CHARLOTTETOWN

PLANNING BOARD AGENDA
NOTICE OF MEETING

Tuesday, June 2nd, 2026, at 4:30 pm
Council Chambers, 2nd Floor, City Hall, 199 Queen Street
Live streaming: www.charlottetown.ca/video

1. **Call to Order**
2. **Declaration of Conflicts**
3. **Approval of Agenda** - Approval of Agenda for Tuesday, June 2nd, 2026
4. **Adoption of Minutes** – Minutes of Planning Board Meeting on Tuesday, May 5th, 2026
5. **Business arising from Minutes**
6. **Reports:**

a) Variance:

1. **600 North River Road (PID#s 444679 & 600817)**

Sonia Kamal, Planner II

This is a request for Major Variance to increase the maximum permitted building height from 15.0 m (49.2 ft) to approximately 22.3 m (73.3 ft), as well as to increase the maximum allowable number of dwelling units from 44 units to 49 units on a 5,039 square metre (54,240 sq. ft.) lot. The proposal is to construct a five-storey apartment building with commercial units on the ground floor and a partial basement for tenant storage, with no parking provided within the basement. The purpose of this request is to allow the height and density of the proposed building to exceed the maximum height and density as defined in the Zoning and Development Bylaw for the Shopping Centre Commercial (C-3) Zone and the applicable step-down regulation of the (R-4A) Zone.

b) Site Specific Exemption:

1. **147 Hillsborough Street (PID# 342907)**
David Gundrum, Manager, Planning Development

This is 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

7. **Introduction of New Business**
8. **Adjournment of Meeting**

PLANNING & HERITAGE: PLANNING BOARD MINUTES
TUESDAY, MAY 5, 2026, 4:30 PM
COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL, 199 QUEEN STREET
Live streaming at www.charlottetown.ca/video

Present:	**Mayor Phillip Brown**	**Dave Essery, RM**
	Deputy Mayor Jankov, Chair	**Bobby Kenny, RM**
	Councillor Julie McCabe	**Lea MacDonald, RM**
		Satyajit Sen, RM
		Jacqui Scaman, RM*
		Attended virtually
Also:	**Brad MacConnell, CAO**	**Jason Doucette, IO/AA****
	Mike Ruus, Director, Int. Growth	***minute taker*
	David Gundrum, Mgr, PH	
Regrets:	**Councillor Norman Beck**	
	Paul Connolly, RM	

1. **Call to Order**
   Chair called the meeting to order at 4:36 PM

2. **Declaration of Conflicts**
   Chair Jankov asked if there were any conflicts. There were no conflicts.

3. **Approval of Agenda**
   Moved by Bobby Kenny and seconded by Satyajit Sen that the agenda for Tuesday, May 5, be approved.

   CARRIED

4. **Adoption of Minutes**
   Moved by Dave Essery and seconded by Councillor McCabe that the minutes of the Planning Board meeting held on Tuesday, April 7, 2026, as circulated, be approved.

   CARRIED

5. **Business arising from Minutes**
   There was no business arising from the minutes.

6. **Reports:**

   a) Variances:

   1. 15 Clonhaven Street, 35 Clonhaven Street and 165 Carraigbrook Avenue (PID# 1047562)
   David Gundrum, Manager of Development Planning

Property Information: Apartment Residential (R-4) Zone
Staff Presenter: David Gundrum, Manager Planning Development
Applicant: Ashish Goel c/o 103580 PEI Inc
Reference: Planning Board Meeting Package

Request:

This is a request for Major Variances to allow for a maximum of up to 64 apartment units for property identified as 15 Clonhaven Street whereas a maximum of 44 apartment units are otherwise permitted, a maximum of up to 64 apartment units for property identified as 35 Clonhaven Street whereas a maximum of 48 apartment units are otherwise permitted and for a maximum of up to 64 apartment units for property identified as 165 Carraigbrook Avenue whereas a maximum of 59 apartment units are otherwise permitted. All three properties abut one other in the (R-4) Zone and form part of the same PID# 1047562.

Summary:

David Gundrum stated that the proposal is for a major variance application concerning the properties at 15 Clonhaven Street, 35 Clonhaven Street, and 165 Carraigbrook Avenue (PID# 1047562), requesting increased apartment density. The development proposes 64 apartment units on each of the three lots, whereas the current permitted densities would allow for 44, 48, and 59 units respectively. The three properties are currently vacant and located within a recently approved greenfield subdivision, bounded by Clonhaven Street, Carraigbrook Avenue, and Malpeque Road, with surrounding lands consisting of similar higher-density zoning and nearby lower-density residential development. The proposal includes six 3-storey apartment buildings, each containing 32 units, for a combined total of 192 units across all lots, compared to 151 units otherwise permitted, representing an overall increase of 27%. Notice of the application was circulated to 28 property owners within 100 metres, with one letter received expressing concerns regarding the scale of the proposed development. It was stated that the analysis of the application indicates that sufficient land exists to accommodate parking and that the proposed form of development is consistent with the intended use of the area, though it does not meet minimum lot area requirements associated with maximum density. Based on this review, it was recommended that the Planning Board support the approval of the requested major variances to allow up to 64 units on each property.

Discussion:

It was asked why the three properties, although all zoned R-4, have different maximum permitted unit counts and whether this was based on lot size calculations. It was explained that the variation is due to minimum lot area per unit requirements, noting that each lot has a different size and configuration, including one being a corner lot, which results in differing allowable densities.

It was further asked whether the subject lands had previously been considered for a larger-scale development. It was confirmed that a prior concept included approximately 10 apartment buildings of up to six storeys with significantly higher unit counts, and that this concept formed the basis of the earlier rezoning of the lands.

It was stated that since that time, the lands have been further subdivided, resulting in a different lot layout and development configuration, and that the current proposal reflects those changes. It was explained that subdivision does not require a public consultation process and is handled administratively, and that changes to layout and design can occur following rezonings based on various factors including market conditions.

It was clarified that the three lots remain under a single PID number at present, and that new PID numbers would only be assigned if and when the parcels are conveyed. It was confirmed that all three parcels are currently under the same ownership despite being subdivided.

It was observed that the current proposal for 192 total apartment units represents a significant reduction from the approximately 600 units contemplated under the original concept presented during the rezoning process. It was also noted that the current proposal includes surface parking only, whereas the earlier concept included a mix of parking types.

It was asked for clarification regarding adjacent zoning, specifically lands identified as R-2S, and it was indicated that these lands are likely part of a neighbouring development, though confirmation would require further review of mapping.

MOTION:

Moved by Dave Essery and seconded by Lea MacDonald that Planning Board recommend that Council approve the proposed Major Variance for the subject property identified as 15 Clonhaven Street (Lot 153) in the Hidden Valley Subdivision (PID# 1047562) to:

1) **Increase the maximum number of apartment units on the site to be 64 units whereas current maximum density under zoning would allow for 44 apartment units; and**

That Planning Board recommend that Council approve the proposed Major Variance for the subject property identified as 35 Clonhaven Street (Lot 154) in the Hidden Valley Subdivision (PID# 1047562) to:

1) **Increase the maximum number of apartment units on the site to be 64 units whereas current maximum density under zoning would allow for 48 apartment units; and**

That Planning Board recommend that Council APPROVE the proposed Major Variance for the subject property identified as 165 Carraigbrook Avenue (Lot 155) in the Hidden Valley Subdivision (PID# 1047562) to:

1) **Increase the maximum number of apartment units on the site to be 64 units whereas current maximum density under zoning would allow for 59 apartment units.**

CARRIED
(7-0)

b) Rezonings:

1. 307 Patterson Drive (PID# 676585)

David Gundrum, Manager of Development Planning

Property Information: Low Density Residential (R-2) Zone
Staff Presenter: David Gundrum, Manager, Planning Development
Applicant: 102461 PEI Inc.
Reference: Planning Board Meeting Package

Request:

This is a request to proceed to public consultation concerning a request to rezone the subject property from the existing Low Density Residential (R-2) Zone and place it in the Business Office Commercial (C-1) Zone for the purpose of harmonizing existing zoning across a common site containing an existing commercial building (convenience store).

Summary:

David Gundrum presented the request to proceed to public consultation regarding the property at 307 Patterson Drive (PID# 676585) for a proposed rezoning from the Low Density Residential (R-2) Zone to the Business Office Commercial (C-1) Zone. The intent of the rezoning is to harmonize existing zoning across two abutting parcels of land under the same PID, which contain an existing 1-storey commercial building (convenience store) that is currently bisected by a property boundary. The subject property is an interior residential lot developed with a portion of the existing commercial building, which continues onto the adjacent property at 311 Patterson Drive. Surrounding lands include residentially zoned properties, multiple-unit residential development, and nearby City-owned open space containing a community park. The requested rezoning is intended to ensure consistent zoning permissions across the entire site and reflects the historical pattern of use for the property. If approved to proceed, public notification of a future public meeting will be undertaken. Analysis indicates that the proposal has merit and that sufficient information has been provided to allow consideration through the public meeting process. Based on this review, it is recommended that Planning Board support proceeding to public consultation to consider the proposed rezoning.

Discussion:

It was asked whether additional information could be provided regarding the ownership of the numbered company listed as the applicant, noting that it can be difficult for members to identify potential conflicts of interest based solely on a numbered company name. It was explained that while a corporate search had not been completed, the individuals associated with the application are local residents of Charlottetown, including one individual identified as a professor at the University of Prince Edward Island, and are understood to be the officers or directors of the company.

It was further asked what range of uses may be permitted if the property were to be rezoned to the commercial zone in question, and whether this differed from a site-specific or spot zoning

approach. It was stated that a full list of permitted uses was not immediately available; however, it was noted that the C-1 Zone is among the least intensive commercial zones in terms of permitted uses. It was indicated that more detailed information could be provided prior to or at the time of the public meeting.

It was noted that the matter before the Board was a recommendation to proceed to public consultation, and the Chair asked whether there were any further questions or if a member wished to bring forward a motion.

It was then asked whether the subdivision of the property had resulted in new PID numbers, and it was explained that new PID numbers are not assigned until a transfer of ownership occurs. It was further stated that there have been no known changes to provincial policy regarding the assignment of PID numbers following subdivision.

MOTION:

Moved by Lea MacDonald and seconded by Bobby Kenny that Planning Board recommend that Council approve the request to proceed to public consultation concerning a request to rezone the subject property identified as 307 Patterson Drive (PID# 676585) from the Low Density Residential (R-2) Zone to the Business Office Commercial (C-1) Zone in order to harmonize the existing zoning for two abutting parcels of land registered under the same PID number (311 and 307 Patterson Drive) containing an existing 1-storey commercial building (convenience store) currently bisected by an existing property boundary.

CARRIED
(7-0)

2. Towers Road (PID#s 390534, 1179670)

David Gundrum, Manager of Development Planning

Property Information: Comprehensive Development Area (CDA) Zone
Staff Presenter: David Gundrum, Manager, Planning Development
Applicant: Cain Arsenault, c/o Pan American Properties Inc and Killam Properties
Reference: Planning Board Meeting Package

Request:

This is a request to proceed to public consultation concerning request to rezone the subject property identified as PID# 390534 from the Comprehensive Development Area (CDA) Zone to the Shopping Centre Commercial (C-3) Zone and to rezone the subject property identified as PID# 1179670 from the Comprehensive Development Area (CDA) Zone to the Mixed Use Corridor (MUC) Zone for the purpose of developing both sites in future with retail commercial uses.

Summary:

David Gundrum presented a request to proceed to public consultation regarding the rezoning of unaddressed properties on Towers Road (PID#s 390534 and 1179670) from the Comprehensive Development Area (CDA) Zone to the Shopping Centre Commercial (C-3) Zone and to the Mixed Use Corridor (MUC) Zone to facilitate future commercial development on both sites at different scales. The property identified as PID# 390534 is a vacant interior lot approximately 2.79 hectares in area with frontage along Towers Road, abutting the Confederation Trail, undeveloped lands, and partially developed residential lands, and is intended to accommodate larger-scale retail and commercial development. The property identified as PID# 1179670 is a smaller vacant corner lot approximately 0.32 hectares in area with frontage along Towers Road and Mount Edward Road, abutting existing commercial and residential development, and is intended to accommodate neighbourhood-oriented commercial uses in the form of a commercial plaza. The requested rezoning across both parcels is intended to support both larger-scale and smaller-scale commercial development consistent with their context. If approved to proceed, public notification of a future public meeting will be undertaken. Analysis indicates that the proposal has merit and that sufficient information has been provided to allow consideration through the public meeting process. Based on this review, it is recommended that Planning Board support proceeding to public consultation to consider the proposed rezonings.

Discussion:

It was asked whether a previously approved smaller apartment building, estimated at approximately 30 units, had been approved on the corner portion of the subject lands. It was noted that there was some recollection of a prior approval related to the site, though confirmation was not immediately available. The applicant was then invited to speak to the matter and provide clarification.

It was stated by the applicant that additional planning had been undertaken since submission of the proposal and that an overall vision for the site had evolved. It was explained that a development agreement had previously been approved for the property following extensive consultation, which included approval for a small-scale commercial plaza on the corner lot. It was further stated that a subsequent proposal for a three-storey residential building on that parcel had been considered but did not proceed.

It was explained that, based on recent market analysis and investment in nearby commercial properties, including upgrades and new commercial tenants at the adjacent shopping centre, there is a greater demand for additional commercial space rather than residential development on that portion of the site. It was stated that the intent is to expand the commercial base with a mix of retail uses, including a potential large-format tenant and smaller commercial units, along with a restaurant pad.

It was noted that the proposal represents a shift from the original concept, with commercial development concentrated along the frontage areas and the potential for higher-density residential development to be considered internally on the site at a later stage. It was also stated that the proposed development is intended to complement existing commercial uses and reflects current market conditions.

It was asked for clarification regarding the layout and orientation of the proposed buildings in relation to specific parcels and surrounding roads, including Towers Road, Mount Edward Road, and the Spencer Drive extension. It was explained that the larger commercial buildings would be located on the primary parcel, while the corner parcel would accommodate smaller-scale commercial uses, with access points and circulation designed to align with the surrounding road network.

It was further asked about site access and traffic movements, including whether access to the corner parcel would be provided via Mount Edward Road, and it was clarified that appropriate ingress and egress points would be incorporated into the design, including turning movements as required.

MOTION:

Moved by Satyajit Sen and seconded by Councillor McCabe that Planning Board recommend that Council approve the request to proceed to public consultation concerning a request to rezone the unaddressed subject property identified as PID# 390534 from the Comprehensive Development Area (CDA) Zone to the Shopping Centre Commercial (C-3) Zone and to rezone the unaddressed subject property identified as PID# 1179670 from the Comprehensive Development Area (CDA) Zone to the Mixed Use Corridor (MUC) Zone in order to facilitate future commercial development on both sites.

3. 147 Hillsborough Street (PID# 342907)

David Gundrum, Manager of Development Planning

Property Information: Downtown Mixed-Use Neighbourhood (DMUN)
Staff Presenter: David Gundrum, Manager of Development Planning
Applicant: PEI Housing Corporation
Reference: Planning Board Meeting Package

Request:

This is a request for a site-specific amendment to the existing Downtown Mixed Use Neighbourhood (DMUN) Zone that applies to the subject property to allow for a transitional housing facility as an additional permitted use that is not otherwise permitted in the (DMUN) Zone. The proposed transitional housing facility would have capacity to accommodate eleven (11) individuals on-site. This application was previously deferred for recommendation at the meeting of Planning Board on April 7, 2026.

Summary:

David Gundrum presented a proposal for a site-specific zoning amendment for the property at 147 Hillsborough Street (PID# 342907) to permit the development of a transitional housing facility within an existing 3-storey building. The proposal seeks to allow accommodation for 11

individuals (11 beds) with interior renovations to be completed under a future Building Permit, with the application submitted by the PEI Housing Corporation. The property is an existing developed corner lot bounded by Hillsborough Street and Clarke Street and currently contains a 3-storey residential structure. The requested amendment is intended to facilitate the redevelopment of the interior of the existing building for transitional housing, which is not currently a permitted use. A public meeting was held on March 26, 2026 following circulation to 67 surrounding property owners, with five written responses received in opposition and concerns raised regarding safety and security, loitering, lack of outdoor amenity space, potential impacts on property values, neighbourhood perception, and loss of rental units. Planning evaluation indicates that the proposal aligns with the intent of the Official Plan to support a full housing continuum, noting its proximity to transit and mixed-use areas and the role of transitional housing in supporting individuals. The Province has indicated commitment to measures including 24-7 staffing, surveillance, lighting, and community engagement, to be secured through a future Development Agreement. Based on this review, it is recommended that Planning Board support approval of the site-specific amendment to permit the transitional housing facility with 11 beds, subject to the proposed safety and operational measures being formalized prior to issuance of permits.

Discussion:

It was asked whether the newly constructed building on Weymouth Street, located between neighbouring properties, was currently occupied and where it fit within the housing continuum. It was stated that staff were not aware if the building was occupied at that time. It was explained that the development would generally be categorized as supportive housing, noting that it includes some level of on-site staffing, although it may not strictly align with a transitional housing model.

It was noted that supportive housing typically includes services such as counselling and needs assessments, and it was confirmed that this would be consistent with the type of development referenced. It was further observed that the building integrates well into the surrounding neighbourhood and aligns with the housing spectrum outlined in the Official Plan. It was stated that when considering proposed zoning changes, there is a need to balance community acceptance with broader housing needs. It was noted that concerns had been raised by nearby residents regarding safety and compatibility, and that additional measures to improve community confidence had been discussed, including surveillance and engagement initiatives. It was expressed that while there is general support for transitional and supportive housing, there must be efforts to address public concerns through meaningful mitigation measures. It was questioned whether sufficient steps had been taken by the applicant to engage with the community prior to the application proceeding. It was explained that certain proposed safety measures, including surveillance systems, were identified; however, limitations were noted in what the applicant was prepared to implement. It was further stated that additional measures could be formalized through a Development Agreement to ensure accountability. It was clarified that site-specific zoning approvals are permanent in nature and cannot be issued on a temporary or trial basis, noting that such approvals are either granted or denied. It was also noted that while public safety considerations may be relevant, they are generally supplementary to the land-use compatibility analysis undertaken by Planning staff, with Council ultimately responsible for broader considerations. It was discussed that input from other departments, such as Police

Services, could help inform public safety considerations; however, such input is not always part of the standard review process. It was suggested that additional consultation with Police Services may assist in addressing outstanding concerns. It was emphasized that there is a recognized need for supportive and transitional housing within the community and that such developments align with the objectives of the Official Plan. It was also noted that achieving a balance between supporting vulnerable populations and maintaining community confidence remains an important consideration. It was then stated that a motion was brought forward to defer the application in order to allow for further discussion with the Province regarding additional safety measures, including the incorporation of enhanced surveillance systems. The motion was seconded, and further discussion took place prior to the vote being called. It was noted that members expressed support for achieving an appropriate balance between housing needs and community safety, recognizing both the importance of the proposed use and the concerns raised by residents. It was asked whether the proposed housing would accommodate all genders, and it was generally understood that it would be an inclusive arrangement.

MOTION:

Moved by Mayor Brown and seconded by Councillor McCabe that Planning Board recommend that Council defer the 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) to allow for the existing 3-storey structure to be repurposed as a transitional housing facility having 11 beds for residents.

CARRIED
(6-1)
Bobby Kenny Opposed

c) Queuing Space / Drive-thru:

1. Unaddressed Property – University Avenue (PID# 387761)

David Gundrum, Manager of Development Planning

Property Information: Shopping Centre Commercial (C-3) Zone
Staff Presenter: David Gundrum, Manager Planning Development
Applicant: Cain Arsenualt c/o Killam Investments
Reference: Planning Board Meeting Package

Request:

This is a request to accept the traffic study prepared by EXP Group to permit a drive-thru MacDonald's restaurant at the subject location.

Summary:

David Gundrum presented the proposal is for a request concerning the unaddressed property on University Avenue (PID# 387761) to permit a new McDonald's drive-thru including a queuing and

stacking plan. The subject property is currently vacant with an area of approximately 3,775 square metres and frontage along University Avenue, and is surrounded by existing commercial development including a commercial plaza, a financial institution, and the Royalty Crossing shopping mall. The proposed development includes access from University Avenue, which is a multi-lane arterial roadway with turning lanes, sidewalks, and bicycle infrastructure. The application is primarily traffic-related and is supported by a Traffic Impact Statement prepared by EXP Group, which analyzed comparable drive-thru locations and local traffic data to assess impacts on the surrounding road network. The study estimates that the development would generate 135 trips during the AM peak hour and 128 trips during the PM peak hour, and concludes that the proposed queuing configuration, consisting of 19 primary spaces and additional overflow capacity, is sufficient to accommodate peak demand without interfering with circulation or access. The report further recommends extending the existing median on University Avenue to restrict left-turn movements from the site and notes that no sightline concerns are anticipated. Based on this analysis, it is recommended that Planning Board support the proposed drive-thru and queuing plan and recommend acceptance of the application in support of a future Building and Development Permit.

Discussion:

It was asked for clarification regarding the methodology used in the Traffic Impact Statement, noting concern that comparative data had been drawn from larger centres such as Moncton and Fredericton, rather than solely from Charlottetown. It was questioned whether this approach was standard practice and how local context was incorporated into the analysis.

It was explained that traffic studies typically rely on a combination of local data and comparable site analysis. It was stated that primary traffic data is obtained from the local municipality, including intersection counts and road network conditions, and that the study included a localized assessment of nearby intersections and potential impacts on the surrounding road system. It was further explained that comparable sites in other jurisdictions are used to supplement the analysis, particularly where they exhibit similar traffic patterns and volumes, and that the study represents a hybrid approach combining both local data and external comparables.

It was noted that while there was no objection to the proposed drive-thru, there remained some concern regarding the methodology used in the analysis. It was further stated that comparable access arrangements exist within the City, including right-in/right-out configurations serving commercial developments along University Avenue, and that the proposed access would serve not only the drive-thru but also the broader commercial site.

It was stated that the consultant responsible for the study has experience within the region and that the analysis was considered to be comprehensive. It was expressed that support could be given to the proposal on that basis.

MOTION:

Moved by Mayor Brown and seconded by Dave Essery that Planning Board recommend to Council that the application submitted by the owner's agent (Cain Arsenault) and supporting traffic study prepared by EXP Group dated April 2, 2026 for the development of a drive-thru and queuing spaces at PID# 387761 for a McDonald's eating and drinking establishment be accepted.

CARRIED
(7-0)

7. **Introduction of New Business**
   There was no new business that arose.

8. **Adjournment of Public Session**
   Moved by Councillor McCabe and seconded by Bobby Kenny that the meeting be adjourned. The meeting was adjourned at 5:53 PM.

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Deputy Mayor Alanna Jankov, Chair

City of Charlottetown Committee Report

Report No:
PLAN-2026-02-June-6A-1
600 North River Road (PID#s 444679 & 600817)

Date:

June 2, 2026

Directed to Council through the following Committee:
Planning Board

Reporting Department:

Planning and Heritage

Other Associated Departments:

Prepared by:

Sonia Kamal, Planner 2

Attachments:

A. Air Photo
B. Zoning Map
C. Proposed Site Plan
D. Building Elevation showing height
E. Floor Plans
F. Concept 3D Views
G. Building Shadow Analysis
H. Circulation Letter (May 13, 2026)
I. Public Responses to Circulation

Report Title:

Major Variance for increasing the maximum permitted building height and maximum allowable number of dwelling units for proposed mixed use building at 600 North River Road (PID#s 444679 & 600817). The application has been submitted by Trevor Bevan on behalf of Bevan Enterprises Inc.

Report Purpose:

To allow an increase in height and density beyond the maximum limits established in the Zoning and Development Bylaw for the Shopping Centre Commercial (C-3) Zone, as well as the applicable step-down regulation of the Residential (R-4A) Zone, in order to construct a 5-storey mixed-use building with a height of 22.3 m (73.3 ft) containing 49 units.

Staff Recommendation:

The Planning & Heritage Department encourages Planning Board to recommend *approval* to Council for the request of a height and density variance to increase the maximum permitted building height from 15.0 m (49.2 ft) to approximately 22.3 m (73.3 ft), as well as to increase the maximum allowable number of dwelling units from 44 units to 49 units on a 5,039 square metre (54,240 sq. ft.) lot in order to construct a 5-storey apartment building with commercial units on the ground floor and a partial basement for tenant storage, with no parking provided within the basement subject to a Traffic Impact Study (TIS) and to the satisfaction of the Manager of Public Works.

Report Details:

The City of Charlottetown Planning & Heritage Department has received a variance application for the properties located at 600 North River Road (PID#s 444679 & 600817). The property in question, owned by Bevan Enterprises Inc. and is located in the Shopping Centre Commercial (C3) Zone. The purpose of the variance request is to allow an increase in the height and density of the proposed forty-nine (49) unit mixed use apartment building containing commercial units on the ground floor and a partial basement for tenant storage, with no parking provided within the basement. Under the C-3 Zone an apartment building is permitted by way of the Apartment Residential (R-4A) Zone. The proposal exceeds the maximum height and allowable number of dwelling units as defined in the Zoning and Development Bylaw for the Apartment Residential (R-4A) Zone. The maximum permitted height in the (R-4A) Zone for an apartment building is 15 m (49.2 feet) and maximum allowable number of dwelling units is 44. The applicant is proposing a height of 22.3 m (73.3 ft) and 49 dwelling units.

Development Context

The subject property is currently occupied by Action Car and Truck Accessories what was formerly known as the KIA dealership. Immediately to the east (rear) of the subject property are large-format commercial lands forming part of a Power Centre, zoned C-3 (Highway Commercial). These adjacent lands are developed with big-box retail uses, representing an established and intensive commercial use directly abutting the subject site.

To the north the subject property is flanked by M-1 (Light Industrial) parcels and to the south (C-3) and (MUC) that form part of the same North River Road commercial corridor. These adjacent lands are similarly developed with retail and service commercial uses and provide a consistent commercial edge along the street. Directly across North River Road to the west, the abutting lands are developed with a pharmacy and other commercial service uses, reinforcing the commercial character of the roadway frontage opposite the subject property.

ANALYSIS:

According to Zoning & Development Bylaw, Dwelling unit means a suite operated as a housekeeping unit, used or intended to be used by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities, but does not include a Lodging House, Lodging House Limited, Hotel or recreational vehicle. And Height means the vertical distance measured from average finished Grade to the highest point of the roof surface.

According to section 3.9.1 if the proposed Building Height is more than the percentage allowed with a Minor Variance, and the application is not eligible for a Bonus Height, the applicant may apply for a Major Variance. Also, according to section 3.8.1 a Minor Variance can allow the reduction of the minimum regulation pertaining to Lot Area, Lot Frontage and/or Building Height by up to 10%.

The “I” shaped building is proposed to be located on the central of the property with surface parking in almost all sides of the building (see Attachment C). The topography in this area is relatively flat and slightly slopes toward the street. The building will be visible from both North River Road and Capital Drive. However, the proposed building will be situated further back from the street and as per the landscaping requirements in the Zoning & Development By-law shall have trees planted along the frontage of the subject property. Although the building is proposed to be higher than buildings in the immediate area this section of the City tends to be mostly commercial in nature and is located near two busy collector roads.

The proposal provides a sufficient number of on-site parking spaces. According to the Zoning & Development Bylaw, one parking space is required per dwelling unit. For Business Offices, Retail Stores, and Retail Service Shops, two spaces are required for the first 23.2 sq. m (250 sq. ft.) of floor area, plus one additional space for each additional 25

sq. m (269.1 sq. ft.) of floor area. The proposal includes a total of 90 parking spaces, which meets the exact requirement for this development under the current Zoning & Development Bylaw.

This proposal has been reviewed by the Departments of Public Works, Fire Services, Water and Sewer Utility, Environment & Sustainability, and Parks and Recreation. Public Works has advised that, should the variance be approved, a Traffic Impact Study (TIS) will be required prior to the issuance of a Building Permit. All other Departments have indicated that they have no objections and are satisfied with the proposal.

Housing rental units are in demand, especially in this area of the City where residents do not have to rely on owning an automobile. Many services and amenities are available in the immediate area within walking distance. Public transit is also readily available within this area. During the current housing crisis, it is challenging for residents to find housing.

When considering the variance in question, key points from the Official Plan to be considered include:

Section 1.1 - This Official Plan stresses accommodating growth within the city's existing footprint, expanding housing choice, supporting mobility options, and embracing complete communities. With this focus, Charlottetown can continue to remain A Community For All.

Section 2.2 - To grow efficiently by increasing density and housing choice in locations with existing servicing, transportation and public spaces to provide residents with choices in where they live and how they move.

Section 3.1 - It is an objective of the Official Plan that growth management will Balance infill growth in existing neighbourhoods with higher-density development in nodes and along corridors.

Section 3.2 - The land use strategy is designed to prioritize development that supports the Official Plan's vision which includes encouraging greater housing choice, creating walkable, complete communities and making efficient use of city infrastructure (including roads, sewers, transit and more)

Section 3.2.3 - All residents of Charlottetown share common daily needs, including access to food, public transportation, housing, places of employment and recreational amenities. Providing these amenities within reasonable walking distance is a matter of equity, climate change mitigation and liveability.

Medium and larger-scale commercial and institutional destinations provide some of the best opportunities to foster development that supports day-to-day life for most Charlottetown residents. Located primarily on the city's main arterial roads, these linear clusters form corridors of development that are prime opportunities for increasing residential densities and supporting existing commercial uses.

It is an objective of the Official Plan that growth and change along Corridors: Reflect compact forms of housing and urban amenities bringing them closer to each other

Below is a quick summary of the subject application's positive attributes, neutral attributes, and shortcomings:

Positives	Neutral	Shortcomings
▪ Multi-family dwellings shall use existing underground services. ▪ Additional density is located within a commercial area near a bus route.		▪ The building is higher than the maximum allowable height in the zone. ▪ The number of dwelling units for the lot area is higher than the maximum allowable number of dwelling units in the zone.

- The property is located within a walkable neighbourhood near many services and amenities.
- The property has reasonable parking available on-site which fulfills the parking requirement of the Zoning & Development Bylaw.
- Landscaping requires detailed solutions including but not limited to one tree per 10 metres of road frontage.
- Potential traffic impacts on a congested road during peak travel times.

Conclusion:

Staff recognize the current demand for housing within the City and note that the property's location within a commercial centre, along with its proximity to amenities and a transit route, supports the proposed variances, which can be considered technical in nature. The proposal meets many of the technical requirements associated with the creation of a complete neighbourhood. The property represents an appropriate location for a multi-unit development in future. Although higher than the maximum permitted height and maximum permitted units in the zone the building is situated along a street with other apartment buildings and commercial uses with the nearest low-density neighbourhood situated on Scott Street approximately 170 metre from the subject property. Therefore, staff are not of the opinion that the additional height or density will have a significant impact on North River Road.

Council or Committee History:
N/A

Financial Implications:
N/A

Public Engagement and Communication:
In accordance with Section 3.9 of the Zoning & Development Bylaw, on May 13, 2026, notice of the Major Variance application was circulated to thirty (30) surrounding property owners within 100 metres (328.1 feet) of the subject property to request written comments on the proposed variance. No written responses were received as of the writing of this report.

Legislative Authority:
Zoning & Development Bylaw
Official Plan

Strategic Alignment:
Infrastructure and the Environment
Community-Building and Placemaking

Submitted By Planner:



Sonia Kamal, MPlan, B.Arch
Planner 2

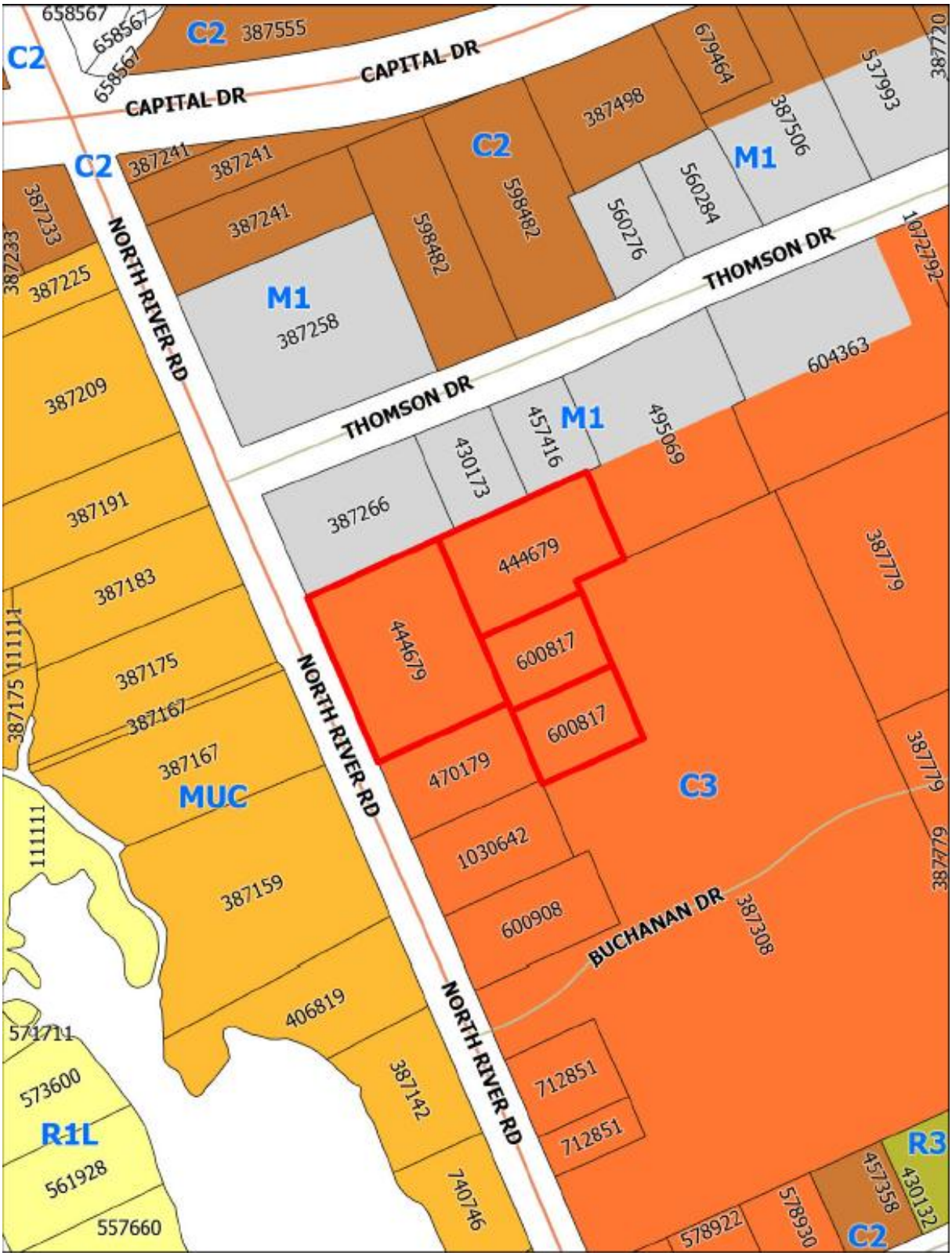
Reviewed By:

Manager	**Director/CAO**
David Gundrum, RPP, MCIP, 05/27/2026	Michael Ruus, RPP, MCIP, 05/27/2026

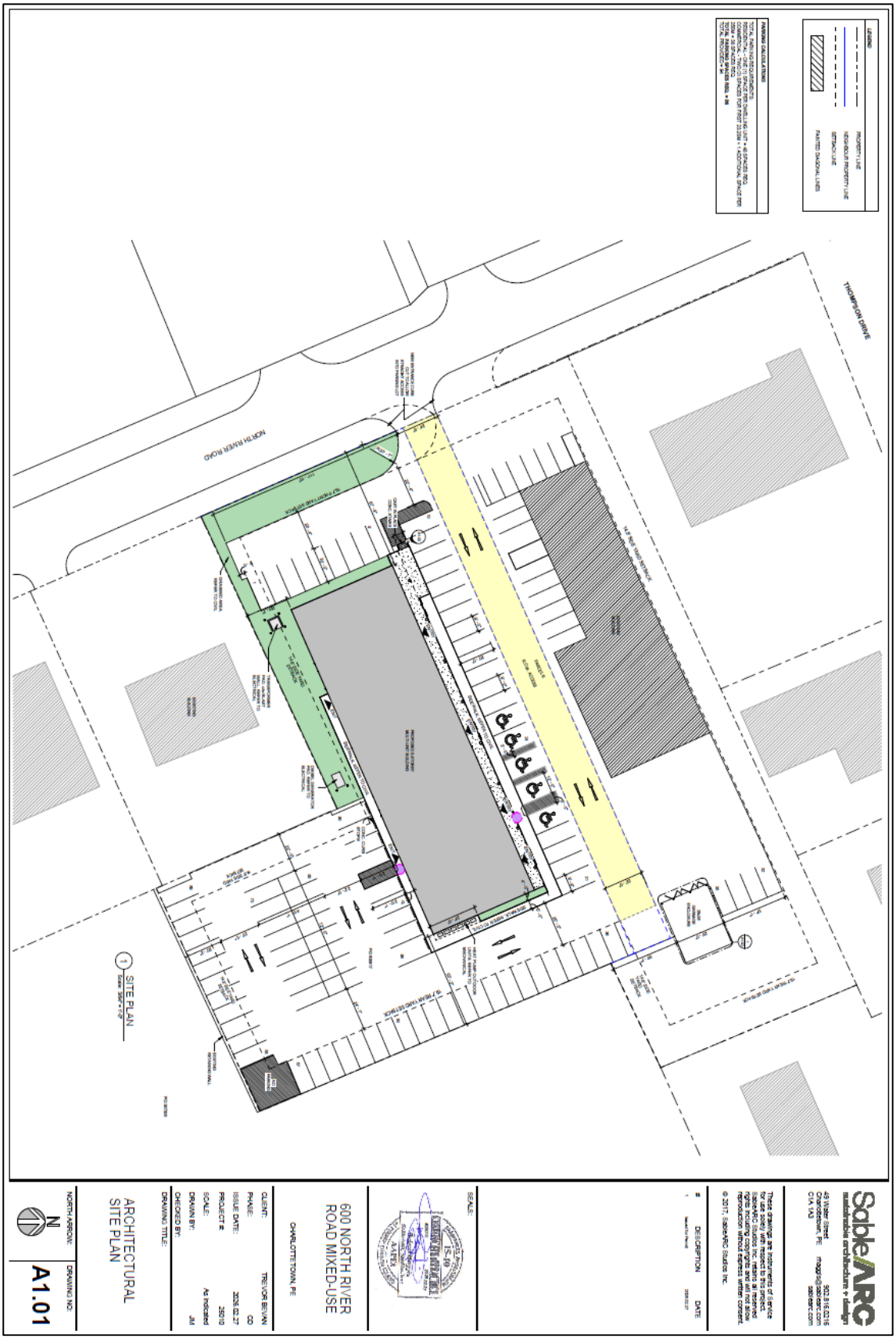
Attachment A: Air Photo



Attachment B: Zoning Map



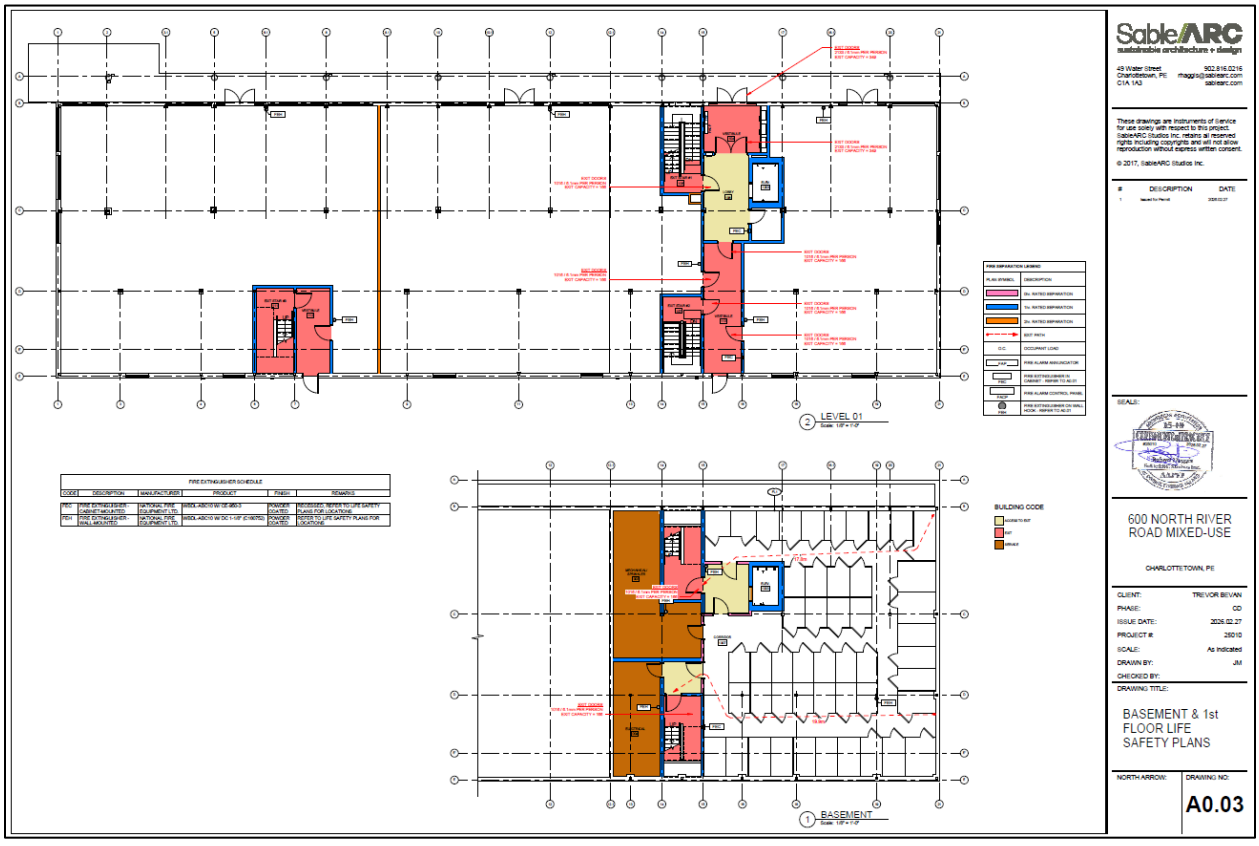
Attachment C: Proposed Site Plan

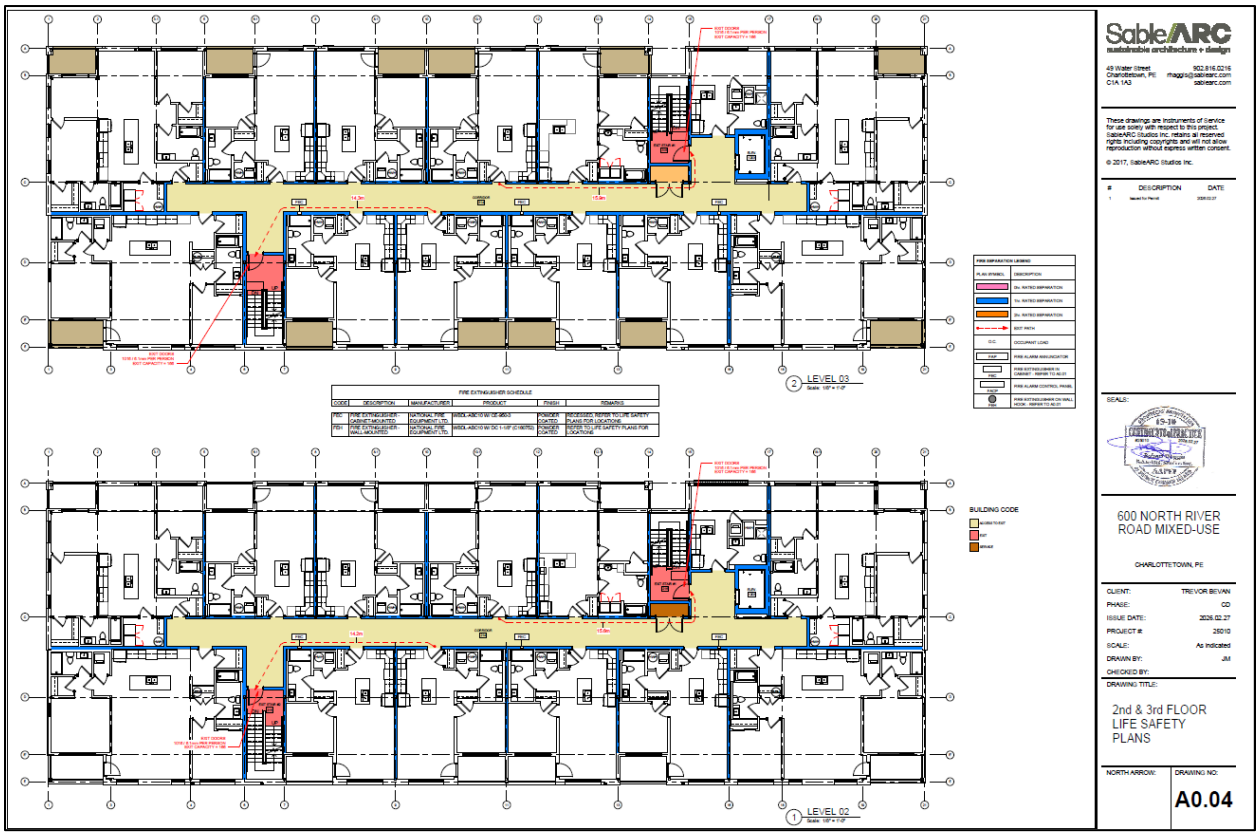


Attachment D: Building Elevation showing height



Attachment E: Floor Plans






LEVEL 05
LEVEL 04
FIRE EXTINGUISHER SCHEDULE
BUILDING CODE
SableARC
sustainable architecture + design
600 NORTH RIVER ROAD MIXED-USE
CHARLOTTETOWN, PE
4th & 5th FLOOR LIFE SAFETY PLANS
A0.05

Attachment F: Concept 3D Views






600
600
SableARC
sustainable architecture + design


600
SableARC
sustainable architecture + design

Attachment G: Building Shadow Analysis



Attachment H: Circulation Letter (May 13, 2026)

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

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

BEVAN ENTERPRISES INC
26 WALKER DR
CHARLOTTETOWN PE
C1A 0J1

May 13, 2026

RE: 600 North River Road (PID#s 444679 and 600817)

Dear Property Owner:

The City of Charlottetown Planning & Heritage Department has received an application for Major Variance for the property located at 600 North River Road (PID#s 444679 and 600817). The subject property is zoned Shopping Centre Commercial (C-3).

The applicant is requesting a Major Variance to increase the maximum permitted building height from 15.0 m (49.2 ft) to approximately 22.3 m (73.3 ft), as well as to increase the maximum allowable number of dwelling units from 44 units to 49 unit on a 5,039 square metre (54,240 sq. ft.) lot. The proposal is to construct a five-storey apartment building with commercial space on the ground floor and a partial basement for tenant storage, with no parking provided within the basement. The purpose of this request is to allow the height and density of the proposed building to exceed the maximum height and density as defined in the Zoning and Development Bylaw for the Shopping Centre Commercial (C-3) Zone and the applicable step-down regulation of the (R-4A) Zone.

Pursuant to the requirements of the *Zoning and Development Bylaw*, and as an owner of a property within 100 metres (328.1 feet) of the boundaries of the proposed development at the subject property, you are being notified of the Major Variance request. If you have any objections or comments regarding the Major Variance please state the rationale for your objection(s) as part of your written comments. Written comments shall be submitted no later than **4:00pm on Wednesday, May 27, 2026.** Please email written comments to the reporting Planner Sonia Kamal at skamal@charlottetown.ca.
Please be advised that any written comments received will become part of the public record.

In accordance with Section 3.9.4 (Major Variances) of the *Zoning and Development Bylaw*, the Major Variance will be referred to Planning Board which shall consider the request and any comments received in response to the notice and shall make a recommendation to Council. Council may, without prejudice, approve or reject the major variance. City of Charlottetown Planning Board will consider this application at its meeting at **4:30pm, Tuesday, June 2nd, 2026 in City Council chambers (2nd Floor) at City Hall** and may then recommend to Council to grant or deny this variance.
If you have any questions or concerns, please contact the Planning & Heritage Department at (902) 629-4158.
Sincerely,

Sonia Kamal, M.Plan, B.Arch,

Planner II

Attachment I: Public Responses to Circulation

None received.

City of Charlottetown Committee Report

Report No:
PLAN-2026-02-JUNE-6B-1
147 Hillsborough Street (PID# 342907)

Date:
June 2, 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)
E. Circulation Letter (March 18, 2026)
F. Public Responses to Circulation
G. Public Meeting Minutes (March 26, 2026)
H. Planning Board Minutes (April 7, 2026)
I. Provincial Measures Proposed (April 14, 2026)
J. Planning Board Minutes (May 5, 2026)

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 Planning Board to forward a recommendation to Council.

Staff Recommendation:
That Planning Board recommend that Council:

Approve the 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) to allow for the existing 3-storey structure to be repurposed as a transitional housing facility having 11 beds for residents.

This approval will be subject to the public safety and security measures as suggested by the Provincial Department of Housing, Land and Communities as detailed in their correspondence to the City of Charlottetown dated April 14, 2026 to be codified in a future Development Agreement before any Building & Development Permit can be issued. As well, the Province will commit to the funding and implementation of a City E-watch camera system in regard to the use.

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. A Public Meeting to solicit comments and feedback from Council and the general public was held on March 26, 2026 (see Attachment G for copy of meeting minutes).

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)

Public Feedback:

In accordance with Section 3.10 (Amendments to the Bylaw and Rezonings) of the Zoning & Development Bylaw, on March 18, 2026, notice of a Public Meeting was circulated to sixty-seven (67) surrounding property owners within 100 metres of the subject property advising them of the Public Meeting that was held on March 26, 2026 requesting any comments and feedback concerning the proposed site-specific amendment to Zoning for the property identified as 147 Hillsborough Street (PID# 342907).

In response to the City's 100-metre circulation letter, the City received five (5) responses, all in opposition to the application. These responses can be found under Attachment F to this report.

Statements made by members of the public at the March 26, 2026 Public Meeting focused on a couple of themes, notably concerns around safety and security of the surrounding neighbourhood with respect to the proposed introduction of the new use (transitional housing facility) as well as impacts to existing nearby business (bed & breakfasts) and potential negative impacts to local property values.

Subsequent to the Public Meeting held on March 26, 2026, Planning staff brought a recommendation forward to Planning Board at their meeting on April 7, 2026 recommending for approval of the site-specific zoning amendment request. The outcome of the April 7, 2026 meeting was such that Planning Board recommended to defer decision on

the application pending the confirmation of criteria and details for a future Development Agreement to be entered into among the City and the property owners (PEI Housing Corporation) regarding the proposed development of the transitional housing facility (see Attachment H for Planning Board meeting minutes from April 7, 2026).

Following the April 7, 2026 Planning Board meeting, Planning staff participated in a meeting with senior Provincial housing staff, the outcome of which was a written list of criteria and details for a future Development Agreement to legally codify future measures to ensure community safety and security related to the proposed use (transitional housing facility). A copy of this correspondence from the Province can be found under Attachment I and forms the basis for the updated recommendation to the Planning Board versus the prior recommendation from April 7, 2026.

At the time, Provincial staff were not agreeable to the funding of an E-watch camera system that was suggested to be installed at their cost, facilitate by Charlottetown Police Services. On May 5, 2026, Planning Board deferred decision on the request again pending further consultation with Provincial staff with emphasis that an E-watch camera system be funded by the Province as a supporting security mechanism for the proposed use (transitional housing facility). Copy of the minutes from the May 5, 2026 meeting can be found in Attachment J to this report.

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. With the Public Meeting concerning this application having been held on March 26, 2026, Planning staff are now in a position to offer an evaluation and recommendation regarding the application for site-specific amendment to the (DMUN) Zone that applies to the subject property.

With regard to the newly established policy framework laid out in the new Official Plan (OP) for the City of Charlottetown that received Provincial ministerial approval on March 13, 2026, Section 4.5.1 (Housing Spectrum) of the new OP states that planning ahead for the needs of all residents means ensuring that Charlottetown has enough supply of places to live along the entire housing spectrum. A sub-section to this main policy section also states that in order to achieve these aims, that the City must enable transitional and supportive housing near multi-modal transportation routes (i.e. transit routes, bike lanes, and/or pathways) and also enable these uses to be located close to mixed-use areas (i.e. nodes, corridors and the downtown).

Under Section 4.5 (Housing) of the new OP, the document defines transitional housing as facilities that bridge the gap between homelessness and permanent housing on a temporary basis that often also involve social and/or skills development to build self-reliance and capability for the residents and individuals receiving services.

As noted by Environment & Sustainability staff, the proposed transitional housing facility is located within an approximate 5-minute walk of the City's major transit interchange from which every bus route in the T3 transit network can be accessed. The proposed use would also be located within an established and mature mixed-use area of the downtown of Charlottetown. On this basis, the use can be said to meet multiple policy objectives of the new Official Plan and therefore can also be said to be consistent with the intent and purpose of the new OP as it applies in this instance.

To help allay neighbourhood concerns around public safety and security, at the Public Meeting held March 26, 2026 it was made clear by the applicants (PEI Housing Corporation) that the proposed transitional housing facility at 147

Hillsborough Street would have round the clock on-site staff supervision and monitoring of residents and that exterior security features such as lighting and cameras would be installed to deter unwanted behaviour and activities. PEI Housing Corporation staff also noted that there would be screening for resident placements to ensure a good mix of residents who would benefit from the programs offered and minimize any neighbourhood impacts.

While it was noted by residents that a significant concern also relates to potential negative impact on local property values, this is not an aspect that the Planning Department can or ever evaluates for with respect to land-use impacts and land-use compatibility as it is out of scope. Property value fluctuations due to development activity exist outside the scope of compatibility analysis for land-use and are not something that can be taken into account either through the local Planning Board and Council discretionary approvals process nor through any related IRAC appeals process.

Further to the statements provided by Provincial staff at the Public Meeting, a subsequent follow-up meeting between City Planning staff and Provincial housing led to the City receiving an itemized list of all measures that the Province is willing to commit to through a future Development Agreement with the City for the proposed transitional housing facility (see Attachment I). Broadly, the six measures proposed include a 24-7 staffing model, exterior surveillance cameras, enhanced exterior lighting, community engagement, community education and collaboration with community policing all of which are intended to be codified into a future Development Agreement among the Province and the City. Further to this follow-up meeting and following the last meeting of Planning Board on May 5, 2026 where the application was considered, Provincial Housing staff have since indicated that they are willing to commit to the funding of a security supportive E-watch camera system that would be facilitate by Charlottetown Police Services.

Planning staff are of the opinion that while the proposed use is not otherwise permitted through the existing (DMUN) Zoning, it does fulfill multiple policy objectives of the new Official Plan to help fill a gap within the housing continuum that can assist individuals experiencing personal hardship transition from homelessness to a more stable, long-term living situation to be positive contributing members of society. Additionally, the Province has indicated future commitment to legally-binding measures to ensure compatibility and community safety in response to concerns raised by neighbourhood members. On this basis, staff are recommending in favour of the proposed site-specific amendment to Zoning as it would apply to 147 Hillsborough Street, subject to the signing and implementation of a future Development Agreement with the City. As part of this Agreement and in further consultations with Provincial Housing staff on May 27, 2026, the Province agreed to the funding of an E-watch camera system that would be facilitated in future by Charlottetown Police Services with approximate initial cost of $7,000.

CONCLUSION:

The Planning & Heritage Department encourages Planning Board to recommend to Council to approve the request for a site-specific amendment to the existing (DMUN) zoning that applies to the subject property identified as 147 Hillsborough Street (PID# 342907) to allow for 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.

This approval will be subject to the public safety and security measures as suggested by the Provincial Department of Housing, Land and Communities as detailed in their correspondence to the City of Charlottetown dated April 14, 2026 to be codified in a future Development Agreement before any Building & Development Permit can be issued. As well, the Province will commit to the funding and implementation of a City E-watch camera system in regard to the use.

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



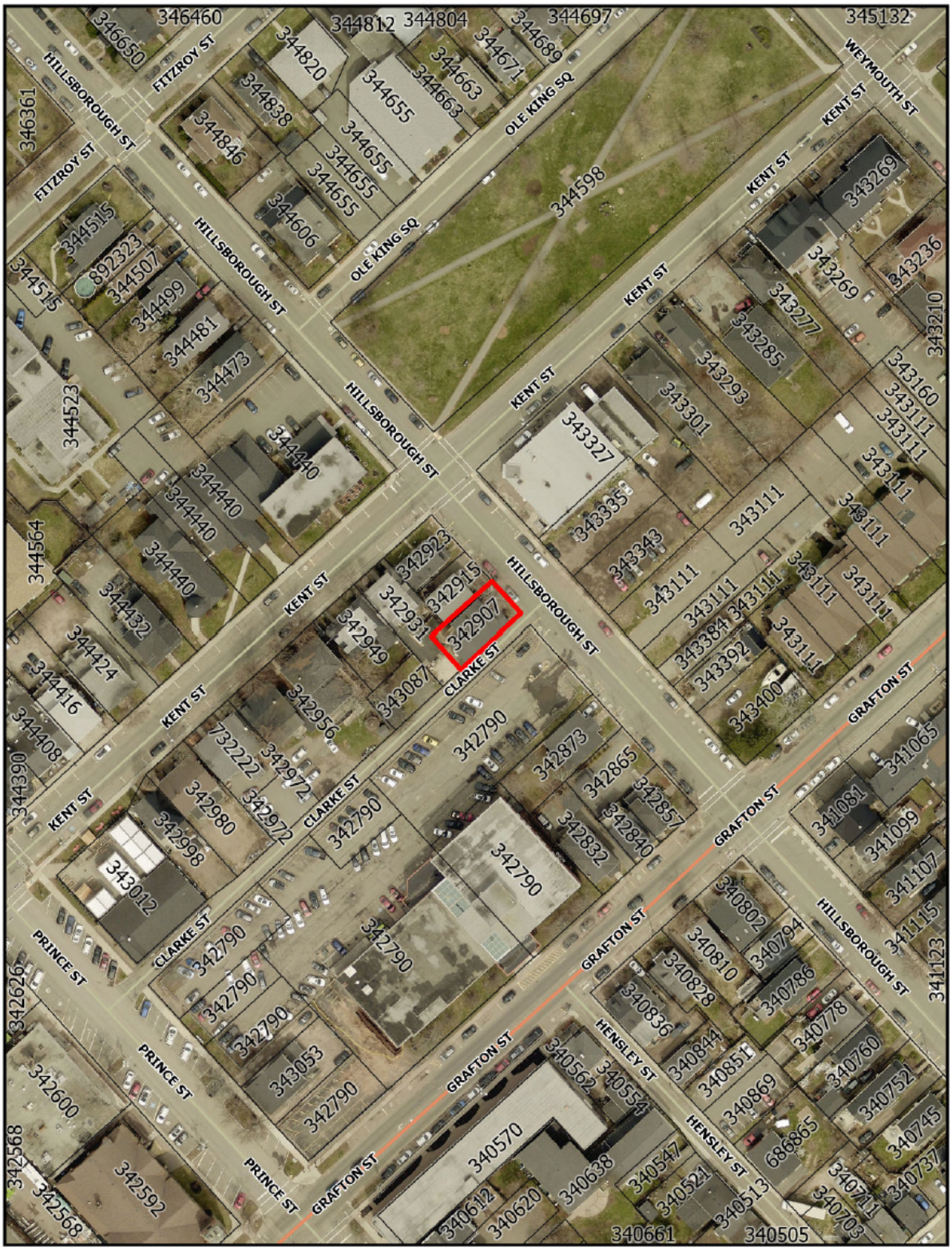
Manager of Development Planning

Reviewed By:

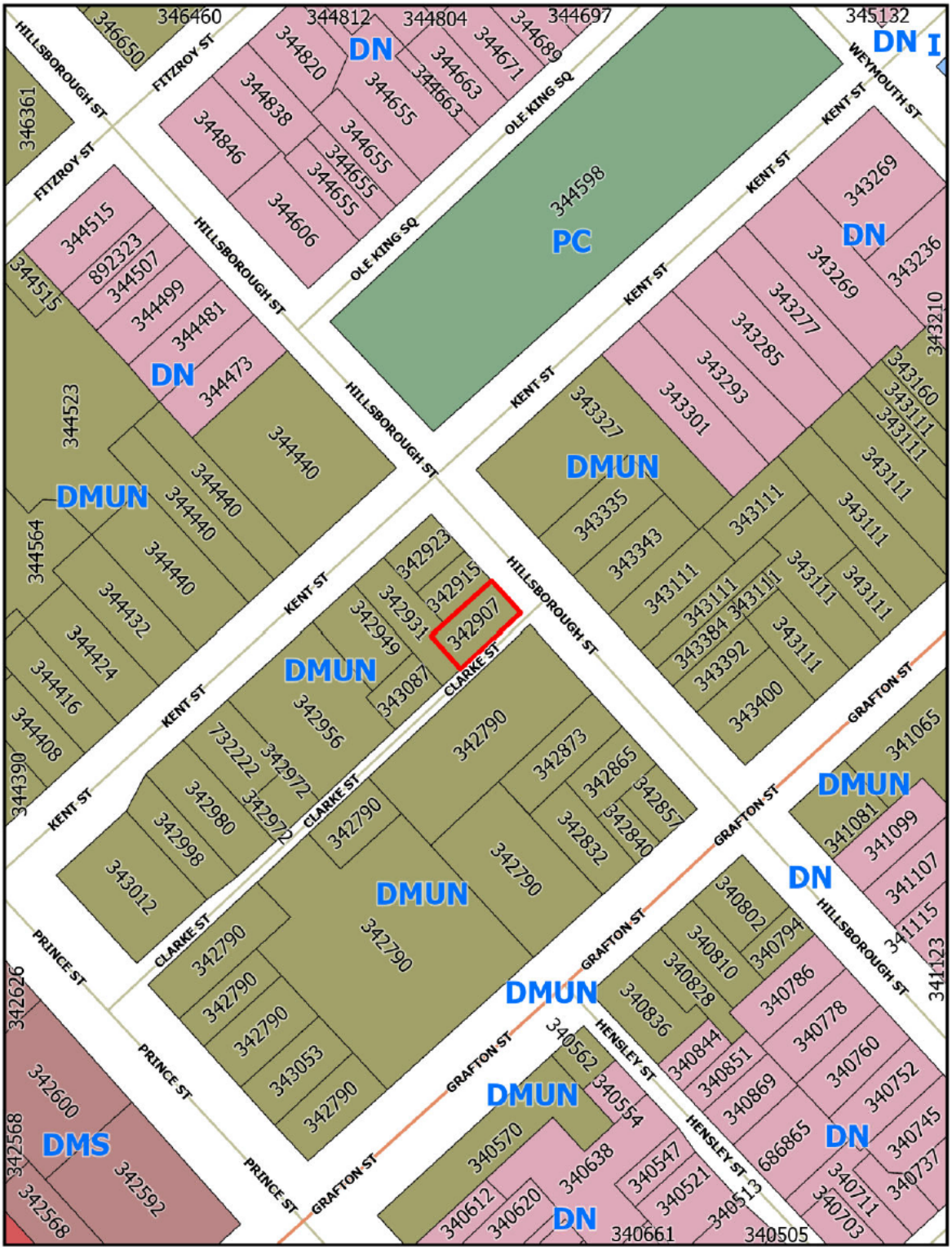
Manager	**Director/CAO**
N/A	Michael Ruus, RPP, MCIP, 05/27/2026

Committee Recommendation: (if differing from staff)

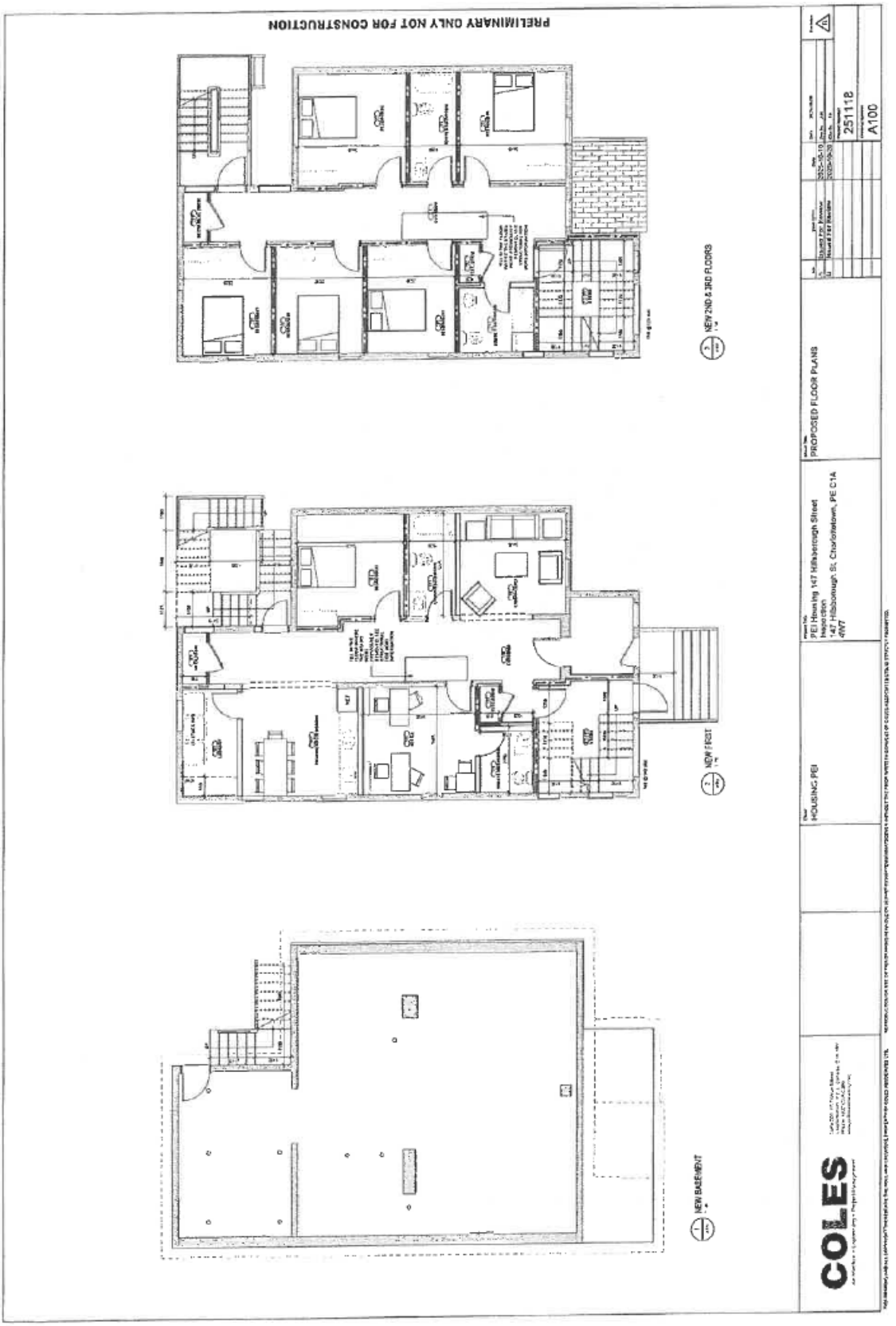
Attachment “A” – Air Photo



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

Attachment "E" – Circulation Letter (March 18, 2026)

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.

CHARLOTTETOWN

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

Attachment "F" – Public Responses to Circulation

B.Doyle HOLDINGS INC.

330 University Avenue
Charlottetown, PE
C1A 4M6

City Council
City of Charlottetown

Re: Opposition to Proposed Site-Specific Amendment for Transitional Housing Facility

Dear Members of Council,

I am writing on behalf of B. Doyle Holdings Inc., the owner and operator of Polyclinic Professional Centre, a medical centre located in close proximity to the property subject to the proposed site-specific amendment for use as a transitional housing facility.

While we recognize and appreciate the importance of supporting housing initiatives within our community, we have significant concerns regarding the suitability of this particular location for such a development. Our medical centre serves a wide range of patients, including families, seniors, and individuals requiring a safe, stable, and professional healthcare environment. We believe that the introduction of a transitional housing facility in such close proximity may negatively impact both the perception and functionality of our business.

From a business and economic standpoint, we are concerned that this change could adversely affect surrounding property values and the long-term viability of nearby professional services. We have made substantial investments into our property and operations with the intention of contributing positively to the local community and economy. Developments that may introduce uncertainty or deter patients and clients from accessing our facility could undermine these efforts.

In addition, we have concerns regarding compatibility with the existing neighborhood. This area has developed as a hub for professional and medical services, and the proposed use does not align with the current character or planning intent of the surrounding properties. We believe that transitional housing facilities are best situated in locations that are carefully selected to ensure appropriate support infrastructure, accessibility, and minimal disruption to established uses.

We would respectfully request that Council consider the following:

- Whether this location is appropriate given the existing concentration of medical and professional services;

- The potential economic impact on nearby businesses and property owners;
- The long-term planning vision for this area and whether the proposed use aligns with that vision;
- Alternative locations that may be better suited for transitional housing, where residents can be supported without negatively impacting surrounding uses.

We strongly encourage Council to carefully evaluate the broader implications of this amendment before proceeding. We remain committed to being a positive contributor to our community and would welcome the opportunity to discuss our concerns further.

Thank you for your time and consideration.

Sincerely,

Brett Doyle

Brett Doyle
B. Doyle Holdings Inc.
330 University Avenue
Charlottetown, PE
C1A 4M6
[redacted]

Gundrum, David

From: [redacted]
Sent: Friday, March 27, 2026 11:01 AM
To: Planning Department
Subject: comments re 147 Hillsborough Site-Specific Amendment request

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see my comments below.
I would appreciate acknowledgement of receipt of this email.

Thank you,

Andrea

~~~~~~

147 Hillsborough – Comments on Site Specific Amendment Request

My understanding is that transitional housing is only allowed in the Institutional Zone which allows other uses so by doing a Site Specific Amendment to the Zoning & Development bylaw, the intent is to limit it to transitional? Is that correct?

I appreciate the need for transitional housing however I am against the current proposal for the following reasons:

1. This change would remove six self-contained, likely reasonable rent, permanent homes from the housing market. Regardless of the fact that the building has been left empty, these could be reasonably priced self-contained units perhaps renovated for family units with multiple bedrooms, and possibly added to the subsidized rental properties and returned to the housing stock. Permanent homes are also a need in this city.

2. The downtown is also a neighbourhood community. It has been eroded by the influx of short term rentals replacing longterm housing. Creating even more transient housing adds to this problem. The PEIHC has been repurposing multiple properties downtown, many in my immediate neighbourhood. Perhaps they can put some of these units elsewhere in the city. I keep hearing that they need to be downtown because of access to services. The closest full service grocery store is the Sobey's on Allen Street. I wouldn't call that easy access.

3. Proposal would create 11 bedrooms with shared bathroom facilities and possibly a shared kitchen (resolution of plans is poor) that I saw and office space – is this really a net gain in housing?
~~~~~~

4. Creating transitional housing in new builds or converting a previous non-residential property or building to housing would make more sense and add to the total number of housing unit available vs switching them around.

5. I have noticed a trend by PEIHC to run transitional housing in the 500 Lot area without getting zoning amended – either rezone or by Site Specific Amendment.

a. Smith Lodge care home was purchased and residents had to leave as building used for transitional housing and/or people moved from McGill Ave facility into it , now New Roots I believe.

b. The new building at 37 Weymouth , (part of New Roots?), was presented as transitional housing with small apartments and office space for staff – neither use allowed in the Downtown Neighbourhood zone. It has been built but I'm unsure if it is operational yet. I'll also remind Planning Staff that a roof was on that building before a building permit was issued.

c. Old MacMillan lodge was converted to short term rental and now part of PEIHC - apparently with office space per comments at Public Meeting – again, not an approved use in Downtown Neighbourhood zone.

d. Are there others? How many and where are they located?

e. **Should we be expecting more requests from PEIHC for spot rezoning for these facilities?**

6. I would appreciate some comments from Planning Staff or Council as to how these types of transitional housing units are going to be handled in the new Z&D Bylaw if possible please? Will this be the new way of approaching this problem or, is this an exception that is being fit in before the new Z&D bylaw is in place?

Sincerely,

Andrea Battison
104 Prince Street

147 Hillsborough – Comments on Site Specific Amendment Request

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Sincerely,

Andrea Battison

104 Prince Street

Gundrum, David

From: David Raynor [redacted]
Sent: Friday, March 27, 2026 11:23 AM
To: Gundrum, David
Subject: 147 Hillsborough Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Gundrum:

I do not support the request for a site-specific amendment for this property. I make no judgement as to the proposed use of this property in and of itself. My objection to the request for a site-specific amendment is chiefly prudential: I own a rental property (PID#342873) directly in sight of 147 Hillsborough Street, with nothing in between but a parking-lot and Clarke Street. I cannot take the risk that, if 147 were to become a transitional housing facility, it might make renting my property far more difficult than it is at present.

To me it appears that the Housing Corporation has purchased this property with this proposed end in view, assuming that the City and nearby property-owners will go along with it. This strikes me as an arrogant attitude on the part of the Housing Corporation, which should *beforehand* have consulted the City and nearby property-owners. My alternative suggestion would be for the Housing Corporation to remodel the building at 147 Hillsborough Street to house permanent residences for lower-income tenants, which would then be subsidized by it. For I believe it is in the interest of the City to maintain as many residential units as possible, even in an area which is zoned for mixed use.

Yours sincerely,

David Raynor

Post PM. comment.

Charlottetown City Planning & Heritage Dept
70 Kent St.
Charlottetown,PEI
Attn : David Gundrum

PLANNING
Rec'd 03/27/26 Int JL

Re: (PID # 342907)—
147 Hillsborough St. rezoning proposal for transitional housing

Dear Sir:
My name is Sharyn Dalrymple & I am submitting my concerns re: this proposal.
I (& my husband Doug) own & have lived year round since 1981 at 218 Kent St (a designated Heritage property).
In 1982,I opened the Duchess of Kent Inn – a 4 star B&B & have operated it for the past 43 years---2026 is my 44 th season in business.
Our property consists of 2 parcels from 218 Kent St through the block to 27 Clarke St.
My B&B guests' off-street parking is located at 27 Clarke St…which is less than 30' away from the back of the building at 147 Hillsborough St.
My major concerns re: this rezoning proposal are:
a)the personal safety & security of my guests & their vehicles as well as that of our own property plus additional mental stress for me
b)my guests' possible negative perception of the increased presence of people outside along Clarke St (my guests' parking area) & along Hillsborough St.---this increase possibly due to no outdoor living space provided at 147 Hillsborough (only 1 car park spot).
Ours is an eclectic neighbourhood… a mix of nightclubs,restaurants & cafes, small businesses (some with apartments above),Talbot House, apartment buildings,my Duchess of Kent Inn B&B,a privately owned & operated care facility,a very active Central Christian Church with its various social programs,Sterns laundry,Co-op housing project,private homes/apartments around Kings Square Park.
Our neighbourhood "reclaimed" our park (Kings Square) after The OutReach Centre on Euston St was relocated to Park St. Now it is again a safe space to walk through or sit on a bench,have a picnic, watch the kids playing…..If this rezoning proposal is passed,it may lead to renewed concerns re: the safe usage of our Square.
We (Doug & I) recently supported (after a few tweaks addressed some concerns)the new apartment complex proposal for the Polyclinic parking lot (again next to our backyard).
We understand & can accept most changes to our neighbourhood…but not this time !
I don't feel it's fair that my current livelihood/tourism business be in jeopardy after 43+ years of hard work nor should our property be subjected to a decrease in value if this rezoning is approved.
Thanks to social media ,any negative comments from my guests due to the new use of the property at 147 Hillsborough St have the power to possibly destroy a thriving business (mine) almost overnight.

Therefore ,I (& Doug) are strongly opposed to this rezoning proposal at 147 Hillsborough St.

I'll be delivering my written submission to you tomorrow morning,Friday,March 27,2026.
Please read it carefully….hear my/our concerns…and say NO to this proposal.

Sharyn Dalrymple
Duchess of Kent Inn
218 Kent St.
Charlottetown C1A 1P2
[redacted]

PS-I presented the above comments at last night's (March 26,2026) public meeting. After the Q & A session ended,I am even more opposed to this rezoning proposal!!

Gundrum, David

From: Zita Roberts [redacted]
Sent: Friday, March 27, 2026 11:53 AM
To: City Planning
Subject: Re; 147 Hillsborough Proposal for Transitional Housing

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I wish to express my concern and firm objection to this proposal. My home is at 126 Hillsborough Street. I am a senior citizen who has invested a lot of funds in renovating my home and developing a small tourist business in the 500 Block. We are all familiar with the rules and restrictions that govern this area.

I have lived through many years of unrest with the Outreach Centre on Euston Street. My life was one of noise, thefts and living in fear.

1. Constant noise and folks on the street outside my home roaring very late at night. Often awaken at 2;00 a.m.

2. Unable to leave my windows open at night for safety reasons. People coming into my flower bed and peeking in the windows.

3. Walking through my yard and stealing items.

4. Using my outside tap for water and sometimes leaving it on.

5. One person set up camp in my yard complete with tent and all their supplies.
Police were very helpful and quick to help me and have individual removed.

6. Using my back deck to do drugs and leaving mess behind. Police were quick to respond to my concerns and remove all supplies.

Let'ts be clear of what we want for the Downtown Core and support the property owners who are working hard and investing funds to maintain their properties, develop business, expand tourism and live in peace.

We have moved the Outread Centre to Park Street and invested in housing and are facing much backlash with neighbours. We need to learn from these issues and rather than band-aid issues, look at long term solutions. Are we offering programs for education and solutions to support change?

Please listen to the residents of our City and support us to ensure our safety and that of our visitors.

Attachment "G" – Public Meeting Minutes (March 26, 2026)

DRAFT

Public Meeting of Council
Thursday, March 26, 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

Chair Phillip Brown Presiding

Council Members present:	Mayor Brown-Chair Councillor Norman Beck Deputy Mayor Alanna Jankov Councillor Justin Muttart Councillor Mitchell Tweel	Councillor Julie McCabe Councillor Trevor MacKinnon Councillor Kevin Ramsay Councillor John McAleer Councillor Robert Doiron*
Staff:	David Gundrum, Mgr, PD Laurel Palmer, Senior Planner, PIII Michael Fraser, PII	Jason Doucette, IO/AA**
Applicants/ Representatives:	Jason Doyle, PEI Housing Corp Robert Haggis, Sable Arc Studios Quentin Bevan, Weymouth Properties	
Also present:	Brad MacConnell, CAO Dave Essery, RM, Planning Board	
Regrets:	Councillor Terry Bernard	

*Participated via Teams
**Minute Taker

Meeting reminders were explained before calling the meeting to order. Mayor Brown also acknowledged that the meeting was taking place on the traditional and unceded territory of the Mi'kmaq people.

The deadline for submission of written comments is Friday, March 27th at 12:00pm Noon

1. **Call to Order**
   Mayor Brown called the meeting to order at 7:00 PM

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

3. **Approval of Agenda**
Moved by Deputy Mayor Jankov and seconded by Councillor Ramsay that the Agenda for the public meeting on March 26, 2026 be approved.

CARRIED (9-0)

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

Request: 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.

Property Information: Institutional (I) Zone
Staff Presenter: Michael Fraser, PII
Applicant: Breakwater Development Inc.
Reference: Public Meeting Package

Summary:

Staff stated that a rezoning application was submitted by Breakwater Development Inc. on behalf of the property owners for a property currently zoned Institutional (I) and developed with a place of worship.

It was also stated that the applicant is seeking to rezone the property to allow for a future commercial building, as commercial uses are not permitted in the Institutional zone under Section 22 of the Zoning & Development Bylaw.

Staff noted that properties to the north are zoned Business Park Industrial (M-3), and the proposed rezoning would align the subject property with surrounding land uses. The applicant advised that the rezoning is part of a broader redevelopment plan, which would include a future lot consolidation with the adjacent parcels to the north.

Comments:

Councillor Ramsay asked whether there were any specific plans for the subject properties at this time and whether that was an appropriate question to ask at the current stage.

Mr. Fraser responded that it was a reasonable question; however, the applicant is not yet at the design stage and has not determined what will be constructed, including access points or building

layout. He also advised that the development is intended to be consistent with the Business Park Industrial zone and would typically allow for retail-style plazas that support light industrial uses. While no access points or detailed design information are available at this time, the most likely form of development would be a plaza-style project with a mix of industrial and retail-type uses.

Councillor Tweel asked whether any conceptual designs had been provided and questioned why an industrial zoning designation was being requested if the development resembled a business plaza.

Staff also explained that the Business Park Industrial (M-3) zone is designed for a limited type of industrial development and excludes heavier industrial uses such as factories and large warehouses. The zone is intended for service-oriented and drive-up uses rather than large industrial parcels.

Staff further explained that conceptual designs are not required at the rezoning stage, as rezoning occurs earlier in the development process than detailed planning. Applicants often defer design work until zoning and related approvals, such as lot consolidation, are confirmed.

Staff advised that lot consolidation applications do not require public circulation or a public meeting; however, they do require approval by Planning Board and Council and would return for future consideration.

In response to further discussion, staff confirmed that the M-3 zone excludes heavier industrial uses and is limited to light industrial and related commercial uses.

The Deputy Mayor noted that although details are not confirmed, the applicant has indicated a long-term vision similar to existing light-industrial condominium-style developments along Brackley Point Road, which would be consistent with surrounding land uses if realized.

5. Rezoning – 68 Queen Street (PID# 336982)

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

Request: 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.

Property Information: Downtown Main Street (DMS) Zone
Staff Presenter: Laurel Palmer, RPP, MCIP, Senior Planner, PIII
Applicant: Sable Arc c/o Weymouth Properties
Reference: Public Meeting Package

Summary:

Staff stated that the application is a request to rezone lands located along King and Dorchester Streets, with a total land area of approximately 1,480 square metres.

Staff advised that the purpose of the rezoning request is to facilitate the construction of a proposed seven-storey mixed-use building on the subject property, consisting of commercial and multi-unit residential uses and that parking is proposed to be located on the first and second floors of the building.

Staff further noted that the application also involves requests for variances, lot consolidation, bonus height, and cash-in-lieu of parking.

Staff described the subject properties as being located within the Downtown 500-Lot Area and consisting of a group of lots bounded by Queen Street, Dorchester Street, and King Street. It was noted that the lands share an interior lot line with the Bishop's Palace.

Staff advised that development in the surrounding area includes a mix of commercial office buildings, single-detached dwellings, institutional uses, multi-unit apartment buildings, and commercial retail uses.

Staff also reviewed the requirements of the Zoning and Development Bylaw related to amendments and rezonings, noting that Section 3.10.3 requires Council to hold a public meeting to receive input from the public and the applicant prior to making a decision and confirmed that Council approved proceeding to public consultation by resolution on March 10, 2026.

Staff advised that, in accordance with the bylaw, notices of the public meeting were circulated on March 18, 2026 to 120 surrounding property owners within 100 metres of the subject property. Notice was also posted on site and published in The Guardian newspaper on March 14 and March 21, 2026.

Staff confirmed that, as of the date of the meeting, eleven written responses had been received, all in support of the rezoning request.

Staff then summarized the Design Review process, noting that the proponents submitted a design package including façade drawings, elevation drawings, and a proposed site plan.

Staff also advised that the Design Reviewer provided generally positive comments and support for the project, while raising concerns regarding stepback variance requests for the fifth, sixth, and seventh storeys along King and Dorchester Streets.

Staff advised that the Design Review Board did not agree with the Design Reviewer's comments related to the stepback variances but did support all other recommendations.

Staff noted that Council approved the design submission on March 2, 2026, subject to the applicant entering into a Development Agreement should the rezoning and variances be approved.

DRAFT UNTIL APPROVED BY COUNCIL

Staff outlined the requested variances applicable to the proposal, including a height variance to permit a seven-storey building, reduced stepbacks above the fourth storey and above the seventh storey on King and Dorchester Streets, a reduced interior yard stepback adjacent to the Bishop's Palace, reduced lot frontage and depth requirements to qualify for bonus height, and an increased maximum floor plate area.

Staff also identified a request for cash-in-lieu of approximately six parking spaces.

Staff advised that the applicant will be required to consolidate the subject parcels into one property to facilitate development of the building and further noted that approval of bonus height under the Zoning and Development Bylaw will be required, and that the applicant has identified a proposed public benefit consisting of a new activated alleyway that would provide space for public art murals, seasonal food vendors, and potential pedestrian access to commercial properties along Queen Street.

Staff advised that the public benefit component of the bonus height application would be deferred to Planning Committee for recommendation if the rezoning is approved.

Staff outlined the next steps in the process, advising that input received from the public meeting and written submissions would be compiled into a staff report for Planning Board consideration on April 7, 2026, and tentatively forwarded to Council for consideration on April 14, 2026.

Staff introduced the project architect and the property owner, noting that both were present at the meeting and available to answer questions, and advised that the architect would provide a brief presentation to Council.

Sable Arc Studios-Robert Haggis Presentation:

Summary:

Robert presented details of the proposed seven-storey mixed-use development. He advised that the project includes approximately 3,000 square feet of commercial space fronting Queen Street, along with residential units on multiple floors and additional commercial uses on the upper levels.

The architect explained that the building form was intentionally designed to maintain compatibility with the existing streetscape. The portion of the building facing Queen Street is similar in height to adjacent buildings, while the structure steps up toward the rear and east side of the site to reach the full seven storeys.

His presentation highlighted two-metre stepbacks along King Street, Dorchester Street, and the side adjacent to St. Dunstan's University. Rooftop deck areas were identified, and an activated alleyway running between the buildings was illustrated as part of the site design.

The architect reviewed the floor layout, noting that the first level contains parking with approximately 20 stalls and ground-floor commercial space facing Queen Street and additional parking is provided on the second level with access from Dorchester Street.

Residential units occupy the mid-levels of the building, while the top floors are dedicated to commercial use.

Elevation drawings were presented to illustrate the proposed appearance of the building and the architect noted that portions of the exterior were reduced in height to better address adjacent properties and that care was taken to ensure the building height does not obstruct views of the Basilica or exceed the ridge height of nearby rooflines.

Various building elevations were shown, including views from King Street, Dorchester Street, and toward the St. Dunstan's University property. Entrances for both the residential and commercial components of the building were identified.

With respect to materials, the architect stated that brick would be used extensively to reflect the character of downtown Charlottetown. Metal panel cladding in grey and light-grey tones, including faux wood accents, was also proposed, with a predominantly glass curtain wall treatment at the uppermost level.

It was explained that the material selections transition from heavier materials at the lower levels to lighter materials toward the top of the building in order to reduce the perceived mass of the structure.

Perspective renderings were shared showing views along Queen Street toward the waterfront, illustrating that the taller portions of the building are largely set back and not prominent from street level. Additional views demonstrated how the building would appear under different lighting conditions.

He also described the concept for the activated alleyway, noting that it is intended to function as a public amenity with space for public art, potential food vendors, and pedestrian connections between Queen, Dorchester, and King Streets. The alleyway was also described as a design feature that would contribute to site safety and activity.

The presentation concluded with images of the building's rear, where a green wall feature is proposed to provide visual interest and break up the brick façade.

Comments:

Steve Dunn addressed Council and advised that he was one of the eleven individuals who submitted written correspondence in support of the application. He stated that he is a downtown property owner with interests on Sydney Street, Water Street, and Queen Street, including the Gahan House property. Mr. Dunn expressed strong support for the proposed development at 68 Queen Street, noting that he has observed downtown development over the past twenty years and believes the project represents a very positive investment for the City. He stated that this type of mixed-use development supports a vibrant and economically resilient downtown. Mr. Dunn commended the architect and development team for a thoughtful design that respects the existing streetscape and indicated that projects of this size and complexity require vision, particularly in the current high-cost construction environment. He encouraged Council to support the requested rezoning and thanked the property owners and development team for advancing the project.

Charles spoke on behalf of Mr. Wilson Joe an owner of a nearby property. Mr. Charles advised that Mr. Joe supports the proposed development and believes it will contribute positively to responsible growth and development in downtown Charlottetown.

Reg McCarville, representing St. Dunstan's Basilica, addressed Council and inquired about the relative height of the proposed building compared to the Basilica steeples, noting that the renderings appeared distorted. In response, the project architect, Mr. Robert Haggis, confirmed that the images were to scale and advised that the proposed building height would be approximately 84 feet and would remain below the ridge height of the Basilica, whose steeples exceed that height.

Andrea Battison addressed Council remotely via Teams and thanked Council for the opportunity to comment. She expressed support for the activation of the alleyway and for incorporating art, culture, and unique commercial spaces, noting that these elements align with objectives of the new Official Plan. Andrea suggested that the Dorchester Street entrance could be more strongly emphasized to draw people into the site and stated that the corner treatment at Queen and Dorchester Streets is generally consistent with the 500-Lot Development Standards.

Ms. Battison also raised several concerns. She stated that she supported the recommendations of the external Design Reviewer regarding reducing upper-level massing and incorporating additional stepbacks at the seventh storey, and expressed concern that these recommendations were not supported by the Design Review Board or Council.

She stated that amending zoning and massing provisions so soon after adoption of the new Official Plan undermines the extensive planning work undertaken for the 500-Lot Area and creates a precedent and identified concerns regarding the appearance and safety of parking garage entrances, the treatment of parking façades, potential impacts on views of church spires, and the extent to which above-grade parking was driving the requested variances. She encouraged Council to explore alternative parking solutions, including off-site, shared, underground, or non-traditional parking arrangements, and cautioned that blank parking façades negatively impact the pedestrian realm.

Mr. Quentin Bevan on behalf of the applicant, thanked Andrea for her comments and noted that several design changes were made as a direct result of her feedback. He stated that the alleyway was originally designed as a dead-end and was revised to provide through-access from Dorchester Street to King Street based on her suggestions.

Robert Haggis, project architect, addressed the concerns raised. He stated that the design team began the project by working within the Zoning and Development Bylaw requirements and that variances were requested only where necessary to maintain project viability. Mr. Haggis advised that the difference between a two-metre and three-metre stepback at the upper floors would have minimal visual impact. He explained that parking garage doors are proposed to be flush with the brick façade and that safety measures, such as cameras and interior monitoring, could be implemented. He also referenced the proposed green wall treatment along the rear elevation as a means of breaking up the façade and animating the space.

During Council discussion, the Deputy Mayor clarified that variances and site-specific planning approvals are reviewed on an individual basis and are not precedent-setting, noting that each

application is evaluated on its own merits. Planning staff further confirmed that a common-law precedent approach is not applied in planning decisions or appeals.

Further discussion clarified that the development would meet approximately 86 percent of the required parking on site, with a request for cash-in-lieu for six spaces. It was also confirmed that residential and commercial uses have separate entrances and circulation, with residential access from King Street and commercial access from Dorchester Street, each served by its own elevator system.

Councillor Tweel and other members of Council spoke in support of the proposal, noting the scale, complexity, and economic significance of the project. Council members acknowledged the current challenges associated with construction costs and stated that the proposed development represents a major investment and long-term benefit to downtown Charlottetown. Council thanked the developer, architect, and staff for their collaboration and engagement throughout the process.

Staff advised that the public comment period would remain open until noon the following day, after which staff would review all submissions and prepare a report for Planning Board consideration. The application is expected to return to Council for final consideration at a regular Council meeting in April.

6. Site-Specific Amendment – 147 Hillsborough Street (PID# 342907)

David Gundrum, RPP, MCIP, Manager of Development Planning

Request: 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 with staff supervision.

Property Information: Downtown Mixed Use Neighbourhood (DMUN) Zone
Staff Presenter: David Gundrum, RPP, MCIP, Manager Planning Development
Applicant: Jason Doyle c/o Prince Edward Island Housing Corporation
Reference: Public Meeting Package

Summary:

Staff said that the final application for the evening's public meeting was a site-specific zoning amendment request for the property located at 147 Hillsborough Street (PID 342907).

Staff explained that the request is for a site-specific amendment to the existing Downtown Mixed-Use Neighbourhood (DMUN) zoning to permit the development of a transitional housing facility within an existing three-storey building. The proposed transitional housing facility would provide accommodation for eleven individuals (eleven beds).

Staff advised that the interior of the existing three-storey structure would be renovated under a future Building Permit to accommodate the proposed use should the site-specific amendment be approved. Staff noted that the application has been submitted by the Prince Edward Island Housing Corporation.

Staff identified the subject property on the air photo displayed and advised that the lot is currently developed with a three-storey residential structure and is located within the DMUN zone. The subject property is a corner lot bounded by Hillsborough Street to the east and Clark Street to the south.

Staff explained that the purpose of the site-specific amendment is to facilitate the renovation and redevelopment of the interior of the existing building to operate as a transitional housing facility with eleven beds and supervisory staff. Staff noted that a transitional housing facility is not a permitted use within the existing DMUN zone.

Staff referenced Section 3.10.3 of the Zoning and Development Bylaw, which requires Council to hold a public meeting to receive the views and opinions of the public and the applicant prior to amending the bylaw or rezoning any parcel of land. Staff further advised that Council approved proceeding to public consultation by resolution on March 10, 2026.

Staff advised that, in accordance with the Zoning and Development Bylaw, notice of the public meeting was circulated on March 18, 2026, to sixty-seven surrounding property owners within 100 metres (328 feet) of the subject property. The notice advised recipients of the public meeting being held on March 26, 2026, and requested comments and feedback regarding the proposed site-specific zoning amendment for 147 Hillsborough Street.

Staff reported that, as of the date of the meeting, one written response had been received in opposition to the proposed site-specific amendment and that this correspondence was circulated to Council in advance of the meeting.

Staff further advised that on-site posting of the property occurred on March 18, 2026, and that public notices were published in The Guardian newspaper on March 14 and March 21, 2026.

Staff outlined the next steps in the process, advising that following the public meeting, staff will prepare a recommendation for consideration by Planning Board on April 7, 2026, followed by consideration of a resolution by Council at its regular meeting scheduled for April 14, 2026.

Staff concluded by advising that representatives of the Prince Edward Island Housing Corporation were in attendance to speak to their application and returned the matter to the Chair for further discussion.

Comments:

Sharon Dalrymple, Charlottetown, addressed Council regarding the proposed site-specific zoning amendment at 147 Hillsborough Street for transitional housing and advised that she and her husband, Mr. Doug, have lived at 218 Kent Street since 1981 and that she has operated the Duchess of Kent Inn for over forty years.

She noted that guest parking for the bed and breakfast is located at 27 Clark Street, less than 30 feet from the rear of the subject property.

She also expressed strong opposition to the rezoning, citing concerns related to personal safety and security for her guests, their vehicles, and her property, as well as increased stress. She raised concerns about the potential increase in people congregating along Clark Street and Hillsborough Street due to the lack of outdoor amenity space at the proposed facility and she described the surrounding area as a diverse mixed-use neighbourhood and stated that approval could negatively impact the safe use of King Square.

She also stated that while she and her husband have supported other nearby developments when concerns were addressed, they do not support this proposal. She expressed concern that approval could jeopardize her livelihood, tourism business reputation, and property value, particularly through negative guest perceptions and social-media commentary and advised that she and her husband are strongly opposed to the rezoning and that a detailed written submission would be provided to Planning Staff.

Mr. Jason Doyle, Prince Edward Island Housing Corporation, responded by acknowledging the concerns raised. He advised that the proposed facility would be operated by a qualified non-profit organization, staffed 24 hours per day, and supported by participation agreements, case management, and programming. He stated that the ultimate objective of the project is to provide safe transitional housing and support individuals experiencing homelessness to move toward more independent living.

Mr. Doyle advised that PEI Housing would issue a request for proposals to select an experienced non-profit operator and that accountability, incident reporting, and safety requirements would be embedded in the operating agreement. He noted that security measures such as exterior cameras and on-site staff monitoring would be considered to address neighbourhood concerns.

The Deputy Mayor asked whether there was any green space on the subject property. Staff confirmed that the site has no existing green space and has historically been fully built out.

It was asked whether programming would be provided on site. Mr. Doyle responded that the non-profit operator would provide both housing management and case-management services and connect residents to additional mental-health, addictions, and social supports as required.

Councillor Ramsay asked why the downtown area was selected for the facility. Mr. Doyle responded that proximity to services, existing ownership of the building, and the transitional nature of the model made the site suitable. He advised that residents typically stay for approximately 12 to 18 months before transitioning to independent housing.

Andrea Battison, Charlottetown, addressed Council remotely via Teams. She acknowledged the need for transitional housing but opposed the proposal, citing concerns about the loss of existing rental units, net housing gain, spot zoning, and consistency with existing zoning policy. Ms. Battison questioned whether tenants had been displaced and asked how transitional housing would be addressed under the future Zoning and Development Bylaw and planning Staff clarified that the application is a site-specific zoning amendment under the current bylaw

and advised that other referenced projects on Weymouth Street and Richmond Street are permanent supportive housing and not transitional housing.

Councillors raised questions regarding security requirements, behavioural expectations, accountability of non-profit operators, and existing transitional-housing models in Charlottetown. Mr. Doyle advised that PEI Housing maintains oversight through formal funding agreements, safety plans, and ongoing monitoring of operators.

Doug Dalrymple addressed Council, reiterating concerns regarding exterior security, long-term accountability, and potential impacts on their tourism business and retirement. He questioned whether PEI Housing was aware of the adjacent bed and breakfast at the time the property was acquired and suggested that the building be used as subsidized housing rather than transitional housing.

Mr. Doyle responded that the building has been vacant for two to three years and requires significant repairs. He stated that the property was not originally acquired for transitional housing but was later identified as a suitable opportunity. He noted that a comparable transitional housing facility operates near a tourism property with limited issues and committed to providing ongoing communication and designated points of contact if the project proceeds.

Councillors McCabe and Tweel commented on the broader need for supportive and transitional housing, acknowledging the concerns raised by residents while emphasizing the importance of addressing homelessness in a structured and accountable manner. Council members stressed the need for consistency, oversight, and continued engagement with neighbouring property owners.

New Business
There was no new business that arose.

7. Adjournment of Public Session
Moved by Councillor MacKinnon and seconded by Councillor Ramsay that the Public Meeting be adjourned. The meeting adjourned at 8:36 PM.

Attachment "H" – Planning Board Meeting Minutes (April 7, 2026)

PLANNING & HERITAGE: PLANNING BOARD MINUTES
TUESDAY, APRIL 7, 2026, 4:30 PM
COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL, 199 QUEEN STREET
Live streaming at www.charlottetown.ca/video

Present:	**Mayor Phillip Brown***	**Dave Essery, RM**
	Deputy Mayor Jankov, Chair	**Bobby Kenny, RM**
	Councillor Norman Beck	**Lea MacDonald, RM**
	Councillor Julie McCabe	**Jacqui Scaman, RM**
Also:	**Brad MacConnell, CAO**	**Sonia Kamal, PII**
	Mike Ruus, Director, Int. Growth	**Michael Fraser, PII**
	David Gundrum, Mgr, PH	**Stephanie MacDonald, PI**
	Laurel Palmer, PIII, Senior Planner	**Jason Doucette, IO/AA****
		***minute taker*

Regrets: **Paul Connolly, RM**
Satyajit Sen, RM

1. **Call to Order**
   Chair called the meeting to order at 4:42 PM

2. **Declaration of Conflicts**
   Chair Jankov asked if there were any conflicts. There were no conflicts.

3. **Approval of Agenda**
   Moved by Jacqui Scaman and seconded by Bobby Kenny that the order of the agenda for Tuesday, April 7, be approved.

   CARRIED

4. **Adoption of Minutes**
   Moved by Dave Essery and seconded by Councillor McCabe that the minutes of the Planning Board meeting held on Tuesday, March 3, 2026, as circulated, be approved.

   CARRIED

5. **Business arising from Minutes**
   There was no business arising from the minutes.

- Stepback 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 the Bylaw requires a minimum 10m (32.8ft) interior Yard Setback. A 2m (6.5ft.) stepback is proposed. Therefore, an 8 meter variance is required.

- Frontage or lot width requirement for bonus height on Queen St. The Bylaw requires 41 m (135 ft) and minimum Lot Depth of 36m (118ft) for Buildings taller than 21.3m (69.9 ft). The proposed lot frontage is 13 meters (42.6feet). Therefore, a 28 meter (91.8ft.) variance is required for frontage.

- Increase to the allowable floor plate from 750 m2 (8, 072 sq ft.) to 1,096 m2 (11,797 sq ft.) Therefore, a variance of 346 m2 (3,724.3 sq ft.) is required.

CARRIED
(7-0)

2. **147 Hillsborough Street (PID# 342907)**
   David Gundrum, Manager of Development Planning

Property Information: Downtown Mixed-Use Neighbourhood (DMUN)
Staff Presenter: David Gundrum, Manager of Development Planning
Applicant: PEI Housing Corporation
Reference: Planning Board Meeting Package

Request:

This is a request for a site-specific amendment to the existing Downtown Mixed Use Neighbourhood (DMUN) Zone that applies to the subject property to allow for a transitional housing facility as an additional permitted use that is not otherwise permitted in the (DMUN) Zone. The proposed transitional housing facility would have capacity to accommodate eleven (11) individuals on-site.

Summary:

Manager David Gundrum presented a site-specific zoning amendment request for the property located at 147 Hillsborough Street (PID #342907), which is currently zoned Downtown Mixed-Use Neighbourhood (DMUN). The application, submitted by PEI Housing Corporation, seeks to permit the development of a transitional housing facility within the existing three-storey residential building. The proposed use would accommodate 11 individuals on site, with interior renovations to be completed through a future building permit. Transitional housing is not currently a permitted use within the DMUN Zone, and therefore a site-specific amendment is required.

Staff explained that the subject property is a corner lot developed with an existing three-storey residential structure and is bounded by Hillsborough Street to the east and Clarke Street to the south. The proposed amendment would facilitate internal redevelopment only, with no changes proposed to the building's exterior massing or footprint.

Manager David stated that in accordance with Section 3.10.3 of the Zoning and Development Bylaw, Council authorized the application to proceed to public consultation by resolution on March 10, 2026. Notice of the public meeting was circulated on March 18, 2026, to 67 surrounding property owners within 100 metres of the subject property, advising them of the public meeting held on March 26, 2026. On-site signage was posted and notice was published in The Guardian on March 14 and March 21, 2026.

Staff also advised that five written submissions were received during the circulation period, all in opposition. Concerns raised at the public meeting included neighbourhood safety and security, potential loitering associated with the proposed use, lack of outdoor amenity space, potential impacts on nearby property values, neighbourhood perception, and the loss of existing rental units.

As part of the planning evaluation, staff referenced the new Official Plan policies related to housing, particularly Section 4.5.1, which emphasizes the need to provide housing options across the full housing spectrum and to enable transitional and supportive housing in locations close to transit, mixed-use areas, and the downtown. Transitional housing is defined in the Official Plan as housing that bridges the gap between homelessness and permanent housing while providing supports that foster self-reliance and stability.

Staff noted that the subject property is located approximately a five-minute walk from the City's primary transit interchange, providing access to the full transit network. Safety concerns were addressed through confirmation that the proposed facility would have 24-hour on-site supervision, exterior lighting, and security monitoring, with screening criteria applied by PEI Housing Corporation to support a harmonious and successful operation. Staff advised that potential impacts on property values are outside the scope of land-use compatibility analysis and cannot be considered.

In conclusion, planning staff advised that while the proposed use is not otherwise permitted within the DMUN Zone, it aligns with multiple objectives of the new Official Plan by addressing gaps in the housing continuum and supporting individuals transitioning out of homelessness. The proposal was found to be consistent with the intent of the Official Plan given the site's location within a mixed-use area near downtown and transit infrastructure.

Accordingly, the Planning and Heritage Department recommended that the Planning Board recommend to Council approval of the request for a site-specific amendment to the DMUN zoning for 147 Hillsborough Street to permit a transitional housing facility with 11 beds within the existing three-storey building.

Discussion:

Councillor McCabe acknowledged the importance of transitional housing as part of the housing continuum, while stressing the need to be responsive to concerns raised by neighbouring residents. She referenced the public meeting discussion regarding safety, accountability, and reassurance for nearby seniors and businesses, and emphasized that the Province, as the property

owner, must remain accountable for ensuring the use does not negatively impact the surrounding community.

Councillor McCabe also suggested that additional measures and expectations could be incorporated through a development agreement accompanying the site-specific zoning amendment.

Staff advised that, should the Board wish to include conditions, direction would be required regarding what a development agreement should address.

Councillor McCabe outlined considerations such as security cameras, expectations regarding loitering and nuisance behaviour, staffing levels, conflict management procedures, emergency response coordination, and clear accountability protocols. She indicated a preference to defer the application to allow these matters to be clearly defined rather than relying on informal commitments.

Councillor Beck echoed the concerns expressed by residents and nearby establishments during the public meeting, noting the emotional and legitimate nature of the feedback received. While expressing support for the objectives of the project and confidence in the applicant's intentions, he emphasized the importance of further dialogue with affected neighbours to identify practical mitigation measures. He supported proceeding in principle while ensuring that remaining issues are addressed through additional consultation and a development agreement.

Manager David Gundrum clarified that the Planning Board may recommend approval subject to conditions and that a development agreement can be broad in scope, with details negotiated between the City and the applicant following Board direction and it was noted that the applicant would be required to have an executed development agreement in place prior to securing a building permit for interior renovations.

Discussion also addressed the feasibility of returning the matter to the Board following further consultation. Staff advised that, subject to coordination between staff and the applicant, the application could reasonably return for consideration at the next Planning Board meeting.

Further comments were provided by Board members regarding the broader housing continuum, the concentration of supportive and transitional housing within the downtown, and the application of new Official Plan policies. While perspectives varied, there was general agreement that additional clarification and engagement would be beneficial before reaching a final decision.

A motion to defer the application was moved and the deferral directs staff to work with the applicant to develop criteria and details for a development agreement addressing safety, accountability, and neighbourhood concerns raised through public input.

MOTION:

Moved by Councillor McCabe and seconded by Lea MacDonald that Planning Board recommend that Council defer decision on the request for site-specific amendment for 147 Hillsborough Street (PID# 342907) concerning proposed establishment of a transitional housing facility (11 beds) on the subject property pending the confirmation of criteria and details for a future Development Agreement to be entered

b

into with the applicants and property owners (PEI Housing Corporation) regarding the proposed development of the transitional housing facility.

CARRIED
(7-0)

3. 231 Brackley Point Road (PID# 623090)

Michael Fraser, Planner II

Property Information: Institutional (I)
Staff Presenter: Michael Fraser, PII
Applicant: Breakwater Developments
Reference: Planning Board Meeting Package

Request:

This is a request to rezone the subject property from the Institutional (I) Zone to the Business Park Industrial (M-3) Zone and to change the land-use designation in the Official Plan from Institutional to Workscapes in order to allow for the development of commercial condo buildings on the subject property that would involve future lot consolidation with neighbouring and abutting parcels identified as 235 Brackley Point Road (PID# 885269), 241 Brackley Point Road (PID# 437616) and unaddressed parcel identified as PID# 523073.

Summary:

Planner Michael presented a request for a rezoning and Official Plan amendment for the property located at 231 Brackley Point Road (PID #623090). The application seeks to change the Official Plan land-use designation from Institutional to Workscapes and to rezone the subject property from Institutional (I) to Business Park Industrial (M-3). Staff noted that the Workscapes designation replaces the former Industrial designation in the new Official Plan as of March 13, 2026, and that the application is intended to support future business park industrial development on the site.

Staff explained that the subject property is currently developed with a place of worship and that the existing Institutional designation and zoning are uncommon for the surrounding area. Lands to the south are zoned Single-Detached Residential (R-1L), lands to the west are zoned Light Industrial (M-1), lands across Brackley Point Road are within the Airport (A) zone, and lands to the north are already zoned Business Park Industrial (M-3), consistent with what is being proposed through this application.

Planner Michael stated that the property was described as being strategically located near major transportation and logistics infrastructure, including industrial and commercial airport lands directly across the roadway, the Charlottetown Airport entrance within approximately 0.9 kilometres, and the intersection of Brackley Point Road and the Trans-Canada Highway within

Attachment "I" – Provincial Measures Proposed (April 14, 2026)

Gundrum, David

From: Jason Doyle [redacted]
Sent: Tuesday, April 14, 2026 10:50 AM
To: Gundrum, David
Cc: Ashley Gillis
Subject: RE: 147 Hillsborough Street - Next Steps

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi David,

In response to concerns raised during the public meeting and from our discussion regarding the proposed site-specific amendment at 147 Hillsborough Street, the Province will implement several measures aimed at ensuring the safety and well-being of both residents and surrounding community members. These measures include the following:

- **24/7 Staffing Model:** The proposed transitional housing units will operate with staff onsite at all times. Staff will engage participants through structured programming, provide daily support, and assist individuals in identifying and pursuing pathways to stability and longer-term housing.
- **Exterior Surveillance Cameras:** The Province commits to installing exterior security cameras around the property. These cameras will be monitored by onsite staff to ensure that any concerning or unwanted activity is identified promptly and addressed appropriately.
- **Enhanced Exterior Lighting:** Additional lighting around the building is proposed to improve visibility and increase safety for residents, staff, participants, and neighboring community members.
- **Community Engagement and Communication:** The Province is committed to providing a designated point of contact within the department, as well as within the service-delivery organization operating onsite. This will ensure neighboring residents and businesses can raise concerns and receive timely responses. An email address and phone numbers will be provided.
- **Community Canvassing and Education:** Outreach will undertake walk-abouts within the surrounding neighborhood to share information about the program, outline what to expect, and provide education on the transitional housing model being implemented.
- **Collaboration with Community Policing:** The Province will work closely with the community police team assigned to downtown foot patrols to maintain clear communication and address any issues that may arise.

In addition, as discussed yesterday, I want to confirm that the Department is not willing to pay for the installation of any E-Watch cameras.

Attachment "J" – Planning Board Meeting Minutes (May 5, 2026)

PLANNING & HERITAGE: PLANNING BOARD MINUTES
TUESDAY, MAY 5, 2026, 4:30 PM
COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL, 199 QUEEN STREET
Live streaming at www.charlottetown.ca/video

Present:	**Mayor Phillip Brown**	**Dave Essery, RM**
	Deputy Mayor Jankov, Chair	**Bobby Kenny, RM**
	Councillor Julie McCabe	**Lea MacDonald, RM**
		Satyajit Sen, RM
		Jacqui Scaman, RM* Attended virtually
Also:	**Brad MacConnell, CAO**	**Jason Doucette, IO/AA****
	Mike Ruus, Director, Int. Growth	***minute taker*
	David Gundrum, Mgr, PH	
Regrets:	**Councillor Norman Beck**	
	Paul Connolly, RM	

1. **Call to Order**
   Chair called the meeting to order at 4:36 PM

2. **Declaration of Conflicts**
   Chair Jankov asked if there were any conflicts. There were no conflicts.

3. **Approval of Agenda**
   Moved by Bobby Kenny and seconded by Satyajit Sen that the agenda for Tuesday, May 5, be approved.

   CARRIED

4. **Adoption of Minutes**
   Moved by Dave Essery and seconded by Councillor McCabe that the minutes of the Planning Board meeting held on Tuesday, April 7, 2026, as circulated, be approved.

   CARRIED

5. **Business arising from Minutes**
   There was no business arising from the minutes.

6. **Reports:**

   a) Variances:

   1. **15 Clonhaven Street, 35 Clonhaven Street and 165 Carraigbrook Avenue (PID# 1047562)**
      David Gundrum, Manager of Development Planning

Property Information: Apartment Residential (R-4) Zone
Staff Presenter: David Gundrum, Manager Planning Development
Applicant: Ashish Goel c/o 103580 PEI Inc
Reference: Planning Board Meeting Package

It was asked for clarification regarding the layout and orientation of the proposed buildings in relation to specific parcels and surrounding roads, including Towers Road, Mount Edward Road, and the Spencer Drive extension. It was explained that the larger commercial buildings would be located on the primary parcel, while the corner parcel would accommodate smaller-scale commercial uses, with access points and circulation designed to align with the surrounding road network.

It was further asked about site access and traffic movements, including whether access to the corner parcel would be provided via Mount Edward Road, and it was clarified that appropriate ingress and egress points would be incorporated into the design, including turning movements as required.

MOTION:

Moved by Satyajit Sen and seconded by Councillor McCabe that Planning Board recommend that Council approve the request to proceed to public consultation concerning a request to rezone the unaddressed subject property identified as PID# 390534 from the Comprehensive Development Area (CDA) Zone to the Shopping Centre Commercial (C-3) Zone and to rezone the unaddressed subject property identified as PID# 1179670 from the Comprehensive Development Area (CDA) Zone to the Mixed Use Corridor (MUC) Zone in order to facilitate future commercial development on both sites.

3. 147 Hillsborough Street (PID# 342907)

David Gundrum, Manager of Development Planning

Property Information: Downtown Mixed-Use Neighbourhood (DMUN)
Staff Presenter: David Gundrum, Manager of Development Planning
Applicant: PEI Housing Corporation
Reference: Planning Board Meeting Package

Request:

This is a request for a site-specific amendment to the existing Downtown Mixed Use Neighbourhood (DMUN) Zone that applies to the subject property to allow for a transitional housing facility as an additional permitted use that is not otherwise permitted in the (DMUN) Zone. The proposed transitional housing facility would have capacity to accommodate eleven (11) individuals on-site. This application was previously deferred for recommendation at the meeting of Planning Board on April 7, 2026.

Summary:

David Gundrum presented a proposal for a site-specific zoning amendment for the property at 147 Hillsborough Street (PID# 342907) to permit the development of a transitional housing facility within an existing 3-storey building. The proposal seeks to allow accommodation for 11

individuals (11 beds) with interior renovations to be completed under a future Building Permit, with the application submitted by the PEI Housing Corporation. The property is an existing developed corner lot bounded by Hillsborough Street and Clarke Street and currently contains a 3-storey residential structure. The requested amendment is intended to facilitate the redevelopment of the interior of the existing building for transitional housing, which is not currently a permitted use. A public meeting was held on March 26, 2026 following circulation to 67 surrounding property owners, with five written responses received in opposition and concerns raised regarding safety and security, loitering, lack of outdoor amenity space, potential impacts on property values, neighbourhood perception, and loss of rental units. Planning evaluation indicates that the proposal aligns with the intent of the Official Plan to support a full housing continuum, noting its proximity to transit and mixed-use areas and the role of transitional housing in supporting individuals. The Province has indicated commitment to measures including 24-7 staffing, surveillance, lighting, and community engagement, to be secured through a future Development Agreement. Based on this review, it is recommended that Planning Board support approval of the site-specific amendment to permit the transitional housing facility with 11 beds, subject to the proposed safety and operational measures being formalized prior to issuance of permits.

Discussion:

It was asked whether the newly constructed building on Weymouth Street, located between neighbouring properties, was currently occupied and where it fit within the housing continuum. It was stated that staff were not aware if the building was occupied at that time. It was explained that the development would generally be categorized as supportive housing, noting that it includes some level of on-site staffing, although it may not strictly align with a transitional housing model.

It was noted that supportive housing typically includes services such as counselling and needs assessments, and it was confirmed that this would be consistent with the type of development referenced. It was further observed that the building integrates well into the surrounding neighbourhood and aligns with the housing spectrum outlined in the Official Plan. It was stated that when considering proposed zoning changes, there is a need to balance community acceptance with broader housing needs. It was noted that concerns had been raised by nearby residents regarding safety and compatibility, and that additional measures to improve community confidence had been discussed, including surveillance and engagement initiatives. It was expressed that while there is general support for transitional and supportive housing, there must be efforts to address public concerns through meaningful mitigation measures. It was questioned whether sufficient steps had been taken by the applicant to engage with the community prior to the application proceeding. It was explained that certain proposed safety measures, including surveillance systems, were identified; however, limitations were noted in what the applicant was prepared to implement. It was further stated that additional measures could be formalized through a Development Agreement to ensure accountability. It was clarified that site-specific zoning approvals are permanent in nature and cannot be issued on a temporary or trial basis, noting that such approvals are either granted or denied. It was also noted that while public safety considerations may be relevant, they are generally supplementary to the land-use compatibility analysis undertaken by Planning staff, with Council ultimately responsible for broader considerations. It was discussed that input from other departments, such as Police

Services, could help inform public safety considerations; however, such input is not always part of the standard review process. It was suggested that additional consultation with Police Services may assist in addressing outstanding concerns. It was emphasized that there is a recognized need for supportive and transitional housing within the community and that such developments align with the objectives of the Official Plan. It was also noted that achieving a balance between supporting vulnerable populations and maintaining community confidence remains an important consideration. It was then stated that a motion was brought forward to defer the application in order to allow for further discussion with the Province regarding additional safety measures, including the incorporation of enhanced surveillance systems. The motion was seconded, and further discussion took place prior to the vote being called. It was noted that members expressed support for achieving an appropriate balance between housing needs and community safety, recognizing both the importance of the proposed use and the concerns raised by residents. It was asked whether the proposed housing would accommodate all genders, and it was generally understood that it would be an inclusive arrangement.

MOTION:

Moved by Mayor Brown and seconded by Councillor McCabe that Planning Board recommend that Council defer the 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) to allow for the existing 3-storey structure to be repurposed as a transitional housing facility having 11 beds for residents.

CARRIED
(6-1)
Bobby Kenny Opposed

c) Queuing Space / Drive-thru:

1. Unaddressed Property – University Avenue (PID# 387761)

David Gundrum, Manager of Development Planning

Property Information: Shopping Centre Commercial (C-3) Zone
Staff Presenter: David Gundrum, Manager Planning Development
Applicant: Cain Arsenault c/o Killam Investments
Reference: Planning Board Meeting Package

Request:

This is a request to accept the traffic study prepared by EXP Group to permit a drive-thru MacDonald's restaurant at the subject location.

Summary:

David Gundrum presented the proposal is for a request concerning the unaddressed property on University Avenue (PID# 387761) to permit a new McDonald's drive-thru including a queuing and