



**DESIGN REVIEW BOARD AGENDA
NOTICE OF MEETING**

*Thursday, April 18, 2019 at 12:00 p.m.
Parkdale Room, 2nd floor, City Hall (199 Queen Street)*

- 1. Call to Order**
- 2. Declaration of Conflicts**
- 3. Approval of Agenda** – Approval of Agenda for Thursday, April 18, 2019
- 4. Adoption of Minutes** - Minutes of Design Review Meeting on Thursday, January 10, 2019
- 5. Business arising from Minutes**
- 6. Report:**
 - a. 10 Acadian Drive (PID #442400) Robert
Request to construct a four-storey apartment building for affordable housing located in the Medium Density Residential (R-3) Zone.
- 7. Introduction of New Business**
- 8. Adjournment**

The applicant has since applied for a Building Permit on December 3, 2018 and staff has noted some changes to the originally approved materials. Due to the cost of the proposed materials and the non-combustible cladding required by the National Building Code, the applicant has proposed changes to use a different material as noted in the attached report to replace the Cape Cod siding. Also, instead of the prodema material siding wrapping around the whole ground floor, the new design shows prodema siding along the front and on 9.5 ft of the side elevations. The design reviewer indicated that the change does not materially change the intent of the design; hence, staff is recommending that the proposed changes of materials be approved.

Greg Munn, RM, asked if the revised plans include the color of the new material. Greg Morrison indicated that the colors are not defined in the new plan, but the colors are not a major concern in a design review as compared to materiality. Councillor Rivard also asked if the nine (9) foot wrap around enough on a streetscape point of view. Mr. Morrison noted that is difficult to define but it is more of a concern looking at the side where the entrance to the Legion is. Mr. Munn, Councillor Jankov and Councillor Rivard commented on the change in length of the material that wraps around the ground floor, whether the siding on the ground floor can be extended to the whole side of the ground floor or at least to a logical break like a door, window, or balcony.

Following additional discussion, it was determined that what was proposed was sufficient and agreed to follow the recommendation of staff and the design reviewer.


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

Moved by Greg Munn, RM and seconded by Ken McInnis, RM, that the request to amend the Design Review approval granted on March 27, 2018 for the proposed four (4) storey, twenty-three (23) unit apartment dwelling to be constructed at 55-59 Richmond Street (PID #339911 and PID #339929), be approved.

CARRIED

The meeting was adjourned at 4:43 PM.

Councillor Greg Rivard

TITLE: DESIGN REVIEW FILE: DESIGN-2019-18-APRIL-01 10 ACADIAN DRIVE OWNER: PEI HOUSING CORPORATION		 CHARLOTTETOWN
MEETING DATE: April 18, 2019		Page 1 of 3
DEPARTMENT: Planning & Heritage	ATTACHMENTS: A. Design Review Submission (March 21, 2019) B. External Design Reviewer Comments (April 3, 2019) C. Revised Site Plan (April 9, 2019)	
SITE INFORMATION: Ward No: 10 Existing Land Use: Vacant Property Official Plan: High Density Residential Zoning: Medium Density Residential (R3) Zone		

RECOMMENDATION:

The Planning & Heritage Department encourages the Design Review Board to approve the proposed site and building façade plans for the proposed four (4) storey, sixty (60) unit apartment dwelling to be constructed at 10 Acadian Drive (PID #442400), fifty (50) units which will be for affordable housing.

BACKGROUND:

Request

The contractor, APM, on behalf of The King’s Square Affordable Housing Corp, has submitted a design for the proposed four (4) storey, sixty (60) unit apartment dwelling to be constructed at 10 Acadian Drive (PID #442400). The request is to approve the design proposal.

By-law Requirement

As per Section 3.14.1 of the Zoning and Development By-law, any affordable housing project is required to undergo the Design Review process. This is to ensure that the proposed development satisfies basic architectural principles and from a design perspective which is compatible and compliments existing buildings on surrounding properties.

ANALYSIS:

On March 21, 2019, the applicant submitted façade drawings, rendering of the proposed apartment building and a site plan (Attachment A). Staff immediately sent the proposed façade designs and site plan to an independent design reviewer, Robert Matthews, a licensed Architect to perform a design analysis.

On April 3, 2019, Mr. Matthews submitted his formal review, for further information please refer to Attachment B, which indicated the following main points:

- 1) *The proposed massing and scale makes the building seem long, this could be addressed by reducing the amount of white and introducing a contrasting second colour shade on the facades between the second and third floors. This would help reduce the building length and create a vertical aesthetic. In comparison with other existing apartment buildings to the north at River Ridge Drive, the overall proposal is generally acceptable;*
- 2) *The siting of the proposed building could be improved by situating it closer to Acadian Drive toward the east, and physically connecting to it with a sidewalk. Internally, a pedestrian connection (i.e. sidewalk) should be included that connects the apartment through the parking lot to the existing sidewalk in order to minimize pedestrians from walking through the parking drive aisles. This would enhance the safety and accessibility of the site.*

Staff forward these review comments to the applicant requesting the proposed changes relating to the internal pedestrian connections. The Zoning & Development By-law under Section 43.5.1 (e) states *all pedestrian access to the Building from the Parking Lot shall be designed with pedestrian travel routes that minimize hazards and inconvenience to pedestrians, and shall be well marked and maintained.* The applicant worked with staff to address the pedestrian connection comments with a revised site design. On April 9, 2019 the applicant provided a revised site plan that includes two internal sidewalks that connect the apartment building with both Acadian Drive (east) and Patterson Drive.

Staff feels that as per the revised site design, the applicant has met the intent of the Zoning & Development By-law and addressed the pedestrian connection issues outlined in Robert Matthew's report by providing two internal sidewalks to both Acadian Drive and Patterson Drive.

CONCLUSION:

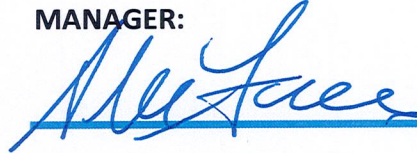
Staff is recommending that the Design Review Board approve the proposed building façade designs and site plan for the sixty (60) unit apartment building located at 10 Acadian Drive.

PRESENTER:



Robert Zilke, MCIP
Planner II

MANAGER:

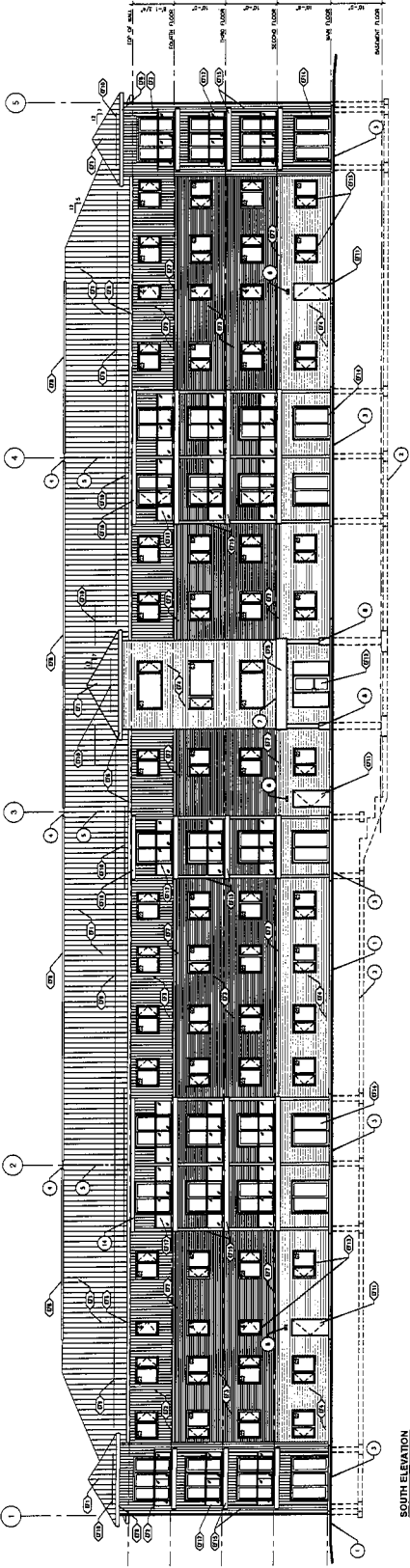


Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

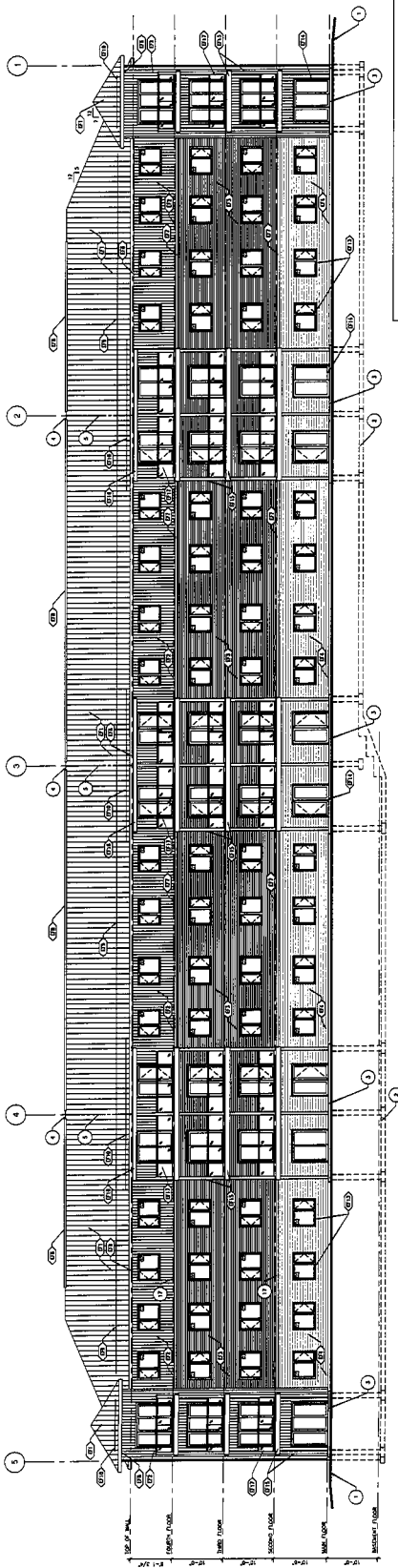
Attachment A - 1

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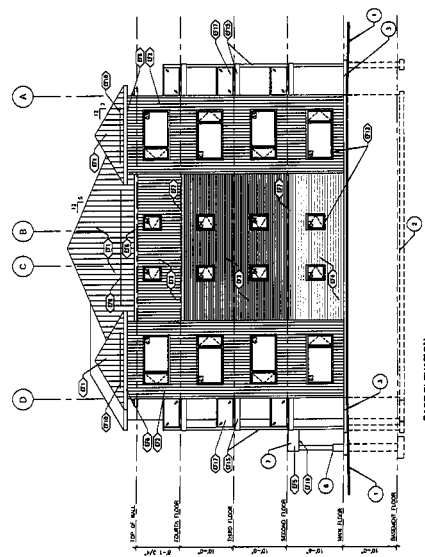




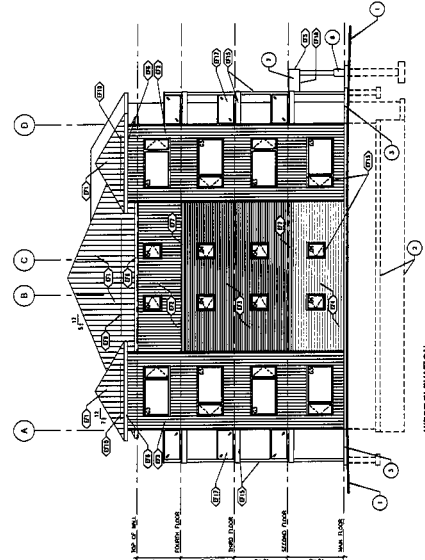
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES

1. UNLESS NOTED OTHERWISE, ALL MATERIALS TO BE AS SHOWN.
2. FINISHES TO BE AS SHOWN.
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EXTERIOR FINISH SCHEDULE

NO.	DESCRIPTION
EF-1	CONCRETE
EF-2	BRICK
EF-3	GLAZED TERRAZZO
EF-4	GLAZED TERRAZZO
EF-5	GLAZED TERRAZZO
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EF-18	GLAZED TERRAZZO

WORK IN PROGRESS

CONSTRUCTION

PRELIMINARY ONLY

NOT FOR CONSTRUCTION

OSBO

OSBO ARCHITECTS 3,000

APM

APARTMENT BUILDING (AFFORDABLE HOUSING)
KINGS SQUARE, ACADIA DR.
CHARLOTTEVILLE, PE

ELEVATIONS

A201

DATE: 11/15/2023

SCALE: 1/8" = 1'-0"

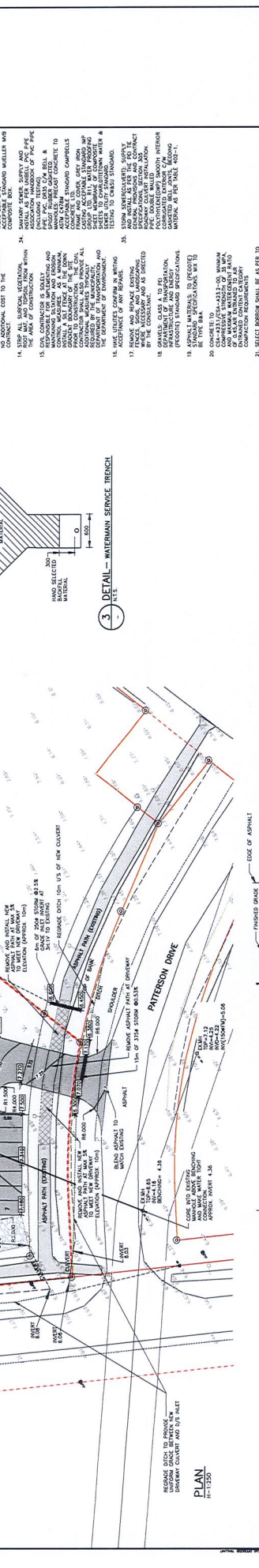
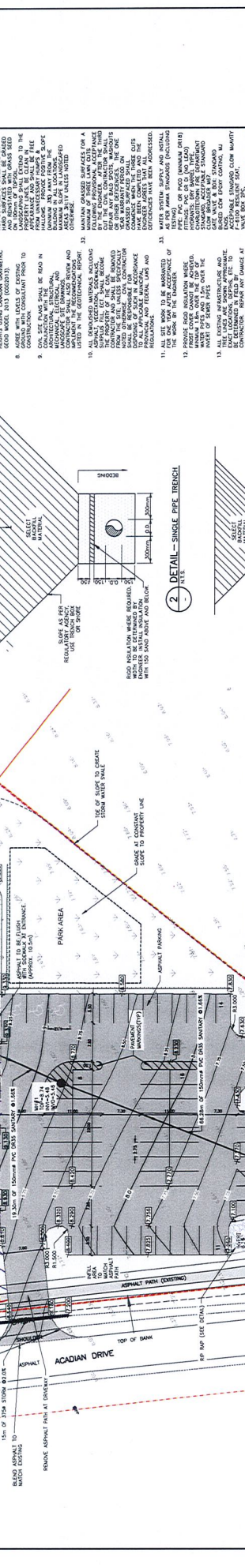
PROJECT NO: 2311000000

LEGEND:

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NOTES:

1. UNDESIGNED SURVEY INFORMATION IS TO BE USED FOR THE PURPOSES OF THIS DRAWING. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.
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PRECAST CONCRETE STRUCTURE DATA

DESIGNATION	SIZE	RIM ELEV.	INV. IN	INV. OUT	ID
CR 1	7500	8.65	7.69	CR 2	7.67
CR 2	7500	9.15	7.76	CR 3	7.74
CR 3	7500	9.15	8.15	CR 4	7.99
WT 1	10000	8.74	5.48	INVERT	5.48

PLAN
HC-1200

Attachment B - 1



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Ottawa ON, Canada
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N45 ARCHITECTURE INC.

03 April 2019

Mr. Robert Zilke, MCIP
Planner II
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City of Charlottetown, PE
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**Plans Review for
Affordable Housing, Acadia Dr.
Architecture 360 & APM**

Overview

The site is located in the Falconwood neighbourhood area of Charlottetown. Neighbours include Sherwood Special Care Facility, Queen Elizabeth Hospital, École Françoise-Boute, and a municipal works site, all to the East. To the North on River Ridge Dr., there are apartment buildings of a similar scale [to this proposal] and to the North-west, single family homes.

Generally, one could characterize the site as being in one of higher density development with a building scale in the multi-storey category.

Siting

The proposed building is situated at the corner of Acadian Drive where it turns 90 degrees and eventually intersects with an exit from the Trans Canada Highway.

Good planning would normally expect that the building's main entrance be facing and physically connected by sidewalk to a principal street [in this instance, Acadian Dr.] However, in this case it isn't as relevant as there isn't a sidewalk on that section of the street. Having said this, the design would be improved if the proposed building main entrance were to be situated closer to Acadian Dr [East] facing the municipal property as there is a sidewalk along the project side of the street. To achieve this, the building plan could be simply mirrored to improve the relationship to both the street and the parking lot. Internally, a side walk should be added to the site plan so that the residents don't have to walk in the parking drive aisles. Similarly, there should be another sidewalk connecting the building entrance to Patterson Drive. This would provide a safe and accessible route from the handicap parking to both the building entrance and the street.

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Attachment B - 2



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Architectural Character

The design, although having more character than the apartments on River Ridge Drive could be more responsive to scale and materiality of a residential development.

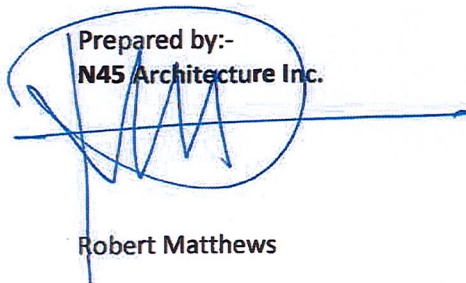
The building base has been defined by the use of a dark [Urban Grey] metal siding, which is a nice gesture to the scale of the single family homes. Above the base [floors 2, 3 & 4], "Snow White" has been used in two different patterns - horizontal & vertical. Since the building is long, the massing could be further enhanced by introducing a contrasting and second colour [alternating] shade on the facades between the balconies [floors two and three] to help reduce the building length and create a vertical aesthetic [see attached drawing].

The entrance has been defined by a 4 storey tower feature, expressed by the use of the grey colour and a black canopy. This feature might be less overwhelming at two or three storeys in height than the proposed four.

Conclusion

The project as proposed in this area of the City is generally acceptable. It reads very long and could be somewhat enhanced by reducing the use of white and introducing another colour in vertical elements to change the scale. The lack of a pedestrian connection to the street and internally is problematic as safety and accessibility should be considered a priority.

Prepared by:-
N45 Architecture Inc.



Robert Matthews

