



**DESIGN REVIEW BOARD AGENDA
NOTICE OF MEETING**

*Thursday, January 10, 2019 at 4:00 p.m.
Parkdale Room, 2nd floor, City Hall (199 Queen Street)*

Note: Design Review Board Introduction starts at 4:00 p.m. Meeting proper immediately follows after.

- 1. Call to Order**
- 2. Declaration of Conflicts**
- 3. Approval of Agenda** – Approval of Agenda for Thursday, January 10, 2019
- 4. Adoption of Minutes** - Minutes of Design Review Meeting on Tuesday, November 27, 2018.
- 5. Business arising from Minutes**
- 6. Report:**
 - a. 55-59 Richmond Street** – review of design alterations
- 7. Introduction of New Business**
- 8. Adjournment**

**PLANNING AND HERITAGE COMMITTEE – DESIGN REVIEW BOARD
NOVEMBER 27, 2018 12:00 PM
PARDKALE ROOM, CITY HALL**

Included Councillor Greg Rivard, Chair
Councillor Terry MacLeod
Councillor Jason Coady
Simon Moore, RM
Aaron Stavert, RM

Bobby Shepherd, RM
Tara Maloney, RM
Alex Forbes, PHM
Greg Morrison, PII
Ellen Ganga, IA/AA

Regrets Ian MacLeod, RM

Todd Saunders, HO

1. Call to Order

Councillor Greg Rivard called the meeting to order at 12:03 pm.

2. Declaration of Conflicts

Councillor Greg Rivard asked if there are any conflicts and there being none, moved to the approval of the agenda.

3. Approval of Agenda

Moved by Simon Moore, RM, and seconded by Bobby Shepherd, RM, that the agenda for Tuesday, November 27, 2018, be approved.

CARRIED

4. Adoption of Minutes

Moved by Simon Moore, RM, and seconded by Aaron Stavert, RM, that the minutes of the Tuesday, October 30, 2018 meeting be approved.

CARRIED

5. Business arising from Minutes

There was no business arising from the minutes.

6. 8 Stan MacPherson Way (PID #1088368)

This is a revised design review proposal for property located at 8 Stan MacPherson Way (PID #1088368). It was presented to the Design Review Board on October 30, 2018 and at that time, the Board had requested to defer the application until the issues on exterior materiality of the building was addressed. See attached report.

The proposed design addressed both street frontages and has architectural features which wrap the corner of the building as required by the design standards. Given the degree of open space on the south side of Water Street, a street rhythm is difficult to establish. The small scale and detailed texture of development on the north side of the street establishes a fairly quick rhythm of open and built spaces. This variety of patterning was identified as perhaps lacking in the design as it was last presented to the Design Review Board. The most recent design iteration show a greater punctuation, particularly around the stone faced portions of the facades. Not only does this break the length of the facades into smaller units but it also suggests a variety in building height and better relates to the two storey buildings in the immediate residential area. David Lopes was also present to discuss the revisions to the proposed design.

David Lopes, acknowledged and appreciated the comments provided by the Board on materiality and has made revisions to the design accordingly to help improve the overall look of the project. Mr. Lopes discussed the changes that were made from the original proposal to align and meet the requirements and comments from the previous design review meeting. See attached report for details.

Comments/concerns noted:

- Board member asked if there's any specific reason for breaking the stone façade along the West elevation of the building and having it further away from the cylinder as compared to the East Elevation, thus making it look like a lot of different materials along that area. Mr. Lopes indicated that the location noted is where the stairwell is situated and this area consists of cross bracing which prevents having any windows. It also puts a little novelty in the area and gives a little playfulness to the design. It is also a location for signage or lighting at night.
- Board member also mentioned that the original design had a black exterior cladding in the design and Mr. Lopez confirmed that this has been changed to make it look less busy. Mr. Lopes confirmed that his client has decided to use more wood like materials to make it look more natural and less costly.
- The Board noted that one of the items from the previous meeting was to have a setback for the third floor and confirmed that this was addressed in this revision. Mr. Lopes confirmed that they have added the one foot setback for the third floor to address this concern.
- Board member also asked about the access to the roof deck and design strategies to make it look less prominent. Mr. Stavert commented that the original design seemed to reduce the impact and lessen the visibility as much as possible. Mr. Lopes noted that the rooftop shed is where the elevator shaft is and the owner likes this design better than the original. It was suggested that is not too visible from the ground, depending on where you are looking from.
- The Board also noted if the entry canopy can be a semi-circle than a rectangle shape and Mr. Lopes noted that the semi-circle may be a little out of touch and may create too many different looks/shapes along that elevation.


Councillor Rivard asked for comments or questions; there being none, the following resolution was put forward:

Moved by Tara Maloney, RM and seconded by Simon Moore, RM, that revised design review application for the property located at 8 Stan MacPherson Way (PID #1088368), be approved.

**CARRIED
5-1**

The meeting was adjourned at 12:27 PM.

Councillor Greg Rivard

TITLE: <p style="text-align: center;">DESIGN REVIEW FILE: DESIGN-2019-10-JANUARY-6a 55-59 RICHMOND STREET OWNER: TIM BANKS</p>		 CHARLOTTETOWN
MEETING DATE: January 10, 2019		Page 1 of 3
DEPARTMENT: Planning & Heritage	ATTACHMENTS: <ul style="list-style-type: none"> A. Design Review Submission (February 21, 2018) B. External Design Reviewer Comments (March 4, 2018) C. Revised Design Review Submission (March 9, 2018) D. External Design Reviewer Approval (March 10, 2018) E. Design Review Committee Minutes (March 27, 2018) F. Revised Building Plans (December 3, 2018) G. External Design Reviewer Approval (January 8, 2019) 	
SITE INFORMATION: Context: 500 Lot Area Ward No: 1 – Queens Square Existing Land Use: Vacant Property Official Plan: Downtown Neighbourhood Zoning: Downtown Neighbourhood (DN) Zone		
PREVIOUS APPLICATIONS: Design Review approval was granted on March 27, 2018		

RECOMMENDATION:

The Planning & Heritage Department encourages the Design Review Board to approve the request to change the materials for the proposed four (4) storey, twenty-three (23) unit apartment dwelling to be constructed at 55-59 Richmond Street (PID #339911 & PID #339929) previously approved by the Design Review Committee / Heritage Officer on March 27, 2018.

BACKGROUND:

Request

The property owner, Tim Banks, is applying to change the materials for the proposed four (4) storey, twenty-three (23) unit apartment dwelling to be constructed at 55-59 Richmond Street (PID #339911 & PID #339929).

Design Review History

The proposed building formally obtained Design Review approval as per the following timeline:

- February 21, 2018: \$1,500 payment received to initiate the Design Review process.
- February 21, 2018: Design Review submission sent to the external design reviewer, Robert Matthews, for approval.
- March 4, 2018: Written feedback received by Robert Matthews. The project was generally approved *but, recommend that the applicant review his entrance feature; it's materiality and detailing and resubmit prior to final approval.*
- March 9, 2018: Revised Design Review submission submitted by the applicant
- March 10, 2018: Conditional approval granted by Robert Matthews.
- March 27, 2018: Final approval granted by the Design Review Committee.

ANALYSIS:

During the original Design Review in 2018, the applicant indicated that they had made some revisions based on their recommendations. *"We've eliminated the "Alpolic" metal panels and we're suggesting replacing them with a warmer "Prodema" type wood panel in "cream" finish using a more horizontal installation pattern to enhance the horizontal wood screening.... As for the side elevations changes without actual firm construction prices we are reluctant to add additional upgrading costs at this point other than paint out the lower portion of the building in the Prodema cream colour with the darker Cape Cod siding above. If we have funds within our budget after the bid process we will commit to adding an element to the eastern side elevation subject to review by your team."*

On December 3, 2018, the applicant submitted a full set of plans along with the Building & Development Permit application. During staff's review of the plans, the following two items were noted:

1. *The plans that were submitted for Design Review and approved by the Design Reviewer / Design Review Board illustrates "Cape Cod Lap Siding with 5" Exposure." That being said, the submitted drawing package illustrates "Gentek Double 4" Profile Aluminum Siding."*
2. *The plans that were submitted for Design Review and approved by the Design Reviewer / Design Review Board illustrates "Prodema Siding with Horizontal Profile" which wrap*

around the entire building. That being said, the submitted drawing package illustrates this siding along the front and on 9.5 ft of the side elevations.

Due to the cost of the proposed materials and the non-combustible cladding required by the National Building Code, the applicant has proposed the changes identified in the two points above.

In light of the foregoing, staff sent the proposed changes to the design reviewer, Robert Matthews, on January 2, 2019. On January 8, 2019, Mr. Matthews indicated that design intent of the change does not materially change the intent of the design.

CONCLUSION:

Staff is recommending that the Design Review Board approve the proposed change of materials.

PRESENTER:



Greg Morrison, MCIP
Planner II

MANAGER:

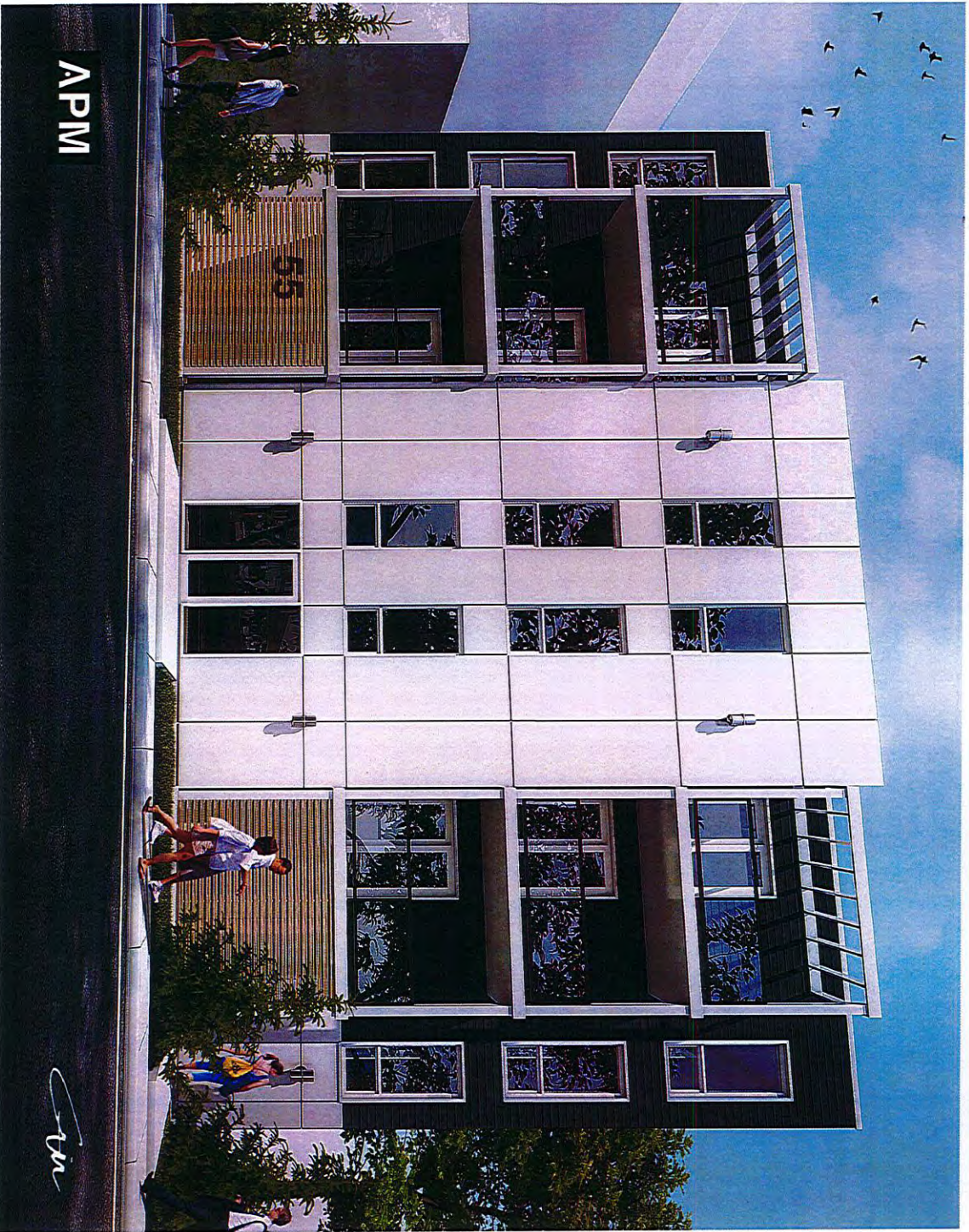


Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

ATTACHMENT A



PARKSIDE - Affordable Housing in Downtown Charlottetown



APM



PARKSIDE - Affordable Housing in Downtown Charlotte

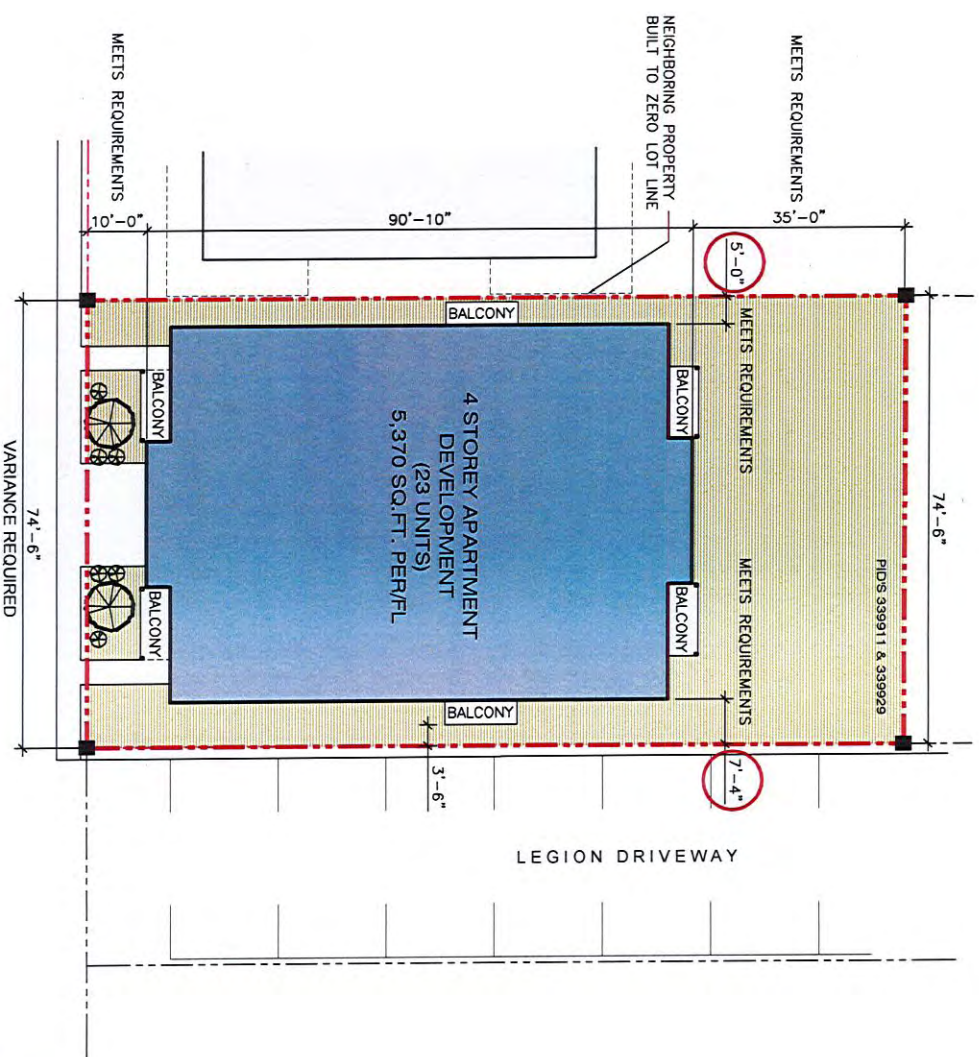
FOR DESIGN REVIEW - 2



APM



FOR DESIGN REVIEW - 3



FOR DESIGN REVIEW ④

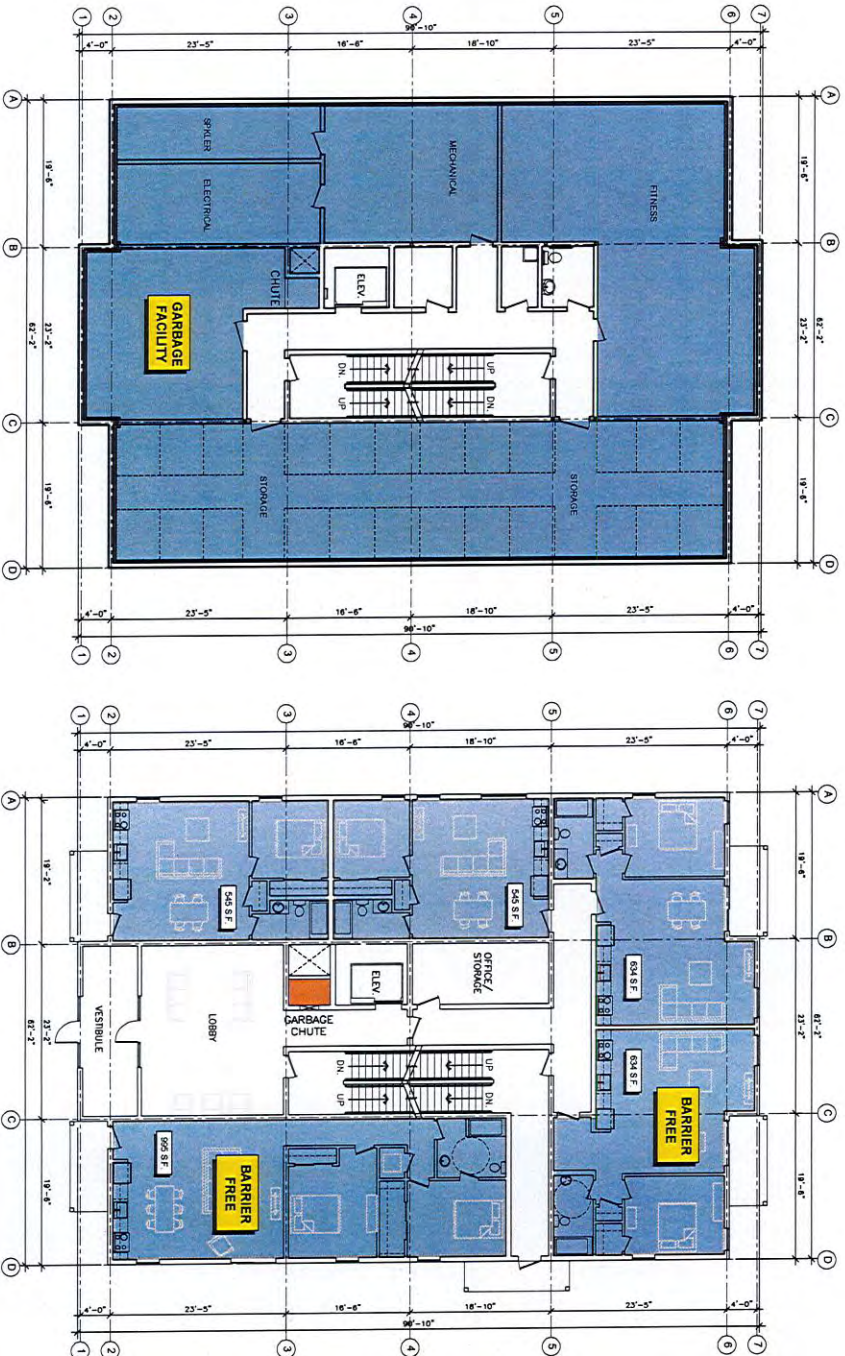
SITE PLAN 1"=20'-0"

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PARKSIDE - Affordable Housing in Downtown Charlotte
Richmond Street, Charlotte, PE - FEBRUARY 15, 2018 (Rev. #2)



FOR DESIGN REVIEW (5)

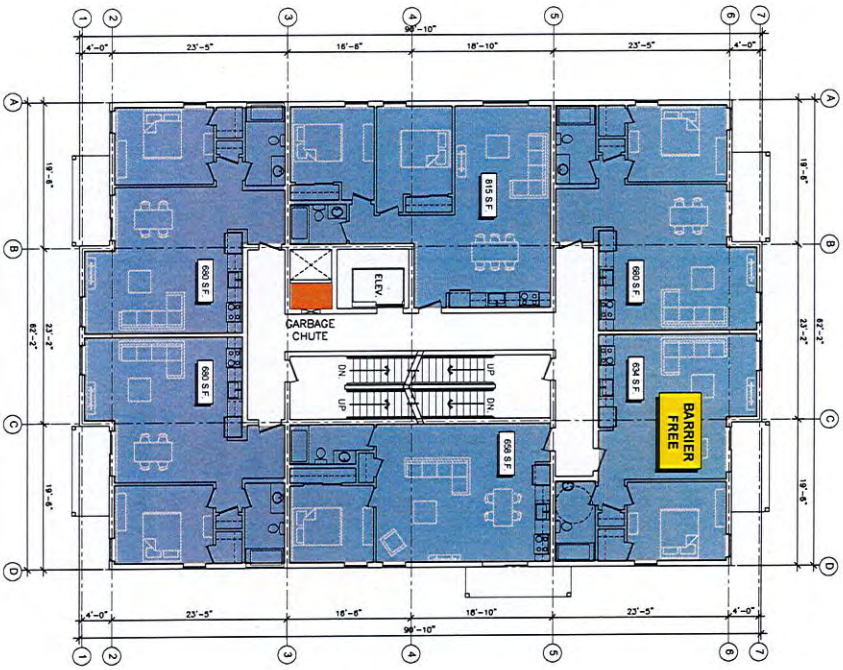
FLOOR PLANS - 1/16"=1'-0"

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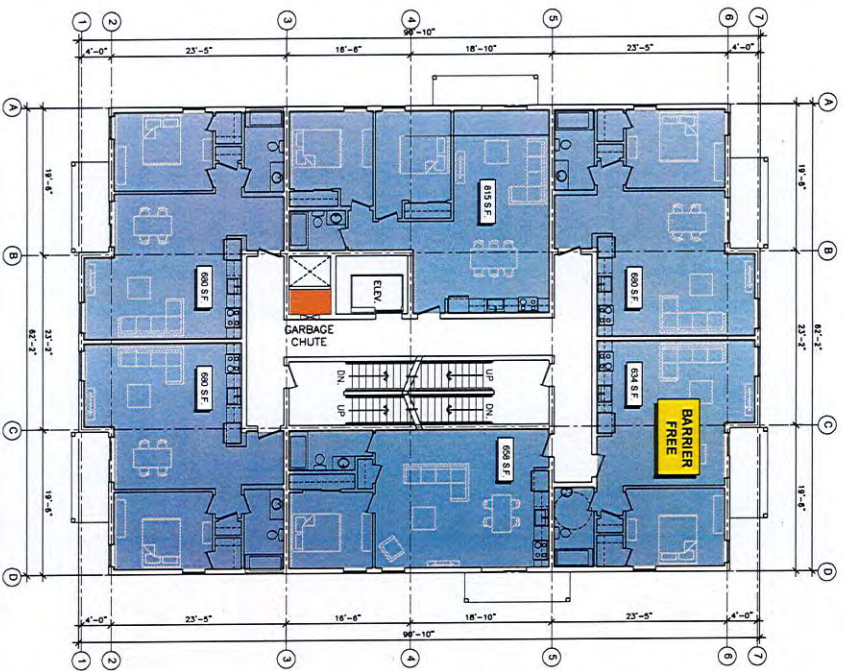


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Richmond Street, Charlotte, NC - February 15, 2018 (Rev. #2)



2ND FLOOR (5,370 SQ.FT.)



3RD & 4TH FLOOR (5,370 SQ.FT.)

FOR DESIGN REVIEW (6)

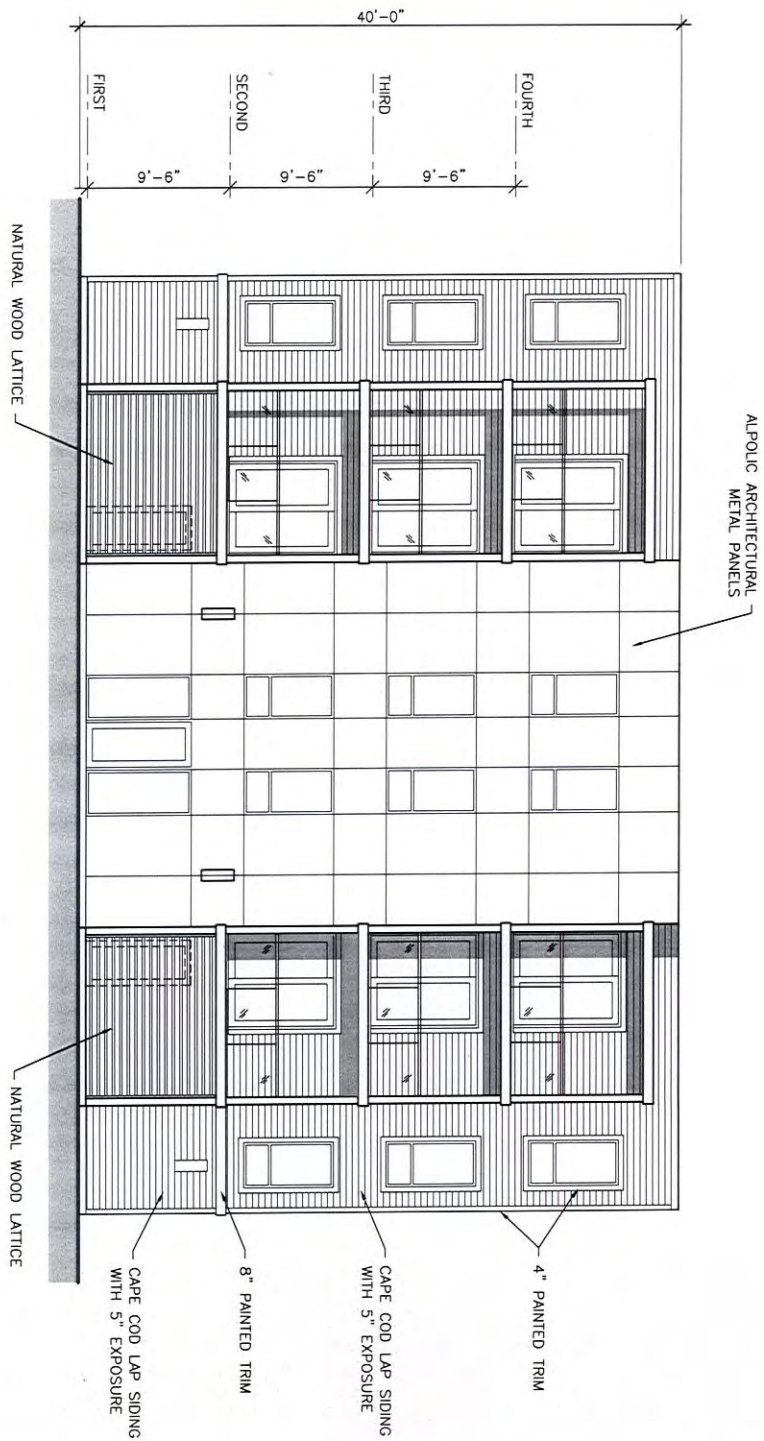
FLOOR PLANS - 1/16"=1'-0"



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Richmond Street, Charlotte, NC - February 15, 2018 (Rev. #2)

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FOR DESIGN REVIEW (7)

FRONT ELEVATION 1/8"=1'-0"

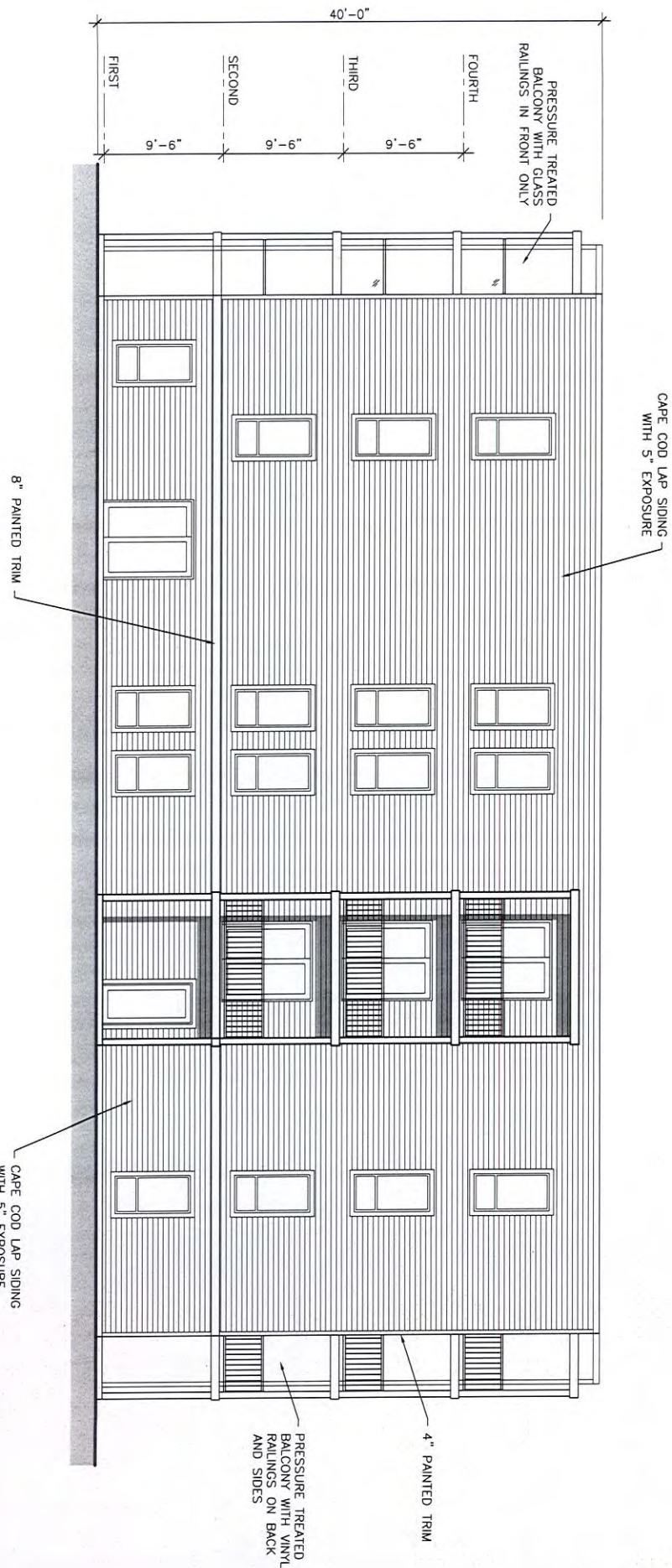
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FOR DESIGN REVIEW (8)

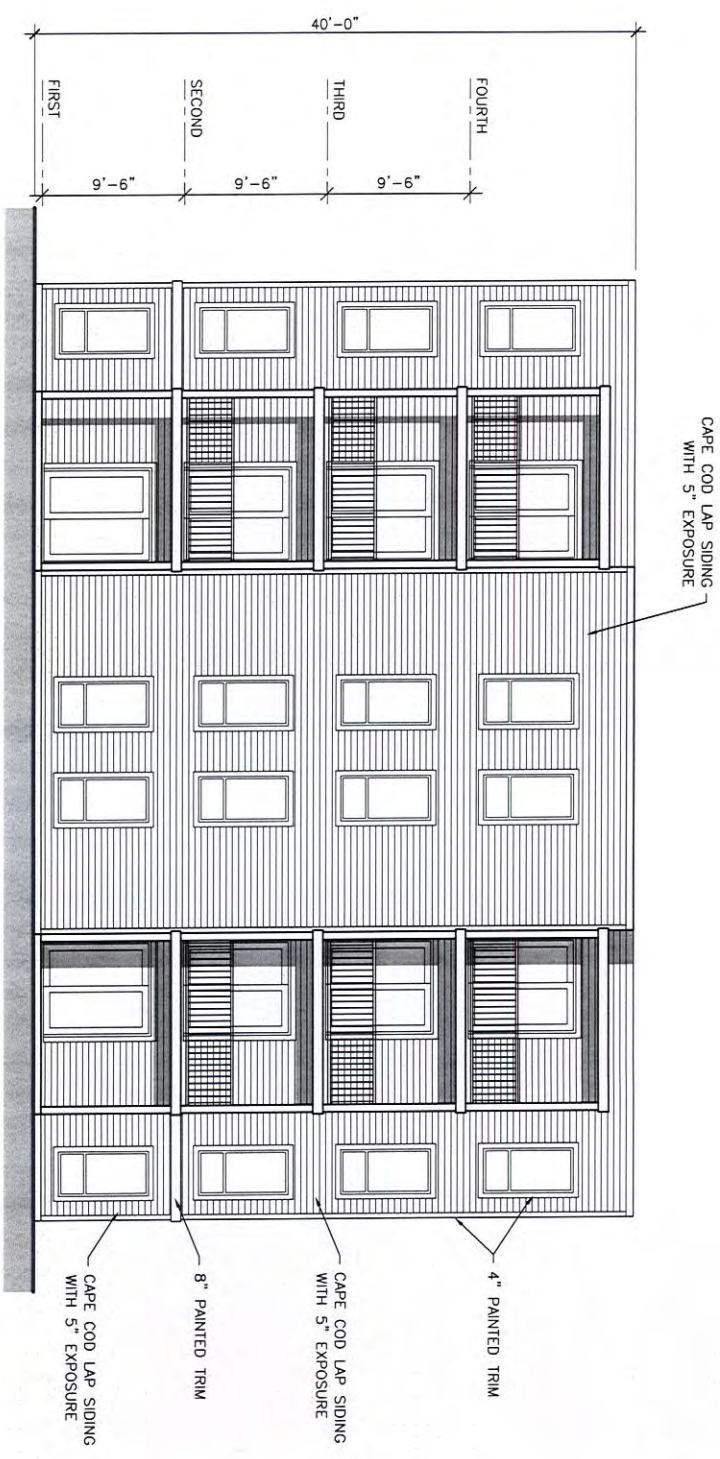
RIGHT ELEVATION 1/8"=1'-0"

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FOR DESIGN REVIEW ⑨

REAR ELEVATION 1/8"=1'-0"

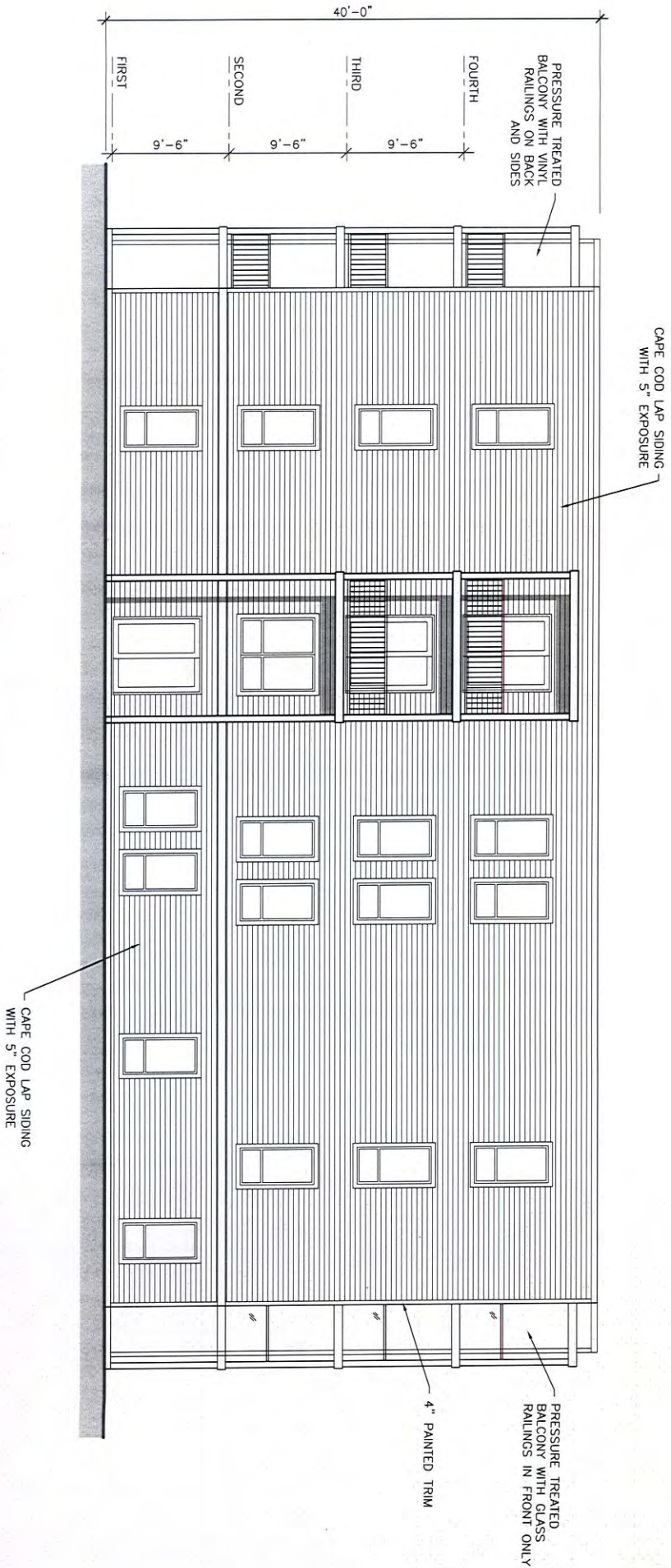
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FOR DESIGN REVIEW 10

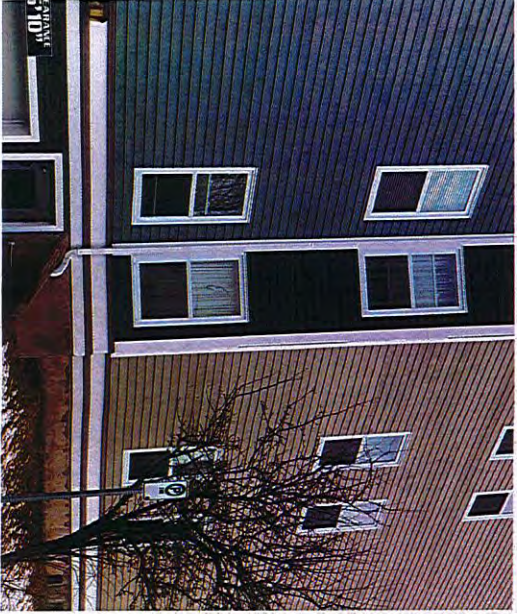
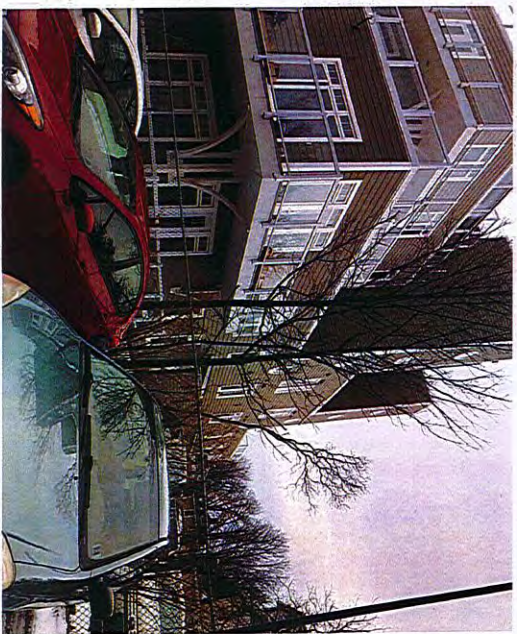
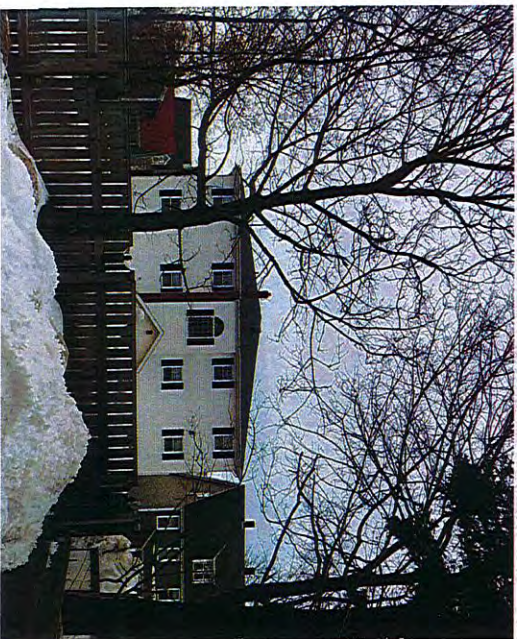
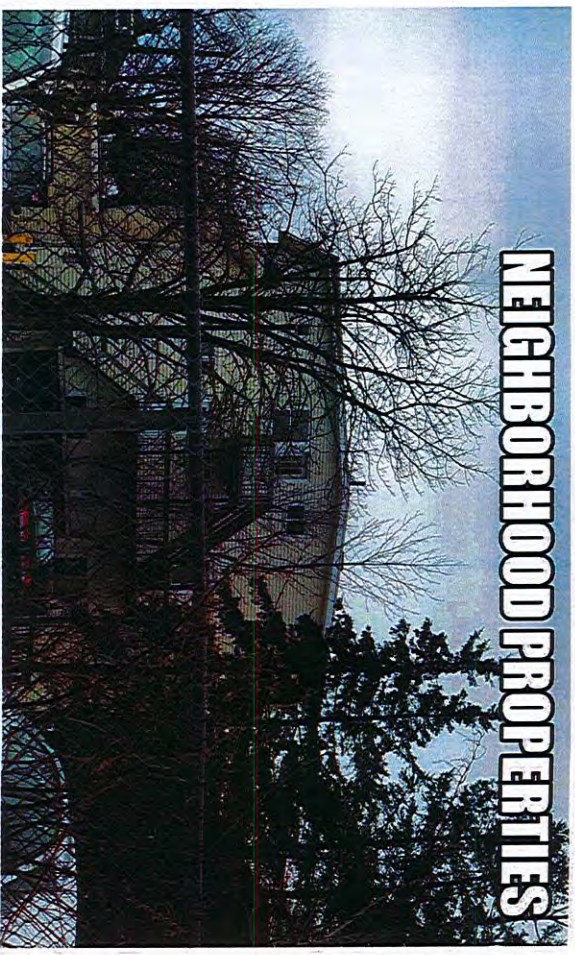
LEFT ELEVATION 1/8"=1'-0"

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PARKSIDE - Affordable Housing in Downtown Charlottetown

ATTACHMENT B



N45 ARCHITECTURE INC.

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Charlottetown UDRP

04 March 2018

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Concept Plans for 55-59 Richmond St

Proposed Development

The proposal is a 4 storey, 23 unit apartment building at 55-59 Richmond St. There is no parking on site associated with the development.

The proposed project is within the "Downtown Neighbourhood" of the 500 Lot Area, and specifically facing Connaught Square. Connaught Square has an interesting history, but today it is generally an open green space with a few mature trees and play areas for children. The Northeast side [Pownal St.] of the square is essentially a parking lot with a large commercial building in the background. The North West side [Richmond St.] currently has three two storey houses on the East end and a large 5 storey multi-unit residential building to the west end. Rochford Street has a two storey mid century commercial building. Finally, Sydney Street has a 3+ storey multi-unit residential on the corner, followed by 6 charming 2 storey heritage residential units

This proposal demolishes one of the units on Richmond to create a site large enough to support the building design.

PARTNERS:

ROBERT MATTHEWS

B.Arch., OAA
AANB, FRAIC

VLADIMIR POPOVIC

OAA, AANB, FRAIC
LEED ap bd+c

NATHALIE ROUTHIER

OAA, OAQ, AANB,
MRAIC, LEED ap bd+c

GARY WENTZELL

MAATO

SENIOR ASSOCIATES:

GERRY MALLETT

Dipl. Architectural
Technology

KEITH DICKIE

B.Arch., OAA, MRAIC

500 Lot Design Guidelines

Contextual References are made to:

- Siting of adjacent residences - relationships to property lines
- Front yards - ground cover or low planting
- Primary entrances
- Multi-unit structures should be street oriented
- Parking should not be in the front setback
- Minimize the visual impact of a garage
- New construction should maintain the scale of the neighbourhood
- New construction should not be so large as to compromise the visual impact of the neighbourhood
- Maintain scale of the typical residential structures
- new Multi-storey structures should not overwhelm existing single-family homes
- Facade widths should not exceed the maximum facade width of a typical residence



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- Form should respect traditional simple rectangular forms
- Roofs should feature the style and elements characteristic of the neighbourhood
- Windows reflect placement and scale of nearby homes
- Materials recommended for new construction include brick, stone, wood and glass
- Materials should be true to their nature.

Design Review Comments

Overview

What is particularly interesting in this neighbourhood is that despite it being classified as a Downtown Neighbourhood and that it falls within the Lot 500 Area, there isn't much left of the residential feel around this square with the exception of the half dozen heritage structures on Sydney Street. These are precious buildings and should be preserved. The other three streets have nothing remaining of significant merit as references.

Form

The City has previously approved the consolidation of the lots, and the height and density of the development subject to The Zoning & Development Bylaw approval and Design Review approval.

500 Lot Area Development Standards & Design Guidelines

Section 2.0 Guiding Principles

1. Siting

Connaught Square, in and of itself is an important place with considerable history to celebrate. In addition, it contributes to and reinforces the history of Charlottetown. Unfortunately, the two narrow ends of the square have been eroded with commercial development. The long sides still retain residential units which add to the livability of the square and the neighbourhood.

From this perspective, I think the proposed building is well sited and complimentary in its relationship to the street and its neighbours. From the plans and elevations, I get the sense that the traditional set backs are reflected in this project and are better than the building at 53 Richmond with its one-way vehicular drop off lane.

The side yards are tight and don't reflect those of its residential neighbours to the East, but they have been approved and meet zoning requirements.

2. Urban Structure

As mentioned previously, there isn't much left of the historic urban character of the neighbourhood. With the approval of the building at 53 Richmond and the commercial units on the adjacent streets, little remains to support a more residential low scale development. In the current context one would hope that the overall height cap to the neighbourhood would be 5 stories. Adjacent to the busy and bulky neighbour this project has a nice delicate scale.



3. Historic Street And Block Pattern

The proposed development, being mid-block respects the historic street and block pattern. It's relationship to the street reinforces the residential character and the experience that pedestrians feel as they walk in the neighbourhood.

4. Protect, Restore, & Leverage All Historic Resources

The beauty of this proposal, is that it contributes additional livelihood to the neighbourhood by adding more affordable residential units. Having the luxury of an open and historic green space will encourage interaction amongst the community in the park like setting. Hopefully, people move here they will become more aware of the significance of the square.

5. Protect & Strengthen the Residential Neighbourhoods

There is a trend in the growth of cities, generally through the increase in suburban development as the land in the urban core becomes more expensive. By adding this proposed type of development to the core, one is improving and contributing to the goals and aspirations of a "livable city".

6. Provide Transitions Between Areas of Differing Densities and Scales.

A precedent has been established with the development of 53 Richmond [5 stories] and the development at the corner of Haviland and Sydney [feels in bulk and scale as a 4 - 4^{1/2} storey structure]. The proposed building certainly falls into this scale category. The one redeeming fact is that the larger scale projects are now centering on Richmond Street and are establishing a ceiling in the 4 to 5 storey height.

7. First three Stories Fronting on the Street Matter the Most

53 Richmond's facade was broken into elements or masses of 1, 2 and 4 stories. The 4 storey portion being in the centre. This project has made no attempt to respond to its neighbours on either side. To the east are the three remaining residential units with somewhat modest and delicate residential facades. The proponent has added for privacy horizontal screening to the two units at grade. Each of these has its principal entrance behind the screen and makes for a nice pedestrian scale entrance feature. The project would be better if the building's main entrance had a more residential feeling, both in scale and materiality. He has made reference to projects at 94-98 King Street and at 60-66 Dorchester Street [both for approved lot lines]. However, both projects have principle facades that have a better residential treatment than what is proposed here. The use of "Alpolic" metal panels feel commercial as proposed and should be given addition consideration to scale and texture. In addition, right elevation is highly visible and presents an opportunity to address scale and detail, as well. If one looks at the building at Haviland and Sydney, one can see the results of not looking at the neighbouring residential for context and scale.



8. Strength Visual & Physical Orientation & Connectivity

The use of "Alpolic" metal panels feel commercial, as proposed and should be given addition consideration to both scale and texture. In addition, the right elevation is highly visible from the North East and presents an opportunity to address scale and detail, as well. If one looks at the building at Haviland and Sydney, one can see the results of not considering the neighbouring residential buildings for context or scale.

9. Larger and Taller Buildings Have the Greatest Civic Responsibilities

N/A

10. Design and Construct so that they Become Future Heritage

N/A

Section 7. Development and Design Standards

This section of the City of Charlottetown Zoning & Development Bylaw address style, compatibility, scale, detailing, etc. in a broad manner.

The proposed development is in an area that is in transition and has been for quite a long time. The square has a fascinating history and deserves to be celebrated in its own right. With respect to the edges, the historic structures are for the most part gone. There are a few heritage buildings remaining and those on the Sydney Street side are charming and hopefully will be restored over time. The residential buildings on the Richmond St could also be restored as time passes. In the context of the remaining structures, there isn't much to respond to. The applicant's design generally has a scale that is acceptable in the greater neighbourhood context. It is not too high, and has nice contemporary detailing at the ground level entrances [two end units] that feels both right and of a pedestrian scale. The central feature needs to be resolved in a contemporary manner that captures the context better. The right elevation [and to some degree the left], should be studied as well. The fact that this is an affordable apartment project adds to the livability of the neighbourhood and the urban core in general. I feel it contributes to the evolving and revitalization much need in an urban core.

It's relationship to the street is good and its set back respects that of the neighbouring residential buildings. While the roof is flat, at four stories, I don't feel that this is negative; a pitched roof might only increase its mass and in fact be detrimental. I have previously made reference to the Haviland and Sydney project, and one might argue that it would have been more sympathetic if it didn't have such a large and powerful roof.

Parking is not an issue, as it is off site. There isn't really a landscape plan, although the Schematic Design drawings allude to modest landscaping in front of the two residential unit entrances. These are nice contemporary entrance features which are well appreciated. As mentioned above the central portion of the building; its materiality and detailing needs to be further studied in the context of building upon and strengthening the residential scale of the neighbourhood.

The proponent has made reference to several large projects in Halifax. I have missed the point that he is trying to make to this site and Connaught Square.

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Conclusion

Generally, I find this design works well in the context of the Square as a whole. The scale is generally good and the relationship of two of the ground level units have a nice scale and gesture to the context of Richmond Street.

I generally approve the proposal in principle but, recommend that the applicant review his entrance feature; it's materiality and detailing and resubmit prior to final approval.

Prepared by:-
N45 Architecture Inc.

Robert Matthews

DRAFT

ATTACHMENT C



PARKSIDE - Affordable Housing in Downtown Charlottetown

FOR DESIGN REVIEW - 1



APM

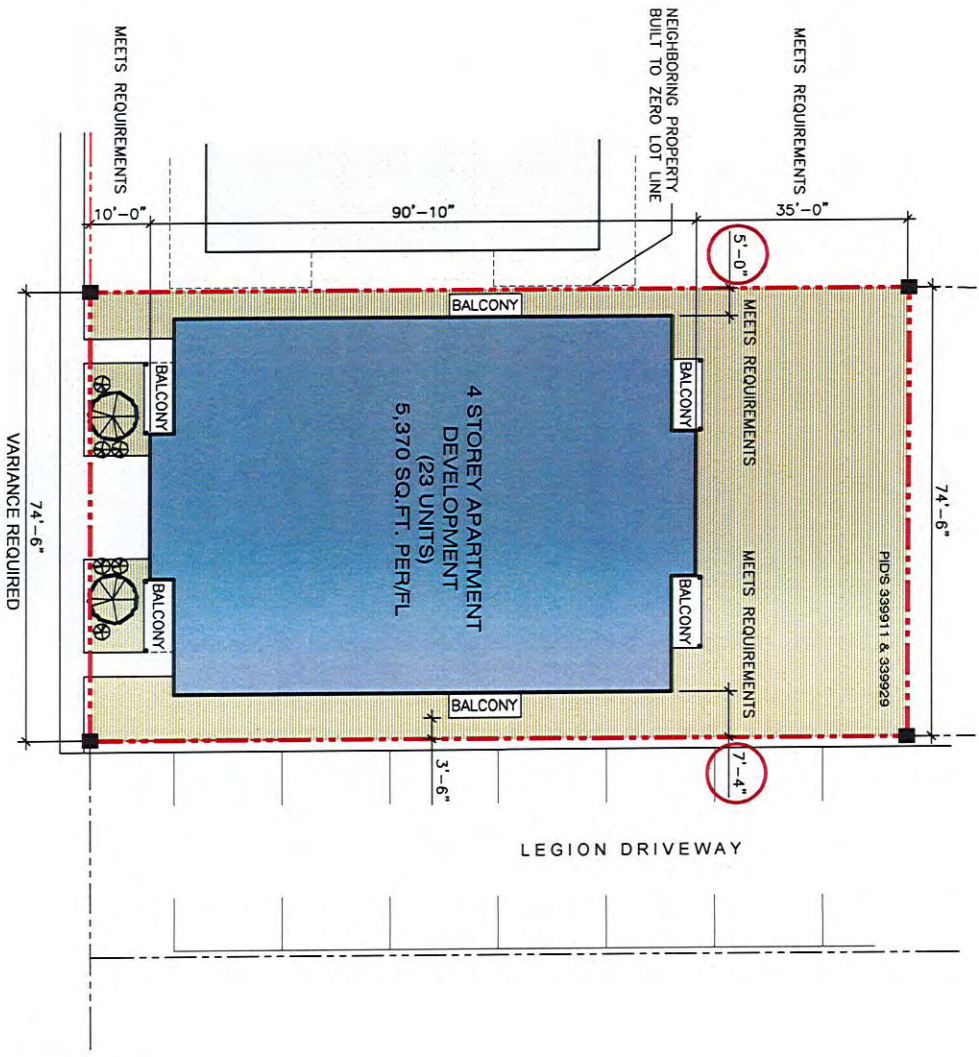
PARKSIDE - Affordable Housing in Downtown Charlottetown

FOR DESIGN REVIEW - 2





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FOR DESIGN REVIEW (4)

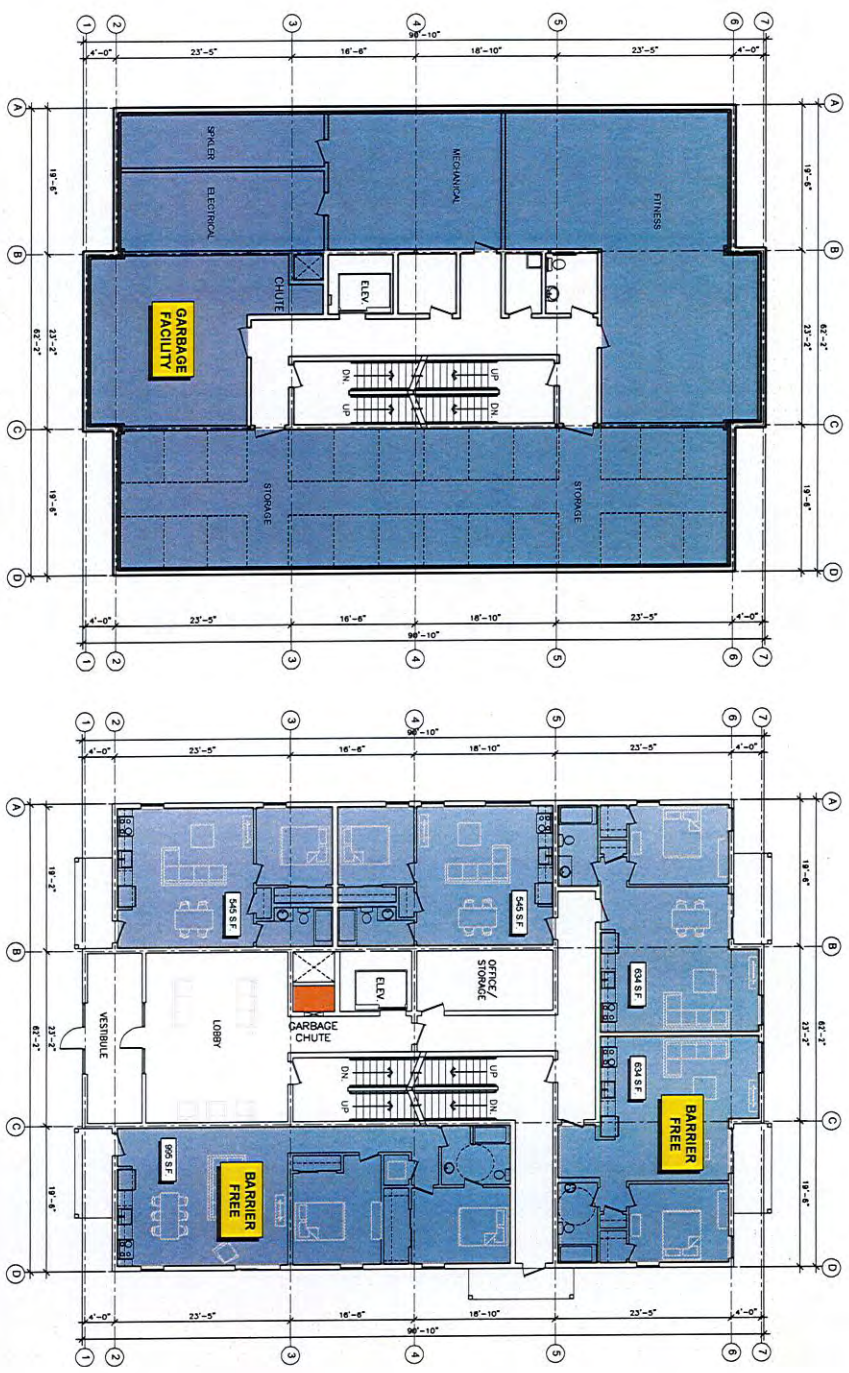
SITE PLAN 1"=20'-0"

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Richmond Street, Charlotte, NC - March 09, 2018 (Rev. #3)



LOWER LEVEL (5,370 SQ.FT.)

GROUND FLOOR (6,370 SQ.FT.)

FOR DESIGN REVIEW ⑤

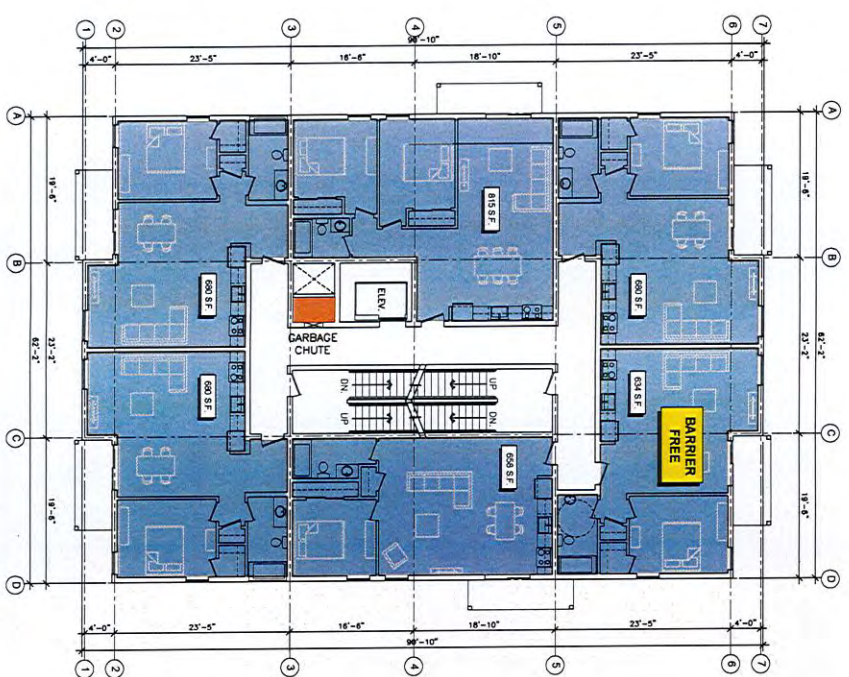
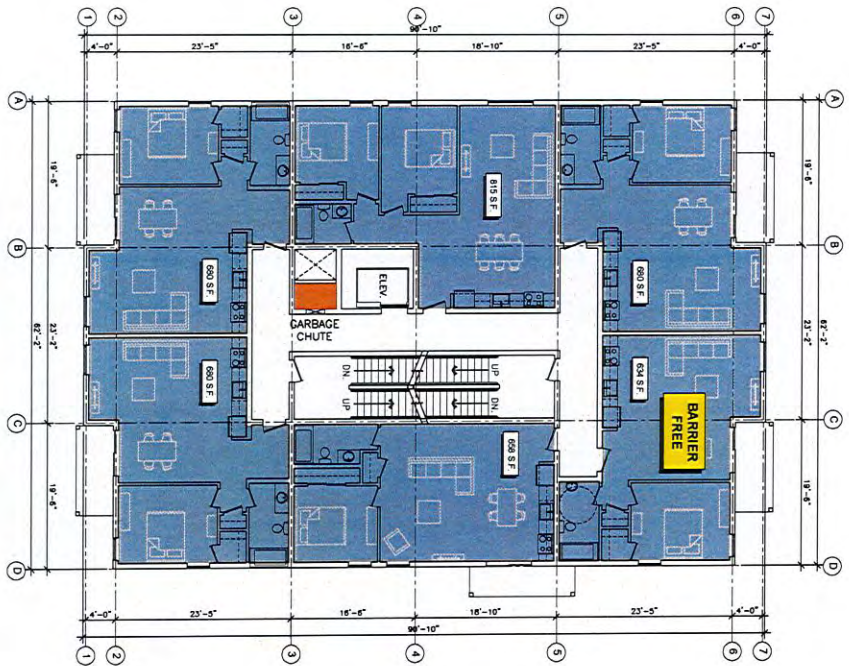
FLOOR PLANS - 1/16"=1'-0"

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MEMBER OF THE LEPAGE GROUP

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Fitchmond Street, Charlotte, NC - March 09, 2018 (Rev. #3)



FOR DESIGN REVIEW (6)

FLOOR PLANS - 1/16"=1'-0"

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PARKSIDE - Affordable Housing in Downtown Charlotte
Richmond Street, Charlotletown, PE - March 09, 2018 (Rev. #3)



FOR DESIGN REVIEW (7)

FRONT ELEVATION 1/8"=1'-0"

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APM Commercial
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PARKSIDE - Affordable housing in Downtown Charlottetown
Richmond Street, Charlottetown, PE - March 09, 2018 (Rev.#3)



FOR DESIGN REVIEW (8)

RIGHT ELEVATION 1/8"=1'-0"

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PARKSIDE - Affordable housing in Downtown Charlotte

Richmond Street, Charlotte, NC - March 09, 2018 (Rev.#3)



FOR DESIGN REVIEW ⑨

REAR ELEVATION 1/8"=1'-0"

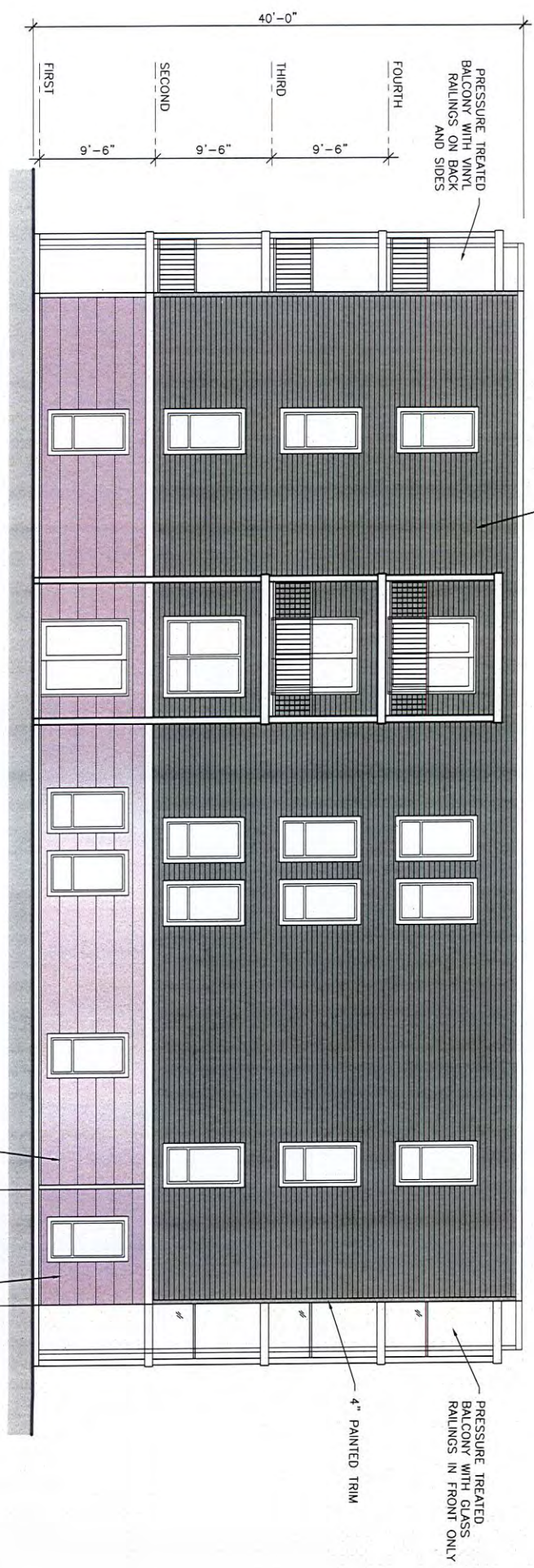
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PARKSIDE - Affordable housing in Downtown Charlotte

Richmond Street, Charlotte, NC - Match 09, 2018 (Rev.#3)



FOR DESIGN REVIEW (10)

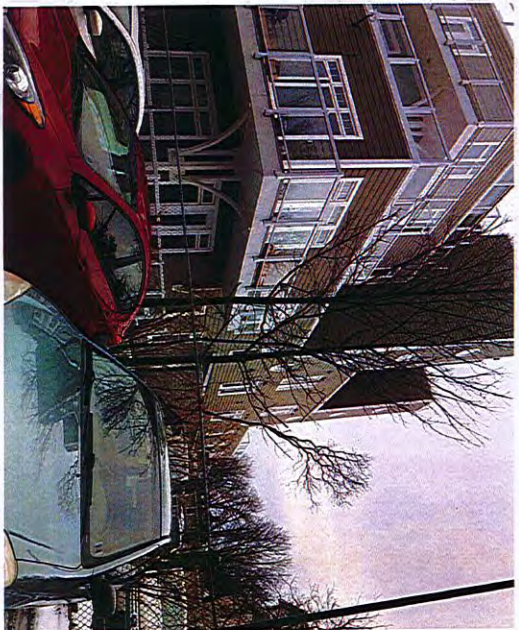
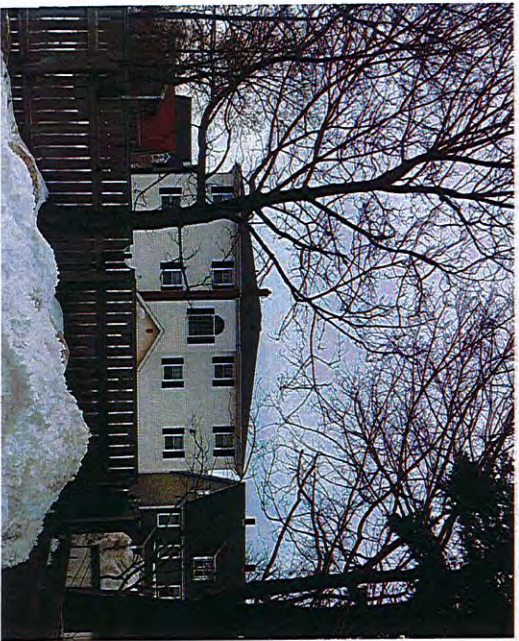
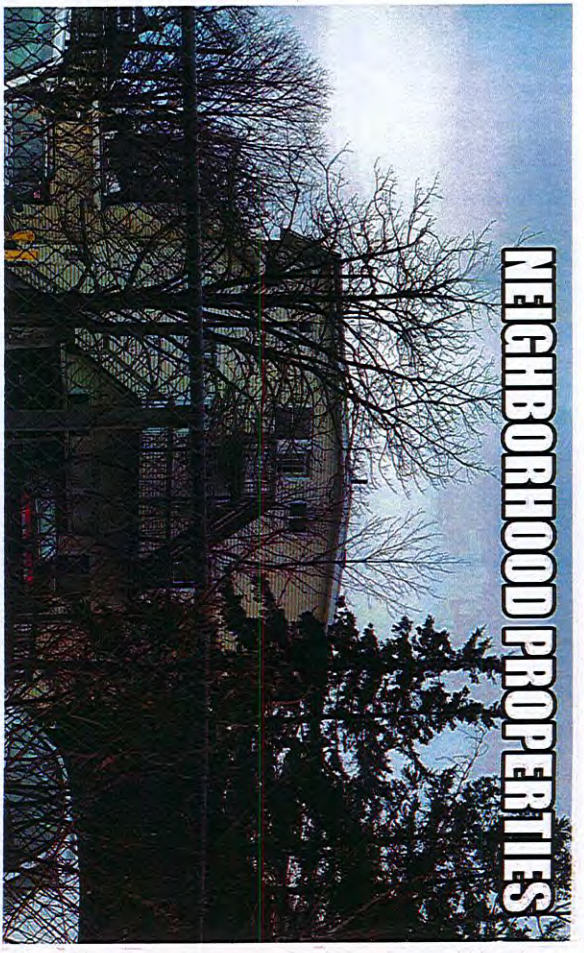
LEFT ELEVATION 1/8"=1'-0"

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PARKSIDE - Affordable housing in Downtown Charlotte
Richmond Street, Charlotte, NC - March 09, 2018 (Rev.#3)



PARKSIDE - Affordable Housing in Downtown Charlottetown

FOR DESIGN REVIEW - 11

ATTACHMENT D

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Charlottetown UDRP

10 March 2018

M. Greg Morrison, MCIP
Planner II
PO Box 98
233 Queen St.
City of Charlottetown, PE
C1A 7K2

**Concept Plans for
55-59 Richmond St
2nd Submission**

Dear Mr. Morrison:

Thank you for the applicant's second submission. In my view the applicant has addressed my concerns as outlined in my letter of 04 March. The change in materiality, scale and the addition of the eyebrow canopy in the centre portion of the principal facade is a positive change and contributes to the residential aspect of the Square. Continuing the treatment onto the other three facades is appreciated. Whether the material is "Prodema" or another material isn't as important as the overall smaller scale [residential] of the material and the creation of a single storey base to the building.

In conclusion, I find this design modification [materiality and colour] works well in the context of the Square.

To this end, the applicant has addressed my concerns. The design development, as submitted is well done. It is a nice contemporary design which respects the character and scale not only of the neighbourhood, but also the residential character of the Lot 500 district. I recommend that the design be conditionally approved.

PARTNERS:

ROBERT MATTHEWS
B.Arch., OAA
AANB, FRAIC

VLADIMIR POPOVIC
OAA, AANB, FRAIC
LEED ap bd+c

NATHALIE ROUTHIER
OAA, OAA, AANB,
MRAIC, LEED ap bd+c

GARY WENTZELL
MAATO

SENIOR ASSOCIATES:

GERRY MALLETTE
Dipl. Architectural Technology

KEITH DICKIE
B.Arch, OAA, MRAIC

Prepared by:-
N45 Architecture Inc.

Robert Matthews

ATTACHMENT E

**PLANNING AND HERITAGE COMMITTEE – HERITAGE BOARD
MARCH 27, 2018, 12 NOON
PARKDALE ROOM, CITY HALL**

Included Councillor Greg Rivard, Chair
Councillor Terry MacLeod
Ron Coles, RM
Tara Maloney, RM
Alex Forbes, PHM
Todd Saunders, HO

Councillor Jason Coady
Bobby Shepherd, RM
Ian MacLeod, RM
Simon Moore, RM
Greg Morrison, PII
Ellen Ganga, AA

Regrets

The meeting was called to order at 12:00 and no conflicts were declared. The Agenda was approved.

1. **Approval of the Minutes:**
MOVED AND SECONDED THAT THE MINUTES OF THE HERITAGE BOARD MEETINGS OF TUESDAY FEBRUARY 27 & MARCH 1, 2018 BE APPROVED.

CARRIED

There was no business arising from the minutes.

2. **55-59 Richmond Street (PID#339929 & PID#339952)** – application for a new four storey, 23 unit residential building. Tim Banks, applicant, presented the application. Mayor Clifford Lee attended the presentation and left the meeting.

The application includes:

- Consolidation of the two lots and removal of the existing structure;
- Development of a four story, flat roofed, twenty-three unit residential building with off-site parking;
- The front façade is broken into three vertical sections with the central being slightly wider than the two flanking sides. The central bay is setback from the front property line 10ft. The faces of the two flanking sides are recessed an additional 4ft.;
- The main entry is located at grade level in the central bay and is identified by a flat roofed canopy. Residential units on the ground floor flanking the front entry are screened by a natural wood lattice flush with the central bay.
- The central bay is clad in a Prodema siding with a horizontal profile. This wraps the corner on the ground floor only for 9.5ft. The same line and colour continues across the ground floor for the full depth of the building on both sides and across the back but is executed using a wood or cement siding.
- Cape Cod lap siding with 5” exposure is proposed for the three upper stories with contrasting trim boards.

- Window materials and operation are not specified but are the rectangular openings appear traditional in scale. Door materials are not specified.
- 4ft deep pressure treated balconies on the front façade are enclosed with glass railings. Balconies on the rear and side elevations have vinyl railings.
- No penthouses or roof protrusions are indicated.

Comments/concerns noted:

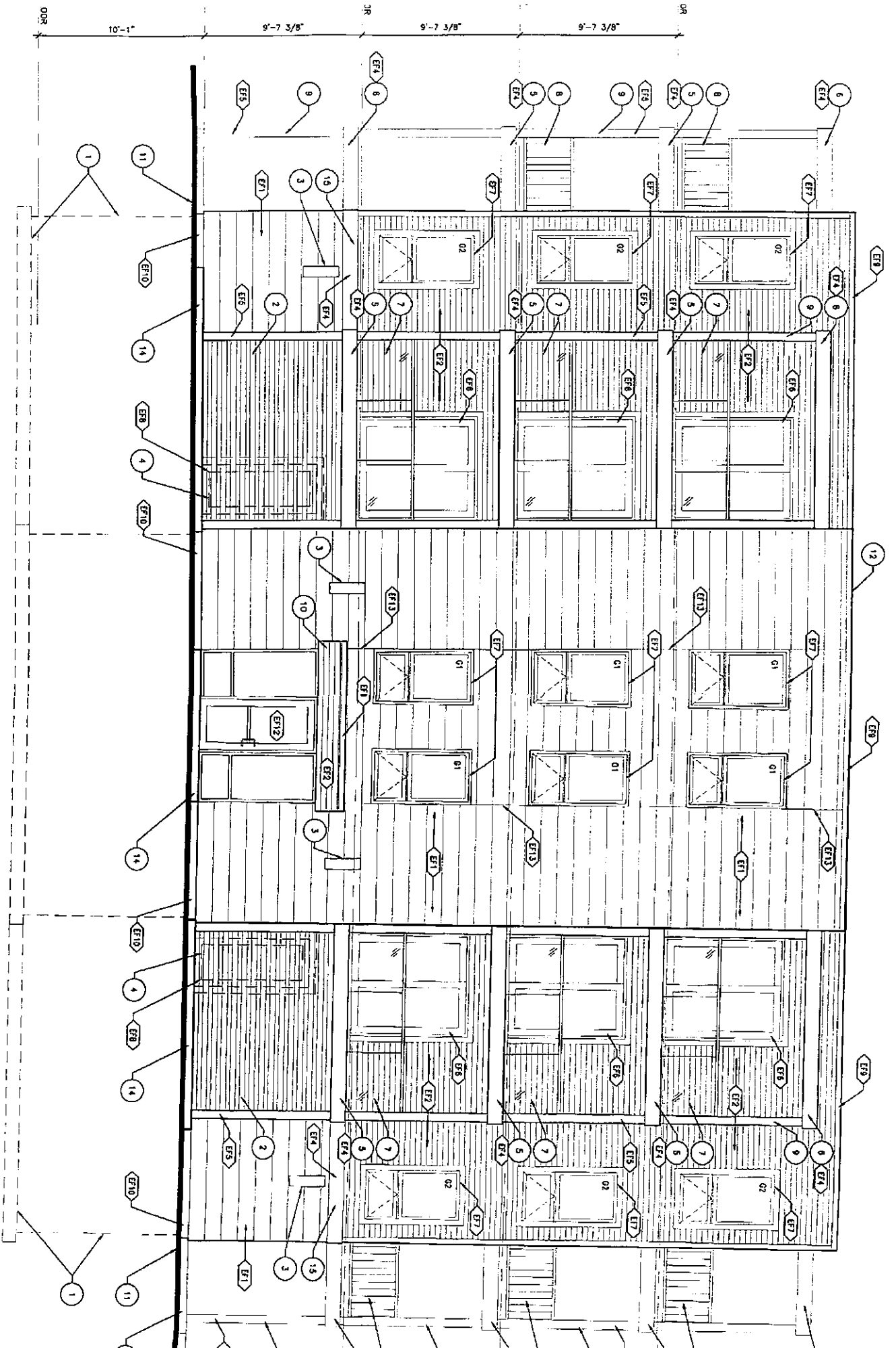
- It was noted the design reviewer summarized *“The design development, as submitted is well done. It is a nice contemporary design which respects the character and scale not only of the neighbourhood, but also the residential character of the Lot 500 district. I recommend that the design be conditionally approved.”*
- Objectives and policies of the Official Plan as they refer to new development in the 500 lot area were outlined.
- The addition of a front entry canopy, landscaping, ground level detailing and revisions to the front door design made at the request of the design reviewer have improved the design.



MOVED AND SECONDED THAT THE APPLICATION FOR A FOUR STOREY 23 UNIT RESIDENTIAL BUILDING AT 55-59 RICHMOND STREET (PID#339929 & PID#339952) AS PRESENTED TO HERITAGE BOARD PENDING ALL OTHER REQUIRED APPROVALS BE APPROVED.

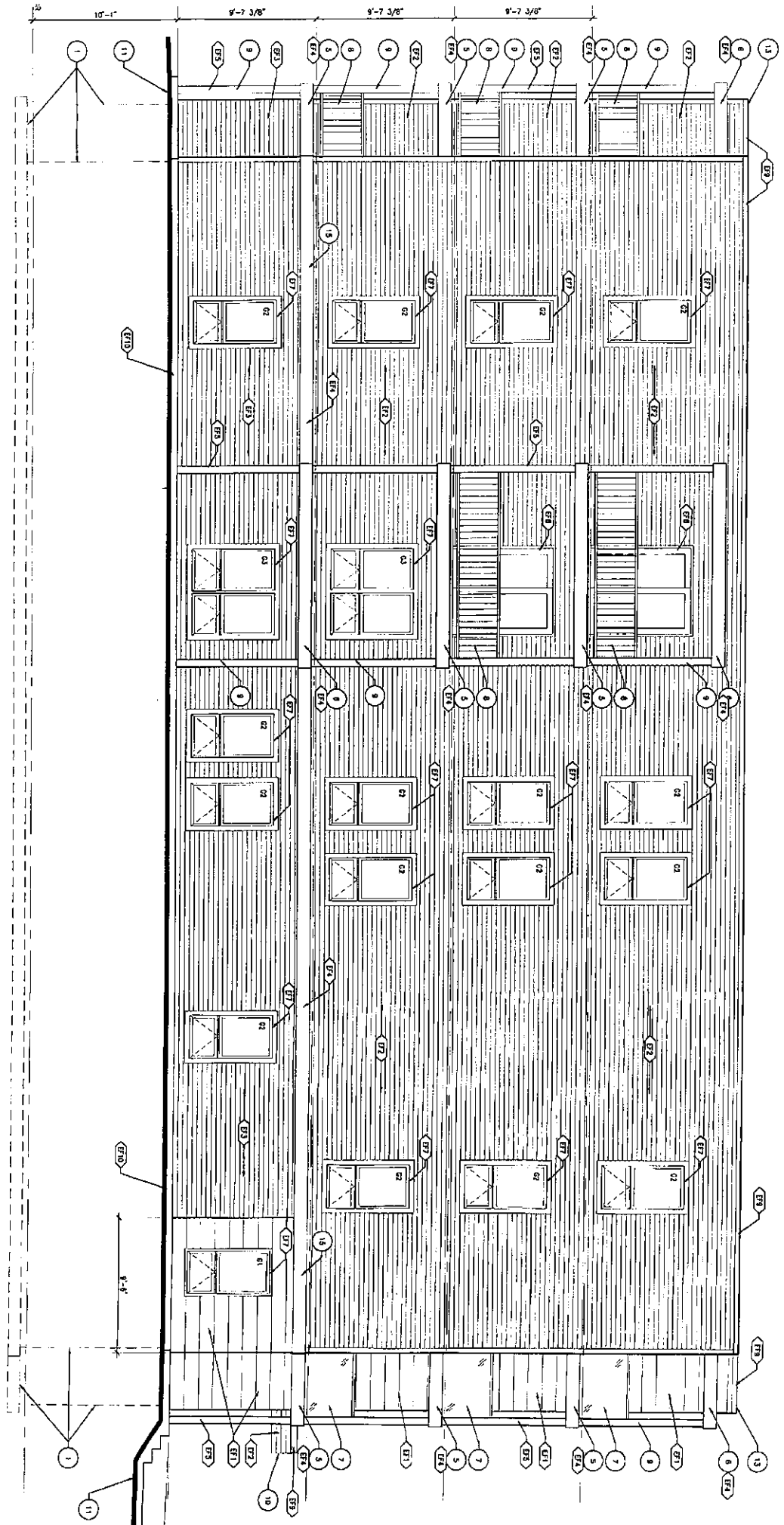
CARRIED

ATTACHMENT F

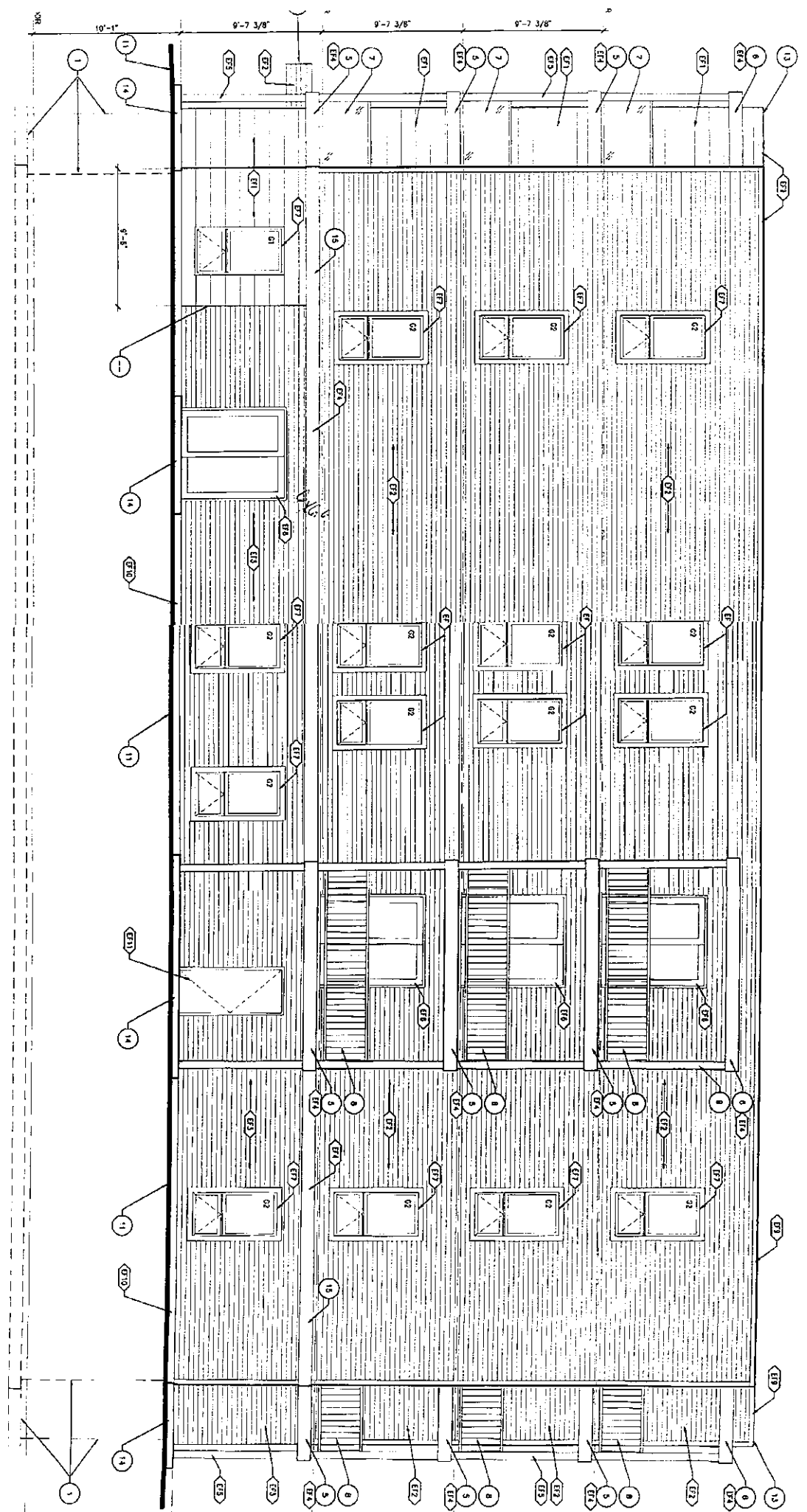


SOUTH ELEVATION
SCALE 1/4" = 1'-0"

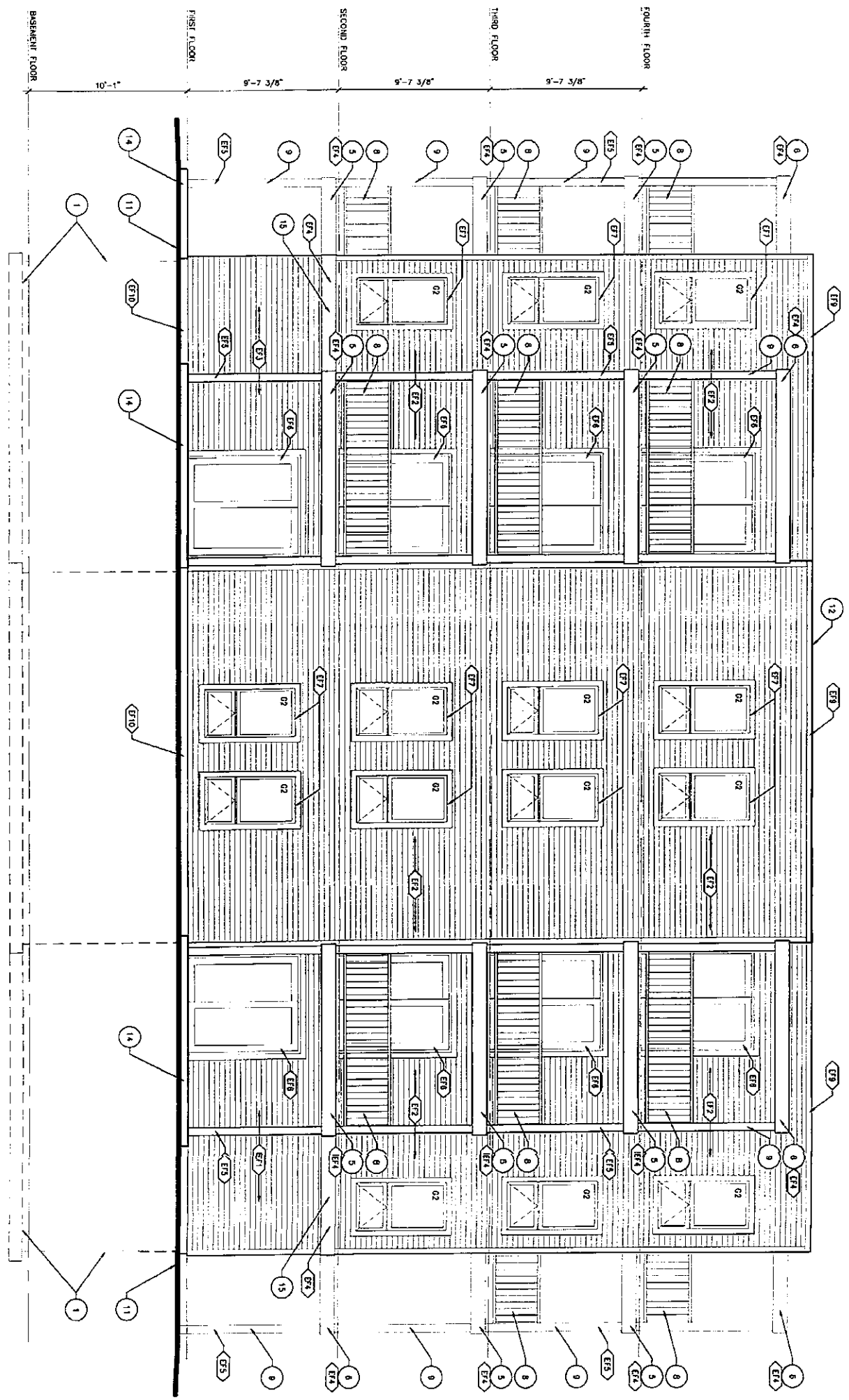
WEST ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



KEY NOTES

1. APPROXIMATE LINE OF FOUNDATION. SEE STRUCTURAL.
2. SCREEN WALL CONSISTING OF HORIZONTAL 2X3 CEDAR PLANKS WITH VERTICALS PLACED BEHIND AT THE THIRD POINTS OF THEIR SPAN. PAINT WHITE. SEE SECTIONS AND DETAILS.
3. WALL SCONCE LIGHTING. SEE ELECTRICAL.
4. OUTLINE OF DOOR BEYOND.
5. P.T. WOOD DECK. SEE STRUCTURAL. PROVIDE PVC TRIM BOARD AT PERIMETER AS PER THE SECTIONS AND DETAILS.
6. P.T. WOOD AWNING. SEE WALL SECTIONS AND STRUCTURAL. PROVIDE PVC TRIM BOARD AT PERIMETER AS PER THE SECTIONS AND DETAILS.
7. PROPOSED GLASS HAND RAIL IN ALUMINUM OR HIGH DENSITY PLASTIC FRAME. GUARD RAIL SHALL CONFIRM THE NBCC.
8. PROPOSED ALUMINUM GUARD RAIL WITH ALUMINUM BALUSTERS. GUARD RAIL SHALL CONFIRM THE NBCC.
9. 6X6 PT DECK POSTS C/W VINYL COVERS. TYPICAL.
10. PROPOSED CANOPY. SEE SECTIONS AND STRUCTURAL.
11. APPROXIMATE LINE OF NEW GRADE. SEE CIVL.
12. BUMPED OUT SECTION.
13. OUTLINE OF BUMP-OUT IN BACKGROUND.
14. OUTLINE OF SIDEWALK TYPICAL. SEE CIVL.
15. PROPOSED ACCENT BAND. ALIGN WITH PVC TRIM BOARD ON SECOND LEVEL DECKS.

EXTERIOR FINISH SCHEDULE

- EF-1 HORIZONTAL PLANK SIDING; VIC WEST ADR 275-R WITH EXPRESSENCE FINISH (COLOR TO BE SELECTED FROM COLOR CHART)
- EF-2 ALUMINUM SIDING - COLOUR 1; GENTEX DOUBLE 4" PROFILE ALUMINUM SIDING (OR APPROVED EQUAL. (COLOR TO BE SELECTED FROM COLOR CHART)
- EF-3 ALUMINUM SIDING - COLOUR 2; GENTEX DOUBLE 4" PROFILE ALUMINUM SIDING (OR APPROVED EQUAL. (COLOR TO BE SELECTED FROM COLOR CHART)
- EF-4 ACCENT BAND - 5/8" X 11-1/4" PVC TRIM BOARD. COLOR WHITE.
- EF-5 VINYL COLUMN WRAP. COLOR WHITE.
- EF-6 VINYL FRAMED SLIDING PATIO DOORS. SEE DOOR SCHEDULE.
- EF-7 VINYL WINDOW. SEE WINDOW SCHEDULE.
- EF-8 PRE-HUNG FIBERGLASS RESIDENTIAL ENTRY C/W BRICK MOULD. REFER TO DOOR SCHEDULE.
- EF-9 4" CAP FLASHING WITH CONCEALED FASTENERS TO MATCH MATERIAL AND FINISH BELOW.
- EF-10 CEMENT BOARD FACED RIGID INSULATION.
- EF-11 MAN DOOR. PAINT DOOR AND FRAME TO MATCH ADJACENT FINISHES. SEE DOOR SCHEDULE.
- EF-12 ALUMINUM ENTRY SYSTEM
1/4" LOW 'E', TEMPERED, THERMAL GLAZING IN THERMALLY BROKEN ALUMINUM FRAMES. PROVIDE 12" MIN WIDE THERMALLY BROKEN THRESHOLD.
- EF-13 PREFINISHED METAL "T" FLASHING
PROVIDE PREFABRICATED PREFINISHED STEEL "T" FLASHING WITH MIN. 3 1/2" WIDE FACE. LINE UP SO THAT U/S EDGE OF FLASHING LINES UP WITH U/S FACE OF WINDOWS. COLOR TO MATCH SIDING.

KEY NOTES

1. APPROXIMATE LINE OF FOUNDATION. SEE STRUCTURAL.
2. SCREEN WALL CONSISTING OF HORIZONTAL 2X3 CEDAR PLANKS WITH VERTICALS PLACED BEHIND AT THE THIRD POINTS OF THEIR SPAN. PAINT WHITE. SEE SECTIONS AND DETAILS.
3. WALL SCONCE LIGHTING. SEE ELECTRICAL.
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ATTACHMENT G

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Charlottetown UDRP

08 January 2019

M. Greg Morrison, MCIP
Planner II
PO Box 98
233 Queen St.
City of Charlottetown, PE
C1A 7K2

**Concept Plans for
55-59 Richmond St
Building Permit Submission**

Dear Mr. Morrison:

I have reviewed the Building Permit Submission material that you have sent to me and checked the proposed change in materials. In my view the design intent by the substitution of the Vic West ADR 275-R siding and the Gentek Double 4" profile for the Prodema and Cape Cod Lap siding, respectively does not materially change the intent of the design. I cannot find references to colours, so you may want to insist that the colours are similar to the "cream" Prodema and grey Cape Cod previously proposed.

In conclusion, I find this design modification continues to work well in the context of the Square.

PARTNERS:

ROBERT MATTHEWS
B.Arch., OAA
AANB, FRAIC

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OAA, AANB, FRAIC
LEED ap bd+c

NATHALIE ROUTHIER
OAA, OAAQ, AANB,
MRAIC, LEED ap bd+c

GARY WENTZELL
MAATO

SENIOR ASSOCIATES:

GERRY MALLETTE
Dipl. Architectural Technology

KEITH DICKIE
B Arch, OAA, MRAIC

Prepared by:
N45 Architecture Inc

Robert Matthews