CITY OF CHARLOTTETOWN
REGULAR MONTHLY MEETING OF COUNCIL
COUNCIL CHAMBERS, CITY HALL, 199 QUEEN STREET
TUESDAY, JUNE 9, 2026 at 5:00 PM

Mayor Philip Brown presiding

Present:	**Deputy Mayor Alanna Jankov**	**Councillor Mitchell Tweel**
	Councillor Terry Bernard	**Councillor Bob Doiron**
	Councillor Kevin Ramsay	**Councillor Julie McCabe**
	Councillor Norman Beck (T/C)	**Councillor Trevor MacKinnon**
	Councillor John McAleer	**Councillor Justin Muttart**
Also:	**Brad MacConnell, CAO**	**Michael Ruus, DIG**
	David Gundrum, PDM	**Donna Miller Ayton, PPHM**
	Frank Quinn, PRM	**Sean Coombs, APC**
	Tim Jenkins, AFC	**Jessika Corkum-Gorrill, ESM**
	Wayne Long, EGAM	**Ylber Gashi, PWM**
	Emilee MacLeod, HRM	**Joshua McInnis, UM**
	Amy McQuillan, FM	**Natalie Munn, PHO**
	Melanie Bailey, SIO	**Charlotte Nicholson, EMTO (T/C)**
	Brad Vince, PDO	**Jessica Bradley, SCO**
	Rory Chaisson, SITO	**Meaghan Hughes, CS**
	Tracey McLean, PRC	

Regrets: Richard MacEwen, DCS

(T/C indicates present via teleconference)

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

- The Mayor indicated that June is National Stroke Awareness Month in Prince Edward Island and highlighted the impact stroke has on individuals, families, and communities, and emphasized the importance of recognizing the signs of stroke and seeking immediate medical attention.

- Bren Simmers, PEI Poet Laureate, was introduced and asked to recite her poem titled, The Charm of Two-Story Brick. Ms. Simmers was invited to read her poem as part of the Canadian Capital Cities Organization National Poetry Initiative that showcases the unique spirit of the nation, and each provincial and territorial capital, reflecting on what it means to be Canadian.

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

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

3. **Approval of Agenda**
   It was requested that Economic, Tourism & Cultural Development be moved to the beginning of the

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committee reports. Moved by Councillor Ramsay and seconded by Deputy Mayor Jankov that the agenda be approved as amended. Carried.

4. Adoption of Previous Draft Minutes of Council

Moved by Councillor Ramsay and seconded by Deputy Mayor Jankov that the draft minutes of the following open meetings of Council be adopted.

- Regular Meeting of Council – May 12, 2026
- Special Meeting of Council – May 26, 2026

CARRIED

5. Business Arising out of the Minutes

• Regular Meeting of Council (May 12, 2026)

Re: Conflict of Interest
A request for a legal and/or jurisdictional review regarding potential conflicts of interest was initially made in May and reintroduced. It was requested that the matter be reviewed thoroughly by the Strategic Priorities, Communications and Administration Committee (SP,C&IC). Councillor Muttart, Chair of SP,C&IC, took this under advisement.

Re: Boulder Park
Concern was raised, once again, regarding the uncertainty over the City's authority to make decisions about the property, the role of the Provincial Legislative Assembly in approving uses of the grounds, and the lack of City representation in the development of the grounds-use policy. Staff confirmed that follow-up discussions with provincial representatives would continue.

Re: Housing Report
An update with respect to a comprehensive, data-driven report clarifying whether Charlottetown is experiencing a housing crisis was requested. Deputy Mayor Jankov indicated she would take this to an upcoming Planning & Heritage Committee meeting.

Re: CUPE 501 Backpay
In response to an update request, the Human Resources Manager confirmed that CUPE 501 Permanent and Seasonal employees have received their backpay.

Re: Euston Street Irving Redevelopment Project
In response to the status regarding a report pertaining to the heritage component (if any) of this redevelopment, Deputy Mayor Jankov indicated the item was on the June 2 Planning & Heritage Committee meeting agenda; however, due to time constraints the discussion was deferred to the June 11, 2026 meeting.

6. Council Inquiries to be taken Under Consideration

No inquiries were received.

7. REPORTS OF COMMITTEES/RESOLUTIONS/BYLAW READINGS

• Councillor Beck left the meeting via teleconference.

7.1 Economic, Tourism & Cultural Development – Councillor Terry Bernard, Chair

Councillor Bernard indicated his Committee report was included in the weekend package. He reported that Charlottetown is hosting the Canada Celebrates FIFA World Cup 2026 fan experience on Monday, June 15 at Confederation Landing Park, Capital City Canada Day events happening all day at Victoria Park July 1 and many other events/festivals to take place this summer.

A question was raised about whether the curling facility survey limited respondents to a single submission per IP address, and if not, could this restriction affect the reliability and accuracy of the survey results. Councillor Bernard referred to the Senior Communications Office who indicated that anyone who registered on the Charlottetownhall.ca website would have the ability to fill out the survey multiple times.

Moved by Councillor Terry Bernard
Seconded by Councillor Mitchell Tweel

RESOLVED:

That Council adopts the new City of Charlottetown Festivals and Events Policy P-ED-7, as attached, effective June 9, 2026.

Councillor Bernard noted that the proposed policy would not apply to routine facility and park rentals, small-scale gatherings requiring no municipal coordination, community-run events managed through existing City processes, or protests, demonstrations, and marches managed through police and public safety protocols.

CARRIED 9-0

7.2 Planning & Heritage – Deputy Mayor Alanna Jankov, Chair

Deputy Mayor Jankov indicated her Committee report was included in the weekend package. She noted that the June 23 Special Meeting of Council will have a single agenda item: "What We Heard" report on the draft Zoning and Development Bylaw. She further noted that the meeting will be dedicated to reviewing feedback gathered through ongoing public engagement process on the draft bylaw.

Council discussed the proposed four-units-as-of-right provision in the draft Zoning and Development Bylaw, noting it has generated significant public interest, concern and feedback as part of the ongoing consultation process. Deputy Mayor Jankov stressed that is why it is so important for the public, stakeholders, etc to attend scheduled public consultations.

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve the request of a height and density variance for a proposed mixed use building at 600 North River Road (PID#s 444679 & 600817) to increase the maximum permitted building height from 15.0 m (49.2 ft) to approximately 22.3 m (73.3 ft), as well as to increase the maximum allowable number of dwelling units from 44 units to 49 units on a 5,039 square metre (54,240 sq. ft.) lot in order to construct a 5-storey apartment building with commercial units on the ground floor and a partial basement for tenant storage, with no parking provided within the basement subject to a Traffic Impact Study (TIS) and to the satisfaction of the Manager of Public Works.

CARRIED 9-0

Deputy Mayor Jankov advised that the following resolution, which was in the Council package, was incomplete and moved a friendly amendment (shown in red below); seconded by Councillor Bernard. Carried.

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That Council approve the request for 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 accommodating eleven (11) individuals whereas this land-use is not otherwise permitted within the existing zoning, and

This approval will be subject to the public safety and security measures as suggested by the Provincial Department of Housing, Land and Communities as detailed in their correspondence to the City of Charlottetown dated April 14, 2026 to be codified in a future Development Agreement before any Building & Development Permit can be issued,

And Further that, the Province will commit to the funding and implementation of a City E-watch camera system in regard to the use.

Concerns were raised regarding the suitability of 147 Hillsborough Street as a location for transitional housing, including potential impacts on neighbouring properties and the need for a broader strategic approach in determining appropriate locations for such facilities within the city.

CARRIED 7-2
Councillor Doiron & Tweel opposed

1st Reading to Amend the Zoning & Development Bylaw - To adopt Bylaw PH-ZD.2-111, A Bylaw to amend the Zoning & Development Bylaw, "By amending Appendix C. Approved Site-Specific Exemptions of the City of Charlottetown Zoning & Development Bylaw as it pertains to the subject property at 147 Hillsborough Street (PID# 342907), in the Downtown Mixed-Use Neighbourhood (DMUN) Zone, to permit a transitional housing facility capable of accommodating eleven (11) individuals within an existing building on the subject property."

Moved by Deputy Mayor Alanna Jankov
Seconded by Councillor Julie McCabe

RESOLVED:

That the "Bylaw to Amend the City of Charlottetown Zoning and Development Bylaw, (PH-ZD.2-111, as it pertains to the subject property at **147 Hillsborough Street (PID# 342907)**)", as attached, be read a first time and approved; and that it be read a second time at the next public meeting of Council.

CARRIED 7-2
Councillors Doiron & Tweel opposed

7.3 <u>Finance, Audit, Tendering & Administration</u> – Councillor John McAleer, Chair
Councillor McAleer indicated his Committee met earlier today and the minutes would be included in July's Regular Meeting package.

7.4 Human Resources – Councillor Norman Beck, Chair
Councillor McCabe, on behalf of Councillor Beck, indicated the Committee did not meet since the last Regular Meeting of Council.

7.5 Strat. Priorities, Comms & Intergovernmental Cooperation - Coun. Justin Muttart, Chair
Councillor Muttart indicated his Committee report was included in the weekend package.

- Councillor McAleer was not in the Chamber during the following reading**.**

1st Reading to Amend the City of Charlottetown Election Bylaw - Amend the City of Charlottetown Election Bylaw, #2018-08 to include updated definitions and provisions consistent with the Municipal Election Regulations, and the Campaign Contributions and Election Expenses Bylaw Regulations (MGA), revise electoral ward map to include the annexed lands of Marshfield, authority to revise Schedules by Resolution of Council and general housekeeping revisions to improve clarity, consistency, and alignment throughout the bylaw.

Moved by Councillor Justin Muttart
Seconded by Deputy Mayor Alanna Jankov

RESOLVED:
That the bylaw to amend the "CITY OF CHARLOTTETOWN ELECTION BYLAW, #2018-08", be read a **first** time.

CARRIED 8-0

Moved by Councillor Justin Muttart
Seconded by Deputy Mayor Alanna Jankov

RESOLVED:
That the bylaw now be approved as a City Bylaw and that it be entitled the "CITY OF CHARLOTTETOWN ELECTION BYLAW, #2018-08" and that it be read a **second** time at the next public meeting of Council.

CARRIED 8-0

7.6 Protective & Emergency Services – Councillor Julie McCabe, Chair
Councillor McCabe indicated her Committee report was included in the weekend package. She indicated that the May 19 draft minutes referenced legislation being passed in late May; however, this would have taken place after the committee meeting; she requested that the draft minutes be revised.

It was noted that Council directed a Community Action Plan nearly three years ago, but residents still have not seen a public-facing plan with timelines, measurable outcomes, and regular reporting, despite ongoing policing and community safety efforts. It was noted that public safety concerns such as illicit drug use in the Park Street and Beach Street areas continue to be problematic. Councillor McCabe indicated that new PEI Policing Standards will require regular community safety surveys and annual public reporting on policing priorities and outcomes.

7.7 Parks, Recreation & Leisure Activities – Councillor Kevin Ramsay, Chair
Councillor Ramsay indicated his Committee report was included in the weekend package.

In response to a question regarding the next steps following the curling club survey, Councillor Ramsay advised that the matter will be discussed at the next meeting of the Parks, Recreation and Leisure Activities Committee.

7.8 Water & Sewer Utility – Councillor Bob Doiron, Chair
Councillor Doiron indicated his Committee report was included in the weekend package.

At a previous Water & Sewer Utility Committee meeting, Mayor Brown inquired whether the City's water and electrical infrastructure had the capacity to support a potential AI data centre. Subsequent media coverage took the inquiry out of context, resulting in numerous calls and emails from the public expressing concerns that an AI data centre was being proposed for Charlottetown. It was confirmed that no application, proposal, or development plans exist, and that previous comments were limited to inquiries about the City's infrastructure capacity to support such a use. It was suggested that City Communications issue a statement from the Mayor to clarify the matter and address public concerns.

7.9 Public Works – Councillor Mitchell Tweel, Chair
Councillor Tweel indicated his Committee report was included in the weekend package.

Moved by Councillor Mitchell Tweel
Seconded by Councillor Kevin Ramsay

RESOLVED:

That, Council receives the "Sherwood Sport and Recreation Complex Master Plan" and "What We Heard Report" and approves staff's recommendation for the Public Works Department to proceed with the schematic and detailed design tender for the design of a new community centre to replace the existing Sherwood Rec Hall,

And that Council receives the "Cody Banks Arena – Building Condition Assessment (BCA) Report" and approves staff's recommendation for the Parks and Recreation Department to use the BCA Report as a guiding document to proceed with capital upgrades for Cody Banks Arena to be brought forward during the 2027-2028 Capital Budget Process and future budget years,

And that the Mayor and CAO are hereby authorized to execute standard contracts and agreements to implement this resolution.

CARRIED 9-0

Moved by Councillor Mitchell Tweel
Seconded by Councillor Kevin Ramsay

RESOLVED:

That, Council approves the sole sourcing of JSF Technologies AB-9400-20W Rectangular Rapid Flashing Beacons,

And that the Mayor and CAO are hereby authorized to execute standard contracts and agreements to implement this resolution.

CARRIED 9-0

7.10 Environment & Sustainability – Councillor Trevor MacKinnon, Chair
Councillor MacKinnon indicated his Committee report was included in the weekend package. He reported that Bike Week 2026 activities were underway, Gardening in the Classroom program reached more than 250 students in Grades 4–6 and the expanded East Royalty transit route recorded 1,155 rides in May, indicating continued growth as residents become more familiar with the service.

Moved by Councillor Trevor MacKinnon
Seconded by Councillor Mitchell Tweel

RESOLVED:

That Council support the City entering into an agreement with the Federation of Canadian Municipalities (FCM), for Safe and Active School Routes Funding as part of the Green Municipal Fund, and

That Council acknowledges that:

- FCM funds cover up to 50% of total eligible capital expenses, up to a maximum of $125,000;
- Matching funds will be provided through municipal budgets; and
- Funds will be used to upgrade cycling infrastructure along bike bus routes, with the design process to include consultation with school communities and residents of neighbourhoods along the chosen routes,

And that Mayor and CAO are hereby authorized to execute standard contracts and agreements to implement this resolution.

CARRIED 9-0

7.11 New Business

There was no New Business.

8. Motion to Move into a Closed Session as per the MGA of PEI (7:41 PM)

119(1)(e) a matter still under consideration, on which the council has not yet publicly announced a decision, and about which discussion in public would likely prejudice a municipality's ability to carry out its negotiations;

a) Proposed Funding Agreement

Moved by Councillor Ramsay and seconded by Councillor Tweel. Carried.

9. Business Arising from the Closed Session (9:20 PM)

No business arose.

10. Adjournment

Moved by Councillor Muttart and seconded by Deputy Mayor Jankov that the meeting be adjourned. Carried. Meeting concluded at 9:20 PM.