



PLANNING BOARD AGENDA
NOTICE OF MEETING

Tuesday, August 5th, 2025, 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, August 5th, 2025
4. Adoption of Minutes – Minutes of Planning Board Meeting on Wednesday, July 16th, 2025
5. Business arising from Minutes
6. Reports:

a) Variances:

1. **70 Longworth Avenue (PID# 364364)**

David G., Manager of Development Planning

This is a request for Major Variance to allow for a decreased flankage yard setback of 3.35 metres (11 feet) whereas a minimum setback of 6 metres (19.7 feet) is otherwise required for apartment dwellings in the (R-3) zone and to permit a minimum lot area of 74 square metres per apartment unit whereas a minimum lot area of 140 square metres is required per apartment unit on a corner lot in the (R-3) zone.

b) Rezoning:

1. **Unaddressed Parcels – Violet Circle and Evelyn Street (PID# 778308) – Lots 16, 17, 28, 29**

Sonia K., Planner II

This is a request to rezone the subject properties from the Low Density Residential Single (R-2S) to the Medium Density Residential (R-3) Zone in order to facilitate the future development of the four (4) subject lots with stacked townhouses each containing four (4) units for a total of sixteen (16) units across all lots.



2. **Unaddressed Parcel – Viceroy Avenue (PID# 349035)**

David G., Manager of Development Planning

This is a request to proceed to public consultation concerning a request to rezone the subject property from the current Single Detached Residential (R-1L) Zone to the Low Density Residential (R-2) Zone in order to facilitate the future subdivision of the subject property into three (3) new lots each containing a semi-detached dwelling for a total of six (6) new dwelling units total.

c) **Lot Consolidations:**

1. **161-167 Mount Edward Road (PID#s 390237, 566976 and 390260)**

David G., Manager of Development Planning

This is a request to consolidate three (3) lots within the Comprehensive Development Area (CDA) Zone being PID#s 390237, 566976 and 390260 to facilitate the future development of the combined subject lands with up to 150 apartment dwelling units on the combined site spread across two (2) Phases of development. The proposed lot consolidation will require approval from Council.

d) **Reconsideration:**

1. **231 Richmond Street (PID# 340703)**

David G., Manager of Development Planning

This is a request to reconsider the issuance of a Demolition Permit by the City of Charlottetown (Permit# 005-DEM-25) with respect to the demolition and removal of an existing residential structure on the subject property in the Downtown Neighbourhood (DN) Zone. The subject property is proposed to be developed in the future with a 3-unit affordable housing building.

7. **Introduction of New Business**

8. **Adjournment of Meeting**

