CITY OF CHARLOTTETOWN
SPECIAL MEETING OF COUNCIL
COUNCIL CHAMBERS, CITY HALL, 199 QUEEN STREET
SATURDAY, JANUARY 10, 2026 AT 9:00 AM

Open Meeting Live Stream Available @ www.charlottetown.ca/video

❖ Land Acknowledgement

1) Call to Order

2) Declarations of Conflict of Interest

3) Approval of Agenda

4) 2026-2027 Budget Presentations from External Stakeholders

Presentations in folder titled **JAN 10, 2026 STAKEHOLDER PRESENTATIONS** on the Council Documents One Drive

a) Eastlink Centre (9:00 am)
b) Bell Aliant Centre/CARI (9:30 am)
c) Confederation Centre of the Arts (10:15 am)

Recess

d) Charlottetown Chamber of Commerce (11:15 am)

Lunch

e) Downtown Charlottetown Inc. (12:30 pm)
f) T3 Transit (1:00 pm)
g) Pat & the Elephant (1:30 pm)
h) The Guild (2:00 pm)

5) Adjournment

Charlottetown Civic Centre Management Inc.
OPERATING BUDGET 2026-27

REVENUE

Revenue		
City of Ch'town Grant- Operations		1,124,106.00
Prov. of PEI Grants		256,000.00
Total Grants_		1,380,106.00
Arena Revenue		
Islanders Ticket Fee	60,000.00	
Islanders3% Card Sales	22,000.00	
Islanders Prsnl Chrgs less exp	55,000.00	
Islanders Hockey		137,000.00
Ice Rental-Minor Sport		129,260.00
Ice Rental- Other		55,864.00
Adult Skates		500.00
Misc Arena Rentals		16,750.00
Total Arena Revenue		339,374.00
Trade Centre Revenue		
Old Home Week_	85,000.00	
Facility Charges - OHW	0.00	
Personell Charges - OHW	0.00	
Subtotal - OHW		85,000.00
Misc Trade Centre Rentals	140,000.00	
Facility Charges -TC	2,500.00	
Personnel Charges -TC	10,000.00	
Socan -TC	1,500.00	
3% Card Sales -Trade Centre	0.00	
Trade Centre charges subtotal		154,000.00
Total Trade Centre Revenue		239,000.00
Rental Income		
Stage Rental		5,000.00
Equipment Rental		0.00
Misc. Rental		0.00
Total Rental Income		5,000.00
Miscellaneous Revenue		
Other Revenue		8,000.00
Marketing Grant		75,000.00
Interest Revenue on Investments		0.00

Ticket Printing revenue		80,000.00
Rebates		20,000.00
Total Other Revenue		183,000.00
Large Events		
Event Income	147,000.00	
Facility charges -Lg Ev	0.00	
Personnel charges -Lg Ev	0.00	
Liquor Sales -Lg Ev	40,000.00	
Misc. -Lg Ev	0.00	
Large Event Charges - subtotal		187,000.00
Total Large Events		187,000.00
TOTAL REVENUE		2,333,480.00
EXPENSE		
Administration		
Office Supplies		3,236.00
Telephone & Internet		44,916.00
Professional Fees		20,000.00
Security		30,000.00
Computer		22,320.00
Photocopier		760.00
Custom Tickets		7,000.00
Cash Short/Over		0.00
Administration Misc.		4,000.00
Courier & postage		485.00
Interest & Bank Charges		3,500.00
Total Administration Expenses		136,217.00
Building Fixed Cost		
Insurance		25,000.00
Property Taxes		18,000.00
Total Building Fixed Cost		43,000.00
Business Development		
Board of Directors-Services(Stipend		12,500.00
Marketing/Economic Development		68,000.00
Branding/Uniforms		4,000.00
Memberships		950.00
Total Business Development		85,450.00

Payroll Expenses	
Permanent Salaries CCCMI	524,393.00
Seasonal Salaries CCCMI	24,393.00
Permanent Salaries City	280,051.00
Seasonal Salaries City	82,160.00
Box Office Wages CCCMI	34,782.00
EI Expense CCCMI	12,575.00
EI Expense City	7,469.00
CPP Expense CCCMI	25,824.00
CPP Expense City	18,634.00
WCB Expense CCCMI	2,720.00
WCB Expense City	3,922.00
Group Ins. CCCMI	12,224.00
Health City	13,522.00
RRSP CCCMI	15,108.00
Co.Pen City	27,081.00
Power Engineering Checks	20,000.00
Total Payroll Expense	1,104,858.00
Repairs & Maintenance	
Plumbing	10,000.00
Electrical	15,000.00
Cleaning	26,000.00
Garbage	13,000.00
Paint	3,000.00
Refridgeration	20,000.00
Snow Removal	22,000.00
Repairs & Maint. Misc.	45,000.00
Compressors	5,000.00
Doors	1,000.00
Upgrades	25,000.00
Elevator	4,500.00
Resurfacer	10,000.00
Forklift	1,500.00
Equip. Rental	0.00
Total Repairs & Maintenance	201,000.00
Utilities	
Lights/Power	250,000.00
Heat	290,000.00
Water	20,500.00
Total Utilities	560,500.00
Training	

Training		1,000.00
Total training		1,000.00
Large Events		
Personnel Charges -Large Event	85,000.00	
Facility Charges - Large events	0.00	
Large event charges-subtotal		85,000.00
Credit/Debit card discounts		55,000.00
Facility Charges - Trade Centre	0.00	
Trade Centre Charges - subtotal		0.00
Total Large Events		140,000.00
TOTAL EXPENSE		2,272,025.00
NET INCOME		61,455.00

Bell Aliant Centre

2026-27 Operating & Draft Capital Budget

CITY OF CHARLOTTETOWN

PRESENTATION BY CAPITAL AREA RECREATION INC.

JIM COADY - CHAIRMAN
ALLAN WOOD - GENERAL MANAGER
PETER TAYLOR - FINANCE MANAGER

Agenda

- Introductions
- Operational Budget
- Draft Capital Budget
- Question and Answer

Introduction

- The Bell Aliant Centre Management Team and Board of Directors continues to perform at a high level, to achieve strategic goals and ensure long term sustainability. This is happening through expanded service delivery, improved revenue streams and advancing new partnership opportunities.
- The Bell Aliant Centre is a significant player in our community's health and wellness with a high level of participation in all programs and events.
- The Board of Directors has four representatives from the City of Charlottetown – Jim Coady (Chairman), Mike James, Wayne Long, and Donna Profit as directors. UPEI is represented by Breanne MacInnis; the Town of Stratford by Rachel Arsenault; CARI appointments – Halbert Pratt and Lokesh Purbia. Your representatives are charged with the responsibility of serving the best interests of CARI in a governance role.

Bell Aliant Centre

Operational Budget Highlights

- Increase in Operating Revenue of 7.2% ($179,000) over last years budget
- Arena Revenue increase of $44,000. This increase is from raising arena rates by 2%, and an increase in daytime usage.
- Aquatics Revenue increase of $137,000. This increase is from additional space used for Day Camps, a new After School Program, as well as increasing programming and swim instruction offerings.
- Increase in Operating Expenses of 6.6% (253,000)
- The main increase is Wages (161,000) - several added positions for aquatics staff to meet increased demand, additional staff for the After School Program, & minimum wage increases.

2025-26 Operational Budget

Bell Aliant Centre

Fiscal 2026-27 Operating Budget Summary

Revenue

Operating Revenue	Budget 2026-27	Budget 2025-26	Variance %
Ice rentals	$ 1,021,572	$ 979,055	4%
Swim Instruction	601,400	546,519	10%
Municipal/Provincial tax rebate	296,979	296,654	0%
Public Swims/Waterslides	211,950	223,500	-5%
Swim Club/Sports/Pool Rentals	140,000	146,000	-4%
Swim Programs	148,000	116,000	28%
After School Program	65,500	-	100%
Advertising and Signage	67,750	63,500	7%
Sponsorship	81,000	86,750	-7%
Bar revenue	17,500	20,000	-13%
Wage Subsidy	16,000	12,000	33%
Merchandise sales	12,450	13,700	-9%
Locker Rentals	3,280	3,540	-7%
	2,683,381	**2,507,218**	7%
Operating Grants			
City of Charlottetown	$ 1,191,100	$ 1,127,418	6%
University of Prince Edward Island	177,980	168,465	6%
Town of Stratford	20,763	19,775	5%
	1,389,843	**1,315,658**	6%
Total Operating Revenue	**4,073,224**	**3,822,876**	7%

Expenses

Operating Expenses			
Wages and Benefits	$ 2,525,073	$ 2,364,362	7%
Utilities	764,648	765,400	0%
Property Taxes	307,901	298,865	3%
Supplies & Consumables	180,000	196,700	-8%
Repairs/Maintenance	206,000	192,000	7%
Cost of Sales	53,475	53,600	0%
Advertising	10,000	10,000	0%
Insurance	97,197	48,113	102%
Office Administration & Supplies	53,574	49,515	8%
Professional Fees	20,000	20,000	0%
Staff Training / Travel	31,167	24,400	28%
Bad Debt	3,600	4,400	-18%
Allocation from Commercial Tenants	(179,410)	(207,729)	-14%
Total Operating Expenses	**4,073,224**	**3,819,626**	7%
Operating Earnings (Loss)	-	-	

Capital Budget

Bell Aliant Centre

- Aging infrastructure requires a comprehensive capital plan that is adequately funded to ensure a safe and efficient operation without risk of costly shutdowns.
- Refrigeration and Dehumidification equipment are original to the building and based on usage have passed their estimated life expectancy.
- Plan on replacing Seating and Arena Dasher Boards and Glass in Arena A in spring of 2026 (Received $270,000 from Canada Games Legacy Fund for Dasher Board replacement)
- Major Refrigeration and Dehumidification project install moved to spring of 2027

Highlights of Major Capital Projects



- 2025-27 Arena Refrigeration and Dehumidification -$10.5 million
- 2026 Seating Replacement Arena A- $315,000
- 2026 Dasher Board and Glass Replacement Arena A – $393,200
- 2026 Heat Pump Replacement -$120,000
- 2027 Arena B Dasher Boards & Glass - $400,000
- 2027 Replace Drywall in Arena B - $190,000
- 2028 Ceramic Tile Replacement on Pool Deck - $2.2 Million
- 2028 Waterslide Replacement - $400,000
- 2028 Arena Roof Recap and Membrane - $800,000
- 2029 Ice Resurfacer Replacement -$160,000
- 2029 Solar Panels on Arena Roof - $500,000

Bell Aliant Centre

2026-2027 Draft Capital Budget

ASSET	
Other minor Capital/Emergency Repairs(annual)	$60,000
Compressor Maintenance (annual) - Arena A	$60,000
Phase 2 - Refrigeration & Dehumidification Systems Replacement *(Line of Credit Interest)*	$149,000
Arena A - DasherBoards & Glass	$393,200
Arena A - Seating Replacement	$315,000
Heat Pump Replacement (5 Units)	$120,000
Merchandise Desk - Millwork	$75,000
Hoist to Penthouse	$50,000
Expansion Joint Replacement in Concourse	$45,000
Overhead Doors - Rink A&B	$45,000
Exhaust Fans (2) (Filter Room)	$20,000
Water Pumps (Filter Room)	$20,000
Total	**$1,352,200**
Revenue	
Less: External Funding (2023CGLF grant)	$270,000
Less: CARI - Commercial Tenant Fund (Estimate)	$99,364
City of Charlottetown (87%)	$855,067
UPEI (13%)	$127,769
Total	**$1,352,200**



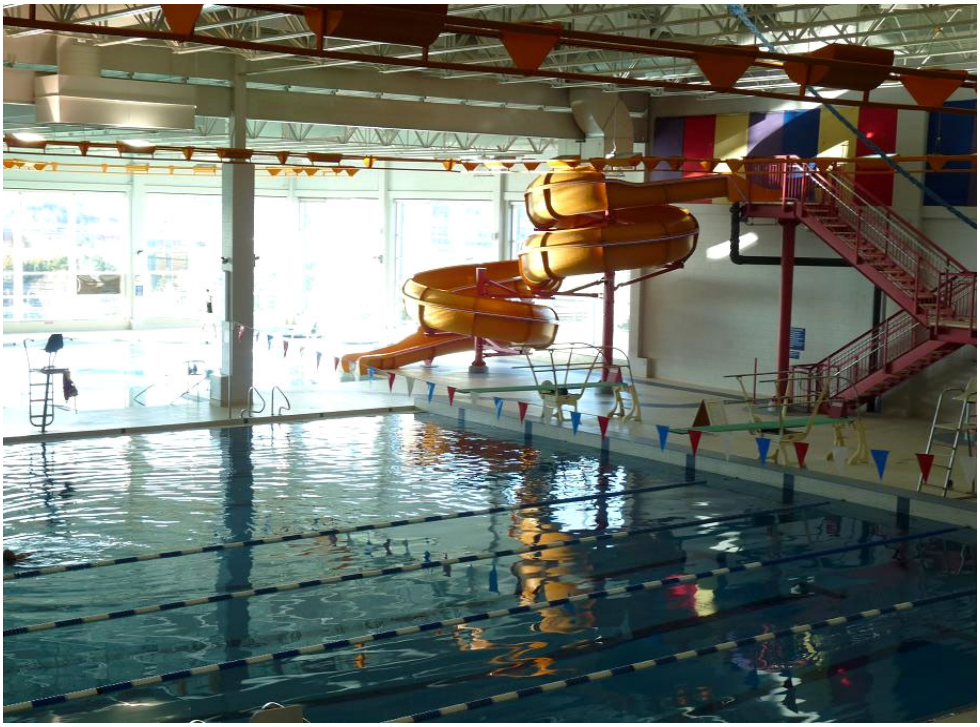




Serving the citizens of Charlottetown 362 days a year

BELL ALIANT CENTRE

Fiscal 2026-27 Operating Budget



Prepared By: Bell Aliant Centre Management Team

Date Presented and Approved by CARI BOD: December 9th, 2025

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BAC Budget - 2026-27

GENERAL OVERVIEW - Statement of Operations

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Bell Aliant Centre

Fiscal 2026-27 Operating Budget
Summary

Revenue

Operating Revenue	Budget 2026-27	Budget 2025-26	Variance %
Ice rentals	$ 1,021,572	$ 979,055	4%
Swim Instruction	601,400	546,519	10%
Municipal/Provincial tax rebate	296,979	296,654	0%
Public Swims/Waterslides	211,950	223,500	-5%
Swim Club/Sports/Pool Rentals	140,000	146,000	-4%
Swim Programs	148,000	116,000	28%
After School Program	65,500	-	100%
Advertising and Signage	67,750	63,500	7%
Sponsorship	81,000	86,750	-7%
Bar revenue	17,500	20,000	-13%
Wage Subsidy	16,000	12,000	33%
Merchandise sales	12,450	13,700	-9%
Locker Rentals	3,280	3,540	-7%
	2,683,381	**2,507,218**	7%
Operating Grants			
City of Charlottetown	$ 1,191,100	$ 1,127,418	6%
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	1,389,843	**1,315,658**	6%
Total Operating Revenue	**4,073,224**	**3,822,876**	7%

Expenses

Operating Expenses			
Wages and Benefits	$ 2,525,073	$ 2,364,362	7%
Utilities	764,648	765,400	0%
Property Taxes	307,901	298,865	3%
Supplies & Consumables	180,000	196,700	-8%
Repairs/Maintenance	206,000	192,000	7%
Cost of Sales	53,475	53,600	0%
Advertising	10,000	10,000	0%
Insurance	97,197	48,113	102%
Office Administration & Supplies	53,574	49,515	8%
Professional Fees	20,000	20,000	0%
Staff Training / Travel	31,167	24,400	28%
Bad Debt	3,600	4,400	-18%
Allocation from Commercial Tenants	(179,410)	(207,729)	-14%
Total Operating Expenses	**4,073,224**	**3,819,626**	7%
Operating Earnings (Loss)	**-**	**-**	

Bell Aliant Centre

Fiscal 2026-27 Operating Budget
Department: Arena

Operating Revenue	Budget 2026-27	Budget 2025-26	Variance %
Ice rentals	$ 1,021,572	$ 979,055	4%
Advertising and Signage	67,750	63,500	7%
Bar revenue	17,500	20,000	-13%
Sponsorship	-	3,250	-100%
	1,106,822	**1,065,805**	4%
Operating Expenses			
Wages and Benefits	$ 276,751	$ 294,297	-6%
Utilities	232,298	241,493	-4%
Supplies & Consumables	26,000	27,000	-4%
Repairs/Maintenance	87,000	88,000	-1%
Cost of Sales	12,250	14,000	-13%
Advertising	6,500	5,000	30%
Staff Training / Travel	6,625	5,100	30%
Bad Debt	2,400	2,400	0%
	649,824	**677,290**	-4%
Operating Earnings (Loss)	**456,998**	**388,515**	18%

Bell Aliant Centre
Fiscal 2026-27 Operating Budget
Department: Aquatics

Operating Revenue	Budget 2026-27	Budget 2025-26	Variance %
Public Swims/Waterslides	$ 211,950	$ 223,500	-5%
Swim Instruction	601,400	546,519	10%
Swim Programs	148,000	116,000	28%
Swim Club/Sports/Pool Rentals	140,000	146,000	-4%
After School Program	65,500	-	100%
Wage Subsidy	16,000	12,000	33%
Merchandise sales	12,450	13,700	-9%
Locker Rentals	3,280	3,540	-7%
	1,198,580	**1,061,259**	13%
Operating Expenses			
Wages and Benefits	$ 1,309,620	$ 1,124,267	16%
Utilities	195,822	198,110	-1%
Supplies & Consumables	115,000	126,500	-9%
Repairs/Maintenance	77,000	63,000	22%
Cost of Sales	6,225	6,850	-9%
Office Administration & Supplies	4,980	3,900	28%
Staff Training / Travel	8,292	7,800	6%
Advertising	3,000	2,500	20%
Bad Debt	1,200	2,000	-40%
	1,721,139	**1,534,927**	12%
Operating Earnings (Loss)	**(522,559)**	**(473,668)**	10%

Bell Aliant Centre
Fiscal 2026-27 Operating Budget
Department: General & Administrative

Operating Revenue	Budget 2026-27	Budget 2025-26	Variance %
Municipal/Provincial tax rebate	$ 296,979	$ 296,654	0%
Sponsorship	81,000	83,500	-3%
	377,979	**380,154**	-1%
Operating Expenses			
Wages and Benefits	$ 938,702	$ 945,798	-1%
Utilities	336,528	325,797	3%
Property Taxes	307,901	298,865	3%
Supplies & Consumables	39,000	43,200	-10%
Repairs/Maintenance	42,000	41,000	2%
Cost of Sales	35,000	32,750	7%
Advertising	500	2,500	-80%
Insurance	97,197	48,113	102%
Office Administration & Supplies	48,594	45,615	7%
Professional Fees	20,000	20,000	0%
Staff Training / Travel	16,250	11,500	100%
Allocation from Commercial Tenants	(179,410)	(207,729)	-14%
	1,702,262	**1,607,409**	6%
Operating Earnings (Loss)	**(1,324,283)**	**(1,227,255)**	8%

Investment update

CENTRE DES ARTS DE LA CONFÉDÉRATION



CONFEDERATION CENTRE OF THE ARTS

Leveraging the Confederation Centre for Charlottetown

Since the $5 million capital investment from the City, campaign is thriving:

- **$5.5 million Canada Cultural Spaces Fund**
- **$1 million from private family Foundation**
- **$1 million from the Jackman Foundation**
- **Several six-figure contributions**





CONFEDERATION CENTRE

60 Years of exploring Canada through Arts and Discussion












(New Library)
site
Theatre
Art Gallery
Musée d'art


CENTRE DES ARTS DE LA CONFEDERATION
CONFEDERATION CENTRE OF THE ARTS
STAGE DOOR ENTRANCE
ENTRÉE DES ARTISTES


CONFEDERATION CENTRE OF THE ARTS
CENTRE DES ARTS DE LA CONFÉDÉRATION


CONFEDERATION CENTRE OF THE ARTS
CENTRE DES ARTS DE LA CONFÉDÉRATION


ristorante
ristorante





CANADIAN LEADERSHIP INSTITUTE

A national convenor for discussion on important issues for Canada, and an attraction for visitors to learn about Canada's evolution.



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ABBOTT BROWN



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ARTS ACADEMY

Training and Professional Development for artists and cultural industry professionals



ARTS ACADEMY

Training and Professional Development for artists and cultural industry professionals

ABBOTT BROWN

Michael S. Schurman Art Studio

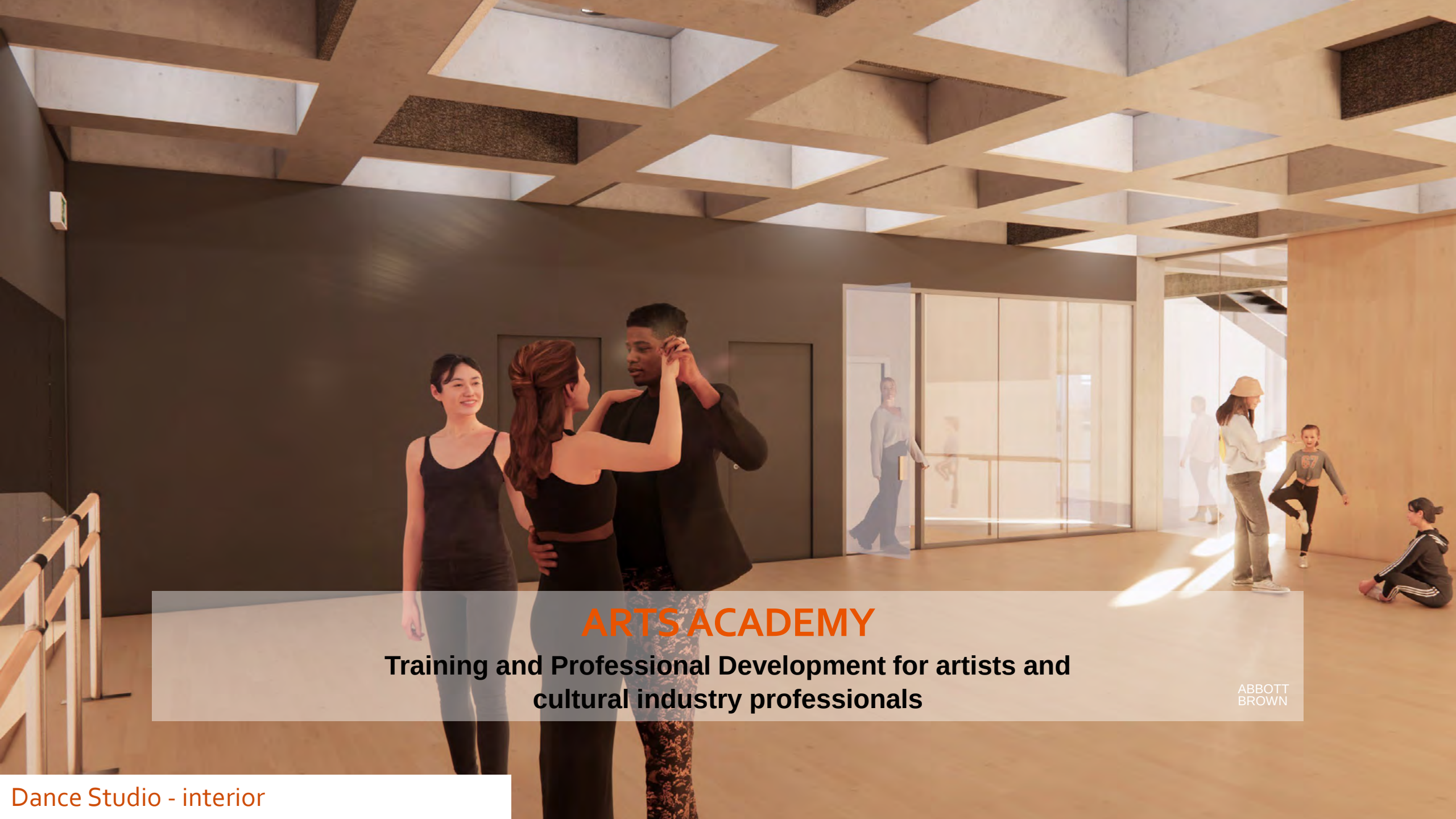


ARTS ACADEMY

Training and Professional Development for artists and cultural industry professionals

ABBOTT BROWN

Choir and Music Studio



ARTS ACADEMY

Training and Professional Development for artists and cultural industry professionals

ABBOTT BROWN

Dance Studio - interior



ARTS ACADEMY

Training and Professional Development for artists and cultural industry professionals

ABBOTT
BROWN

Dance Studio - exterior



ARTS ACADEMY

Training and Professional Development for artists and cultural industry professionals

ABBOTT BROWN

Lobby Atrium – facing east



ARTS INNOVATION HUB

Supports the creation of new Canadian work



ARTS INNOVATION HUB

Supports the creation of new Canadian work



ARTS INNOVATION HUB

Supports the creation of new Canadian work



ARTS INNOVATION HUB

Supports the creation of new Canadian work

NATIONAL CULTURAL LEADERSHIP INSTITUTE
COMMUNITY ROOM



ARTS INNOVATION HUB

Supports the creation of new Canadian work



ARTS INNOVATION HUB

Supports the creation of new Canadian work



ARTS INNOVATION HUB

Supports the creation of new Canadian work



ARTS INNOVATION HUB

Supports the creation of new Canadian work

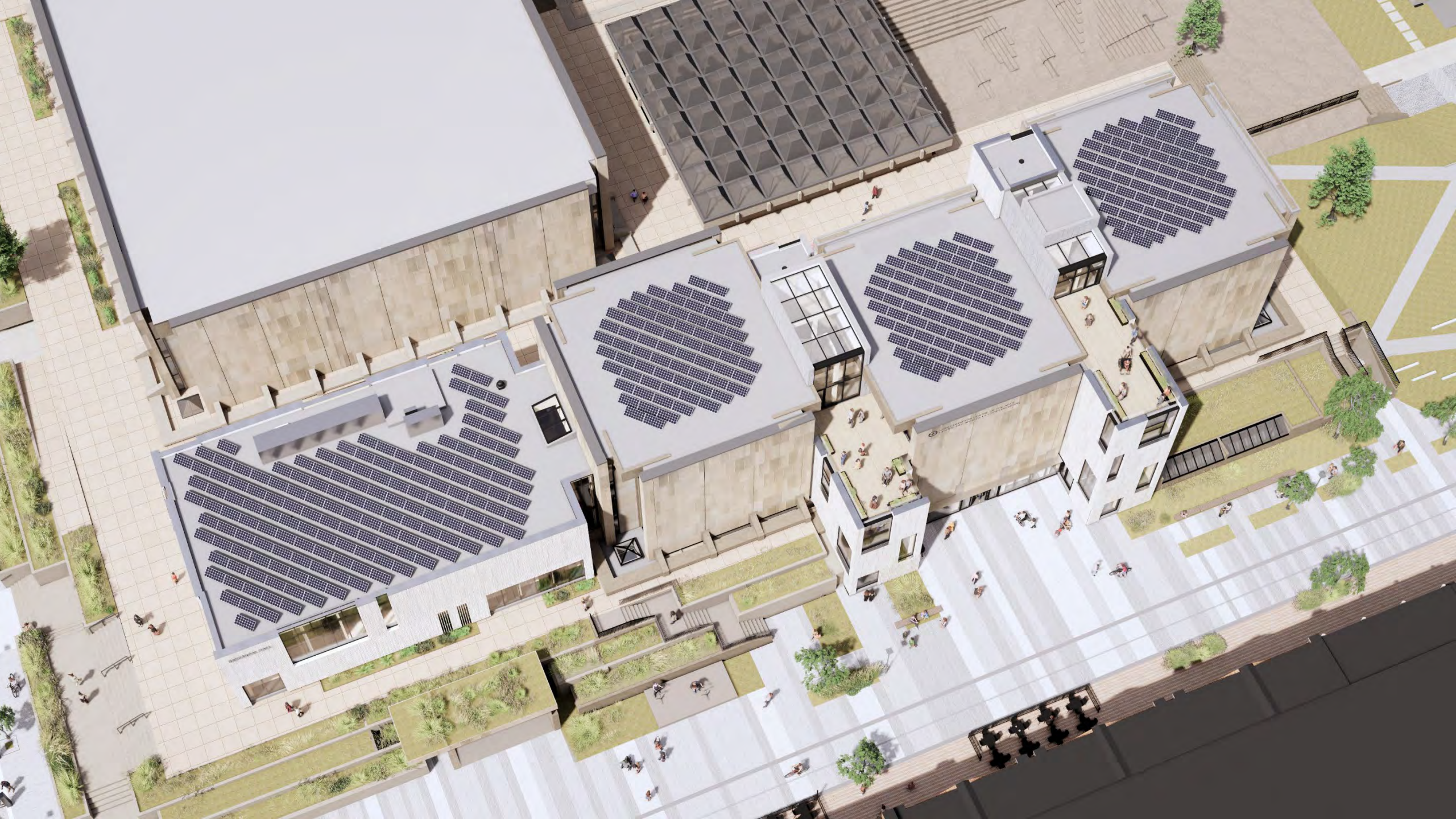
ABBOTT BROWN

Choir and Music Studio

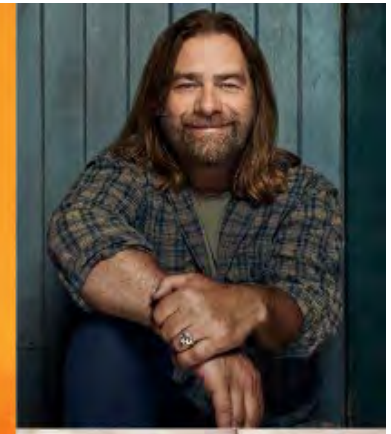

CONFEDERATION CENTRE OF THE ARTS
CENTRE DES ARTS DE LA CONFÉDÉRATION


CONFEDERATION CENTRE OF THE ARTS
CENTRE DES ARTS DE LA CONFÉDÉRATION


BLOCK 34







SHARED VOICES

Connecting Canada
Through Leadership
in the Arts







CONFEDERATION
CENTRE OF THE ARTS

A Capital Campaign
to Revitalize Confederation
Centre of the Arts

Since the $5 million capital investment from the City, campaign is thriving:

- **$5.5 million Canada Cultural Spaces Fund**
- **$1 million from private family Foundation**
- **$1 million from the Jackman Foundation**
- **Several six-figure contributions**

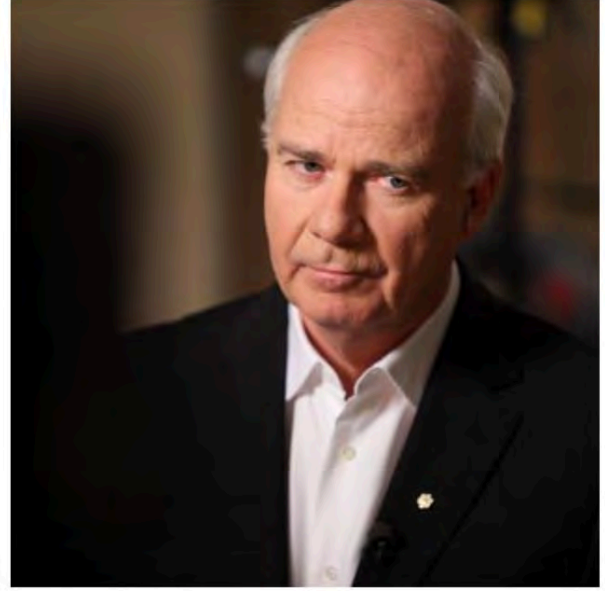
Total raised =
$68.25m out of **$71.5m goal**

$3.25m remaining!



Cynthia Dale

HONOURARY CHAIR



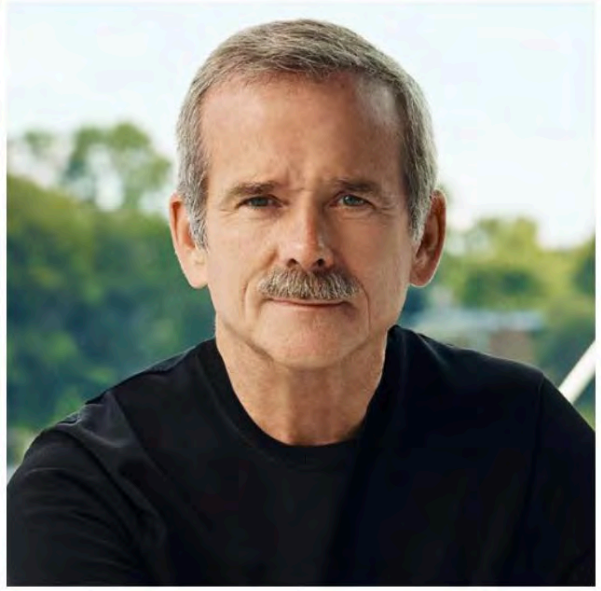
Peter Mansbridge

HONOURARY CHAIR



Alan Doyle

HONOURARY CHAIR



Chris A. Hadfield

HONOURARY CHAIR



Lloyd Robertson

HONOURARY CHAIR



Cassie Campbell-Pascall

HONOURARY CHAIR


HANSEN







UTE

Where is the $71.5M going:

$1.5M fundraising

$ 5M operations (endow)

$65m construction

→ Approximately 56 companies:

44 PEI → 80%

9 NB, 1 NS → 15%

1 ON, 1 BC → 5%










Thank you!

GREATER CHARLOTTETOWN AREA

CHAMBER OF COMMERCE

CONNECTING BUSINESS AND COMMUNITY

PRE-BUDGET RECOMMENDATIONS TO THE CITY OF CHARLOTTETOWN COUNCIL

JANUARY 10, 2026

BIANCA MCGREGOR

Chief Executive Officer,
Greater Charlottetown Area Chamber of Commerce

MADELINE BISO

Policy Analyst & Media Relations Manager,
Greater Charlottetown Area Chamber of Commerce



1,000 MEMBERS



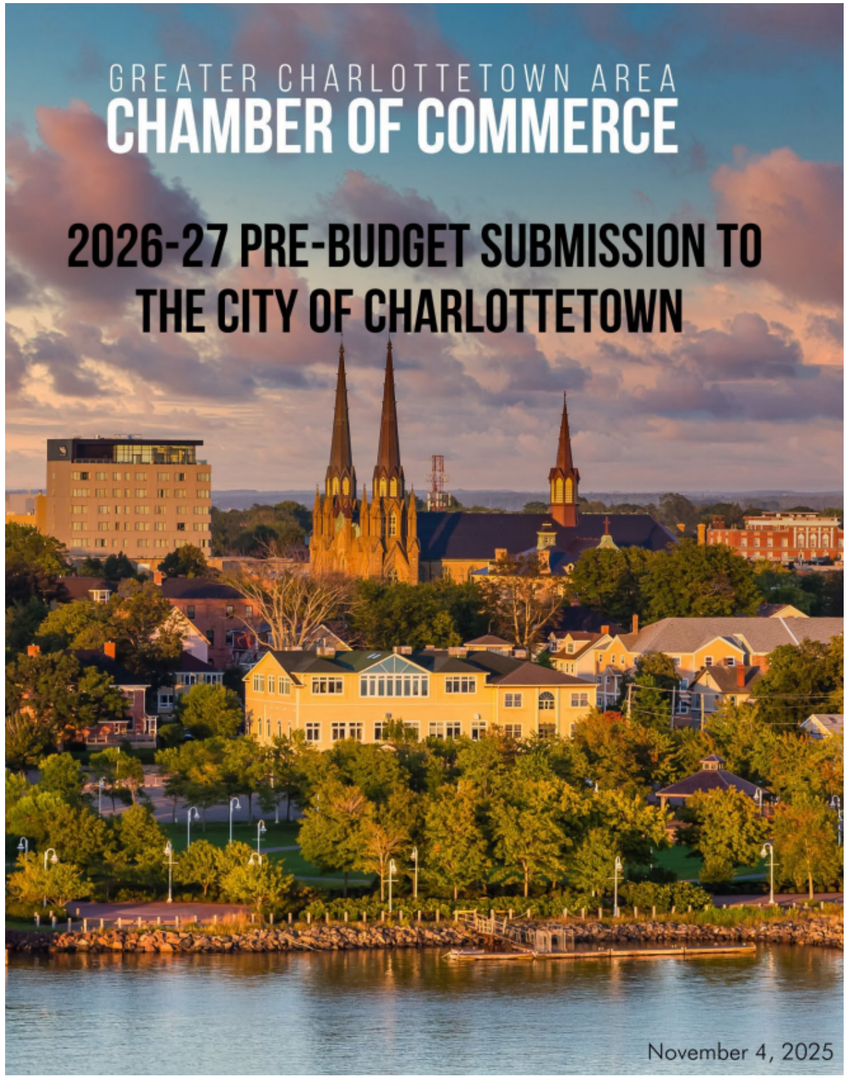
MOST OF OUR MEMBERS ARE MICRO-BUSINESSES (1-5 EMPLOYEES)

PRIORITY AREAS

Housing

Parking

Safety



RECOMMENDATIONS

1. Prioritize the timely adoption of a new Zoning and Development Bylaw.

2. Invest in ways to reduce regulatory delays and streamline the actualization of approved new builds.

3. Invest in increased public parking options.

4. Invest in increased policing or security presence in the downtown core for the security, safety, and enjoyment of small businesses and their patrons.

Housing

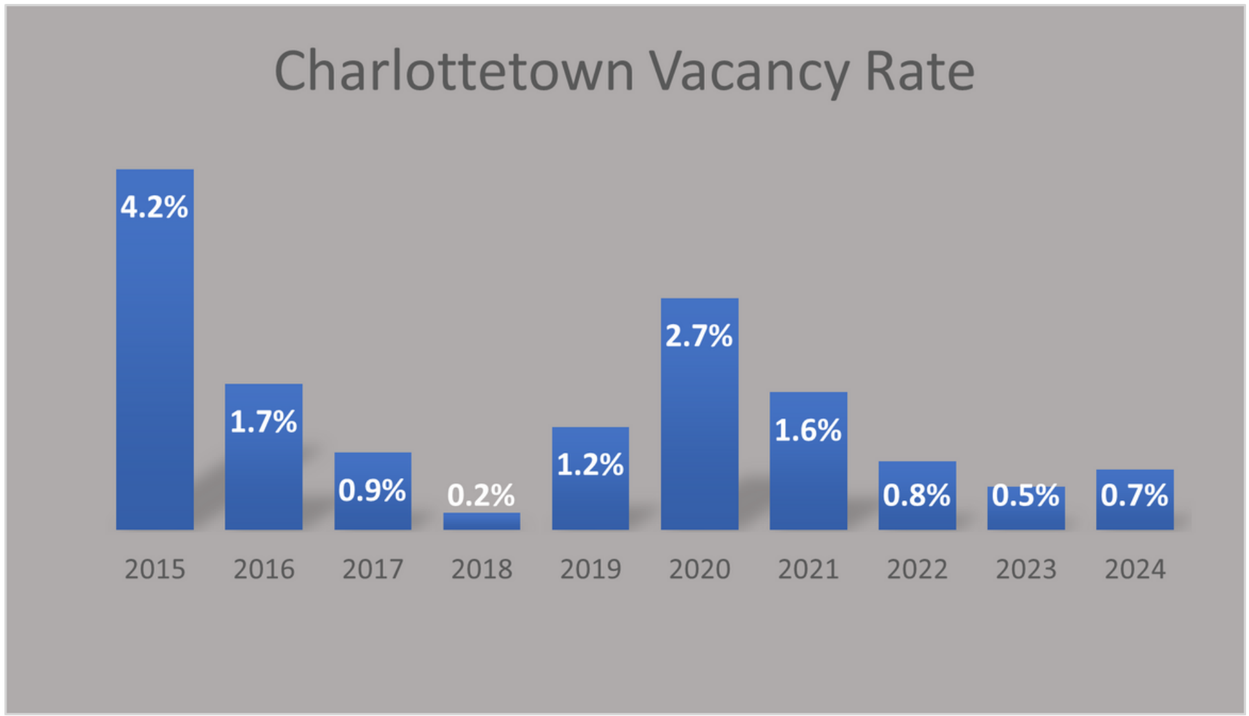
- Population growth continues to outpace the rate of new housing becoming available, resulting in a continuous housing deficit.

- From 2011 to 2021, Charlottetown's population increased by 22%, compared to 10% provincially.

- Vacancy rate: below 5% since 2015 and below 1% since 2022.



- Among more than 50 communities surveyed by the Canada Mortgage and Housing Corporation, only Lethbridge, Alberta, had a lower vacancy rate than Charlottetown in 2024.



Housing Starts by Dwelling Type

	SEP-25	SEP-24	YTD-25	YTD-24
Single	7	2	62	56
Semi-detached	16	0	56	78
Row	0	0	31	17
Apartment	1	0	571	174
All	24	2	720	325

Housing Starts by Dwelling Type

	NOV-25	NOV-24	YTD-25	YTD-24
Single	3	3	81	71
Semi-detached	6	2	68	86
Row	0	0	31	25
Apartment	3	1	587	223
All	12	6	767	405

FINALIZE AND ADOPT NEW ZONING AND DEVELOPMENT BYLAW



Initiative	Due Date	Status
Implement a new Official Plan and Zoning Bylaw	**2025-04-30**	**Delayed***
Milestones	**Due Date**	**Status**
Draft a new Official Plan for Council Review and Approval	2024-11-30	Delayed*
Hold Public Consultations and Engagement sessions	2025-02-28	On Track
Council Approves new Official Plan, Zoning Bylaw and Zoning Map	2025-04-30	On Track
Draft Bylaw enabling increased densities and increased building heights	2025-04-30	Delayed*
Draft new Zoning Bylaw for Council Review and Approval	2025-04-30	Delayed*

*In October 2024, Charlottetown proposed to integrate Initiative 1 and Initiative 8, with a new overall completion date of September 2025. The change was approved by the Minister, conditional on a firm commitment to the four units as-of-right measure by December 2024, which was demonstrated via Council resolution. As these changes were approved after the annual report, the initiatives are reported as “delayed.”

Housing

REDUCING REGULATORY BURDEN

- According to CFIB's Red Tape Report Card, while PEI earned a 10/10 for its housing initiatives, it scored poorly on regulatory accountability *(D)*, regulatory burden *(C-)*, and political priority *(C-)*. While strong housing programs are in place, red tape continues to slow their impact.
- Charlottetown had an estimated affordable housing deficit of 1,465 units as of 2021.



- In September 2024, our Chamber hosted housing supply roundtables.
- Participants included: landlords with portfolios ranging from 386 to over 506 units, and residential developers planning to build in a range of 54 to over 150 units within the next 2 year.
- Participants expressed the need for the City to simplify and streamline its processes.
- Regulatory burdens are delaying projects.
- City of Summerside is seen as more "favourable" by residential developers.

Public Parking



1,306 parkade spaces
3,000 streetside parking



Queen St spaces: 338



Charlottetown parkade closing to some users for renovations

Pownal Parkade expected to be undergoing maintenance until late November

Jenna Banfield · CBC News · Posted: Oct 05, 2025 6:00 AM ADT | Last Updated: October 5, 2025

Listen to this article
Estimated 2 minutes



Pownal spaces: 400

Public Parking



2025-26 Capital Budget invested:

- $3.5 million for upgrades to Pownal Parkade.
- $2 million for Queen Street Parkade.
- $75,000 for Fitzroy Parkade façade installation.
- $500,000 for new public parking spaces
- $100,000 for parking meter replacements.

Safety

- Over the years, downtown businesses are seeing more loitering, theft, and aggression.
- The crime rate on PEI has been rising faster than the country overall in recent years. Between 2019 and 2024, the crime rate (excluding traffic violations) rose by 10% on the Island, compared to a slight decline across the country.
- The crime rate per 100,000 people is now higher than the national average, as well as higher than Ontario and Quebec *(All Criminal Code violations, excl. traffic)*.
- Shoplifting reports to the City Police have nearly doubled between 2022 and 2024.

Year	Shoplifting reports in Charlottetown
2024	411
2023	328
2022	209



PEI Homelessness Dashboard

Database report date	**September 29, 2025**	September 24, 2024	**November 30, 2025**	November 4, 2024
Individuals experiencing homelessness	**217**	191	**207**	198
Individuals experiencing *chronic* homelessness	**90**	65	**94**	69

Data source: The Homeless Individuals and Families Information System (HIFIS)

- In September, saw a year-over-year increase of approximately 13% in homelessness and a 38% increase in chronic homelessness.
- In November, saw a 4.5% increase in homelessness, and a 36% increase in chronic homelessness.

PNI ATLANTIC NEWS

Home / Atlantic Canada / Cape Breton / Newfoundland & Labrador / News / Canada / Nova Scotia / Halifax / Prince Edward Island

Homeless population in P.E.I. likely triple official numbers, new research shows

By Logan MacLean, PNI Atlantic

Published Jun 20, 2023 Last updated Jul 07, 2023 3 minute read

CHARLOTTETOWN, P.E.I. — The number of people experiencing homelessness in P.E.I. is about three times higher than official statistics capture.

That's one of the early findings from a Canada-wide study on homelessness that looks more closely at who falls through the cracks of data collection.

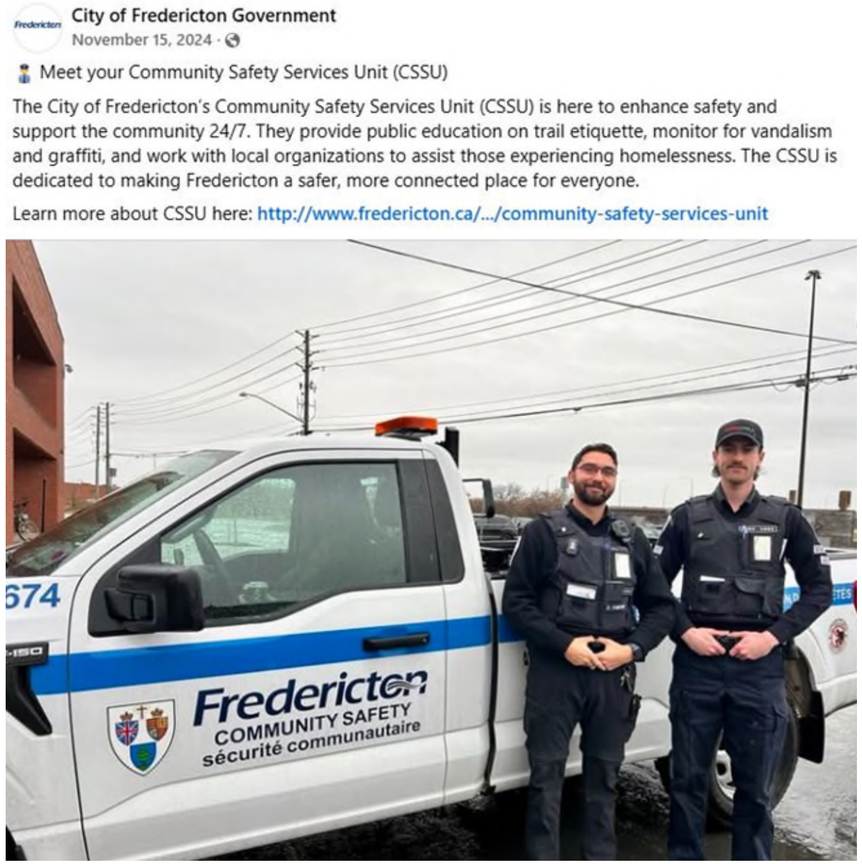


Lawson Health Research Institute travelled to every province and territory from 2021 to 2022 to study the imbalances between rural and urban homelessness and get a broader picture of the problem.

Safety

POLICING OR SECURITY PRESENCES

- Our Chamber continues to support Downtown Charlottetown Inc.'s proposal for a Non-Police, Community Security Patrol Team in downtown core. Similar efforts have been seen in Moncton *(Codiac Regional Citizens on Patrol Association)* and Fredericton *(Community Safety Services Unit)*.
  - Dedicated downtown foot patrol, particularly in the summer months.
  - In 2024, Fredericton's Community Safety Services Unit responded to over 8,500 calls. Its impact included:
    - 8,529 individuals moved along from unauthorized areas.
    - 119 by-law enforcement tickets issued.
    - 231 calls related to loitering and public disturbances.
    - 290 shopping carts returned to businesses and 5 bicycles returned to owners.
    - 187 site cleansups requested for parks and public spaces.



RECOMMENDATIONS

1. Prioritize the timely adoption of a new Zoning and Development Bylaw.

2. Invest in ways to reduce regulatory delays and streamline the actualization of approved new builds.

3. Invest in increased public parking options.

4. Invest in increased policing or security presence in the downtown core for the security, safety, and enjoyment of small businesses and their patrons.



GREATER CHARLOTTETOWN AREA

CHAMBER OF COMMERCE

CONNECTING BUSINESS AND COMMUNITY



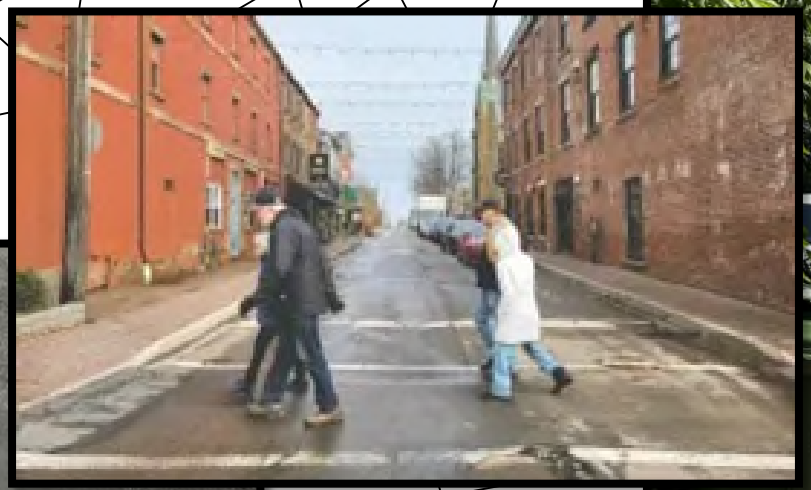
PROVINCE HOUSE HISTORIC DISTRICT 2026

THIS IS OUR THIRD YEAR PRESENTING THE PROVINCE HOUSE HISTORIC DISTRICT PLAN, PHASE 1 (SYDNEY STREET).

WE ARE ASKING CITY COUNCIL TO PRIORITIZE THIS IMPORTANT INITIATIVE WITHIN PUBLIC WORKS THIS YEAR.

WE UNDERSTAND THIS FILE HAS BEEN DISCUSSED WITH BOTH THE PUBLIC WORKS AND FINANCE COMMITTEES

In Desperate Need of Help







THE PLAN

Key Features of the Design

- Same look and feel for the entire district
- Creation of a shared street design
  - Removal of curb and gutter
- Central Trench Drain tied into trees
- Pedestrian mall on Sydney Street in summer months

PROJECT COST ESTIMATES

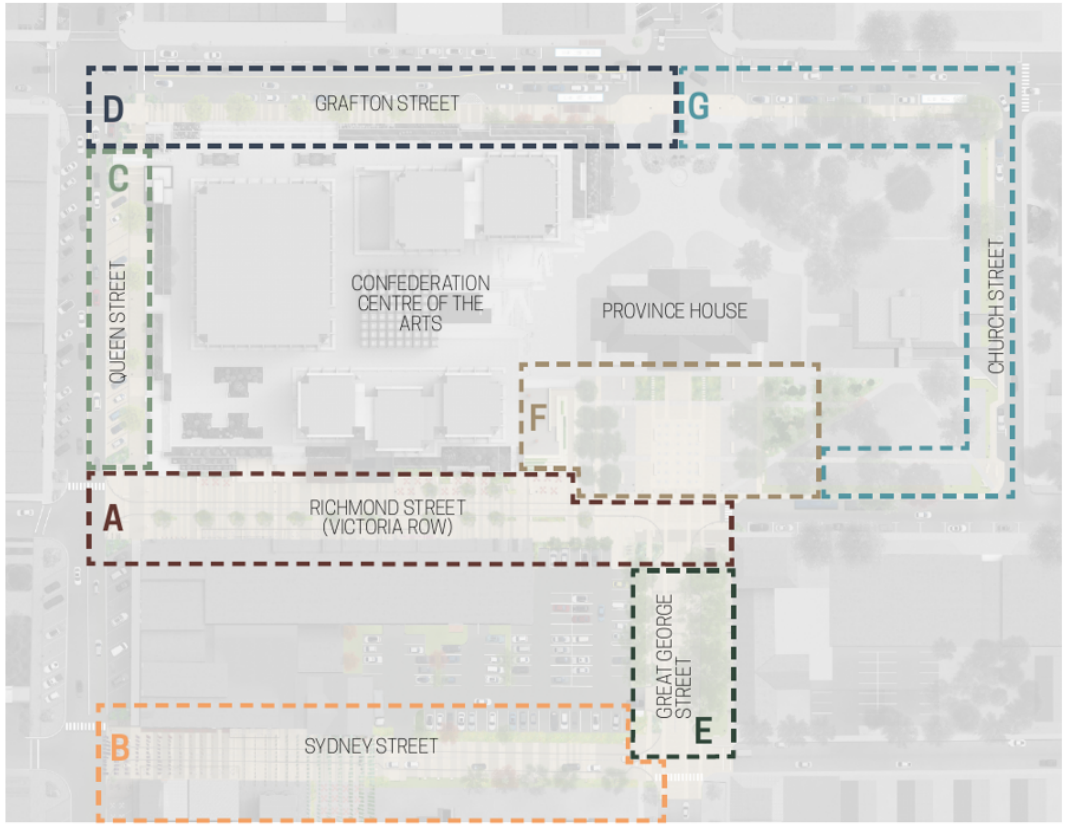
ITEM	Description	A. Richmond Street 2021	A. Richmond Street 2024	B. Sydney Street 2021	B. Sydney Street 2026	C. Queen Street 2021	C. Queen Street 2024	D. Grafton Street 2021	D. Grafton Street 2024	E. Great George Street 2021	E. Great George Street 2024	G. Church / Richmond / Grafton West 2021	G. Church / Richmond / Grafton West 2024
1	Water System	$ 9,500	$ 10,925	$ 9,500	$ 11,013	$ 9,500	$ 10,925	$ 19,000	$ 21,850	$ 5,500	$ 6,325	$ 28,500	$ 32,775
2	Stormwater System	$ 268,950	$ 309,293	$ 156,250	$ 181,137	$ 20,570	$ 23,656	$ 66,250	$ 76,188	$ 94,580	$ 108,767	$ 25,340	$ 29,141
3	Hardscape	$ 842,500	$ 968,875	$ 711,490	$ 824,812	$ 220,320	$ 253,368	$ 326,770	$ 375,786	$ 393,410	$ 452,422	$ 200,580	$ 230,667
4	Furniture & Fixtures	$ 223,400	$ 256,910	$ 171,200	$ 198,468	$ 54,350	$ 62,503	$ 87,150	$ 100,223	$ 53,500	$ 61,525	$ 207,400	$ 238,510
5	Landscaping	$ 260,650	$ 299,748	$ 27,650	$ 32,054	$ 78,750	$ 90,563	$ 104,100	$ 119,715	$ 32,680	$ 37,582	$ 21,630	$ 24,875
6	Electrical	$ 104,500	$ 120,175	$ 87,000	$ 100,857	$ 67,000	$ 77,050	$ 74,000	$ 85,100	$ 36,000	$ 41,400	$ 192,750	$ 221,663
7	Miscellaneous	$ 60,000	$ 69,000	$ 55,000	$ 63,760	$ 55,000	$ 63,250	$ 99,000	$ 113,850	$ 45,000	$ 51,750	$ 55,000	$ 63,250
8	Water Feature					$ 40,000	$ 46,000						
9	Stage	$ 32,000	$ 36,800										
	Construction Total	$ 1,801,500	$ 2,071,725	$ 1,218,090	$ 1,412,100	$ 545,490	$ 627,314	$ 776,270	$ 892,711	$ 660,670	$ 759,771	$ 731,200	$ 840,880
	Contingency (30%)	$ 540,450	$ 621,518	$ 365,427	$ 423,630	$ 163,647	$ 188,194	$ 232,881	$ 267,813	$ 198,201	$ 227,931	$ 219,360	$ 252,264
	Total with Contingency	$ 2,341,950	$ 2,693,243	$ 1,583,517	$ 1,835,730	$ 709,137	$ 815,508	$ 1,009,151	$ 1,160,524	$ 858,871	$ 987,702	$ 950,560	$ 1,093,144
	Design & CA Services (17%)	$ 398,130	$ 457,850	$ 269,200	$ 312,077	$ 120,550	$ 138,633	$ 171,560	$ 197,294	$ 146,010	$ 167,912	$ 161,600	$ 185,840
	Grand Total	**$ 2,740,080**	**$ 3,151,092**	**$ 1,852,717**	**$ 2,147,807**	**$ 829,687**	**$ 954,140**	**$ 1,180,711**	**$ 1,357,818**	**$ 1,004,881**	**$ 1,155,613**	**$ 1,112,160**	**$ 1,278,984**

Total Project Construction Cost $ 8,720,236 $ 10,045,454

Notes:

1. HST not included in unit prices and totals as indicated
2. All items include demolition, removals, and adjustment of existing infrastructure
3. All items include traffic control, construction mitigation, and contractor mobilization
4. Cost estimate does not include replacement of water services or sewer line laterals into adjacent buildings
5. 2024 cost estimates calcualted using a 15% increase since 2021

ITEM	Description	B. Sydney Street 2021	B. Sydney Street 2026
1	Water System	$ 9,500	$ 11,013
2	Stormwater System	$ 156,250	$ 181,137
3	Hardscape	$ 711,490	$ 824,812
4	Furniture & Fixtures	$ 171,200	$ 198,468
5	Landscaping	$ 27,650	$ 32,054
6	Electrical	$ 87,000	$ 100,857
7	Miscellaneous	$ 55,000	$ 63,760
8	Water Feature		
9	Stage		
	Construction Total	$ 1,218,090	$ 1,412,100
	Contingency (30%)	$ 365,427	$ 423,630
	Total with Contingency	$ 1,583,517	$ 1,835,730
	Design & CA Services (17%)	$ 269,200	$ 312,077
	Grand Total	**$ 1,852,717**	**$ 2,147,807**





OPEN DISCUSSION

Q&A

THANK YOU

Aaron Hansen

Charlottetown Area Development Corporation (CADC)

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www.cadcpei.com



2026/2027 Budget Presentation
January 10, 2026

2025 Year in Review

- 20 Year Contract Update:
  - Resetting the foundation to go forward and grow transit
  - Changing the operating model
  - Still incentivized to grow the system

- Fleet Upgrades:
  - End of 2026, we will have one of the most modern fleets in Canada!
  - 3: 2025 - 40-foot units now; 4: 2026 - 40-foot units in April; and 6: 2026 - 40-foot units in November.
  - 2 electric minibuses in Spring 2026; 2 more in Spring 2027.
  - 22: 35/40-foot 2021-2026 diesel transit buses; 2: gas minibuses; 4: electric minibuses

- Targeted Route Expansion
  - Growth to East Royalty and adding hours to help meet the realities of our City with traffic and demand.

2025 - Charlottetown Ridership Trends

	January	February	March	April	May	June	July	August	September	October	November	December	Total	Annual % Increase
2005	-	-	-	-	-	-	-	-	-	4,788	6,687	7,264	**18,739**	
2006	8,842	8,081	9,546	7,816	8,563	8,809	9,381	10,059	10,244	10,652	10,834	9,938	**112,765**	
2007	12,181	10,592	11,980	10,220	11,493	11,421	12,829	12,868	12,860	14,509	14,262	11,102	**146,317**	30%
2008	13,828	14,122	13,576	13,413	13,314	12,895	14,678	13,782	17,660	20,457	18,530	15,266	**181,521**	24%
2009	21,580	18,657	22,835	20,192	17,499	17,983	19,615	19,596	21,952	25,699	23,868	21,273	**250,749**	38%
2010	25,462	22,883	28,543	22,776	21,677	22,042	23,324	21,564	26,688	28,346	27,798	22,772	**293,875**	17%
2011	26,718	24,785	30,229	23,073	23,000	22,497	21,419	22,826	29,301	28,275	28,700	23,047	**303,870**	3%
2012	27,819	23,663	28,983	22,164	24,569	23,434	25,965	27,509	30,833	34,755	32,933	23,418	**326,045**	7%
2013	32,351	26,322	30,609	27,988	25,817	23,948	27,321	27,428	30,848	33,953	31,466	23,360	**341,411**	5%
2014	33,279	29,210	31,311	28,367	27,888	26,983	33,027	31,021	37,610	37,857	32,112	27,354	**376,019**	10%
2015	32,229	24,982	31,922	31,442	29,306	30,415	33,383	30,828	38,159	38,616	34,878	31,133	**387,293**	3%
2016	35,981	32,865	36,677	34,318	32,641	35,075	39,664	39,541	45,924	43,987	41,656	31,550	**449,879**	16%
2017	39,754	31,266	44,981	36,089	37,872	40,095	43,908	43,208	50,751	51,361	47,591	35,169	**502,045**	12%
2018	44,885	40,589	44,987	40,568	42,293	41,625	47,171	47,678	58,962	61,423	55,922	40,705	**566,808**	13%
2019	56,931	45,358	56,633	49,578	53,882	49,143	59,577	58,377	71,709	74,240	67,699	51,543	**694,670**	23%
2020	65,306	58,210	42,923	12,581	19,418	30,467	34,768	34,721	34,991	37,388	35,071	27,948	**433,792**	-38%
2021	31,617	29,153	33,742	35,983	39,916	42,326	41,807	46,322	59,466	59,242	59,461	48,738	**527,773**	22%
2022	32,848	38,055	63,079	58,331	63,642	68,850	77,523	84,109	92,171	106,452	101,213	82,916	**869,189**	65%
2023	99,368	84,385	106,699	95,127	101,246	102,434	103,414	111,513	137,259	132,875	133,296	108,067	**1,315,683**	51%
2024	124,769	106,498	125,385	128,030	121,913	117,653	127,563	126,960	141,217	148,421	128,147	109,256	**1,505,812**	14%
2025	126,837	107,259	130,304	119,813	125,062	125,044	131,565	125,220	139,499	135,573	121,126	103,163	**1,490,465**	-1%
	1.7%	1.2%	2.2%	-0.1%	0.4%	1.4%	1.7%	1.3%	0.9%	-0.2%	-0.7%	-1.0%		

- First year experiencing decline in annual ridership (non-COVID related)
- Up in ridership from January – August
- Down in ridership from September to December
- Directly related to changes in Immigration Programs (announced early 2025)

Future Plans

- Federal Transit Funding:
  - The 2016-2026 ICIP transit funding is completed – new reality going forward with currently announced programs
  - Next round of funding from 2026 - 2036 is a smaller Federal allocation of only $2.8 million to CATCC.
  - Expansion and operational decisions need to be made based on the current realities of availability funding – limited resources from all levels of Government.
- Facility Expansion Requirements:
  - Our current facility is too small – both parking and service bays
  - We are close to procuring a near by property which will allow for extra parking without disrupting the location of the operation
  - Need to look to expand service bays – in budget for 2026/2027 to do consulting work to develop plan and hope to build in 2027/2028; estimate of $2-2.5 million.

Pat and the Elephant

Proposal to City of Charlottetown

Jan 10, 2026

-Pat and the Elephant Accessible Transport Service Serving Charlottetown for 50 Years.

-In 2025 we completed over 27,000 calls with over 20,000 in Charlottetown.

-Our Non-Emergency Stretcher Service transports for all Seniors Homes in Charlottetown.

-Our walker ridership continues to grow. We transport people who are vision impaired, also those who have intellectual impairment.

-We now have 11 vehicles on the road 7 days a week, with a rotating driver staff of 23

-Our biggest costs are labor, vehicle maintenance and fuel.

- We have outgrown our current facility and are actively looking for a new home in the city.

-We are very appreciative of the city for helping with our annual funding.

THE GUILD

BUDGET PROPOSAL



Date: January 2026

Presenter: Brian Markham, General Manager

Introduction

The PEI Arts Guild Inc (The Guild) is mandated by the Province and the City to own and operate the facility, theatre, and art gallery located at 111 Queen Street, providing a venue for new and established visual and performing artists in PEI, and ancillary supporting services to Island artists.

Our mission is to empower the artists and creatives of Prince Edward Island by providing an accessible, well-resourced, and welcoming central hub—equipped with the space, staff, and support needed for the creation, presentation, and celebration of all art forms.



As foundational funders, The Guild requests that the City continues to match and maintain its operational funding in line with the provincial contribution as outlined in the original MOU.

Budget Request

1. Operational funding of $117,000, equal to the Province's contribution, plus annual portion of property tax grant in the amount of $19,587.94, allowing for stable operations, better community engagement, and stronger artistic development.

2. Establish a long-term 3- to 5-year funding agreement to assist with stable operations

3. Update MOU between the Province and the City to ensure long term viability.

Municipal Impact

The 2025 operational funding has had a transformative impact on The Guild and the broader Arts & Culture sector of PEI.

Support for The Guild enables artists to remain on the Island, fuels creative growth, and supports the development of sustainable careers in the arts.

By funding skilled staff, we can mentor artists, strengthen organizational capacity, and actively nurture the cultural sector. An investment in The Guild is an investment in the community as a whole.

Municipal support made it possible for us to complete our first-ever Strategic Plan, ensuring our goals are aligned with municipal and provincial priorities.

"Arts and culture are woven into the very fabric of Charlottetown. The Charlottetown of today is a welcoming and warm place, rich in culture and artistic expression. Recognizing the cumulative impact and potential of these assets, the City has leveraged them into a substantial economic driver in its own right. Embracing its identity as an artistic city steeped in dynamic cultures and a profound past, Charlottetown residents have so much to share with each other and the world."
- Official Plan, City of Charlottetown

Our four core objectives guiding the budget directly align with the City of Charlottetown's strategic priorities.

Objective 1 - Create Space

“CREATIVITY ON EVERY CORNER” - City of Charlottetown Cultural Policy

Successess in 2025

- Developing the space into a highly flexible multi-arts black box theatre
- Upcoming washroom renovations fully funded by federal grants
- Addition of heat pumps to office spaces thanks to an in-kind donation from Greenfoot Energy
- Readjusting spaces to better serve tenants
- Addition of Darkroom photography studio in an otherwise unused area of the Guild
- $1.95 million application submitted for GICB (Green and Inclusive Community Building Fund) **awaiting results*
- North Nook 24/7 Public Gallery

Challenges in 2025

- No working elevator to second and third floors
- Reliance on furnace oil for majority of heating
- Artistic need for specialized spaces
- Limitations of space to support further collaboration with other cultural organizations

Opportunities in 2026

- Major building renovations and capital campaign
- More art in more corners of the building
- Rooftop Garden exploration
- Exploration of expanded footprint
- Development of additional community exhibition space
- More public art

Objective 2 - Elevate Local Artists

“CHAMPION THE ARTS” - City of Charlottetown Cultural Policy

Successess in 2025

- Subscription model: The Guild Collective
- Significant increase in space activations: 457 total
- Arts career professional development
- Performance, exhibition opportunities, mentorships, and professional development opportunities for artist
- Staff stability to support creation
- Access rate experimentation

Challenges in 2025

- Support for visual artists and community exhibition
- Specialized studio and rehearsal space
- Access Rates (still)
- Limited paid opportunities for artists

Opportunities for 2026

- Artist residency program
- Grant programs
- Regional and National export development
- Summer Presentation Series

Objective 3 - Expand Community and Market Development

“THE CITY AS A CULTURAL CONNECTOR” - City of Charlottetown Cultural Policy

Successess in 2025

- Guildy Pleasures artistic showcases
- Strategic community collaboration: Art Nights, The Island Fringe Festival, Pride Festival, Wearable Art Party, Charlottetown Film Festival, etc.
- Strengthened ties between arts tenants, artists, and arts organizations
- Cultural Connector of the Year Award
- Charlottetown Chamber of Commerce President’s Excellence Award nomination

Challenges in 2025

- Staffing (first half of 2025)
- Growth and broader community recognition outside of the Arts & Culture sector
- Mechanisms of engagement for underserved communities
- Audience engagement and developement

Opportunities in 2026

- Community engagement with dedicated staff
- Rebranding (upcoming)
- Sponsorships and new opportunities for patron engagement
- Strengthened job security for artists and arts workers

Objective 4 - Create Financial Stability

“RETAIN AND SUSTAIN” - City of Charlottetown Cultural Policy

Successess in 2025

- Stabilization of staff and operational funding
- Paid opportunities for artist
- Increased capacity for grant writing and donor/sponsorship engagement
- Strategic Plan
- Strengthening of long-term rentals
- Increased venue rentals and bar sales

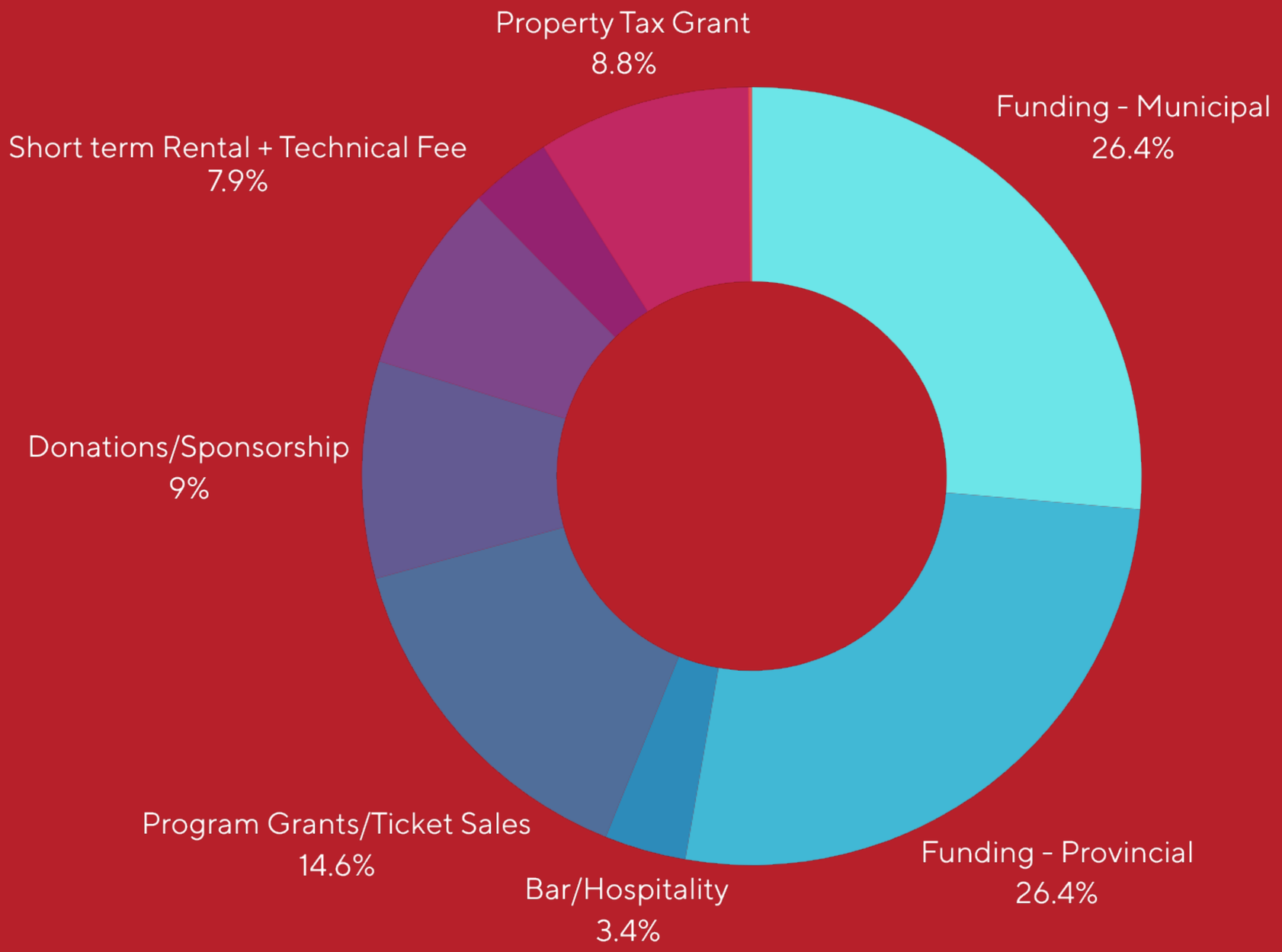
Challenges in 2025

- Missed revenue due to space limitations
- Access rates (again)
- Developing a building reserve
- Infrastructure costs

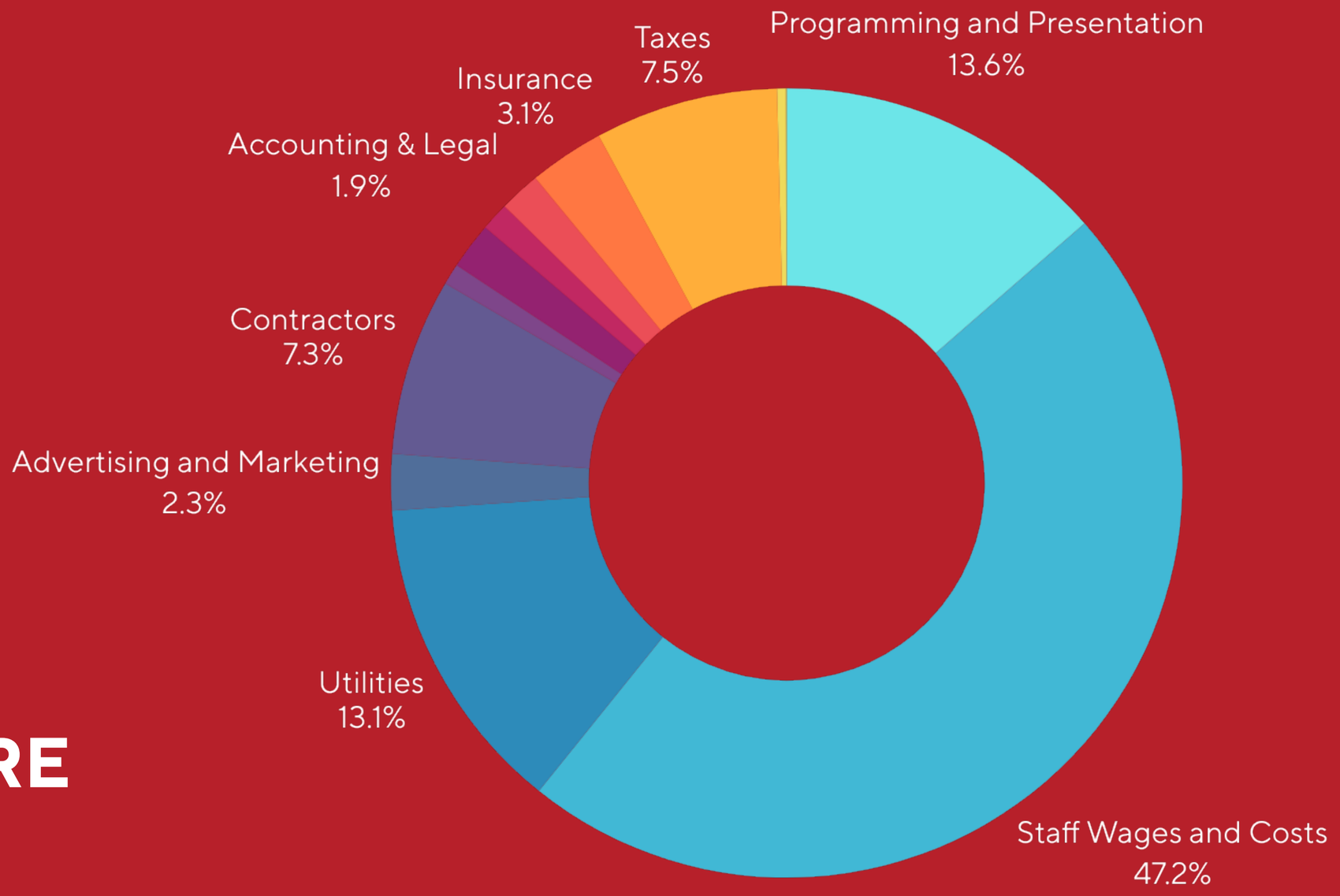
Opportunities in 2026

- Capital Campaign and Endowment Fund
- Worthwhile opportunities for sponsorships
- Canada Council funding
- Experimentation with social enterprise
- Expanded opportunities for paid activities

PROPOSED 2026/27 INCOME $523,308.88



PROPOSED 2026/27 EXPENDITURE $523,308.88



How does stable operational funding impact the Arts and the City?

1. Advancement of the City's Cultural Policy Priorities
2. Charlottetown as a premiere destination for engaging art
3. Support for downtown economic growth and tourism
4. New works of art and export opportunities
5. Stability of core staff and institutional knowledge
6. Capacity to support the dramatically increased level of activity
7. Financial sustainability and predictable year-round operations
8. Enhanced community services and public access to the arts
9. Strengthened partnerships across the cultural sector
10. Greater organizational professionalism and sector leadership
11. Ability to leverage federal and private sector funding
12. Maintenance of a low-barrier artistic home

What would a reduction in operational funding mean for The Guild and the Arts & Culture sector?

1. Staff layoffs and loss of professionalism
2. Reduced capacity to access alternative revenue such as sponsorships, donations, and grants
3. Decreased activity and community engagement leading to a loss in rental revenue
4. Loss of institutional knowledge and community profile
5. Reduced capacity to maintain the building and facility
6. Decreased community services leading to a loss in new and exciting works of Island produced art
7. Reduced tourism, foot traffic, and support for local businesses
8. Burnout and loss of a unique cultural asset

CONCLUSION

Summary

This investment sustains a low-barrier artistic home that allows artists to take creative risks while building long-term careers in a supportive, low-risk environment. By stabilizing core staff and preserving institutional knowledge, it ensures the capacity to manage a growing level of artistic and community activity and enables predictable, year-round operations. The impact extends beyond the arts through increased downtown economic activity, locally sourced businesses, tourism growth, and new partnerships. It strengthens the Cultural Cector by enhancing public access to the arts, deepening collaboration, improving organizational professionalism, and positioning the organization as a sector leader. This stability also enables the leveraging of federal and private funding while directly advancing the City's Cultural Policy priorities—demonstrating that when the world is in crisis, sustained investment in the arts fuels resilience, community connection, and economic vitality.



CONCLUSION

Recommendation

In accordance with the City’s Cultural Policy, we respectfully request that this proposal be taken under advisement, recognizing the significant benefits it delivers to Charlottetown’s creative community and to the City’s cultural reputation beyond the Province. This is a timely opportunity to strengthen an organization that is iconic and singular in its attention to and support of artists—housed in a building that is environmentally sustainable, physically beautiful, and genuinely welcoming—an institution that resonates with the life of culture and community.



Thank you.