CITY OF CHARLOTTETOWN
SPECIAL MEETING OF COUNCIL
COUNCIL CHAMBER, CITY HALL, 199 QUEEN STREET
TUESDAY, MAY 26, 2026 AT 5:00 PM

Mayor Philip Brown presiding

Present:	**Deputy Mayor Alanna Jankov**	**Councillor Terry Bernard**
	Councillor Kevin Ramsay	**Councillor Bob Doiron (T/C)**
	Councillor Julie McCabe	**Councillor Norman Beck**
	Councillor Trevor MacKinnon	**Councillor John McAleer**
	Councillor Justin Muttart	
Also:	**Richard MacEwen, DCS/ACAO**	**Frank Quinn, PRM**
	Ylber Gashi, PWM	**Joshua McInnis, UM**
	Berry Genge, PWJE	**Dillon Bolger, IT**
	Tracey McLean, PRC	
Guests:	**Peter Connell, Xiaoming Gao & Lillan Ho, DSRA Architecture (T/C)**	
Regrets:	**Councillor Mitchell Tweel**	**Brad MacConnell, CAO**
	Michael Ruus, DIG	

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.

- Councillor Ramsay, Chair of Parks & Recreation, extended condolences on the passing of Forbes Kennedy, a former NHL player and City employee. A moment of silence was held.

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 to move the Water and Sewer Utility item to 4(a) and second reading of the Horse-Drawn and Rickshaw Vehicle Bylaw to Item 4(b). Moved by Councillor Ramsay and seconded by Councillor Bernard that the agenda be approved as amended. Carried.

4. Resolutions/Bylaw Reading/Presentation

a) Two (2) Water & Sewer Utility Resolutions

Moved by Councillor Bob Doiron
Seconded by Councillor John McAleer

RESOLVED:

That Council approve the City of Charlottetown Drought Contingency Plan, as attached, effective May 26, 2026.

CARRIED 9-0

Moved by Councillor Bob Doiron
Seconded by Councillor John McAleer

RESOLVED:

Whereas, the City of Charlottetown passed a policy resolution of April 10, 2000, stating "that City Council confirm its policy not to entertain applications for water service to properties outside the municipal boundary of the City of Charlottetown" without first receiving approval from City Council to do so,

Therefore, Be it Resolved, that City Council approves the request received for water service to the property located at 391 Brackley Point Road, PID 1010313, located in the community of Brackley,

And Be it FURTHER RESOLVED that the costs associated with the development, or any future services be paid by the property owner and those services be billed with a 25% premium as a surcharge for services provided outside the City of Charlottetown municipal boundary.

Concern was raised regarding the proposed future use of the property and the potential impact it may have on water consumption; the previous business operating on this PID was a gardening and landscaping company. Councillor Doiron indicating that Nick's Towing purchased the property and does not expect any more water usage than the previous owner.

CARRIED 9-0

b) 2nd Reading to Amend the Horsedrawn and Rickshaw Vehicle Bylaw

Moved by Councillor Julie McCabe
Seconded by Councillor Kevin Ramsay

RESOLVED:

That the City of Charlottetown Horsedrawn and Rickshaw Vehicle Bylaw, #2018-10 which was read the first time on May 12, 2026 be read a second time and that the said Bylaw now be approved and adopted.

CARRIED 9-0

c) Sherwood Sport and Recreation Complex Masterplan Project

The Mayor asked the Public Works Manager (PWM) to introduce the agenda item. The PWM provided a brief overview, noting that the matter will return to the Public Works and Parks & Recreation Committees before proceeding to Council with a recommendation. DSRA Consultants Peter Connell, Xiaoming Gao & Lillan Ho were introduced and asked to begin the presentation.

The presentation outlined a long-term vision for transforming the Sherwood Recreation Hall, Cody Banks Arena, Lawn Bowling Club, and adjacent City-owned lands into a modern, multi-use sport and recreation complex. The project has been underway since October 2025 and is intended to guide future investment and redevelopment of the site.

DSRA undertook extensive public engagement which included two (2) in-person open houses as well as a survey that had 263 respondents. Those respondents identified several recreational indoor priorities such as an indoor walking track, second ice rink, gymnasium space and fitness room. Outdoor priorities included sports courts, splash park, and playground equipment.

With regard to assessments, DSRA believe the Cody Banks Arena could reasonably remain operational for another 15 years, and potentially 25 years with continued investment. Sherwood Rec Hall was viewed as having reached the end of its useful life and is generally expected to be replaced. Community feedback strongly supported retaining the Lawn Bowling Club in its current location and the Consultants recommended maintaining the bowling facility rather than relocating it.

DSRA then presented and spoke to the three proposed options:

Option A - New Community Centre, Keep Cody Banks Arena
- Retain Cody Banks Arena.
- Retain Lawn Bowling Club.
- Demolish and replace the current Rec Hall.
- Build a new stand-alone community centre along Maple Avenue.

Concerns raised by Council related to Option A:
- Preserving ice availability during any future arena redevelopment.
- No walking track and less athletic space.

Option B – New Arena and Community Centre
- New NHL-sized rink.
- Approximately 500 spectator seats.
- Six dressing rooms.
- Double gymnasium.
- Walking track.
- Fitness centre.
- Large atrium/social gathering space.
- Multi-purpose rooms

Concern raised by Council related to Option B:
- The arena would need to be demolished before a new one is built; resulting in one less ice surface for a significant amount of time.

Option C – Phased Development Approach

Phase 1
- Keep Cody Banks Arena operational.
- Build a new community centre first.
- Retain Lawn Bowling Club.
- Retain existing Rec Hall until replacement is ready.

Phase 2

- Demolish Cody Banks Arena later.
- Build a replacement arena.
- Connect arena and community centre with an atrium.
- Add outdoor gathering spaces and landscaped areas.

Concern raised by Council related to Option C:

- Eventually the same arena replacement challenge still exists.
- Phase 2 would still require a solution for maintaining ice availability elsewhere before Cody Banks could be demolished.

DSRA advised that additional parking strategies may be required during future design stages, regardless of which option Council selects.

Several members of Council reiterated that Cody Banks remains a critical facility for minor hockey and other ice users and with the arena's longer-than-expected remaining life (15–25 years), it gives the City flexibility to delay replacement.

In closing, DSRA thanked Council for the opportunity to present and expressed appreciation for the comments, questions, and feedback received.

5. Adjournment

Moved by Councillor Bernard and seconded by Deputy Mayor Jankov that the meeting be adjourned. Carried. The meeting concluded at 6:06 PM.