CITY OF CHARLOTTETOWN
SPECIAL MEETING OF COUNCIL
COUNCIL CHAMBERS, CITY HALL, 199 QUEEN STREET
TUESDAY, JUNE 23, 2026 AT 5:00 PM

Meeting Live Stream Available @ www.charlottetown.ca/video
Meeting Package posted to the City's website by 9:00 am Tuesday, June 23rd

- ❖ Land Acknowledgement

1) Call to Order

2) Declarations of Conflict of Interest

3) Approval of Agenda

4) Discussion Item:

   a) Zoning and Development Bylaw Update – What We Heard Report Phase II

5) Adjournment

PLANNING AND HERITAGE
REPORT TO COUNCIL

SPECIAL MEETING OF COUNCIL

June 23, 2026

The Planning & Heritage Committee met on June 2 and June 11, 2026. Excerpts from those meeting minutes (re: What We Heard Report – Phase 2, Zoning & Development Bylaw) and report are included in your package.

Reports attached:

- Staff Report
- Consultant's Presentation
- Draft Zoning & Development Bylaw

Respectfully submitted,

Deputy Mayor Alanna Jankov, *Chair*

PLANNING & HERITAGE: COMMITTEE MINUTES
TUESDAY, JUNE 2, 2026, 3:30 PM
PARKDALE ROOM 2ND FLOOR, CITY HALL, 199 QUEEN STREET
Live streaming at www.charlottetown.ca/video

Present:	**Deputy Mayor Alanna Jankov, Chair** **Mayor Philip Brown**	**Councillor Julie McCabe** **Councillor Norman Beck**
Also:	**Brad MacConnell, CAO** **Michael Ruus, Director, Int. Growth** **Donna Miller-Ayton, Mgr, Policy & Heritage*attended virtually** **Natalie Munn, HO** **Bradley Vince, PII, HO**	**Jason Doucette, IO/AA*** **Minute taker* **Jacob Ritchie, Fathom Studios**

Regrets:

1. **Call to Order**
   Chair Jankov called the meeting to order at 3:35 PM.

2. **Declaration of Conflicts**
   Chair Jankov asked if there were any conflicts; there were none.

3. **Approval of Agenda**
   Moved by Councillor McCabe and seconded by Councillor Beck that the agenda for Tuesday, June 2, be approved.

   CARRIED
   (3-0)

4. **Adoption of Minutes**
   Moved by Councillor Beck and seconded by Councillor McCabe that the minutes of the last meeting held on Tuesday, May 5, as circulated, be approved.

   CARRIED
   (3-0)

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6. Report:

a) What We Heard Report Phase 2 – Zoning & Development Bylaw

Summary:

- Brad Vince, Planner II, HO gave a brief summary of the presentation brought by Jacob Ritchie from Fathom Studios.
    - To Provide Planning and Heritage Committee with an update on what was heard during the Spring 2026 comprehensive engagement.
    - Summarizes public and stakeholder feedback on the draft zoning and development bylaw.
    - Intended to inform City Council of issues raised, themes that emerged, and actions underway in response.

Spring 2026 Engagement Sessions

- Pop-up Awareness Events:
    - Royalty Crossing Mall
    - Founders Food Hall and Markets
    - Confederation Court Mall
- Public Open Houses:
    - Confederation Centre of the Arts
    - West Royalty Community Center
    - Hillsborough Park Community Center
- Post-Engagement Process:
    - City staff and consultants compiled all feedback for review.
    - Appropriate alterations were completed to the draft zoning and development bylaw.
    - Draft is currently being reviewed internally by city departments.
    - Will be presented to Council following internal review.

Jacob Ritchie Presentation:

- Presentation Introduction – Jacob Ritchie
    - Jacob Ritchie presented the 'What We Heard' report findings, outlining extensive engagement with the community, Council, and staff. He emphasized that the process was designed to both inform the public and gather meaningful input to refine the zoning and development bylaw.

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- Presentation Overview
  - The presentation reviewed public and stakeholder feedback, reiterated the purpose of the bylaw, described engagement methods, and summarized key findings. Ritchie also outlined next steps, emphasizing the importance of clear communication as the bylaw progresses to adoption.
- Housing Density and Four Units As-of-Right, as appropriate
  - Housing density and the proposal to allow up to four units as-of-right in residential areas were central topics. There was general support when regulations were clearly explained, though some residents remained opposed to increased density in established neighbourhoods.

Question: When can the public formally comment during the adoption process?
Response: Opportunities will occur during legislated stages, including Planning Board review and the public meeting of Council, where residents can provide direct input before final adoption.

- Accessory Dwelling Units (ADUs)
  - Feedback highlighted concerns regarding minimum lot sizes excluding smaller properties, as well as technical drafting errors. Adjustments were made to allow heritage carriage houses to be considered as ADUs and to align regulations with short-term rental controls.
- Parking and Transportation
  - The draft proposes reduced or eliminated parking minimums, particularly in the downtown core, with reduced ratios in growth corridors. This reflects a shift toward market-driven parking supply to improve development feasibility and affordability.

Question: Could buildings be constructed with zero parking and still be viable?
Response: Yes, particularly in the downtown core where requirements would be removed; however, developers are expected to provide sufficient parking based on market demand, as units would be difficult to rent without addressing parking needs.
Question: How do these parking standards compare to other cities?
Response: Comparable cities such as Moncton and Halifax have reduced or eliminated parking requirements in appropriate areas, demonstrating that market-based approaches can function effectively.
Question: Will cash-in-lieu parking requirements be eliminated downtown?
Response: Yes, in areas where no parking minimum is required, cash-in-lieu provisions would not be necessary, although they may still exist elsewhere in the bylaw.

- Environmental and Waterfront Regulations
  - Flood mitigation measures require residential uses to be located above a minimum elevation of 3.67 metres. Lower levels may be used for commercial or other non-residential purposes. Building height limits remain unchanged.

Question: Does the elevation requirement increase building height or number of storeys?
Response: No, the total permitted height remains the same; the requirement only affects where residential uses can begin within the structure.

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Question: What is CGVD28?
Response: It is a Canadian geodetic vertical datum used as a standard reference for elevation, ensuring consistent measurement of height relative to sea level and should be updated to CGVD2013.

- Next Steps and Timeline
  - The revised draft will be finalized and presented to Committee of the Whole in June, followed by Planning Board review in the summer and a public meeting in September and Council adoption in October. Council expressed concern regarding the ambitious timeline and the need to adequately address public input before the next election.

Question: Is the timeline realistic given the level of feedback?
Response: Staff acknowledged the timeline is ambitious but emphasized the importance of progressing the work within the current Council term, noting that further revisions can still occur during the legislative process.

Committee did not consider the Euston Street Irving Redevelopment Project Update, Housing Accelerator Fund (HAF) Update, and Stormwater Management agenda items. The Committee agreed that these items would be brought forward for consideration at a future Planning & Heritage Committee meeting.

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7. Introduction of New Business

No new items were brought up for discussion.

8. Adjournment of Public Session

Moved by Mayor Brown and seconded by Councillor Beck that the meeting be adjourned. The meeting was adjourned at 4:35 PM.

CARRIED
(3-0)

_____
Deputy Mayor Alanna Jankov, Chair

PLANNING & HERITAGE: COMMITTEE MINUTES
THURSDAY, JUNE 11, 2026, 4:00 PM
PARKDALE ROOM 2ND FLOOR, CITY HALL, 199 QUEEN STREET
Live streaming at www.charlottetown.ca/video

Present:	**Deputy Mayor Alanna Jankov, Chair** **Mayor Philip Brown**	**Councillor Julie McCabe**
Also:	**Michael Ruus, Director, Int. Growth** **Donna Miller-Ayton, Mgr, Policy & Heritage** **David Gundrum, Mgr, Devt Planning** **Natalie Munn, HO** **Bradley Vince, PII, HO**	**Jason Doucette, IO/AA*** **Minute taker* **Jacob Ritchie, Fathom Studios*** **Attended virtually*
Regrets:	**Councillor Norman Beck** **Brad MacConnell, CAO**	

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1. **Call to Order**
   Chair Jankov called the meeting to order at 4:13 PM.

2. **Declaration of Conflicts**
   Chair Jankov asked if there were any conflicts; there were none.

3. **Approval of Agenda**
   Moved by Councillor McCabe and seconded by Mayor Brown, that the agenda for Tuesday, June 11, 2026, amended as follows: that the order of the Agenda be changed: Item A (What We Heard Report) moved to last position to accommodate Jacob Ritchie from Fathom Studios attending virtually; remaining items reordered accordingly, be approved.

   CARRIED
   (3-0)

4. **Adoption of Minutes**
   Moved by Mayor Philip Brown and seconded by Councillor Julie McCabe, that the minutes of the last meeting held on Tuesday, June 2, 2026 as circulated, be approved.

   CARRIED
   (3-0)

5. **Business arising from Minutes**
   No business arose from the minutes.

6. **Reports:**

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d. What We Heard Report – Phase 2, Zoning & Development Bylaw (Jacob Ritchie, Fathom Studios – Attending Virtually)

Summary:

- Jacob Ritchie, Fathom Studios, presented the final portion of the What We Heard Phase 2 report, picking up from next steps discussed at the June 2, 2026 meeting.
- Jacob Ritchie, Fathom Studios, presented the final portion of the report, continuing from the status/next steps slide discussed at the June 2, 2026 meeting.
- Since June 2, the consultant team has been finalizing updates to the Zoning and Development Bylaw, incorporating ongoing comments from staff and community members.
- Updated Timeline:
    - June 23, 2026 — Committee of the Whole presentation of the updated draft bylaw, with a presentation covering both what was heard and how the draft has responded.
    - July or August 2026 — Planning Board review (either month is acceptable; the public meeting of Council cannot occur during summer months).
    - September 2026 — Public meeting of Council, following sufficient notice in the newspaper and other public channels.
    - October 2026 — Council resolution and First and Second Reading, if Council so wills.
    - Staff recommendation: that the Committee receive this report for information purposes.

Discussion:

- **Feasibility of the schedule:** Committee asked whether the proposed schedule is realistic given the volume of public feedback received. The schedule reflects two rounds of public engagement already completed — pop-up events, public open houses, surveys, and direct meetings with consultants, developers, and stakeholders. The June 23, July/August, and September dates allow sufficient time for legislated notice periods ahead of the public meeting of Council.

- **Visual communication of impact:** Committee asked whether the consultant could provide something visual to help residents understand how many properties are actually affected by the proposed 4-unit as-of-right provision, given public concern that the change is more radical than it is. Fathom Studios will prepare a colour-coded GIS map of all residentially zoned properties in Charlottetown for the June 23 meeting, showing which lots could accommodate two, three, or four units under the proposed bylaw based on lot size. The map will carry a caveat that it is for information purposes only — not a lot-by-lot confirmation of zoning rights or a schedule to the bylaw — since site-specific features (e.g., retaining walls, trees) affecting parking capacity are not visible in city-wide GIS data.

- **Comparison to other jurisdictions:** Committee raised whether Charlottetown's approach is comparable to other jurisdictions, such as Toronto, which has faced criticism for excluding certain wards from as-of-right density provisions. Jacob Ritchie noted he was aware of media coverage on

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Toronto's ward exemptions but did not have exact figures on hand; this will be checked further, though the comparison is not directly applicable to Charlottetown's draft, which applies uniformly city-wide.

- **Short-term rentals and accessory units:** Committee asked whether a homeowner could use a unit as a short-term rental (STR) if they have an accessory dwelling unit, or if they leave their principal residence (e.g., to go to a cottage) during the rental period. Under the current STR licensing bylaw, an owner must be present in their principal residence while operating an STR. If a property has more than one unit (e.g., an accessory dwelling unit), it no longer qualifies as a single principal residence for STR purposes, and STR licensing is not available. This may be a useful point to highlight publicly, since some residents remain concerned about STR proliferation.

- **Old vs. new bylaw comparison**: Committee requested that the June 23 presentation include a side-by-side comparison of what has changed from the existing bylaw versus what remains the same, including items like the loss of the reconsideration process and stricter staff-level variance approvals. Fathom Studios confirmed it will prepare a narrative comparison between the existing and proposed bylaws for the June 23 presentation, highlighting both removed provisions (such as reconsideration rights) and stricter elements (such as quantitative variance limits now assessed at the staff level), alongside improvements and existing baseline rights that are being retained or clarified.

Recommendation:

That the Committee receive this report for information purposes, and that staff and the consultant proceed with preparations for the June 23, 2026 Committee of the Whole presentation of the updated Zoning and Development Bylaw draft, including the proposed comparison map and narrative.

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8. Adjournment of Public Session

Moved by Mayor Brown and seconded by Councillor McCabe, that the meeting be adjourned. The meeting was adjourned at 5:19 PM.

CARRIED
(3-0)

Deputy Mayor Alanna Jankov, Chair

City of Charlottetown Committee Report

Report No: PH-2026-06-06

Date: June 11, 2026

Directed to Council through the following Committee:
Planning and Heritage Committee

Reporting Department:
Planning and Heritage Department

Other Associated Departments:
None

Prepared by:
Brad Vince, Planner II & Heritage Officer

Attachments:
A) What We Heard Report Phase II

Report Title:
Zoning and Development Bylaw Update – What We Heard Report Phase II

Report Purpose:
Provide planning and heritage committee with an update on what we heard during the Spring 2026 comprehensive engagement for the Zoning and Development Bylaw update.

Staff Recommendation:
That the Planning and Heritage Committee and Council accept this report and attachment for information purposes as a summary of the feedback received during the Spring 2026 public engagement sessions on the draft Zoning and Development Bylaw.

Report Details:

This report summarizes the public and stakeholder feedback received during the Spring 2026 engagement process for the City of Charlottetown's draft Zoning and Development Bylaw. It is intended to inform City Council of the issues raised, the themes that emerged, and the actions underway in response.

The Spring 2026 engagement sessions included pop-up awareness events, as outlined below:

- Royalty Crossing Mall, 670 University Avenue - Thursday, April 16, 2026 (4:00 – 6:00 pm)
- Founders Food Hall & Market, 6 Prince Street - Saturday, April 18, 2026 (5:00 – 7:00 pm)
- Confederation Court Mall, 134 Kent Street - Monday, April 20, 2026 (12:00 – 1:00 pm)

Report Details Cont'd:

There were also Public Open Houses, which included:

- Confederation Centre of the Arts, 145 Richmond St. - Wednesday, April 22, 2026 (5:30 – 8:00 pm)
- West Royalty Community Centre, 1 Kirkdale Rd. - Thursday, April 23, 2026 (6:00 – 8:30 pm)
- Hillsborough Park Community Centre, 199 Patterson Dr. - Thursday, May 21, 2026 (5:30 – 8:00 pm)

Following the spring engagement sessions City Staff and Consultants compiled all the feedback for review and completed the appropriate alterations to the Draft Zoning and Development Bylaw. The Draft is now being reviewed internally by city departments before being presented to Council.

Analysis and Conclusion:

One of our consultants, Jacob Ritchie, has joined us today to present the findings of the What We Heard Report.

Council or Committee History:
Special Meeting of Council – March 4, 2026

Financial Implications:
None.

Public Engagement and Communication:
In preparation for these events a social media campaign was launched, PSAs were issued, and radio and newspaper ads were published to inform residents of the Public Open House sessions.

Legislative Authority:
Planning Act
Municipal Government Act

Strategic Alignment:
Community-Building and Placemaking
Governance and Civic Engagement
Inclusive Economic Growth
Infrastructure and the Environment

Reviewed By:	
Manager Original document signed by Donna Miller-Ayton	**Director** Original document signed by Michael Ruus

Committee Recommendation: (if differing from staff)



CHARLOTTETOWN

ZONING AND DEVELOPMENT BYLAW REVIEW
PHASE 2 WHAT WE HEARD REPORT

MAY 26, 2026

Fathom

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1.0 PURPOSE OF THIS REPORT

This report summarizes the public and stakeholder feedback received during the Spring 2026 engagement process for the City of Charlottetown's draft Zoning and Development Bylaw (ZDBL). It is intended to inform City Council of the issues raised, the themes that emerged, and the actions underway in response.

More than 100 submissions were logged, drawing from individual residents, professional planners and engineers, city departments, environmental advocacy organizations, and online survey respondents. All issues raised have been reviewed, with many addressed and others currently under active review.

2.0 ENGAGEMENT OVERVIEW

The Zoning and Development Bylaw review has been an ongoing, multi-round public engagement process. The feedback summarized in this report was gathered primarily during the Spring 2026 round, which followed earlier rounds of community outreach in 2025.

2.1 EARLIER ENGAGEMENT IN 2025

Prior to the Spring 2026 engagement, two rounds of public consultation were held in 2025 to introduce the bylaw review process and gather early input on land-use priorities.

- Public Open House - Charlottetown Library Learning Centre, April 7, 2025: An introductory session presenting the scope of the bylaw review and inviting early feedback from the community.
- Public Open House - Simmons Sports Centre, May 14, 2025: A second session reaching residents in the south end of the city, focused on the draft framework and zoning structure.
- Public Open House - West Royalty Community Centre, May 15, 2025: A third session serving the West Royalty and suburban growth areas, where growth corridor and residential density questions were prominent.
- Pop-Up Session - Founders Food Hall & Market, February 21, 2026 (11:00 am – 2:00 pm): An early pop-up coinciding with the draft bylaw release, reaching residents in the downtown core.

These earlier sessions helped shape the draft bylaw that was released for public review ahead of the Spring 2026 engagement. Themes identified in 2025, including housing supply, ADU accessibility, and environmental protection, carried forward and deepened in the Spring 2026 round.

2.2 SPRING 2026 ENGAGEMENT

The Spring 2026 engagement was the most intensive round of the process, coinciding with the release of the full draft ZDBL. It included both pop-up awareness events and formal public open houses, as well as written submissions, an online survey, and internal staff review sessions.

Pop-Up Awareness Events

Three Spring pop-up events were held at high-traffic locations across the city to raise awareness of the draft bylaw and encourage residents to attend the open houses and submit feedback:

- Royalty Crossing Mall, 670 University Avenue - Thursday, April 16, 2026 (4:00 – 6:00 pm): Reached residents in the University Avenue and suburban west corridors.
- Founders Food Hall & Market, 6 Prince Street - Saturday, April 18, 2026 (5:00 – 7:00 pm): A second downtown pop-up in advance of the formal open houses.
- Confederation Court Mall, 134 Kent Street - Monday, April 20, 2026 (12:00 – 1:00 pm): A midday session targeting downtown workers and shoppers in the lead-up to the open house week.

Public Open Houses

Three formal public open houses were held over a four-week period, each serving different areas of the city:

- Confederation Centre of the Arts, 145 Richmond St. - Wednesday, April 22, 2026 (5:30 – 8:00 pm): Held in the downtown core, this session drew a strong response from heritage property owners, planning professionals, and residents with an interest in the 500 Lot Area and downtown zoning provisions.
- West Royalty Community Centre, 1 Kirkdale Rd. - Thursday, April 23, 2026 (6:00 – 8:30 pm): Serving West Royalty and surrounding suburban neighbourhoods, this session generated significant discussion around growth corridor zoning, residential density, and the Eastern Gateway Zone.
- Hillsborough Park Community Centre, 199 Patterson Dr. - Thursday, May 21, 2026 (5:30 – 8:00 pm): The final open house reached residents in the east end of the city, where mapping

corrections and neighbourhood zone questions were prominent topics.

Additional Submission Channels

Beyond the in-person events, feedback was received through:

- Written submissions from residents, planning professionals, engineers, and neighbouring municipalities
- An online survey open throughout the engagement period
- Focused stakeholder sessions with agencies and developers from downtown and suburban areas of the City
- Submissions from all relevant City of Charlottetown departments (including the GIS Department, Development Officers, the Department of Economics, Culture and Tourism, and the Environment and Sustainability teams)
- Internal Planning & Heritage staff review sessions identifying technical and drafting corrections

In total, 100+ submissions were logged across all channels. Submissions ranged from brief notes of support to detailed multi-section technical analyses. The submissions reflected a broad range of perspectives, from long-time property owners on West Street to the Charlottetown Area Watershed Association and T3 transit operators. This reflects the broad community interest in this bylaw update.

2.3 STAKEHOLDER CONSULTATIONS

As mentioned as part of the engagement process, planning staff and the consulting team conducted a series of targeted meetings with key stakeholders, including active developers, infrastructure providers, and provincial and municipal agencies. These conversations provided on-the-ground perspectives on how the draft bylaw will function in practice and surfaced issues not always visible through open public channels.

Developer and Builder Consultations

Meetings were held with several local developers and builders actively working in the Charlottetown market. Across these conversations, a consistent set of themes emerged:

- Zoning precision and density permissions: Developers broadly supported four units as-of-right on larger lots and welcomed mid-rise permissions of up to six storeys where feasible along commercial corridors. There was a strong emphasis on precise zoning language to close loopholes, prevent unintended uses, and limit abuse of variance. The shift from CDA to Urban Expansion (UE) zoning was welcomed for removing restrictive unit count limits and enabling more flexible secondary planning.
- Building economics and construction methods: Wood panelized construction with concrete overpour is the dominant method for mid-rise buildings in the local market. Mass timber and concrete construction were identified as cost-prohibitive without government support. Stepback and street wall height requirements need to accommodate the constraints of panelized construction.
- Commercial requirements: Creating opportunity for new commercial uses near neighbourhoods is supported, but blanket mandatory ground-floor commercial space in mixed-use buildings was flagged as a risk to project feasibility.
- Approval certainty and process transparency: Developers were consistent and emphatic on the point that clear, predictable approval timelines are essential to retaining investment in Charlottetown. Broad appeal rights, interference in as-of-right approvals, and inter-departmental inconsistencies were identified as key sources of uncertainty. The absence of an online permitting portal was a recurring frustration; permit tracking currently requires phone calls and inspection scheduling is unpredictable.

» Parking and site design: The current 40% front yard impervious surface limit was flagged as too restrictive for stacked townhouse configurations, where tenant demand typically requires two parking spaces per unit. Pervious pavers were identified as a potential compliant solution.

Infrastructure and Transit Consultations

Meetings with the City's transit operator highlighted infrastructure and service considerations relevant to the bylaw:

» Transit route alignment and density: A meeting with the transit operator focused on the relationship between the draft zoning map and existing bus route coverage. Several zoning map corrections in areas relevant to transit corridors were identified and have been completed. There was clear alignment that concentrating residential density along served corridors, in addition to intensifying growth nodes, is the most effective way to support transit viability over time.

Provincial and Agency Consultations

A series of meetings was held with provincial and regional agencies. These conversations were consistent in focus and tone, centering on two broad areas:

» Provincial interests and planning legislation: Agencies emphasized the importance of ensuring the draft bylaw aligns with the provincial Planning Act and the 18 provincial interests embedded within it. Conservation design standards, environmental impact assessment requirements, and floodplain regulations were identified as areas requiring explicit bylaw provisions. The Province confirmed its role in providing ecological feature data layers for use in bylaw schedules and appendices.

» Growth targets and housing supply: There was strong shared recognition across agencies that Charlottetown's population growth trajectory requires a bylaw that actively enables housing supply. Agencies expressed support for the overall direction of the draft while flagging the need for infrastructure coordination, particularly water, sewer, and health facility capacity. Several agencies indicated interest in ongoing coordination as the bylaw moves toward adoption.

3.0 SUMMARY OF THEMES

The feedback clustered into seven primary theme areas. The table below provides an at-a-glance overview of each theme, the volume of submissions touching on it, and the current response status.

Theme	Submissions	Response Status
Housing Density & Four-Units As-of-Right	18+	**Addressed** - four-unit permissions confirmed; minor wording refinements in progress
Accessory Dwelling Units (ADUs)	14+	**Addressed** - lot size, numbering errors, and carriage house provisions resolved
Conservation Zones	12+	**Addressed** - conservation zones removed and to be applied as an overlay rather than zone
Parking Reform & Transportation	8+	**Addressed** - parking minimums reduced, density aligned with transit corridors
Environmental Protection & Stormwater	11+	**In progress** - flood GIS data to be added as schedule; setback and stormwater language under review
Zoning Map Corrections	7+	**In progress** - specific PID corrections and mapping errors are being updated
Definitions, Drafting & Technical Corrections	11+	**Addressed** - numbering errors, outdated legislation references, and definition updates resolved

4.0 WHAT WE HEARD: THEME BY THEME

4.1 HOUSING DENSITY & FOUR-UNITS AS-OF-RIGHT

This was the most visible theme in the engagement, generating a range of perspectives from strong support to outright opposition. The majority of respondents, including advocacy organizations, planning professionals, and online survey participants, support increased density as a necessary response to Charlottetown's housing needs.

Key points raised:

- Strong support for four units as-of-right citywide, with calls to remove the qualifier "as appropriate"
- Concerns that density near post-secondary institutions (UPEI, Holland College) falls short of Housing Accelerator Fund commitments, and requests allowing at least 4-storeys
- Some respondents opposed four-unit infill in residential neighbourhoods that have existed with minimal additional density or renting of units on single-family home sites, citing concerns about neighbourhood character

4.2 ACCESSORY DWELLING UNITS (ADUS)

ADUs attracted significant attention, both in support and with detailed technical concerns. Respondents broadly welcomed the expansion of ADU permissions but raised several specific implementation issues.

Key points raised:

- Multiple respondents argued the 500 m^2 minimum lot size requirement is arbitrary and excludes many downtown properties that could otherwise accommodate a small ADU

- Cross-references to ADU sections (4.5, 4.6, 4.7) contained numbering errors that appeared throughout the bylaw
- A request to allow carriage house restoration on designated heritage properties as a permitted detached ADU in any zone
- Concerns that ADU permissions could be used for short-term rentals, undermining their housing intent

4.3 CONSERVATION ZONES

The proposed Conservation Zone was broadly supported in principle but drew substantial criticism regarding its implementation. Concerns came from property owners, environmental organizations, a professional land surveyor, and the Watershed Alliance.

Key points raised:

- Zone boundaries were not defined by coordinates or metes-and-bounds descriptions, creating legal uncertainty for property owners and enforcement challenges for the City
- Specific properties appeared to be incorrectly zoned as Conservation (or incorrectly excluded), with no clear public rationale
- The prohibition on rezoning within Conservation Zones, combined with poorly defined boundaries, was seen as a potential “vested rights” legal risk
- A conflict was identified between Section 4.1 (uses permitted in all zones) and the intent of the Conservation Zone, the current drafting could allow roads and parking lots in conservation areas
- Respondents called for clearer criteria governing when and how conservation controls would apply

4.4 PARKING REFORM & TRANSPORTATION

Parking was a consistent thread through many submissions, with strong support for reducing minimum requirements and linking parking policy to transit and active transportation.

Key points raised:

- Support for waiving parking minimums for affordable housing within 400 m of a bus stop, with some calls to extend the waiver to all residential units near transit
- Calls to eliminate parking minimums entirely in the downtown core and growth areas
- Recognition that parking reform must be paired with improved transit and cycling infrastructure to be effective

4.5 ENVIRONMENTAL PROTECTION & STORMWATER

Environmental submissions were among the most technically detailed in the engagement, led by the Charlottetown Area Watershed Association and supported by the City's GIS department and multiple online respondents.

Key points raised:

- The waterfront minimum building elevation (3.67 m CGVD28) applies only to the Waterfront Zone, not all low-lying areas vulnerable to storm surge, flagged as a significant gap given Charlottetown's flooding history
- The elevation reference should be updated from CGVD28 to CGVD2013
- Watercourse and wetland setbacks are considered too small relative to other PEI municipalities (e.g., Stratford's 60 m Environmental Reserve Zone)
- Stormwater policy should prioritize swales, ditches, and holding ponds over direct pipe discharge into waterways
- Section 7.11.2, which prohibits the City from accepting wetlands and buffers as parkland dedication, is seen as contrary to the City's own Climate Action Plan and Integrated Community Sustainability Plan

4.6 ZONING MAP CORRECTIONS

A number of specific mapping errors were identified through the engagement, including incorrectly zoned parcels, mislabelled areas, and legacy subdivision plans not yet reflected in the draft map.

Key points raised:

- Lands currently zoned Institutional should remain Institutional; the draft map showing RN and Conservation on some areas was identified as inconsistent with the Future Land Use Map
- Several properties having approved subdivision or concept plans that are not yet reflected in proposed zoning
- The Eastern Gateway Zone boundary raised concerns about leaving existing single-family properties in a zoning limbo that restricts additions and accessory suites.
- Growth Corridor Zone was requested to be extended to include the Killorn family property (PID 191718) on St. Peters Road, where land has been donated to the City

Response: The PID-specific corrections are being made. The Growth Corridor extension to include the Killorn lands is considered reasonable given the donation context. The Eastern Gateway Zone is being removed and zoning was applied to the lands based on the Eastern Gateway Land Use Master Plan. Internal detailed mapping comments are being worked through systematically.

4.7 DEFINITIONS, DRAFTING & TECHNICAL CORRECTIONS

Staff review sessions and several external submissions identified a number of drafting errors, outdated references, and definition gaps that require correction before adoption.

Key points raised:

- The Dwelling, Multi-Unit definition needs to be updated to include four units, and cross-references to

"apartment dwelling" (a removed definition) need to be replaced throughout

- The Child Care Facilities Act referenced in section 4.10 was repealed in 2010 and should be replaced with the Early Learning and Child Care Act
- The Lounge definition incorrectly references a control act from another jurisdiction
- Solar Collectors should be removed from Table 3.3 to avoid regulating solar panels
- Accessory building size limits in section 3.1 need a maximum cap to prevent an unintended calculation that would allow very large accessory structures on lots just under 0.5 acres
- Temporary poster signage is defined but not addressed in the signage regulations section
- The Cluster dwelling typology needs to be added to the RM zone permitted uses, with fire access provisions resolved

5.0 NEXT STEPS

Planning staff and the project team are working through the full set of comments in the revision cycle currently underway. The following items remain in progress and are expected to be resolved prior to the next Council review:

- Incorporation of provincial flood GIS data
- Review and strengthening of stormwater and wetland setback language
- Completion of zoning map corrections
- Refinement of the ADU lot size provisions
- Final reconciliation of all definition cross-references
- Resolution of fire access requirements for cluster housing typology

A revised draft incorporating all changes from this engagement cycle will be presented to Council for review prior to entering the adoption process.

6.0 ACKNOWLEDGEMENT

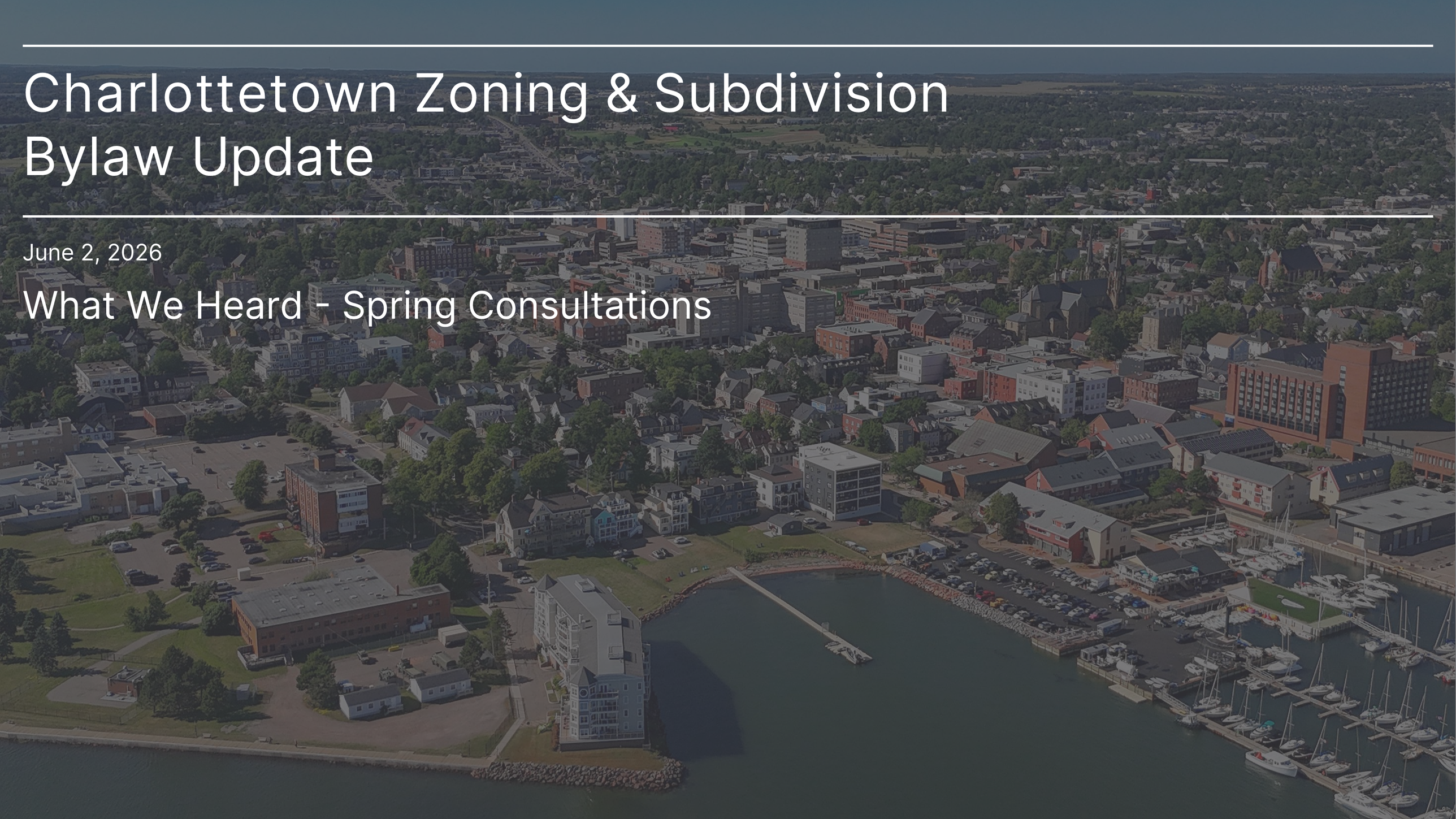
City staff and the project team thank all participants for their time and care in reviewing the draft bylaw. The quality and depth of feedback received from technical professionals, environmental advocates, long-time residents, and engaged community members is directly strengthening the document. All submissions are on file and have been considered in the revision process.

CHARLOTTETOWN

Charlottetown Zoning & Subdivision Bylaw Update

June 2, 2026

What We Heard - Spring Consultations



Tonight’s Presentation

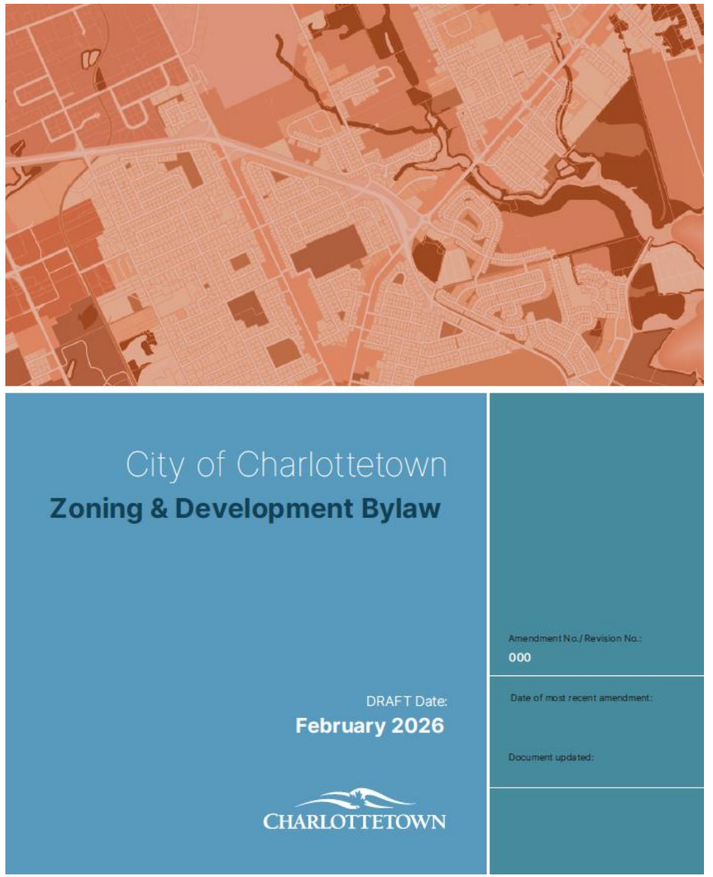
An update on feedback received on the Draft Zoning & Development Bylaw during Spring 2026 consultations.

- **Document Purpose**
- **How We Engaged / Who We Heard From**
- **What We Heard**
- **Wrap & Next Steps**

2026 Draft Bylaw

Building from the Official Plan, the updates to the bylaw provide for:

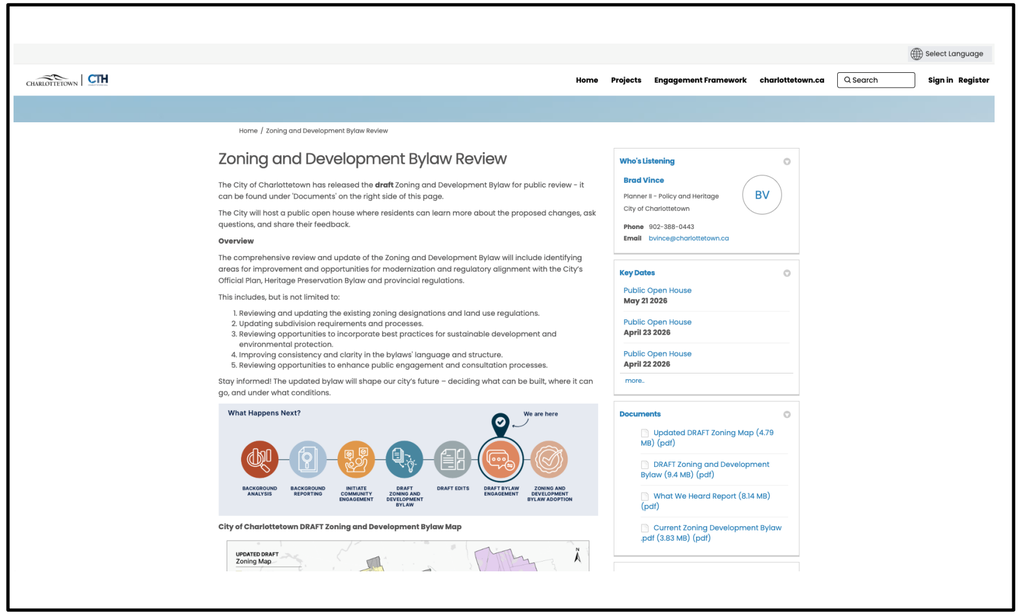
1. Higher Density Housing Along Key Corridors
2. Clear Urban Design Standards
3. ADU Specificity
4. Updates to Parking Requirements
5. Missing Middle Housing Support
6. Density Bonusing Program



Engagement Program

Sources of Inputs

- Pop-Up Events
- Public Open Houses
- Internal Staff Reviews
- Email Communication to Staff
- Online Survey
- Stakeholder Sessions



What We Heard

Housing Density & Four-Units As-of-Right

- Support for four units as-of-right citywide, with calls to remove the qualifier “as appropriate”
- Concerns that density near post-secondary institutions (UPEI, Holland College) falls short of Housing Accelerator Fund commitments
- Some respondents opposed four-unit infill in residential neighbourhoods that have existed with minimal additional density or renting of units on single-family home sites, citing concerns about neighbourhood character

The four-unit as-of-right direction remains. References to “up to 4 units” have been refined in the Residential Neighbourhood (RN) zone. Heights in growth areas and the downtown core are being addressed through as-of-right permissions in the bylaw update.

Accessory Dwelling Units (ADUs)

- Respondents argued the minimum lot size requirement is arbitrary and excludes downtown properties that could otherwise accommodate a small ADU
- Cross-references to ADU sections (4.5, 4.6, 4.7) contained numbering errors that appeared throughout the bylaw
- A request to allow carriage house restoration on designated heritage properties as a permitted detached ADU in any zone
- Concerns that ADU permissions could be used for short-term rentals, undermining their housing intent

Section numbering errors have been corrected throughout. The carriage house heritage provision has been added in draft to the ADU section. The Short-Term Rental Bylaw is being cross-referenced to ensure STRs are appropriate and as intended.

Conservation Zones

- Zone boundaries were not defined by coordinates or metes-and-bounds descriptions, creating legal uncertainty for property owners and potential enforcement challenges for the City
- Specific properties appeared to be incorrectly identified based on recent zoning changes.
- The prohibition on rezoning within Conservation Zones, combined with poorly defined boundaries, was seen as a potential “vested rights” legal risk

Conservation Zones have been removed from the zoning map and will be applied as an overlay, relying on existing provincial jurisdiction and datasets. Resolving the boundary definition and legal enforceability concerns.

Parking & Transportation

- Support for waiving parking minimums for affordable housing within 400 m of a bus stop, with some calls to extend the waiver to all residential units near transit
- Calls to eliminate parking minimums entirely in the downtown core and growth areas
- Recognition that parking reform must be paired with improved transit and other infrastructure to be effective

Parking minimums have been reduced, particularly in the 500 Lot Area and near transit. The removal of requirements in certain locations has been confirmed. Broader elimination of minimums in growth areas may be considered as part of the corridor intensification work.

Environmental Protection & Stormwater

- The waterfront minimum building elevation (3.67 m CGVD28) applies only to the Waterfront Zone, not all low-lying areas vulnerable to storm surge, flagged as a significant gap given Charlottetown's flooding history
- The elevation reference should be updated from CGVD28 to CGVD2013
- Watercourse and wetland setbacks are considered too small
- Stormwater policy should prioritize swales, ditches, and holding ponds over direct pipe discharge into waterways
- Section 7.11.2, which discourages the City from accepting wetlands and buffers as parkland dedication, is seen as contrary to the City's own Climate Action Plan and Integrated Community Sustainability Plan

The City's flood GIS data (from the CHRIS provincial system) is being incorporated. The CGVD2013 datum update can be made. The parkland dedication language in section 7.11.2 are under active review.

Zoning Map Corrections

- Lands currently zoned Institutional should remain Institutional; the draft map showing RN and Conservation on some areas was identified as inconsistent with the Future Land Use Map
- Several properties having approved subdivision or concept plans that are not yet reflected in proposed zoning
- The Eastern Gateway Zone boundary raised concerns about leaving existing single-family properties in a zoning limbo that restricts additions and accessory suites.
- Growth Corridor Zone was requested to be extended to include the PID 191718) on St. Peters Road

The PID-specific corrections have been made. The Eastern Gateway Eastern Gateway Land Use Master Plan correlations and corrections are happening. Additional internal detailed mapping comments are being worked through systematically.

Definitions, Drafting & Technical Corrections

- The Dwelling, Multi-Unit definition needs to be updated to include four units, and cross-references to “apartment dwelling” (a removed definition) need to be replaced throughout
- The Child Care Facilities Act referenced in section 4.10 was repealed in 2010 and should be replaced with the Early Learning and Child Care Act
- Solar Collectors should be removed from Table 3.3 to avoid regulating solar panels
- Accessory building size limits in section 3.1 need a maximum cap to prevent an unintended calculation that would allow incongruent accessory structures on lots just under 0.5 acres as compared to lots just over 0.5 acres
- Temporary poster signage is defined but not addressed in the signage regulations section

These technical corrections and others are being addressed in the current revision cycle. All outdated legislative references have been updated. Definition gaps are being closed and cross-references reconciled.

Next Steps

Status of the Draft & Next Steps

- **Next 2 Weeks** — *Finalization of Updates to ZDB*
- **June 23** — *Committee of the Whole*
  Present the Updated Draft
- **July or August** — *Planning Board*
  Present the Updated Draft
  ahead of Public Meeting of Council
- **September** — *Public Meeting of Council*
- **October** — *Council Resolution, First and Second Readings of Council*

Thank You