Public Meeting of Council
Thursday, June 18, 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

Mayor Phillip Brown Presiding

Council Members present:	Deputy Mayor Alanna Jankov Councillor Terry Bernard Councillor Kevin Ramsay Councillor Justin Muttart	Councillor Julie McCabe* Councillor Mitchell Tweel Councillor John McAleer
Staff:	David Gundrum, Mgr, PD Michael Ruus, DIG	Tracey McLean, PRC**
Applicants/ Representatives:	Kevin Reynolds [Item 4(a)] Cain Arsenault [Item 4(b)]	
Also present:	Brad MacConnell, CAO Dave Essery, RM, Planning Board*	
Regrets:	Councillor Norman Beck Councillor Trevor MacKinnon	Councillor Bob Doiron Jason Doucette, IO/AA

*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, June 19, 2026 at 12:00pm Noon.

1. **Call to Order**
   Mayor Brown called the meeting to order at 7:07 PM.

2. **Declarations of Conflict of Interest**
   There were no conflicts.

3. **Approval of Agenda**
   Moved and seconded that the agenda for the June 18 Public Meeting on, 2026 be approved.

CARRIED

4. Discussion Items:

a) Rezoning – 307 Patterson Drive (PID 676585)

David Gundrum, Development Planning Manager

Request: Rezone the subject property identified as 307 Patterson Drive (PID# 676585) from the Low Density Residential (R-2) Zone to the Business Office Commercial (C-1) Zone in order to harmonize the existing zoning for two abutting parcels of land registered under the same PID number (311 and 307 Patterson Drive) containing an existing 1-storey commercial building (convenience store) currently bisected by an existing property boundary.

Property Information: Rezoning from R-2 Zone to C-1 Zone
Staff Presenter: David Gundrum, DPM
Applicant: 102461 PEI Inc.
Reference: Public Meeting Package

Summary: The DPM indicated that the subject property is an interior residential lot developed with portion of an existing 1-storey commercial building (convenience store) which continues onto an abutting property to the west identified as 311 Patterson Drive (PID# 676585).

The property is bounded to the east by property also in the (R-2) Zone and to the north by property in the (R-3) Zone containing sixteen (16) (3 to 35 Westridge Crescent). Bounding to the north are City-owned lands containing a City community park in the Open Space (OS).

The requested rezoning is intended to harmonize zoning across both parcels containing an existing commercial building (convenience store) within the (C-1) zone so permissions are consistent across the site linking with an established historical pattern of use for the two (2) properties. The DPM spoke to the legislative requirements and next steps (Planning Board July 7 and Council July 14, 2026).

Comments: A question was raised as to why the zoning was not changed earlier because previous owners continued operating the existing convenience store and apparently had no need to alter the zoning. The DPM indicated the issue has arisen now because a prospective new owner wants the site's zoning harmonized to commercial use across both parcels, and the pending sale is partly dependent on that rezoning approval.

b) Rezoning – Unaddressed Properties Towers Road (PID#s 390534 & 1179670)

David Gundrum, Development Planning Manager

Request: Rezone the unaddressed subject property identified as PID# 390534 from the Comprehensive Development Area (CDA) Zone to the Shopping Centre Commercial (C-3) Zone and to rezone the unaddressed subject property identified as PID# 1179670 from the Comprehensive Development Area (CDA) Zone to the Mixed Use Corridor (MUC) Zone in order to facilitate future commercial development on both sites.

Property Information: CDA to C-3; CDA to MUC
Staff Presenter: David Gundrum, DPM
Applicant: Pan American Properties Inc. and Killam Properties.
Reference: Public Meeting Package

Summary: The DPM indicated that Subject property identified as PID# 390534 is a vacant interior lot of 2.79 hectares (6.90 acres) in area with 164 metres (538 feet) of frontage to the south along Towers Road. This parcel abuts the Confederation Trail to the west, undeveloped lands to the north and partially-developed lands to the east containing rowhouses. Property is proposed to be placed within the (C-3) Zone to facilitate larger-scale retail and commercial development.

The second subject property identified as PID# 1179670 is a vacant corner lot 0.32 hectares (0.8 acres) in area with 45 metres (147 feet) of frontage to the south along Towers Road and 70 metres (230 feet) of frontage to the east along Mount Edward Road. The property abuts existing legal non-conforming commercial development (Mount Edward Grocery) to the north in the (R-2S) Zone and abuts Freda Lane to the west which provides access into a recent townhouse development further west. This property is proposed to be placed within the (MUC) Zone to facilitate neighbourhood-oriented development in the form of a commercial plaza. The DPM spoke to the legislative requirements and next steps (Planning Board July 7 and Council July 14, 2026).

Cain Arsenault, APM (Killam Properties), then presented a PowerPoint presentation with respect to the Sherwood Crossing development.

Comments: Discussion focused mainly on zoning history, traffic/access concerns, future development plans, and flexibility under the proposed zoning. Mr. Arsenault indicated the land was originally rezoned from residential to Comprehensive Development Area (CDA) as part of the Sherwood Crossing development and that the corner lot at Mount Edward Road and Towers Road was intended for a small community-oriented commercial plaza. Later, the corner lot to R3 was successfully rezoned to accommodate a proposed three-storey apartment building. He further noted that with the apartment project no longer proceeding, the applicant is seeking to rezone the property to Mixed Use (MUC), which would allow commercial development and potentially residential uses above commercial space in the future.

The DPM added that the current CDA zoning is restrictive because any changes require amendments and Council approval. The applicant's desire is to move away from CDA zoning because it provides greater flexibility and avoids repeated public processes for minor changes.

5. New Business

There was no new business.

6. Adjournment of Public Session

Moved by Councillor Ramsay and seconded by Councillor Muttart that the Public Meeting adjourned. The meeting concluded at 7:40 PM.