# CITY OF CHARLOTTETOWN
# SPECIAL MEETING OF COUNCIL
# COUNCIL CHAMBER, CITY HALL, 199 QUEEN STREET
# TUESDAY, AUGUST 25, 2026 AT 5:00 PM

**Mayor Philip Brown presiding**

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|---|---|---|
| **Present:** | **Deputy Mayor Alanna Jankov (T/C)** | **Councillor Mitchell Tweel** |
| | **Councillor Terry Bernard** | **Councillor Kevin Ramsay** |
| | **Councillor Bob Doiron (T/C)** | **Councillor Julie McCabe** |
| | **Councillor Norman Beck** | **Councillor Trevor MacKinnon** |
| | **Councillor John McAleer** | **Councillor Justin Muttart (T/C)** |
| **Also:** | **Brad MacConnell, CAO** | **Michael Ruus, DIG** |
| | **Richard MacEwen, DCS** | **David Gundrum, PDM** |
| | **Ylber Gashi, PWM** | **Sophie Hayes, PWJE** |
| | **Chris Oliver, ITSS** | **Tracey McLean, PRC** |

**Guest:** **Ralf Altenkirch, Leigh Besanger & Nigel Parker, RJC Engineering Consultants**

T/C indicates attended via teleconference.

- The Mayor acknowledged that the land on which we gather is the traditional unceded territory of the Mi'kmaq First Nation.

**1. Call to Order**
Mayor Brown called the meeting to order.

**2. Declarations of Conflict of Interest**
No conflicts were declared.

**3. Approval of Agenda**
Moved and seconded that the agenda be approved as presented. Carried.

**4. Discussion Items**

**a) One (1) Planning & Heritage Resolution**

**Moved by Deputy Mayor Alanna Jankov**
**Seconded by Councillor Julie McCabe**

**RESOLVED:**
That the following Major Variance for the subject property addressed as 27 Summer Street (PID# 547810) be approved:

1. To allow an appointment-based home occupation for a small electronics repair business,

And that Council establish:

.../2

2. That the approved number of clients permitted to visit per day be a maximum of up to four (4) per day and that the maximum number of business-based visits per week be up to 20 per week and;

3. That a minimum of one (1) on-site parking space be maintained and dedicated for the home occupation (small electronics repair business).

**CARRIED 10-0**

**b) One (1) Water & Sewer Utility Resolution**

**Moved by Councillor Bob Doiron**
**Seconded by Councillor Justin Muttart**

**RESOLVED:**

That Council enter into the attached facility agreement with Trimble Canada Corporation regarding a Global Navigation Satellite System (GNSS), and

That the Mayor and CAO are hereby authorized to executed the agreement to implement this resolution.

**CARRIED 10-0**

**c) Queen Parkade Assessment Presentation**

Councillor Tweel, Chair of Public Works Committee, spoke to the item briefly and then turned it over to the Public Works Manager (PWM) who noted that there will be no formal recommendation today but that the matter will go back to the Public Works Committee for review/discussion and return to Council with a recommendation. The PWM then introduced Ralf Altenkirch, Leigh Besanger & Nigel Parker of RJC Engineers and asked them to begin the presentation.

N. Parker indicated that the City of Charlottetown retained RJC to assess the current condition of the Queen Street Parkade, evaluate the long-term viability of rehab vs replacement, identify feasible redevelopment options and provide Class D cost implications for each option. He indicated that the engineering team has determined the pre-cast structure is in poor condition and localized areas in very poor condition and that significant capital investment will be required whether the City chooses to rehabilitate, replace, repurpose, or phase redevelopment of the asset. The structure was opened in 1979, had major repairs in 2006 & 2007, assessments done in 2018, 2022, 2024 & 2026 and structural shoring installed in 2018, 2022 & 2026.

The 2026 Condition Survey Assessment Findings indicated the following:

1. Poor to very poor structural condition - widespread and progressive corrosion related deterioration.
2. Structural Shoring - localized loss of load carrying capacity.
3. Failed waterproofing - widespread control joint leakage.
4. Stairwells – poor condition.
5. Drains – Undersized and not functioning as intended.

RJC stressed that the structural elements are continuing to deteriorate, and deterioration of all elements is increasing at an exponential rate when compared to past reviews; they then spoke to recommended repairs over the next 10 years.

RJC then went into more detail with regard to the demolition and reconstruction feasibility study, which identified four conceptual redevelopment options:

Option 1: Demolition and New 4 Level Structure w/60 ° stalls
Option 2: Demolition and New 5 Level Structure w/60 ° stalls
Option 3: Demolition and New 4 Level Structure w/45 ° stalls
Option 4: Demolition and New 5 Level Structure w/45 ° stalls

| | Option 1: Demolition and New 4 Level Structure with 60˚ stalls | Option 2: Demolition and New 5 Level Structure with 60˚ stalls | Option 3: Demolition and New 4 Level Structure with 45˚ stalls | Option 4: Demolition and New 5 Level Structure with 45˚ stalls |
|---|---|---|---|---|
| Total Cost | $22,800,000 | $28,200,000 | $22,800,000 | $28,200,000 |
| Suspended Floor Area | 11,200m$^2$ | 14,000m$^2$ | 11,200m$^2$ | 14,000m$^2$ |
| Approx No. Stalls | 345 | 435 | 285 | 360 |
| Approx. Cost per Stall* | $66,100 | $64,800 | $80,000 | $78,300 |

Accuracy of the the above estimates is base on limted documentation and intended to be within the range of +/- 25 – 30% (Based on the definition for Estimate Classifications (Class D).

RJC outlined the advantages, disadvantages estimated costs, impact on parking, etc of each option noted above. Other options for consideration that were presented included • Rehabilitate & Maintain • Demolish & Rebuild • Demolish & Repurpose Site • Hybrid Solution.

In closing, RJC recommended that the City undertake priority repairs to the parking garage to allow further engineering reviews and stakeholder decision, identify feasible redevelopment options including alternative sites and commence concept and/or schematic design work on a new structure.

The Mayor opened the floor for questions and discussion with regard to the building's load-bearing capacity, anticipated length of closure should the facility be rebuilt and previous capital investments. In response, RJC indicated that the shoring mechanisms have a high load-bearing capacity but could be compromised if struck by a vehicle; if Council was to proceed with Option 2, the parkade would be out of service for approximately 1½ to 2 years. The PWM indicated that approximately $100,000 in capital funding has been allocated to the parkade since 1995; no records could be located prior to amalgamation in 1995. It was proposed that the City consider engaging with private-sector partners to develop a concept plan for the parkade.

The Mayor thanked the RJC Engineering Consultants for the informative presentation. It was reiterated that the matter will go back to the Public Works Committee for further review before coming back to Council for consideration.

## 5. Adjournment

Moved and seconded that the meeting be adjourned. Carried. The meeting concluded at 6:20 PM.