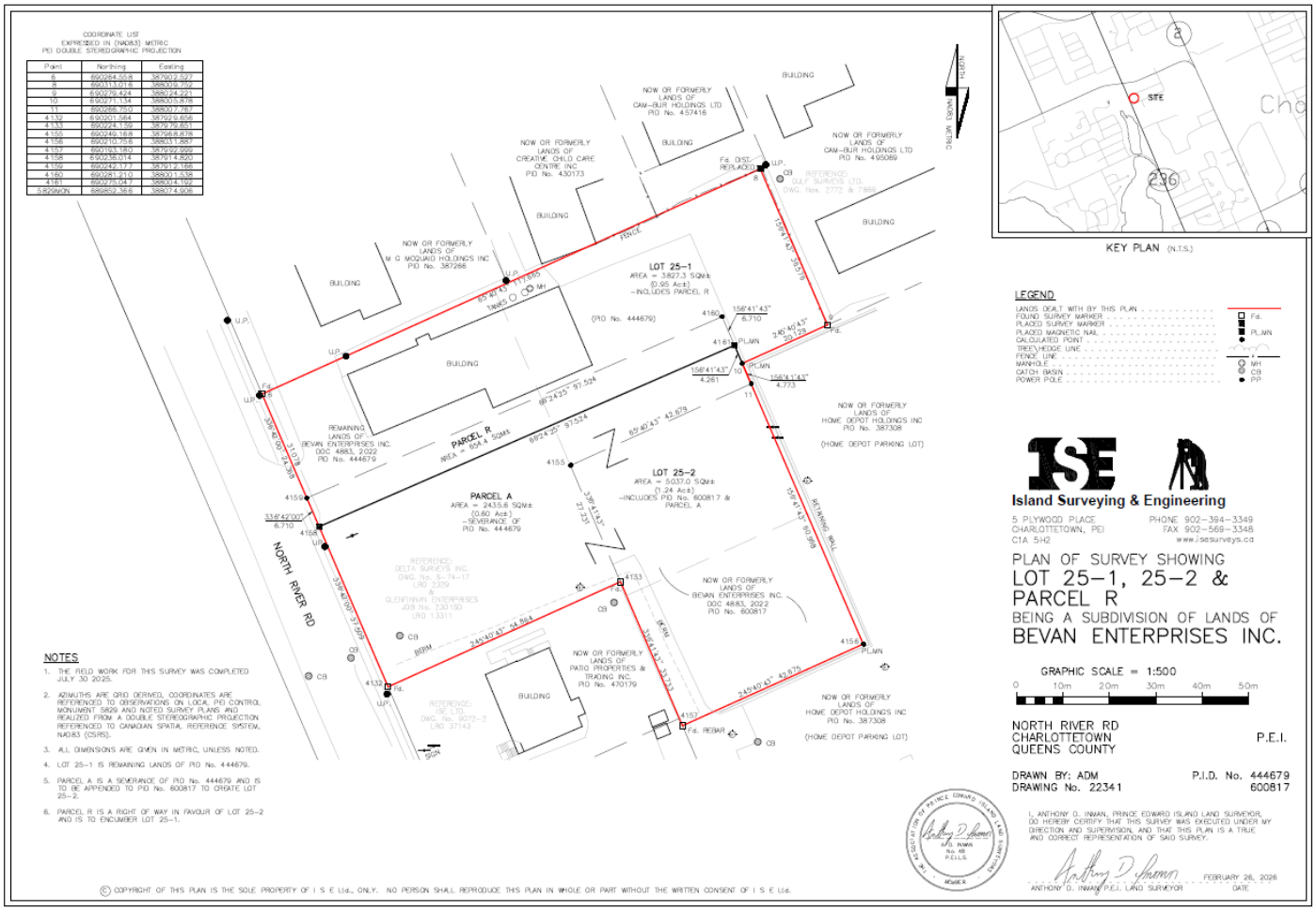
Manager	**Director/CAO**
David Gundrum, RPP, MCIP, 04/02/2026	Michael Ruus, RPP, MCIP, 04/02/2026

Committee Recommendation: (if differing from staff)

Attachment A: Zoning Map



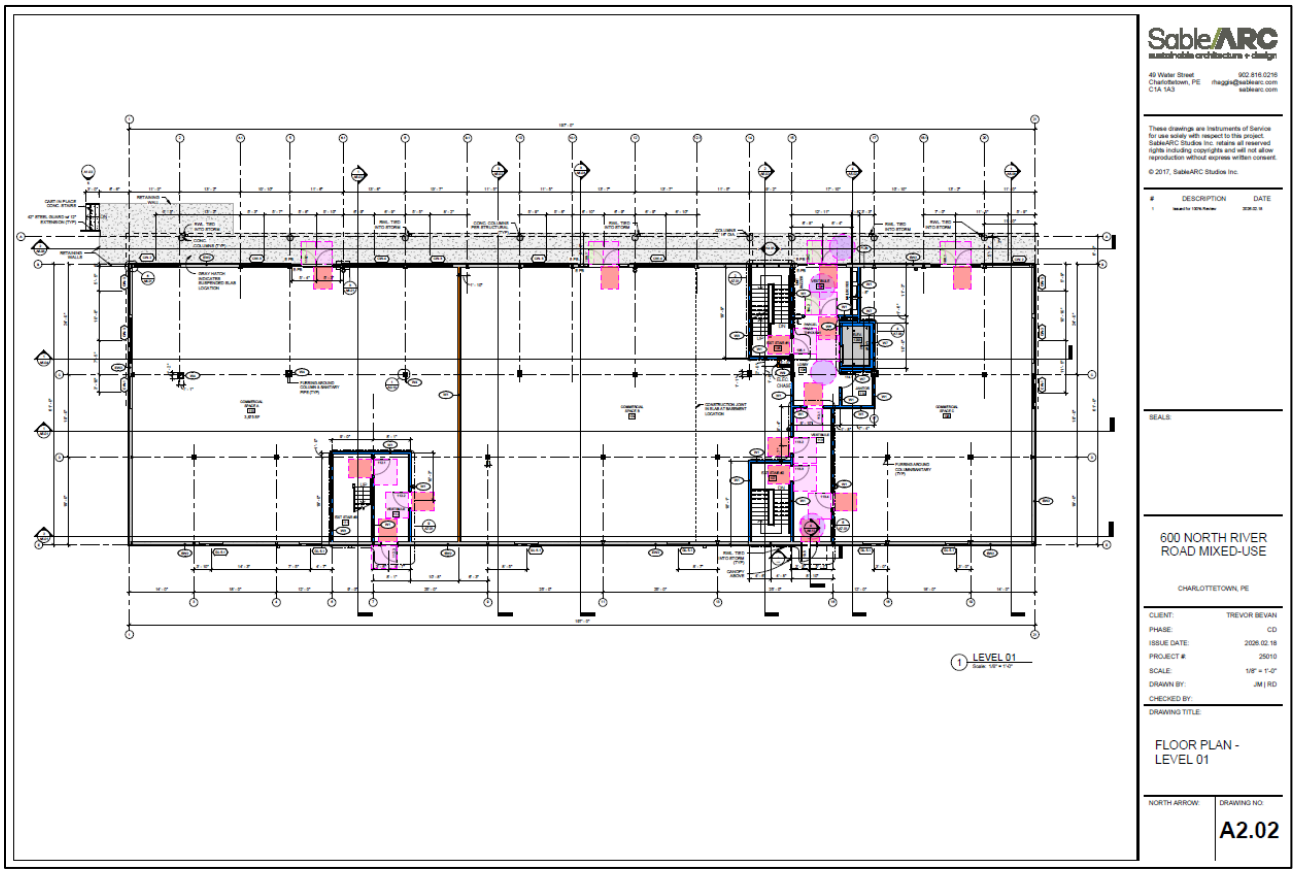
Attachment B: Survey Plan

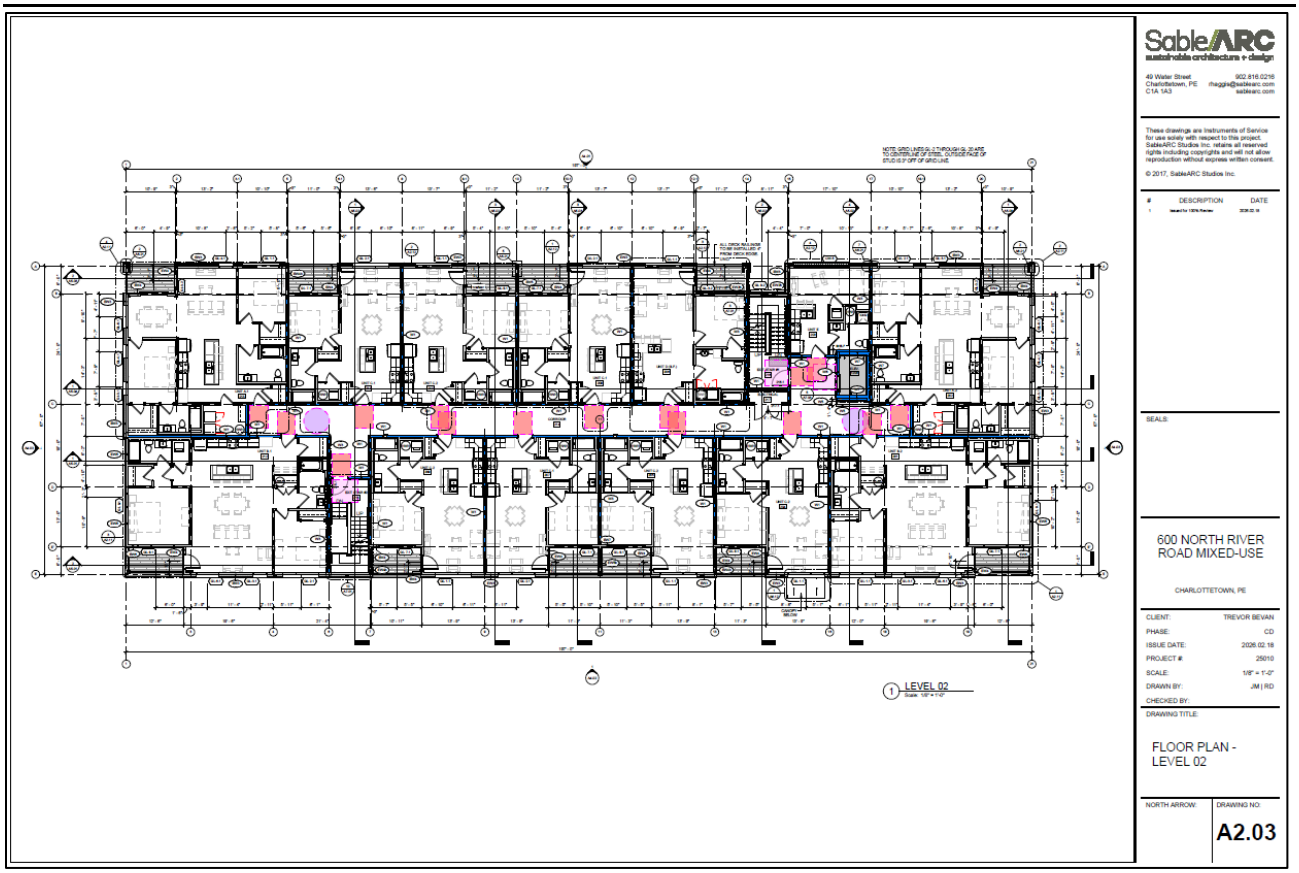


Attachment C: Proposed Site Plan



Attachment D: Proposed Floor Plans





Attachment E: Concept 3D Views






600
600
Sable/ARC
sustainable architecture + design


600
TENANT C
Sable/ARC
sustainable architecture + design