Public Meeting of Council
Wednesday, January 28, 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 Philip Brown Presiding

Council Members present:	Deputy Mayor Alanna Jankov* Councillor Justin Muttart Councillor Mitchell Tweel Councillor Robert Doiron* Councillor John McAleer	Councillor Julie McCabe Councillor Norman Beck Councillor Trevor MacKinnon Councillor Kevin Ramsay
Staff:	Mike Ruus, Director Int. Growth David Gundrum, Mgr, PD Laurel Palmer, Planner III	Melissa Kitson, IO/AA**
Applicants/ Representatives:	**Lornie Hughes** VP Corporate Services - Holland College **Jon Barrett** Director of Facilities - Holland College **Will Zafiris**, Falcon Properties Inc.	
Also present:	Roger and Lenore Andrew (Andrew Family)	
Regrets:	NA	

*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 Thursday, January 29th at 12:00pm Noon

1. **Call to Order**
   Mayor Brown, called the meeting to order at 7:15 PM

2. **Declarations of Conflict of Interest**
   Councillor Doiron declared a conflict for Agenda item #2, the rezoning of Stanmol Dr (PID# 1047562).

3. Approval of Agenda

Moved by Councillor Bernard and seconded by Councillor Ramsay that the agenda for the public meeting on January 28th, 2026 be approved.

CARRIED (9-0)

Mayor Brown provided an update regarding two written letters pertaining to Agenda item#2 Stanmol Dr (PID# 1047562) that were not included in the Public Meeting Package. The letters were distributed to Council at the beginning of the meeting.

1) Rezoning – 3 Oakland Drive (PID# 192245)

Request: Amend Appendix A - Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Industrial; and to amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Single Detached Residential (R-1L) Zone to the Institutional (I) Zone, in order to facilitate the future establishment of institutional uses on the subject property associated with Holland College. An existing house on the property is proposed to be used for an office and teaching space related to environmental and watershed management programs.

A correction was brought forward from Councillor Bernard regarding an error made on the agenda, noting the rezoning is to Amend Appendix A - Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Institutional, not Industrial, and has been confirmed by Laurel Palmer that was correct and a misprint in the agenda.

Property Information: Single Detached (R-1L) Zone
Staff Presenter: Laurel Palmer, Planner III
Applicant: Lornie Hughes, VP Corporate Services Holland College
Jon Barrett, Director of Facilities Holland College
Reference: Public Meeting Package

Summary:

Laurel Palmer presented the rezoning application for the former Andrew Homestead located at 3 Oakland Drive. The property acreage is approximately 9.29 acres. The site is a designated heritage resource located at Wright's Creek and contains significant environmental features including a pond, old growth Acadian Forest, and established passive recreational trails. She noted that the proposed rezoning would support Holland College's short-term use for offices, labs, classrooms and guest accommodations, and long-term use as a Centre of Excellence for Watershed Management. Laurel confirmed that public notice was circulated to surrounding property owners and that no written objections were received prior to the meeting. She concluded by outlining the Official Plan policies that support accommodating the needs of educational institutions.

Lornie Hughes provided background on Holland College's ownership and intended use of the Andrew Homestead Property. He explained that the land was gifted to the College with restrictive covenants, including limitations on the sale and use. He noted that renovations have already been completed to create office space within the existing building and that rezoning is required before classroom space can be developed in the free-standing garage. He described the vision for the site as a living laboratory to support the Environmental Applied Science and Wildlife Conservation programs and allowing public access to existing trails.

Comments:
Council members expressed strong support for the proposal, recognizing it as a significant and historic donation to Holland College. It was noted that the donation is the largest in Holland College's history. John and Christine Andrew were recognized for their long-standing contributions to the community. They also acknowledged the educational, environmental, and community benefits of the project, highlighting its value as a learning environment for students and as a public amenity.

Questions that Arose:

- Councillor Beck:
    - Asked for clarification regarding the garage renovations and site configuration. Jon Barrett explained renovation would take place in the existing garage and the intent is to allow students to drop off equipment, access bathroom facilities, and enter the surrounding land for educational activities. The house itself will remain unchanged.
    - Inquired about guest accommodations. Jon Barrett stated that it was John Andrew's wish that several bedrooms remain within the main house to accommodate guest lectures and limited family use for a short period each year, as outlined in the donation agreement.

- Councillor Bernard:
    - Asked for clarification regarding long-term housing for students. Lornie Hughes confirmed that long-term student housing is prohibited under the land donation agreement.
    - Inquired about the timeline of operation. Lornie noted that students are already using the site in its current condition. Renovations to the garage will proceed once zoning approval and permits are secured, with work anticipated later this year (2026) or early 2027.
    - Inquired about the agreement stating the property being open to the public. Lornie confirmed that the trails and pond areas will be maintained and accessible to the public.
    - Inquired about the electrification and spillways. Lornie advised that discussions are underway with an external group regarding possible electrification. The concept is still preliminary and dependent on outcomes from a similar project elsewhere on Prince Edward Island.

- Mayor Brown:
    - Inquired about Wright family ownership of the property. Roger Andrew confirmed they owned the property before the Andrew family therefore the naming of Wright's Creek.

- Roger Andrew (Andrew Family)
    - Inquired about the official restrictive covenants and what restrictions or conditions on future development were on the Deed of Ownership:
        - Lornie Hughes clarified the property was governed by donor directives, Board of Governors directives, donor wishes, and overall Memorandum of Understanding (MOU). Lornie included that any future development would be subject to the directives and agreements tied to the donation. Specific

details are documented within the governing agreements. Copies can be shared with the City for their records.

- Provided a detailed history of the property, which has been in family ownership since 1898. The site historically included mills, barns, orchards, ice harvesting operations, a brewery and early industrial uses.
- Emphasis was made regarding the long-standing desire for the land and ponds to be preserved for public enjoyment and community benefit.

4. Rezoning – Stanmol Drive (PID# 1047562)

Request: Amend Appendix A - Future Land Use Map of the City of Charlottetown Official Plan from Low Density Residential to Medium Density Residential; and amend Appendix G – Zoning Map of the City of Charlottetown Zoning & Development Bylaw from the Low Density Residential Single (R-2S) Zone to the Medium Density Residential (R-3) Zone, for the vacant lands located on the south end of Stanmol Drive to facilitate the development of two 12-unit stacked townhouse rows.

Property Information: Low Density Residential Single (R-2S) Zone
Staff Presenter: Laurel Palmer, Planner III
Applicant: Will Zafiris, Falcon Properties Inc.
Reference: Public Meeting Package

Summary:
Councillor Doiron left the meeting for this agenda item due to declared conflict.

Laurel Palmer presented the rezoning application for the vacant lots located at the South end of Stanmol Drive. The total acreage is approximately 1.08 acres within Phase 2 of the Hidden Valley Subdivision. The proposal includes extending Stanmol Drive, subdividing the lands into three lots, and constructing two stacked townhouse buildings containing 12-units each, with remaining lands reserved for lower-density residential development. Surrounding land uses include low-density residential development, a watercourse and higher-density apartment zoning to the East, and vacant residential lands to the south. Laurel advised that notice of the public meeting was circulated to surrounding property owners and that two written submissions in opposition were received. Relevant Official Plan policies supporting housing variety, medium-density development, and growth within serviced urban areas were reviewed. Conceptual site plans and building renderings were presented.

Questions that Arose:

- Councillor MacKinnon:
  - Requested clarification on Phase 3 access. Laurel explained Phase 3 being a part of Hidden Valley with internal access through the subdivision and a future road connection planned, though not currently connected due to watershed constraints. Will Zafiris confirmed that the portion with direct Malpeque Rd access relates to a separate high-density Phase 3 parcel and is not part of the current application.
  - Requested clarification on the reference to a future southern road connection and its timing. Laurel explained that subdivisions require roads to extend to property boundaries using temporary cul-de-sacs for fire safety and service access. Any future connector would only occur if adjacent lands are developed and would be subject to a future application and approval process.

- Asked if a traffic study was conducted in the area, what the results were and if a new one can be conducted. Will confirmed that it was conducted but didn't know the specifics of the report. Laurel indicated Public Works was notified of the proposed development and did not indicate a new traffic study was required. Their calculations would take density and growth in the area into account.
- Asked about the greenspace that is undeveloped. Will and Laurel confirmed that the greenspace is now owned by the Parks and Recreation Department and would need to be contacted for an update.
- Inquired if the units would be for rent or purchase. Will confirm they would be used as rentals and not configured to be condos.

- Aletha Smith, Resident of Lower Malpeque Rd
  - Requested confirmation that the development be limited to 8-units, not 12-units as previously discussed. Will confirmed discussions contemplated 8-units through lot consolidation. While 12-units could fit architecturally, they were agreeable to proceeding with 8-units.
  - Expressed concern about increased traffic and impacts from future rezonings of adjacent land development. Laurel advised there are no current applications for development of adjacent lands.
  - Asked whether existing green space would remain or be altered. Will confirmed existing trees would remain where possible and additional landscaped buffers would be added along property boundaries, potentially secured through a development agreement.
  - Requested clarification on buffer verses building setbacks. Laurel explained the plan shows approximately 7-meter landscaped buffer in addition to the standard rear yard setback (approximately 24.6 feet). Final measurements would be confirmed through a detailed site plan.
  - Asked how they would be notified when a decision was made regarding the rezoning. Councilor McCabe confirmed that it would go to Planning Board for vote then to Council for a final decision. It is anticipated that it will be on the Planning Board meeting in February but could be March depending on the workload.
  - Inquired about a part of Hidden Valley that was denied in earlier discussions, Will advised that there was concern of traffic flowing through High Field Subdivision. Mayor Brown also noted that Malpeque Rd is not owned by the City of Charlottetown and is owned by the Provincial Government therefore the City does not have jurisdiction.
  - Inquired about the future plans for the area. Councillor Beck indicated there will be public consultation coming up regarding the new Zoning and Development Bylaw and opportunity for residents to address concerns pertaining to zoning.

- Councillor Beck asked for clarification that the proposal is for 8-units rather than 12-units. Will confirmed that an 8-unit configuration would remove one unit stack from the conceptual design.

- Roger Sherran, Resident of Longview Dr
  - Expressed that he was not opposed to development but concerned about traffic and speeding in the area.

New Business

- There was no new business that arose.

5. Adjournment of Public Session

Moved by Councillor McCabe and seconded by Councillor Ramsay that the public meeting be adjourned. The meeting adjourned at 8:36 PM.