Public Meeting of Council
Thursday, August 27, 2026, 7:00PM
City Hall, Council Chambers, 199 Queen St, Charlottetown, PE
Also available via Microsoft Teams; and
Live streaming at www.charlottetown.ca/video

Mayor Phillip Brown Presiding

Council Members present:	Deputy Mayor Alanna Jankov* Councillor Bob Doiron* Councillor Justin Muttart	Councillor Julie McCabe Councillor John McAleer Councillor Norman Beck
Staff:	Michael Ruus, Director, Integrated Growth David Gundrum, Manager, P&H Sonia Kamal, PII	Jason Doucette IO/AA**
Applicants/ Representatives:	Nick Farquson [Item 4(a)]	
Also present:		
Regrets:	Brad MacConnell, CAO Councillor Terry Bernard Councillor Kevin Ramsay	Councillor Mitchell Tweel Councillor Trevor MacKinnon

*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, August 28 at 12:00pm Noon.

1. **Call to Order**
   Mayor Brown called the meeting to order at 7:06 PM.

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

3. **Approval of Agenda**
   Moved by Councillor McCabe and seconded by Justin Muttart that the agenda for the Public Meeting on August 27, 2026 be approved.

CARRIED

4. Discussion Items:

a) Essex Crescent – Lots 526, 527, 528 (PIDs# 1100619, 1187640 and 1187632)

Sonia Kamal, Planner II

Request: This is a request concerning a proposed rezoning of three (3) lots identified as Lots 526, 527 and 528 on Essex Crescent to rezone from the existing Low Density Residential Single (R-2S) Zone to the Narrow Single Detached Residential (R-1N) Zone to facilitate future subdivision and development of single-detached dwellings separately on five (5) new lots.

Property Information: Rezoning from R-2S to R-1N
Staff Presenter: Sonia Kamal, PII
Applicant: Nick Farquson
Reference: Public Meeting Package

Summary:

It was noted that the subject properties are currently zoned R-2S, which permits a maximum of two dwelling units per lot in the form of a semi-detached dwelling. Staff stated that should the rezoning be approved, a total of five dwelling units would be permitted across the three subject properties. It was further noted that this would represent a reduction of one dwelling unit from the current permissions under the existing zoning.

Staff indicated that the subject properties are vacant lots situated on the south side of Essex Crescent within an established residential neighbourhood. It was explained that the surrounding area is predominantly developed with single-detached and semi-detached dwellings, with only a limited number of undeveloped residential parcels remaining. Staff stated that the properties located to the north, east and west are also zoned R-2S and contain established residential development.

It was also stated that lands south of Royalty Road are zoned Low Density Residential (R-1L) and are primarily developed with single-detached dwellings on larger lots. Staff noted that an Open Space (OS) zone is located further southeast of the subject properties.

Staff explained that Section 3.10.3 of the Zoning and Development Bylaw requires Council to conduct a public meeting before amending the regulations of the Bylaw or rezoning any parcel of land.

It was said that the purpose of the meeting is to receive the views and opinions of both the public and the applicant. Staff further indicated that Council may reject a proposed amendment in the best interests of the City without proceeding to public notice or a public meeting.

It was stated that Council approved the request to proceed to public consultation through a Resolution of Council on August 11, 2026. Staff noted that, in accordance with the requirements of the Zoning and Development Bylaw, notice of the public meeting was circulated on August 6, 2026 to fifteen property owners located within 100 metres of the subject properties. It was explained that the notice advised neighbouring property owners of the August 27, 2026 public meeting and invited comments regarding the proposed rezoning.

Staff stated that three responses in opposition to the proposal had been received at the time of the presentation. It was noted that the comments received form part of the public consultation process and will be considered as the application moves forward through the review process.

Staff indicated that a proposed site plan had been prepared illustrating the future subdivision layout for the property. It was also explained that conceptual floor plans and building elevations were submitted to demonstrate the type and form of single-detached dwelling units proposed for the site.

It was stated that the next tentative step in the process would be consideration of the application by the Planning Board on October 6, 2026. Staff indicated that, following Planning Board review, the application is tentatively scheduled to proceed to Council for consideration on October 13, 2026.

Comments

Louie Doiron, Alan Malone, Carly Slote, Stephen Cohen and James Johnston stated several concerns summarized below.

Resident Concerns Summary – Windsor Park Rezoning Proposal

Neighbourhood Character and Original Development Expectations

Residents stated they purchased homes in Windsor Park with the expectation that the subdivision would remain a low-density neighbourhood consisting primarily of larger single-family homes. Several speakers referenced original subdivision features such as underground electrical services, decorative lighting, and development standards that were viewed as contributing to the neighbourhood's character. Residents expressed concern that continued increases in density are changing the nature of the community.

Traffic, Parking, and Congestion

Residents reported growing concerns regarding traffic volumes, on-street parking, and congestion. Several speakers indicated that nearby higher-density developments have resulted in increased numbers of vehicles, including vehicles parked along streets during both summer and winter months. Concerns were raised about reduced roadway access, difficulties for snow-clearing operations, and general traffic impacts within the subdivision.

Public Safety Concerns
A recurring concern involved the safety of children, pedestrians, and families using the neighbourhood streets. Residents noted that much of the subdivision does not have sidewalks and that children often play, walk, or cycle on the roads. Concerns were raised about speeding vehicles, limited visibility caused by parked cars, and the potential for accidents involving children.

Property Values
Several residents expressed concern that additional lot subdivision and increased density could negatively affect property values. Residents stated that the character and appearance of the neighbourhood were important factors in their home purchases and that continued changes may affect future property desirability.

Future Development and Precedent
Many speakers viewed the proposal as part of a broader pattern of increasing density within Windsor Park. Residents expressed concern that approving additional lot divisions could establish a precedent for further development changes in the future. Several noted that significant portions of the surrounding area remain undeveloped and feared that similar applications could continue to alter the neighbourhood over time.

Zoning History and Previous Changes
Residents questioned when and how portions of Windsor Park transitioned from their original zoning to the current zoning framework. Speakers requested clarification regarding previous rezoning decisions and past approvals that have enabled higher-density development within the area. Residents asked that the history of zoning changes be clearly documented and explained.

Public Notification Process
Several residents noted that they had not received notification of the public consultation despite living near the subject properties. Questions were raised regarding the reach of the notification and whether all nearby property owners were aware of the proposal.

Overall Position of Residents
The residents who spoke generally opposed the proposed rezoning application. While speakers acknowledged the need for development and growth within the city, they argued that the proposed changes were inconsistent with the original vision for Windsor Park.

5. New Business
There was no new business that arose.

6. Adjournment of Public Session
Moved by Councillor McCabe and seconded by Councillor Muttart that the Public Meeting adjourned.
The meeting concluded at 8:20 PM.