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

Mayor Philip Brown presiding

Present:	**Deputy Mayor Alanna Jankov**	**Councillor Mitchell Tweel**
	Councillor Kevin Ramsay	**Councillor Bob Doiron (T/C)**
	Councillor Norman Beck	**Councillor Trevor MacKinnon**
	Councillor John McAleer	**Councillor Justin Muttart**
Also:	**Michael Ruus, ACAO/DIG**	**Donna Miller-Ayton, PPHM**
	David Gundrum, PDM (T/C)	**Laurel Palmer, PDO III**
	Brad Vince, PDO	**Jessica Bradley, SCO**
	Rory Chaisson, SITO	**Chris Oliver, ITSS**
	Tracey McLean, PRC	
Guest:	**Jacob Ritchie, Consultant, Fathom Studio**	
Regrets:	**Brad MacConnell, CAO**	**Councillor Terry Bernard**
	Councillor Julie McCabe	

T/C indicates attended 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 noted that the City of Charlottetown Service Awards were presented earlier today he congratulated the staff as well as recent retirees: Vaughn Doyle, Paul Johnston, Trent MacDonald, Linda Gallant, John Harper, Jennifer McCarron, Gregory Misener, Blaine Parkman, Brooke Gregory, Kevin MacArthur and Wendy MacRae.

1. **Call to Order**
   Mayor Brown called the meeting to order at 5:09 PM.

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

3. **Approval of Agenda**
   Moved by Councillor MacKinnon and seconded by Councillor Muttart that the agenda be approved as presented. Carried.

4. Discussion Item

a) Zoning and Development Bylaw Update Presentation – What We Heard Report Phase II
Deputy Mayor Jankov, Chair of Planning & Heritage, introduced the item and asked Jacob Ritchie, Fathom Studio Consultant, to begin the presentation.

The Consultant indicated that the presentation provides a high-level overview of the Zoning and Development Bylaw update, how it implements the City's planning direction, what has changed from the current regulation, and how community input shaped the revised draft. The Official Plan has already been updated and adopted by the City and now the Zoning and Development Bylaw is undergoing review to reflect changes to the Official Plan. Primary project purpose is to implement the new Official Plan direction, modernize the current bylaw, provide clearer rules for applicants, staff, Council, and the public, support more predictable development review and provide for many possible futures for housing in Charlottetown.

The Consultant spoke to the following key changes from the current Zoning and Development Bylaw to the draft bylaw:

- Simplified Zoning Structure – 37 zones to 18 proposed zones.
- Revised Building Permits & Development Pathways (Approval Process) – 1) As-of-Right 2) Site Plan and 3) Development Agreement.
- Reducing/Eliminating Parking Minimums – Reduce barriers to development in areas with transit, walking and cycling options.
- Development Streamlining - Built-form standards manage compatibility through clear rules instead of subjective review.
- Accessory Dwelling Units (ADUs) - Housing and ADU permissions reduce the need for repeated rezonings for small-scale housing additions in existing neighbourhoods.
- Administrative Variances – Would allow technical issues to be resolved without unnecessary Council decisions.
- Environmental and Flood Risk Framework - Environmental constraints mapping identifies risk earlier and supports better site-specific review.

The Consultant noted that during public engagement, the main themes of discussion related to housing density (Four Units As-of-Right), ADUs, conservation zones, parking/transportation, environmental protections, and zoning map corrections. Primary changes made to the draft include the removal of the Eastern Gateway Zone, Conservation Zone removed and replaced with an Environmental Constraints Overlay, ADU permissions refined, flood risk data updated, refinement of policies and corrections to mapping.

In closing, the Consultant indicated that the draft is moving from technical refinement toward formal consideration. The draft has been through a second round of review from City departments and is currently being reviewed by the City's legal team. He anticipates the draft bylaw would be presented to Planning Board in July/August, onto a Public Meeting of Council in September and brought to Council for first reading in early October 2026. The floor was opened to Council for questions, comments, and discussion.

Significant discussion primarily related to Accessory Dwelling Units/Four Units As-a-Right. Council focused on the potential impact on established neighbourhoods and that the policy could change neighbourhood character, increase density in areas that were originally developed as single-family neighbourhoods, and permit four-unit developments on a number of larger residential lots. There were also concerns about the long-term implications of allowing this density "as-of-right," regardless of whether current conditions such as owner occupancy, parking, lot size, and setback requirements are met. Questions were raised about whether the proposal is truly "appropriate" for all affected neighbourhoods and whether residents fully understand the scale of the change being proposed. The Consultant and Planning staff emphasized that the intent is to increase housing supply while managing impacts through requirements such as minimum lot sizes, parking standards, setback rules, bedroom limits, and owner-occupancy provisions.

Noted below were other topics discussed in relation to the draft Zoning and Development Bylaw:

- The Reconsideration Process is not in the new draft bylaw; appeals would proceed directly through IRAC.

- Questions were raised about the transparency of the stakeholder meeting process and the extent to which stakeholder input may have influenced the draft bylaw. The Consultant indicated that feedback from stakeholder meetings was documented and included in the public consultation record presented to Council. Planning staff to circulate the list of stakeholders to Council.

- When asked to explain the new residential zones, the Consultant stated that RN (Residential Neighbourhood) is intended to function much like a traditional R1 neighbourhood, focused on single-detached, semi-detached and duplex housing, with limited additional density through accessory dwelling units. RM (Residential Medium Density) is intended for a broader range of housing forms, including townhouses and small apartment buildings, and is generally focused on larger lots and areas already accommodating higher residential densities.

- With increased density around UPEI and other institutional areas, it was stressed that the Experimental Farmlands remain protected from future development. The Mayor noted that the property is federally owned Crown land and subject to a federal duty-to-consult process.

Mayor Brown expressed appreciation to the Consultant and Planning staff for their presentation and efforts on the file. The Deputy Mayor then reiterated the formal process that would be followed leading up to the adoption of the new Zoning and Development Bylaw in October.

5. Adjournment

Moved by Councillor Muttart and seconded by Deputy Mayor Jankov that the meeting be adjourned. Carried. The meeting concluded at 8:01 PM.