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**PLANNING BOARD AGENDA  
NOTICE OF MEETING**

**Tuesday, May 5<sup>th</sup>, 2026, at 4:30 pm**  
**Council Chambers, 2<sup>nd</sup> Floor, City Hall, 199 Queen Street**  
**Live streaming: [www.charlottetown.ca/video](http://www.charlottetown.ca/video)**

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1. **Call to Order**
2. **Declaration of Conflicts**
3. **Approval of Agenda** - Approval of Agenda for Tuesday, May 5<sup>th</sup>, 2026
4. **Adoption of Minutes** – Minutes of Planning Board Meeting on Tuesday, April 7<sup>th</sup>, 2026
5. **Business arising from Minutes**
6. **Reports:**

a) **Variances:**

1. **15 Clonhaven Street, 35 Clonhaven Street and 165 Carraigbrook Avenue (PID# 1047562)**

*David Gundrum, Manager of Development Planning*

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.

b) **Rezoning:**

1. **307 Patterson Drive (PID# 676585)**

*David Gundrum, Manager of Development Planning*

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).

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

*David Gundrum, Manager of Development Planning*

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.

3. **147 Hillsborough Street (PID# 342907)**

*David Gundrum, Manager of Development Planning*

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.

c) **Queuing Space / Drive-thru:**

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

*David Gundrum, Manager of Development Planning*

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.

7. **Introduction of New Business**

8. **Adjournment of Meeting**

