PUBLIC MEETING AGENDA
NOTICE OF MEETING

Thursday, March 26, 2026 @ 7:00 PM
Council Chambers, City Hall, 199 Queen Street, Charlottetown, PE
(livestreaming at www.charlottetown.ca/video)

1) **Call to Order**
2) **Declaration of Conflicts**
3) **Approval of Agenda**
4) **Discussions:**

5) **Rezoning – 231 Brackley Point Road (PID# 623090)**
Michael Fraser, Planner II

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.

6) **Rezoning – 68 Queen Street (PID# 336982)**
Laurel Palmer, RPP, MCIP, Planner III (Senior Planner)

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.

7) <u>Site-Specific Amendment – 147 Hillsborough Street (PID# 342907)</u>
David Gundrum, RPP, MCIP, Manager of Development Planning

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.

8) Introduction of New Business

9) Adjournment of Public Session

Planning & Heritage Department
City of Charlottetown
70 Kent Street
Charlottetown, Prince Edward Island
Canada, C1A 1M9

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w www.charlottetown.ca

Information Sheet for Public Meeting on Thursday, March 26, 2026

The City of Charlottetown has received the following application for consideration:

Rezoning – 231 Brackley Point Road (PID# 623090)
Michael Fraser, Planner II

This is a request to amend Appendix A. Future Land Use Map of the City of Charlottetown Official Plan from Institutional to Industrial and to amend Appendix G. Zoning Map of the City of Charlottetown Zoning and Development Bylaw to rezone the subject property 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.

32 letters were sent out to property owners within a 100-metre radius of the subject property as per the Zoning & Development Bylaw dated March 16, 2026.

Notice of the proposed amendment was advertised in The Guardian newspaper on Saturday, March 14, 2026 and on Saturday, March 21, 2026. A notice was also posted on the City's website.

Notice was posted on the subject property on Monday, March 16, 2026.

As of 4:30 PM on Tuesday, March 24, 2026, no letters of support or objection were received. Any letters received after this time and up until Noon on Friday, March 27, 2026, will be included in the recommendation report to Planning Board at a later date.

Notes:

City of Charlottetown Committee Report

Report No:
PLAN-2026-03-February-6B-3
231 Brackley Point Road (PID# 623090)

Date:
February 3, 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

Report Title:
Request to proceed to public consultation concerning a rezoning request at 231 Brackley Point Road.

Report Purpose:
This is a request to proceed to public consultation concerning a request for a rezoning of the subject property from the Institutional (I) Zone to the Business Park Industrial (M-3) Zone in order to construct a commercial structure in future.

Staff Recommendation:
The Planning & Heritage Department encourages Planning Board to recommend to Council to proceed to public consultation for the request to amend Appendix "G" – Zoning Map of the Charlottetown Zoning and Development Bylaw from Institutional (I) Zone to the Business Park Industrial (M-3) Zone for the property located at 231 Brackley Point Road (PID# 623090).

Report Details:

The application for a rezoning was submitted by Breakwater Development Inc. on behalf of the property owners. 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 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 use is 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.

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, 01/29/2026	Michael Ruus, RPP, MCIP, 01/29/2026

Committee Recommendation: (if differing from staff)

Attachment “A” – Air Photo:



Attachment “B” – Zoning Map:



CITY OF CHARLOTTETOWN
RESOLUTION OF COUNCIL # 2026-COCR-0009

Planning & Heritage #1

MOTION CARRIED 10-0 (Carried) CM

MOTION LOST _____

Date: February 10, 2026

Moved by Deputy Mayor Alanna Jankov

Seconded by Councillor Julie McCabe

RESOLVED:

That the request to proceed to public consultation concerning a proposed rezoning of the subject property identified as 231 Brackley Point Road (PID# 623090) to rezone from the Institutional (I) Zone to the Business Park Industrial (M-3) Zone be approved.

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

CHARLOTTETOWN

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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.

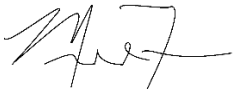
The City encourages written submissions to Council to be received prior to the public meeting. Notwithstanding, all written submissions by letter may be delivered to the City's Planning & Heritage Department at P.O. Box 98, 199 Queen Street, Charlottetown, PE, C1A 7K2; or comments may be emailed to mfraser@charlottetown.ca 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

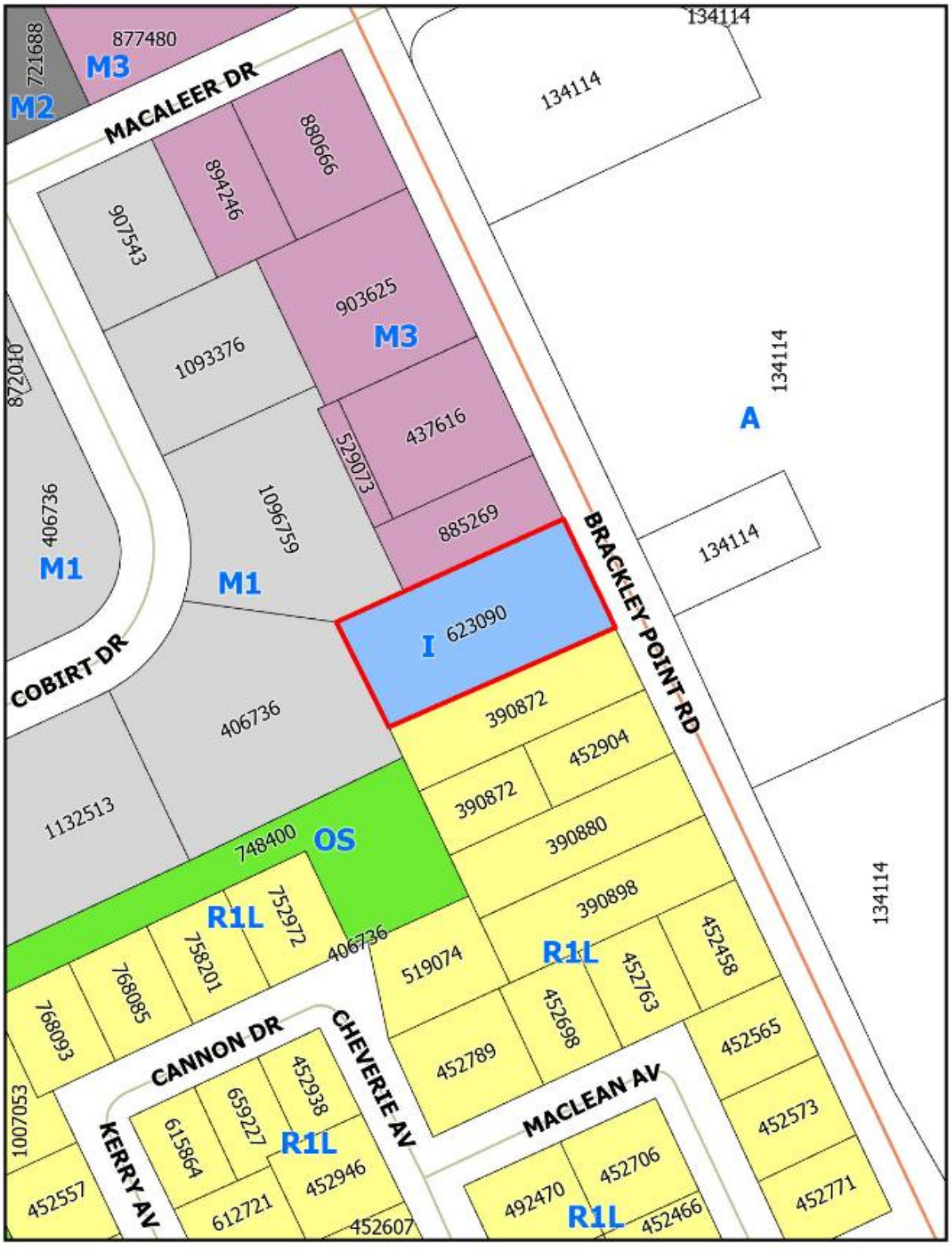
CHARLOTTETOWN

Location of Property



CHARLOTTETOWN

Property Zoning



03/19/2026
utility pole
5:54 p.m.
JL

CHARLOTTETOWN

NOTICE OF PUBLIC MEETING

DATE & TIME: March 26, 2026 (Thursday, 7:00 PM)
VENUE: Council Chambers, City Hall, 199 Queen Street

Charlottetown City Council will hold a Public Meeting to hear comments on the following:

231 Brackley Point Road (PID# 623090)
Michael Fraser, Planner II

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,

in order to construct a commercial structure in the future.

How to participate at the public meeting:

- In-person at City Hall, Council Chambers, 199 Queen Street
- Virtually, or
- Livestream (observe the meeting without commenting at www.charlottetown.ca/video)

To participate Virtually:

- *Register with the Planning & Heritage Department (name, contact number and/or email) by any of the following options:*
  - *Email at planning@charlottetown.ca, or*
  - *Call 902-629-4158 during business hours (8:00 AM – 4:30 PM, Mon-Fri)*
- *Deadline for registration: Tuesday, March 24, 2026*
- *Registered participants will receive an update from staff with instructions on how to participate in the meeting no later than Noon on Wednesday, March 25, 2026.*

How to submit comments:

- Oral submissions or comments may be made at the public meeting *(residents are requested to please keep their oral submissions to a three (3) to five (5) minute maximum).*
- Written comments may be submitted no later than Friday, March 27, 2026, by:
  - Email planning@charlottetown.ca or
  - Written submissions delivered to the City's Planning & Heritage Department, 70 Kent Street, Charlottetown.

All responses received will become part of the public record.
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.

The general public is encouraged to participate.

Planning & Heritage Department
City of Charlottetown
70 Kent Street
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Information Sheet for Public Meeting on Thursday, March 26, 2026

The City of Charlottetown has received the following application for consideration:

Rezoning – 68 Queen Street (PID# 336982)
Laurel Palmer, RPP, MCIP, Planner III (Senior Planner)

This is a request to Appendix G. Zoning Map of the City of Charlottetown Zoning and Development Bylaw to rezone the subject property 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.

120 letters were sent out to property owners within a 100-metre radius of the subject property as per the Zoning & Development Bylaw dated March 18, 2026.

Notice of the proposed amendment was advertised in The Guardian newspaper on Saturday, March 14, 2026 and on Saturday, March 21, 2026. A notice was also posted on the City's website.

Notice was posted on the subject property on Monday, March 16, 2026.

As of 4:30 PM on Tuesday, March 24, 2026, no letters of support or objection were received. Any letters received after this time and up until Noon on Friday, March 27, 2026, will be included in the recommendation report to Planning Board at a later date.

Notes:

City of Charlottetown Committee Report

Report No:
PLAN-2026-03-MARCH-6B-5
68 Queen Street
(PID#s 336982, 336974, 336909, 336917, 336966 and 1172915)

Date:
March 3, 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 Report (January 23, 2026)

Report Title:

Rezoning and Variance Request, Lot Consolidation - Recommendation for Public Consultation – 68 Queen Street (PID#s 336982, 336974, 336909, 336917, 336966 and 1172915)

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 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) 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).

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 in order 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.

If referred to public consultation staff will carry out the procedures as set out in the Zoning and Development Bylaw for public notification.

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 was in agreement with all other recommendations made by the Design reviewer. The Design Review application is being forwarded to Council on March 2 for a decision on the design review application. Staff will inform the Board of the decision at the Planning Board meeting on March 3.

In the design review report the design reviewer indicates 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. If this application is approved to proceed to public consultation the variances and other Bylaw exemptions will be processed in tandem.

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.

Following Council's decision on the design review application and public notification of the requested variances and rezoning application Planning staff will forward a more detailed report on the variance requests.

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 Application must be reviewed and approved by the City's Planning Committee. 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 as requested the applicant will have to request that 6 parking spaces be approved for cash-in-lieu of parking 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.

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.

If this application is approved to proceed to public hearing staff and Council will hear from the adjoining property owners as well as residents and property owners in the downtown core. Staff cannot predetermine what the outcome of the public hearing process for the rezoning or variances will be.
However, these issues can be better analyzed as the application proceeds to and through the public process and Planning Board.

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 the project design with the exemptions to the stepback requirements. Council will make a determination on the overall 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."

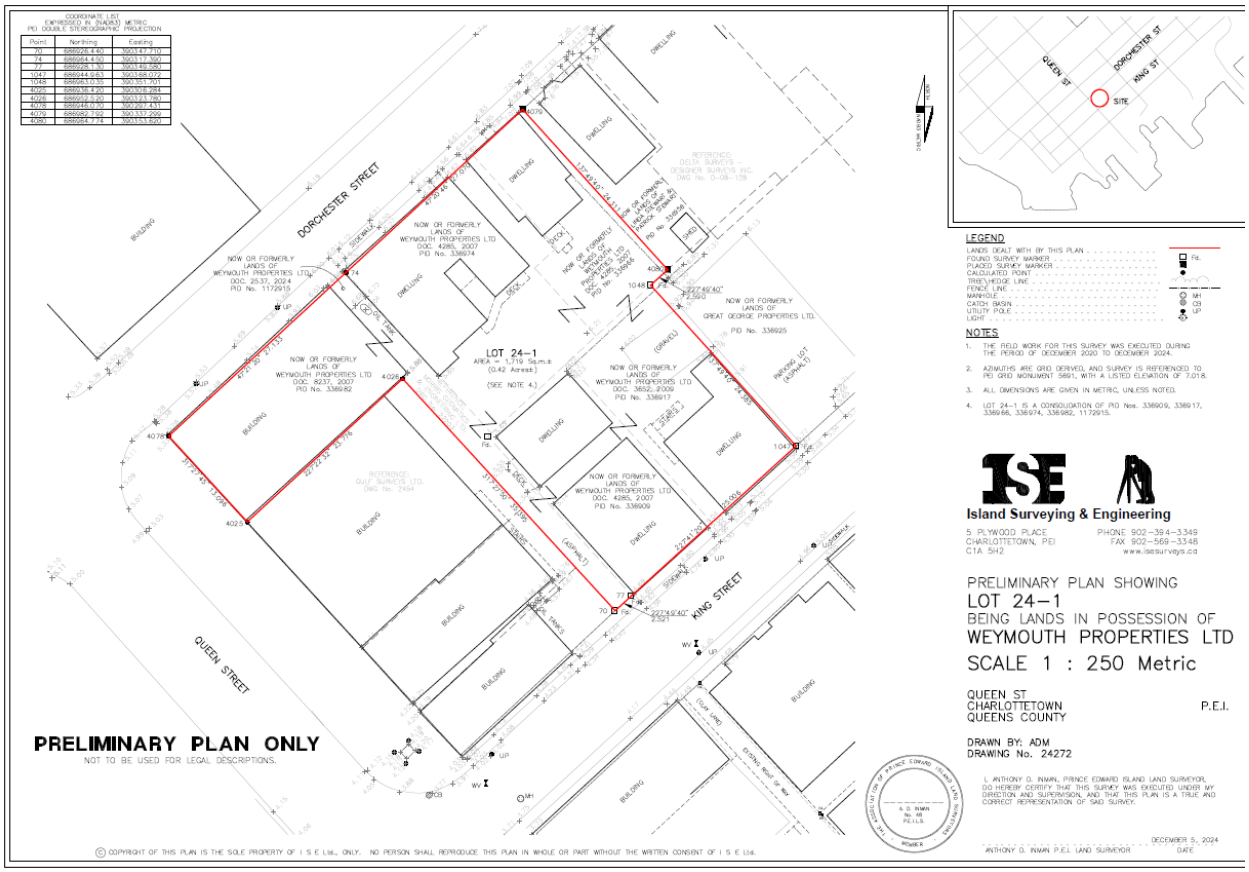
Staff feel that the project has merit and will provide additional housing within the downtown. Additional residents living in the downtown core will help to stimulate the economy in the downtown and contribute to making it a vibrant place for residents and visitors.

Staff are generally in support of the application and are recommending that it proceed to public consultation to gauge the public's opinion on the proposal to construct 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 500Lot Area Design Guidelines	
Reviewed By:	
Manager David Gundrum, RPP, MCIP, 02/27/2026	**Director** Michael Ruus, RPP, MCIP, 02/27/2026
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



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

MUNN ARCHITECTURE INC.

Greg Munn
Architect ▪ AAPEI ▪ AANB ▪ NSAA ▪ CAHP

16 Moore Drive
PO Box 306
Murray River
Prince Edward Island
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902 · 330 · 2398
greg@munnarchitecture.ca

CITY OF CHARLOTTETOWN
RESOLUTION OF COUNCIL #_____

Planning & Heritage #10

MOTION CARRIED 9-0 (Carried Councillor Bernard absent)

MOTION LOST _____

Date: March 10, 2026

Moved by Deputy Mayor Alanna Jankov

Seconded by Councillor Julie McCabe

BE IT RESOLVED:

That Council approve 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).

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 18, 2026

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

Dear Property Owner:

The Planning and Heritage Department has received a request to rezone PID #'s 336974, 336909, 336917, 336966 and 1172915 properties located along Dorchester and King Streets to:

- Amend Appendix A – Future Land Use Map of the City of Charlottetown Official Plan from Downtown Mixed-Use Neighbourhood to the Downtown Main Street; and
- Amend Appendix G – Zoning Map of the City of Charlottetown Zoning and Development Bylaw from Downtown Mixed-Use Neighbourhood (DMUN) Zone to the Downtown Main Street (DMS) Zone.

The purpose of the request is 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.

To facilitate the construction of this building the applicant has also requested variances as follows:

Variance Summary

- *Height variance to seven storeys if bonus height cannot be justified- requires a 40.4ft ± variance. 15 meters to 25.5 meters (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(9.8ft.) stepback a 2meter (6.5 ft.) 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 (6.5 ft.) 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 Stepback. 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.) is required to increase the floor plate.*

A lot consolidation will also be required for PID#s 336982, 336974, 336909, 336917, 336966 and 1172915 to assemble the land to form one property.

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 Monday March 23, 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 by 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.

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 **lpalmer@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 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 in regard to the application, please contact the Planning & Heritage Department at (902) 629-4158.

Sincerely,

Laurel Palmer

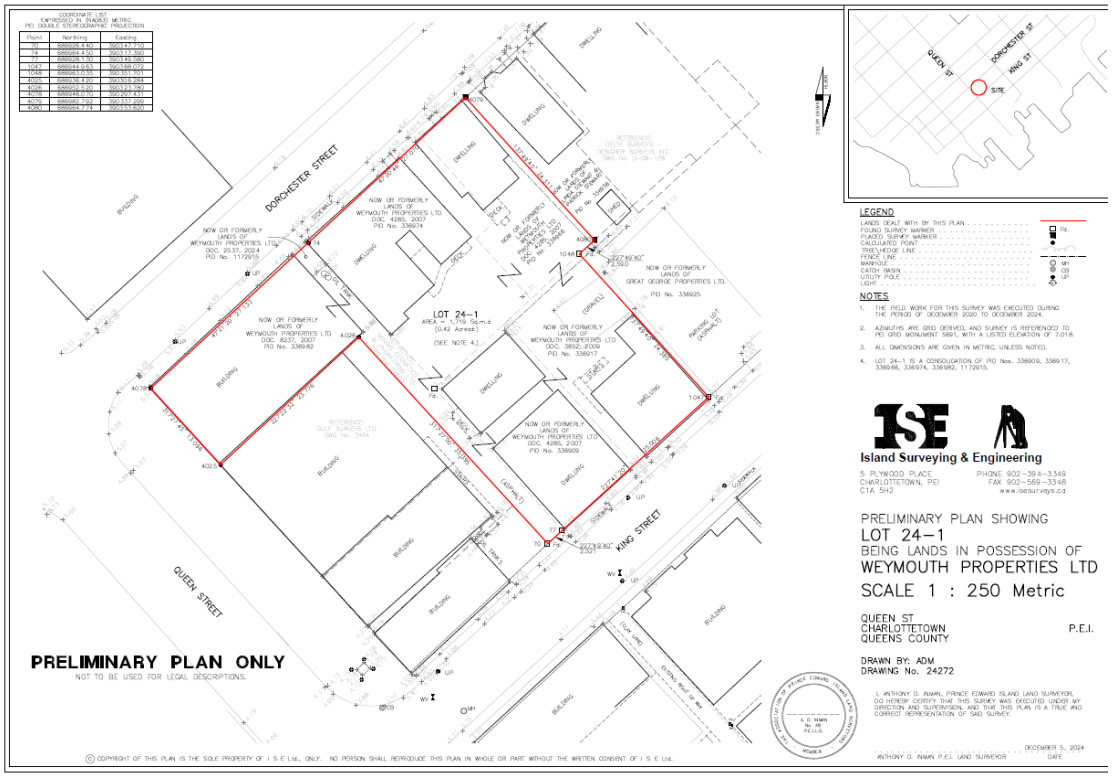
Laurel Palmer, RPP, MCIP
Senior Planner (Planner III)

Location of Property requested to be rezoned. Subject properties to be rezoned are shaded in green and white within the area bounded in red:



CHARLOTTETOWN

Map showing properties to be consolidated bounded in red:



CHARLOTTETOWN

Diagrams showing site plan and building form:



CHARLOTTETOWN

Concept Drawings:





03/19/2026
Utility pole
5:35 P.M.
JL

CHARLOTTETOWN

NOTICE OF PUBLIC MEETING

DATE & TIME: March 26, 2026 (Thursday, 7:00 PM)
VENUE: Council Chambers, City Hall, 199 Queen Street

Charlottetown City Council will hold a Public Meeting to hear comments on the following:

68 Queen Street (PID#s 336974, 336909, 336917, 336966 and 1172915)
Laurel Palmer, Planner III

This is a request to:

- Amend Appendix A - Future Land Use Map of the City of Charlottetown Official Plan from Downtown Mixed-Use Neighbourhood to the Downtown Main Street; and
- Amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw from Downtown Mixed-Use Neighbourhood (DMUN) Zone to the Downtown Main Street (DMS) Zone, in order to facilitate the construction of a seven (7) storey, mixed-use commercial and multi-residential building containing parking on the 1st and 2nd levels.

The proposal also includes applications for variances, a lot consolidation, bonus height approval, and cash-in-lieu for six parking spaces.

How to participate at the public meeting:

- In-person at City Hall, Council Chambers, 199 Queen Street
- Virtually, or
- Livestream (observe the meeting without commenting at www.charlottetown.ca/video)

To participate Virtually:

- *Register with the Planning & Heritage Department (name, contact number and/or email) by any of the following options:*
  - *Email at planning@charlottetown.ca, or*
  - *Call 902-629-4158 during business hours (8:00 AM – 4:30 PM, Mon-Fri)*
- *Deadline for registration: Tuesday, March 24, 2026*
- *Registered participants will receive an update from staff with instructions on how to participate in the meeting no later than Noon on Wednesday, March 25, 2026.*

How to submit comments:

- Oral submissions or comments may be made at the public meeting *(residents are requested to please keep their oral submissions to a three (3) to five (5) minute maximum).*
- Written comments may be submitted no later than Friday, March 27, 2026, by:
  - Email planning@charlottetown.ca or
  - Written submissions delivered to the City's Planning & Heritage Department, 70 Kent Street, Charlottetown.

All responses received will become part of the public record.
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.

The general public is encouraged to participate.

Planning & Heritage Department
City of Charlottetown
70 Kent Street
Charlottetown, Prince Edward Island
Canada, C1A 1M9

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

Information Sheet for Public Meeting on Thursday, March 26, 2026

The City of Charlottetown has received the following application for consideration:

Site-Specific Amendment – 147 Hillsborough Street (PID# 342907)
David Gundrum, RPP, MCIP, Manager of Development Planning

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.

67 letters were sent out to property owners within a 100-metre radius of the subject property as per the Zoning & Development Bylaw dated March 18, 2026.

Notice of the proposed amendment was advertised in The Guardian newspaper on Saturday, March 14, 2026 and on Saturday, March 21, 2026. A notice was also posted on the City's website.

Notice was posted on the subject property on Monday, March 16, 2026.

As of 4:30 PM on Tuesday, March 24, 2026, no letters of support or objection were received. Any letters received after this time and up until Noon on Friday, March 27, 2026, will be included in the recommendation report to Planning Board at a later date.

Notes:

City of Charlottetown Committee Report

Report No:
PLAN-2026-03-MARCH-6B-4
147 Hillsborough Street (PID# 342907)

Date:
March 3, 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)

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 a request to proceed to public consultation.

Staff Recommendation:
That Planning Board recommend that Council:

Approve the request to proceed to public consultation concerning a request for 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.

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)

LEGISLATIVE REQUIREMENTS:

Notification

If the proposed site-specific amendment to Zoning is approved to proceed to the public consultation phase, the Planning & Heritage Department will notify the public of the future public meeting date in accordance with Section 3.10.4 of the Zoning & Development Bylaw.

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. Council may, for reasons that are in the best interests of the City, reject a proposed zoning amendment 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.

Planning staff are of the opinion that the project has merit with sufficient information provided to date by the applicant to allow for consideration of the proposed site-specific amendment to Zoning via the public meeting process with Council.

CONCLUSION:
The Planning & Heritage Department encourages Planning Board to recommend to Council to approve the request to proceed to public consultation to consider a site-specific amendment to the existing (DMUN) zoning that applies to the subject property identified as 147 Hillsborough Street (PID# 342907) to add 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:

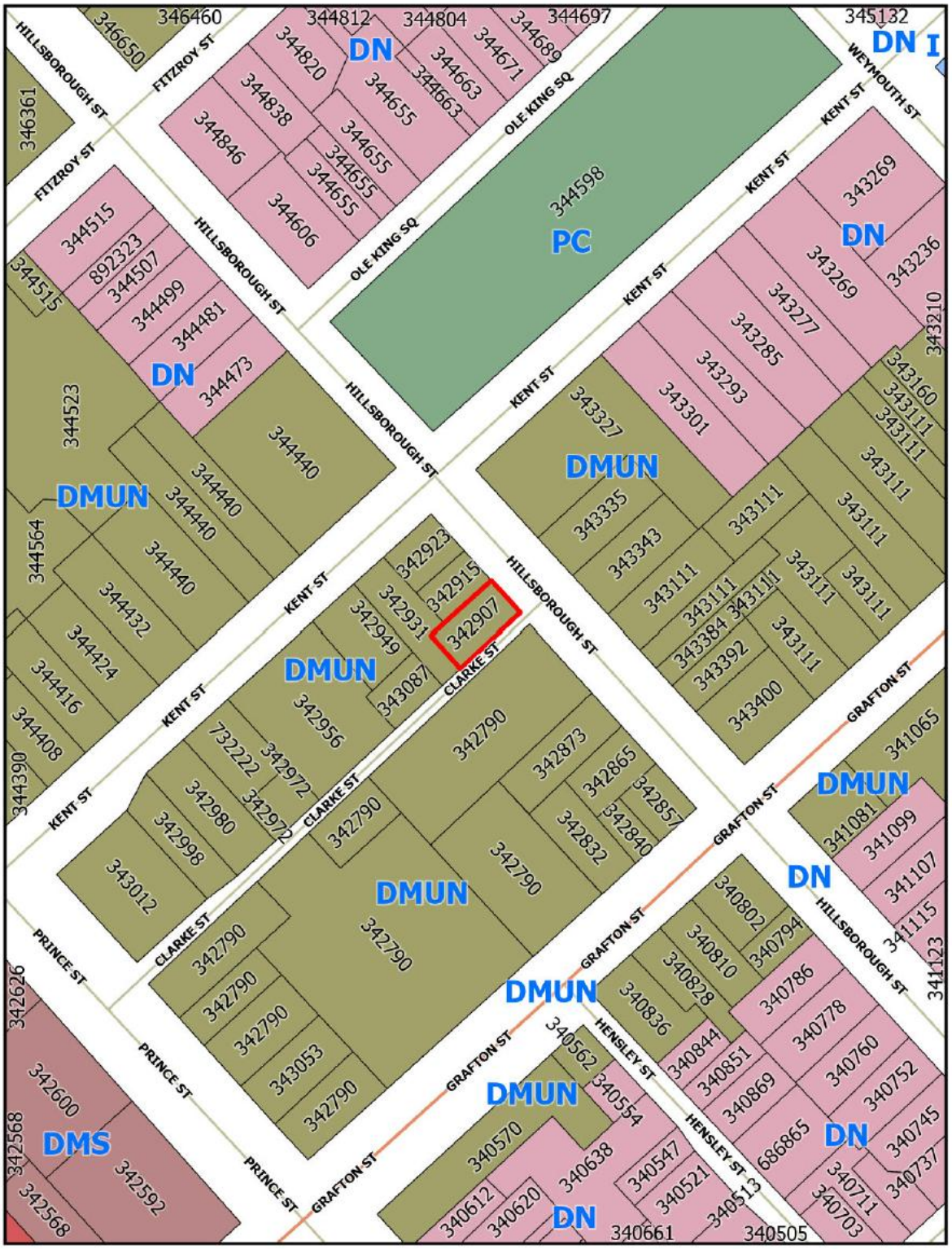
Manager	**Director/CAO**
N/A	Michael Ruus, RPP, MCIP, 02/27/2026

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

CITY OF CHARLOTTETOWN
RESOLUTION OF COUNCIL #_____

Planning & Heritage #9

MOTION CARRIED 8-0 (Councillor Beck left the Chamber and Councillor Bernard absent)

MOTION LOST _____

CM Carried

Date: March 10, 2026

Moved by Deputy Mayor Alanna Jankov

Seconded by Councillor Julie McCabe

BE IT RESOLVED:

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.

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 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.

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.

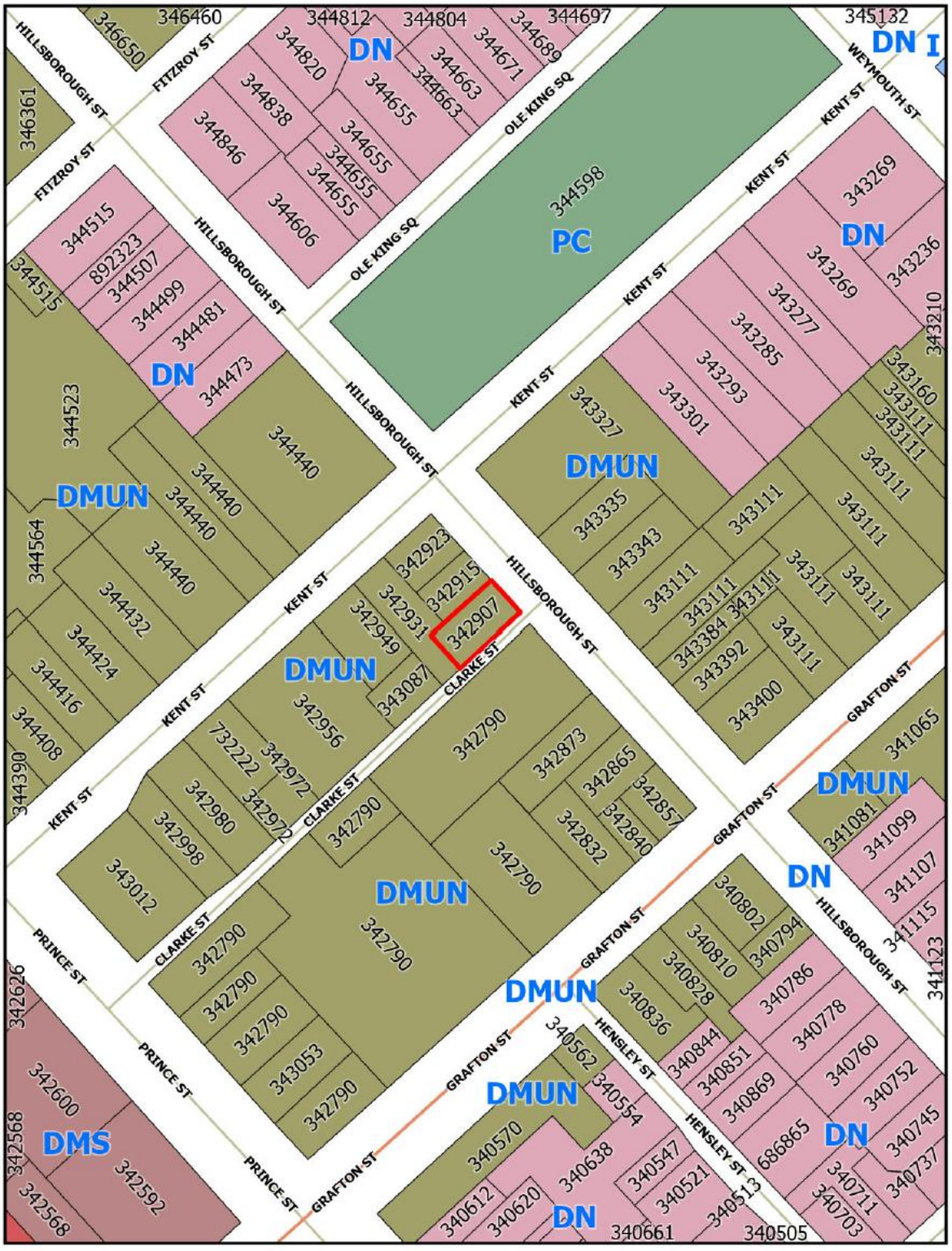
If you have any questions in regard to the application, please contact the Planning & Heritage Department at (902) 629-4158.

Sincerely,

David Douglas Gundrum, RPP, MCIP
Manager of Development Planning

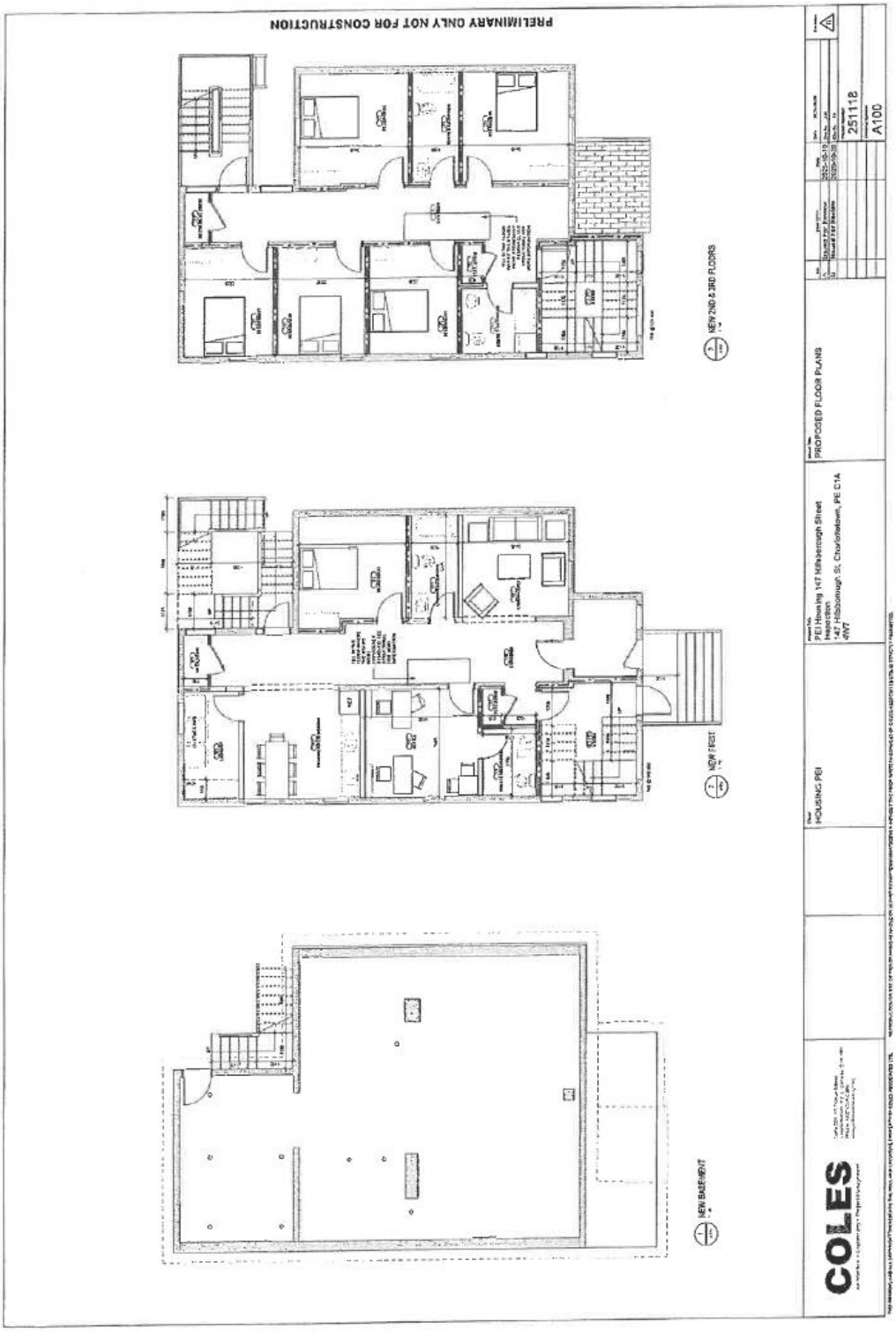
CHARLOTTETOWN

Location of Property



CHARLOTTETOWN

Proposed Floor Plans (submitted by Applicant)



03/19/2026
utility pole
5:42 A.M.
JL

CHARLOTTETOWN

NOTICE OF PUBLIC MEETING

DATE & TIME: March 26, 2026 (Thursday, 7:00 PM)
VENUE: Council Chambers, City Hall, 199 Queen Street

Charlottetown City Council will hold a Public Meeting to hear comments on the following:

147 Hillsborough Street (PID# 342907)
David Gundrum, RPP, MCIP, Manager of Development Planning

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 capable of accommodating eleven (11) individuals within an existing building zoned Downtown Mixed-Use Neighbourhood (DMUN) Zone. The application has been made by PEI Housing Corporation who are also the owners of the subject property.

How to participate at the public meeting:

- In-person at City Hall, Council Chambers, 199 Queen Street
- Virtually, or
- Livestream (observe the meeting without commenting at www.charlottetown.ca/video)

To participate Virtually:

- *Register with the Planning & Heritage Department (name, contact number and/or email) by any of the following options:*
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- *Deadline for registration: Tuesday, March 24, 2026*
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How to submit comments:

- Oral submissions or comments may be made at the public meeting *(residents are requested to please keep their oral submissions to a three (3) to five (5) minute maximum).*
- Written comments may be submitted no later than Friday, March 27, 2026, by:
  - Email planning@charlottetown.ca or
  - Written submissions delivered to the City's Planning & Heritage Department, 70 Kent Street, Charlottetown.

All responses received will become part of the public record.

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The general public is encouraged to participate.



A team from New Brunswick's Research and Productivity Council recently succeeded in sequencing the genome of the parasite that causes the MSX disease in oysters. It's a world-first breakthrough that offers hope to an industry under threat. From left are Attiq Rehman, director of bioscience, Rebecca Liston, supervisor of health services, and Diane Botelho, executive director and CEO of RPC. *RPC PHOTOS*

Pivotal MSX discovery

Genome sequencing offers hope for P.E.I.'s $54M oyster industry

COLIN MACLEAN

SUMMERSIDE, P.E.I. A scientific breakthrough is offering hope to Prince Edward Island's imperilled, $54-million oyster industry.

The sector, which produces about 26 per cent of Canada's oysters through aquaculture and a wild fishery, has been stricken with a disease called multinucleate sphere unknown (MSX) since 2024.

MSX does not pose a danger to humans. However, its mortality rate on infected oysters is significant, anywhere from 90 to 95 per cent.

No one has put an official dollar figure on the disease's impact yet, but individual businesses in P.E.I. have reported hundreds of thousands in lost product.

A discovery by New Brunswick researchers is bringing some optimism.

They recently succeeded in sequencing the MSX genome.

"We're really excited about what this might unlock for the industry," said Diane Botelho, executive director and CEO of the Research and Productivity Council, the lab that conducted this work.

"This isn't just a regional win. It's a contribution to the entire global scientific community when it comes to understanding MSX and oyster-producing farms, and how we can keep these farms healthy."

WHAT IS MSX?

Little is known about the disease (signified by the X in its name) so this breakthrough is the first building block needed to guide the development of resistant oyster seed – young shellfish either planted on bottom leases or grown in floating cages – as well as better detection and tracking.

"This is really great news, especially since MSX has been a challenge for the oyster industry in the U.S. since 1958, and the P.E.I. oyster industry is now starting to face major losses as well," said Gaitee Joshua, research and development coordinator for the P.E.I. Aquaculture Alliance.

"Having the genome sequence opens the door to learning much more about the parasite and how to manage it," said Joshua.

MSX, which is caused by a parasite, was first detected in the Maritimes in the early 2000s but seemed to stay contained to Nova Scotia's Bras d'Or Lakes for two decades.

It was found in P.E.I.'s Bedeque Bay in 2024 and it has since been confirmed in at least seven other local bays.

'DEATH OF THE INDUSTRY'

Oysters take up to four years to grow to marketable sizes, so if whole generations die off, it can have devastating financial consequences for harvesters.

Dire warnings were issued by an industry representative at a Sept. 25, 2025, provincial standing committee meeting on natural resources and environmental sustainability.

Peter Warris, executive director of the P.E.I. Aquaculture Alliance, warned of the potential destruction of an industry that has taken generations to build.

"The oyster industry is a true Island success story and unless these individuals and businesses are supported over the next five years or so, we will see the death of the industry as we know it," said Warris.

A PROBLEM TO SOLVE

RPC is a New Brunswick Crown corporation with a mandate to conduct science, research and testing on a broad array of industry-led subjects. It does everything from radon testing to animal health research.

RPC has been involved in MSX testing since 2002. The lab started more active surveillance in 2016, but it used conventional methods on a low number of oysters.

Things changed dramatically in 2024 when MSX showed up in New Brunswick, just a few months after it had appeared in neighbouring P.E.I.

"Thousands of samples started pouring in," recalled Botelho.

RPC first sought provincial funding to develop a more efficient testing method, which it did. It was able to test multiple oyster diseases at once, including MSX and dermo, another oyster parasite first detected in P.E.I. waters in 2025.

That success led to an opportunity where RPC and another team in Quebec received federal funding under Fisheries and Oceans Ecosystems and Oceans Science Contribution Framework program to attempt the MSX genome sequencing.

OPEN WORK

As of late February, RPC's work is now open and available to the wider scientific community via GeneBank, a repository for genetic sequences.

"It's given to the scientific community," said Rebecca Liston, supervisor of fish health service at RPC.

"So, people who are working on resistant oysters, they will need that code and it's there for them. Any other scientist out there that continues this research, this information is there for them – and we feel proud of that contribution to science."

The RPC team has turned its attention to a similar project involving the dermo parasite. *Colin MacLean is the assistant managing editor at the Journal Pioneer in Summerside. He can be reached at cmaclean@postmedia.com and followed on X @JournalPMacLean.*



Rebecca Liston, supervisor of fish health services at New Brunswick's Research and Productivity Council, shucks oysters. A team from the council recently announced the sequencing of the MSX genome.

A place of their own

Courtside Sneakers has bought building, looking for commercial tenant

LOGAN MACLEAN

After years of looking, Courtside Sneakers is taking a new step and buying a building.

The store has been in Charlottetown for 14 years, with 13 spent downtown on Queen Street. But in January, the owners closed a deal on 421 University Ave., a multi-unit commercial building near McDonald's.

It will give the store more floor space, going from about 2,300 to 2,900 square feet, and free on-site parking.

The new location has three total commercial units, with one for Courtside, one for an existing tenant and one available to rent, co-owners Nathan Clark and Rebecca Barrett said in a March 5 Guardian interview.

"It's a good size. We're going to do three tenants. In the past it's had anywhere up to five, I think. And I believe it started as one," Clark said.

Recent businesses at the site include the Freshest grocery store and Royal Shawarma House. Kun Nails and Spa is returning when the new commercial units open.

RENOVATIONS

Clark and Barrett are excited to help revitalize the area and building, which is undergoing renovations before potentially moving in July.

Renovations include pulling up the floors and ceilings, letting out some of the walls, along with new siding, windows and doors. Everything people can see is going to change, Clark said.

The first step is interior work, which has given the husband-and-wife duo a chance to get their son involved with the sledgehammer, Barrett said.

"We had our 11-year-old in, trying to do that," she said.

"He loves it," Clark added. "He'd like to do more, but now it's such a mess in there that it's probably not safe for him to be in."

They also have friends in the trades and plenty of help lined up, they said.

Some of the work will require a city permit, and Clark has an application ready to go, he said.

BUSINESS GROWTH

The past few years have seen some change and growth at Courtside.

U.S. tariffs haven't had a direct impact on their sales, but there have been indirect effects on the whole industry, Clark said.

"We only ship within Canada, and we do a ton of it."

They buy from wholesalers who have already paid import duties, Clark said.

The store has also moved into some new retail areas, now carrying intricate Lego sets and pickleball shoes.

Lego became the store's second most popular brand within three months of Courtside offering it, Clark said.

Pickleball is also the first real sport addition beyond basketball the store has taken on, he said.

"Pickleball is something we see a big opportunity in."



Nathan Clark and Rebecca Barrett, co-owners of Courtside Sneakers in Charlottetown, are moving the business into a building they bought at 421 University Ave. Besides sneakers, the store has been successful at selling Lego sets. *LOGAN MACLEAN*

CHARLOTTETOWN

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NOTICE OF PUBLIC MEETING

DATE: March 26, 2026 (Thursday)
TIME: 7:00 PM
VENUE: Council Chambers, City Hall, 199 Queen Street

City Council will hold a **Public Meeting** to hear comments on the following applications:

68 Queen Street (PID#s 336974, 336909, 336917, 336966 and 1172915)
Laurel Palmer, Planner III

This is a request to:

- Amend Appendix A - Future Land Use Map of the City of Charlottetown Official Plan from Downtown Mixed-Use Neighbourhood to the Downtown Main Street; and
- Amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw from Downtown Mixed-Use Neighbourhood (DMUN) Zone to the Downtown Main Street (DMS) Zone, in order to facilitate the construction of a seven (7) storey, mixed-use commercial and multi-residential building containing parking on the 1st and 2nd levels.

The proposal also includes applications for variances, a lot consolidation, bonus height approval, and cashinlieu for six parking spaces.



231 Brackley Point Road (PID# 623090)
Michael Fraser, Planner II

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, in order to construct a commercial structure in the future.





147 Hillsborough Street (PID# 342907)
David Gundrum, RPP, MCIP, Manager of Development Planning

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 capable of accommodating eleven (11) individuals within an existing building zoned Downtown Mixed-Use Neighbourhood (DMUN) Zone. The application has been made by PEI Housing Corporation who are also the owners of the subject property.

How to participate at the public meeting:

- In-person at City Hall, Council Chambers, 199 Queen Street;
- Virtually; or
- Livestream (observe the meeting without commenting at www.charlottetown.ca/video)

To participate virtually:

- *Register with the Planning & Heritage Department (name, contact number and/or email) by any of the following options:*
  - *Email at planning@charlottetown.ca, or*
  - *Call 902-629-4158 during business hours (8:00 AM – 4:30 PM, Mon-Fri)*
- *Deadline for registration: Tuesday, March 24, 2026*
- *Registered participants will receive an update from staff with instructions on how to participate in the meeting no later than Noon on Wednesday, March 25, 2026.*

How to submit comments:

- Oral submissions or comments may be made at the public meeting *(residents are requested to please keep their oral submissions to a three (3) to five (5) minute maximum).*
- Written comments may be submitted no later than Noon on Friday, March 27, 2026, by:
  - Email planning@charlottetown.ca or
  - Written submissions delivered to the City's Planning & Heritage Department, 70 Kent Street, Charlottetown.

All responses received will become part of the public record.

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.

The general public is encouraged to participate.



DAVE STEWART

THIS IS SPRING Joan Leslie walks Molly on a rainy, windy day along the waterfront in North Rustico on Tuesday, three days before spring officially began on Friday. Leslie is fostering the three-year-old German shepherd-Rottweiler mix, who was treated for a severe injury at the P.E.I. Humane Society and nursed back to health at the shelter. The shelter reports that Molly has been adopted and will be going to her forever-home soon, with hopes of more springlike weather for walks.

Fuel prices rise March 20 in scheduled adjustment

The price for gas, diesel and furnace oil have gone up again in the overnight petroleum pricing adjustment set by the Island Regulatory and Appeals Commission for March 20.

Gas has increased by 5.5 cents per litre (cpl) for regular fuel, while premium gas has increased by 4.5 cpl. The price of diesel has risen by 9.0 cpl.

Including taxes, pump prices for regular unleaded gasoline at self-serve outlets now ranges from 186.6 to 187.8 cpl, while prices for premium unleaded gas ranges from 195.2 to 196.3 cpl and prices for diesel range from 242.5 to 243.7 cpl.

Furnace oil also saw an increase, of 7.0 cpl, making 186.0 cpl the maximum price.

Propane prices increased by 3.4 cpl for Irving Energy, by 2.7 cpl for Superior Propane, by 1.0 cpl for Avenir Energy, by 3.8 cpl for Kenmac Energy Inc. and by 3.8 cpl for Noonan Petroleum. Propane prices now range from 95.9 to 100.1 cpl.

For current petroleum prices visit irac.pe.ca. The commission's next scheduled pricing adjustment is March 24 as IRAC has recently shifted to twice-weekly scheduled pricing adjustments for petroleum products due to the volatile markets. Scheduled rates are announced for Tuesdays and Fridays each week, with prices coming into effect at 12:01.

Prince County man dead in single-vehicle crash

An 81-year-old Prince County man is dead following a single-vehicle crash near Christopher Cross.

West Prince RCMP said the crash was reported at about 4:20 p.m. on Wednesday, on Route 14.

The vehicle left the road and struck a concrete culvert. There was only one occupant. He was taken to hospital but later pronounced dead. The exact cause of death is not yet known.

Police do not believe at this time that drugs or alcohol were a factor, but the investigation is ongoing.

An RCMP collision analyst was notified and the P.E.I. Coroner's Office has also been advised.

Prince Edward Island CANADA

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