



**DESIGN REVIEW BOARD AGENDA
NOTICE OF MEETING**

*Friday, May 17, 2019 at 1:00 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 Friday, May 17, 2019
- 4. Adoption of Minutes** - Minutes of Design Review Meeting on Tuesday, April 30, 2019
- 5. Business arising from Minutes**
- 6. Report:**
 - a. 80 Grafton Street (PID #340265) Greg
Request to review new design plans to construct a five-storey, mixed-use building on the existing parking lot located in the Downtown Mixed-Use Neighbourhood (DMUN) Zone.
- 7. Introduction of New Business**
- 8. Adjournment**

**PLANNING AND HERITAGE COMMITTEE – DESIGN REVIEW BOARD MINUTES
TUESDAY, APRIL 30, 2019 12:00PM
PARDKALE ROOM, CITY HALL**

<u>Included</u>	Councillor Greg Rivard, Chair	Kris Fournier, RM
	Deputy Mayor Jason Coady, Vice-Chair	Sharon Larter, RM
	Councillor Alanna Jankov	Alex Forbes, PHM
	Brian Gillis, RM	Greg Morrison, PII
	Greg Munn, RM	Todd Saunders, HO
	Kenneth McInnis, RM	Ellen Ganga, IA/AA

Regrets

1. Call to Order

Councillor Greg Rivard called the meeting to order at 12:04 pm.

2. Declaration of Conflicts

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

3. Approval of Agenda

Moved by Greg Munn, RM, and seconded by Kenneth McInnis, RM, that the agenda for Tuesday, April 30, 2019, be approved.

CARRIED

4. Adoption of Minutes

Moved by Councillor Alanna Jankov and seconded by Kenneth McInnis, RM, that the minutes of the Thursday, April 18, 2019 meeting, be approved.

CARRIED

5. Business arising from Minutes

There was no business arising from the minutes.

6. 80 Grafton Street (PID #340265)

This is a design proposal for a five-storey, mixed-use building at 80 Grafton Street (PID #340265). The property is located in the Downtown Mixed-Use Neighbourhood (DMUN) Zone. Greg Morrison, Planner II, presented the application.

The proposed building's ground floor will be used as retail, the second floor will be used as offices and the upper three floors will contain residential dwelling units. The application for a site-specific exemption was approved on November 13, 2018. Bill Chandler, applicant, is present to provide more details of the proposed development. The plans presented at the meeting differ slightly with the plans included in the package and will be presented by Mr. Chandler as well.

Bill Chandler described the materials to be used for the outside of the building, allowing it to portray the look and feel of traditional buildings along the downtown area. Mr. Chandler also

discussed the different dimensions and materials for the rest of the building. Details of the proposal are outlined in the attached report.

Councillor Rivard noted that the reports were just provided on the day of the meeting so the Board may not have had enough time to digest all the details of the application. Staff also just received the design review report the day prior the meeting.

Greg Munn, RM, commented that the guidelines when doing an infill building is not to try to recreate or give a false sense of history and this design makes it look like it is trying to be an older building. It is trying to give a false sense of history and a significant change or difference in material between lower and upper portion. It then looks like an older building that has two floors added instead of a single construction. The intent is not to put a false sense of history in newer buildings. Mr. Munn understands that the applicants are trying to work on the materials and the massing which are good things, but it may be going too far in terms of making it too historic. Mr. Chandler responded that it is not intended to fake heritage. But there is pressure from the owners to make it look contemporary. Brian Gillis, RM, asked if you are directed by the investor to build this style and Mr. Chandler confirmed to some extent.

Councillor Rivard clarified if staff's recommendation is to reject this application as presented or because of the time allowed for staff to review. Alex Forbes, PHM, commented that the reviewers have concerns on the design which was indicated in the report. Also, the reports were sent just on the day of the meeting. Staff feels that there are outstanding questions or concerns at this time. Staff would like to confirm with the applicant if he wants to revisit the design a little bit more and consider the comments from the design reviewer. Mr. Forbes also noted that it is not the intent of the design reviewers to redesign the building but to provide comments and directions to meet the design reviewer and the applicant's objective as a whole. Councillor Rivard asked Mr. Chandler if there is a timeframe for this application and if this application can be deferred until Staff is able to further work with the applicants or clients on the comments. Mr. Chandler responded that they are looking to get a permit in May. They are hoping to dig the foundation during the Spring. Mr. Chandler also confirmed that if the design is not approved at this point, the size and shape doesn't change. Putting in the foundation would allow them a month or two to work on this as the elevation or design is being fine-tuned.

Councillor Rivard commented that there are concerns identified by staff and the recommendation is to reject the application. However, there may be an opportunity to defer and then just have a special meeting if needed in order to be able to work with staff to look at the concerns. Mr. Chandler asked what the concerns of staff were and Mr. Forbes responded that Mr. Chandler is correct with the volume of the building but the concerns are more on the design of the building. The design review process is to allow the applicants to make adjustments based on the design reviewers comments and in the end, be able to continue to work with the applicants to achieve a desirable output. When the decision is to reject, it is not to reject the project but to reject the proposal in order to be able to work with the applicants to refine the project.

Mr. Munn asked if it is possible to determine a date in the future to review this application and Mr. Forbes confirmed that it is possible and would like to ask the board if there are any direction

for staff considering that the reports were finalized on the day of the meeting, not giving the board enough time to go over the report in detail.

Brian Gillis, RM, commented that he agrees with staff's recommendation but empathizes with Mr. Chandler because he also needs to work with the requirements of his client. Mr. Gillis also noted that rejecting this application, it also indicates that it is not their taste but what's good for the community. Mr. Gillis also commented that if this application was rejected, there might be a faster turnaround. Mr. Forbes also added that the applicants have gone through several approvals already and at this point, the rejection is only for the design of the building. The volume and mass have all been determined. Councillor Rivard clarified that if this is rejected, the applicants may come back with a new design and Mr. Forbes confirmed that they could.

Aaron Stavert, design reviewer for this application, added that he would like to hear comments or feedback from the design committee based on his comments to the design. Mr. Stavert noted that he has no issue with contrast between the lower and upper portion of the building. The comments were more on the approach where the applicants wanted to have a more historic building but then the details need to be as close to the authentic as possible. Mr. Stavert doesn't feel that the current design is. Mr. Gillis commented that he agrees with Mr. Stavert's comments about the property trying to be something that is not.

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

Moved by Brian Gillis, RM and seconded by Ken McInnis, RM, that the submitted building design of the proposed five-storey mixed-use development at 80 Grafton Street (PID #340265), be rejected.

**CARRIED
(6-1)**

7. Vacant lot between Founders Hall and 4 Prince Street (PID #841536)

This is a proposed design for a multi-unit building on a vacant lot between Founders Hall and 4 Prince Street (PID #841536). The property is located in the Waterfront (WF) Zone. Aaron Stavert, representative for the applicant, presented the application.

Mr. Stavert noted that it is the narrow lot between the Founders Hall and the property at 4 Prince Street. It is a visible site from Water Street and from the Boardwalk. Mr. Stavert also mentioned that there are several easements along the property constricting the development of the property. The proposal is for a seven storey building. 60% of the first floor will be the Hotel Lobby, which will be filled with games, social spaces and eating spaces. The rear portion of the first floor will be commercial spaces. There will be 24 units per floor for the second to the fifth floor. The sixth and seventh floor will have larger units. Additional details are in the report.

Alex Forbes commented that Fellows & Company Limited are the reviewers for this application based on the review, they seem to like the design and in this case, staff is supporting the application.

Greg Munn, commented that there is a difference from the previous application. This application is taking the scale and material at a different level. It is looking forward and contemporary. Mr. Munn likes the idea of the types of materials that will be used and it speaks well of the site and feels that the design is appropriate. Mr. Munn also asked if there are any feedback on the height of the building. Mr. Forbes responded that the height is as of right and that this does not have to go to the public. Mr. Stavert also acknowledged the design review process. It helps the applicants to be able to refine the application based on comments or feedback to make the development even better. Mr. Forbes commented that design reviewers spend a lot of time looking at applications in order to really determine the most appropriate designs for the property.

Mr. Munn commented that this development has more success considering the combination of design of the lower and upper portion of the property. The design is very cohesive.

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

Moved by Greg Munn, RM and seconded by Brian Gillis, RM, that the proposed site and building façade plans for the proposed seven (7) storey, multi-use building consisting of ninety-six (96) hotel rooms, twelve (12) condo units and approximately 4000 sq.ft. of office space at 4A Prince Street (PID #841536), be approved.

**CARRIED
(7-0)**

The meeting was adjourned at 12:45 PM.

Councillor Greg Rivard

TITLE: <p style="text-align: center;"> DESIGN REVIEW FILE: PLAN-2019-17-MAY-6a 80 GRAFTON STREET (PID #340265) OWNER: 1867 DEVELOPMENTS INC. APPLICANT: BILL CHANDLER </p>		 CHARLOTTETOWN
MEETING DATE: May 17, 2019		Page 1 of 5
DEPARTMENT: Planning & Heritage	ATTACHMENTS: <ul style="list-style-type: none"> A. GIS Maps B. Council Resolution C. First Design Review Submission D. Preliminary Design Reviewer Comments E. Second Design Review Submission F. Design Reviewer Comments (April 29, 2019) G. Third Design Review Submission H. Design Reviewer Comments (May 16, 2019) 	
SITE INFORMATION: Context: Vacant property in the 500 Lot Area Ward No: 1 – Queen Square Existing Land Use: Vacant Parking Lot Official Plan: Downtown Mixed-Use Neighbourhood Zoning: Downtown Mixed-Use Neighbourhood (DMUN) Zone		
PREVIOUS APPLICATIONS: Council passed a resolution on November 13, 2018 for a site specific exemption including three variances to allow the development of this application.		

RECOMMENDATION:

The Planning & Heritage Department encourages the Design Review Board to approve the submitted design for the proposed five (5) storey mixed-use development at 80 Grafton Street (PID #340265).

BACKGROUND:

Request

The applicant, Bill Chandler, has submitted a design for the proposed five (5) storey mixed-use development at 80 Grafton Street (PID #340265) on behalf of the owners, 1867 Developments Inc.

Development Context

The subject property is currently a vacant parking lot located on Grafton Street between two (2) designated heritage resources – 137 Queen Street (MRSB) and 70 Grafton Street (Pilot House). The property is located in the Downtown Mixed-Use Neighbourhood (DMUN) Zone.

Property History

The Planning & Heritage Department has no recent building permit records for the vacant parking lot but Charlottetown City Council passed the following resolution at the monthly meeting of Council held on Tuesday, November 13, 2018:

That the request to obtain a site specific exemption of the Downtown Mixed-Use Neighbourhood (DMUN) Zone of the Zoning & Development By-law as it pertains to 80 Grafton Street (PID #340265) in order to construct a five (5) storey mixed-use development and allow the applicant to enter into an agreement with the City to provide fifteen of the required parking spaces off-lot in the Pownal Parkade (100 Pownal Street, PID #340414) for a period of not less than 10 years with the rest of the required parking spaces to be paid through cash-in-lieu (\$6,000 per parking space required), be approved, subject to:

- 1. Design Review approval; and*
- 2. The signing of a Development Agreement including bonusing agreement and parking requirements.*

The site specific exemption also includes the following three (3) variances:

- 1. Reducing the minimum lot frontage required to be eligible for a bonus height from 98.4 ft to approximately 76.1 ft;*
- 2. Reducing the minimum side yard setback for the fourth and fifth floors of the proposed building to 70 Grafton Street (PID #340273) from 18.0 ft to approximately 14.33 ft; and*
- 3. Reducing the minimum side yard setback for the fourth and fifth floors of the proposed building to 137 Queen Street (PID #340257) from 18.0 ft to approximately 13.0 ft.*

BY-LAW REQUIREMENTS:***Section 3.14 of the Zoning & Development By-law***

As per Section 3.14.1.a. & 3.14.1.c., the design review process applies to any new construction of any non-residential use / a multi-unit residential building and any development applications that involved bonus height and / or a site specific exemption. In light of the foregoing, the subject property is to the design review process.

As per Section 3.14.3.b., the role of the Design Reviewer is to:

- i. Conduct a review of the proposed Development for conformance with the intent of this by-law, including the Design Standards for the 500 Lot Area and the criteria for evaluation for Design Review.*
- ii. Provide written feedback, comments, and a final recommendation within a specified 10 business day review period. Written comments may be supported by redline markups of the submission.*
- iii. Comments and markups from the Design Reviewer are forwarded to the applicant, and the applicant may revise their submission accordingly. Revised plans may be resubmitted to the City, along with a compliance (secondary) review fee.*
- iv. The revised plans are forwarded to the Design Reviewer for the compliance review.*
- v. If the review is satisfactory, the plans are granted conditional approval.*

As per Section 3.14.3.d., the role of the Design Review Board is to review the written feedback, comments, and recommendation by the Design Reviewer and shall provide a recommendation on the disposition of the application. When the application is jointly supported or rejected by the Design Reviewer and Design Review Board, the disposition of the application shall be determined and where the Design Review Board does not support the recommendation of the Design Reviewer than the Design Review Board shall make a recommendation to Council, and Council shall determine the disposition of the application.

ANALYSIS:

On April 29, 2019, the Design Reviewer, Aaron Stavert submitted his formal review (Attachment F). At this time the Design Reviewer is not in a position to grant conditional approval and

indicated that *'it is the opinion of this design reviewer, that the submitting design consultant should further refine and develop the design, in the areas identified here in... It is recommended that the revisions be re-submitted prior to final acceptance.'*

On April 30, 2019, this application proceeded to the Design Review Board at which time they passed the following resolution:

Moved by Brian Gillis, RM and seconded by Ken McInnis, RM, that the submitted building design of the proposed five-storey mixed-use development at 80 Grafton Street (PID #340265), be rejected.

At the meeting, the Board noted that the guidelines when doing an infill building is not to try to recreate or give a false sense of history and this design makes it look like it is trying to be an older building. It is trying to give a false sense of history and a significant change or difference in material between lower and upper portion. It then looks like an older building that has two floors added instead of a single construction.

On May 16, 2019, the Design Reviewer, Aaron Stavert submitted his final review (Attachment H). Mr. Stavert stated that *'in response to the Design Review Committee Meeting on April 30, 2019, revised drawings have been submitted and subsequently reviewed with both the architect and city staff. I believe the changes that have been made are significant and the current design satisfies the intent of the design review guidelines and 500 Lot guidelines. I am recommending that the proposed design move forward.'*

Further, *'the architect has revised the design to break-down the overall width of the front façade using masonry pilasters. A vertical proportion, similar to the traditional street pattern is more clearly established. The arch top windows have been replaced with clear punched openings on floors 2 and 3, with masonry elements between the openings. This is in contrast to the more commercial 1st floor. This approach is encouraged in the 500 Lot guidelines and illustrated design manual. The use of Shouldice stone has been limited, and in the opinion of the design reviewer has regained the emphasis of a monolithic masonry building. The architect has worked to achieve unity between the more traditional masonry base and the contemporary top through consistent materials coloring.'*

Finally, the Design Reviewer provides a few additional comments for further consideration:

'I encourage the architect to continue to develop details that are appropriate and sensitive to the area as the construction drawings are developed.'

'It is still the opinion of the design reviewer that the architect and developer should work to making the new landscaped alley to the parking garage as connected to the proposed building as possible. This could be the locating for the public benefit, through sculpture of public art.'

'Architect and Developer to avoid, residential style aluminum and glass guardrail system. – Frameless system would be more appropriate.'

CONCLUSION:

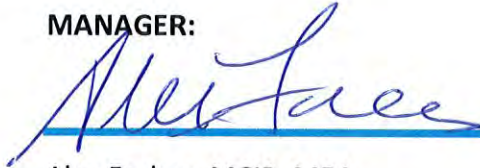
The Planning & Heritage Department recommends that the submitted design be approved.

PRESENTER:



Greg Morrison, MCIP
Planner II

MANAGER:



Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

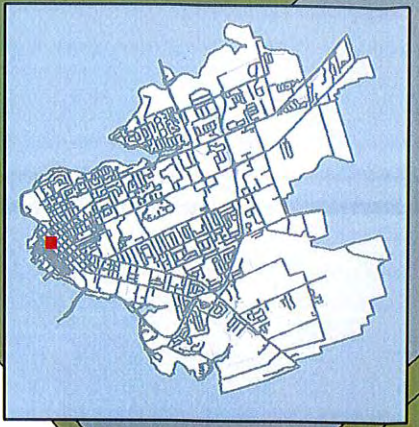
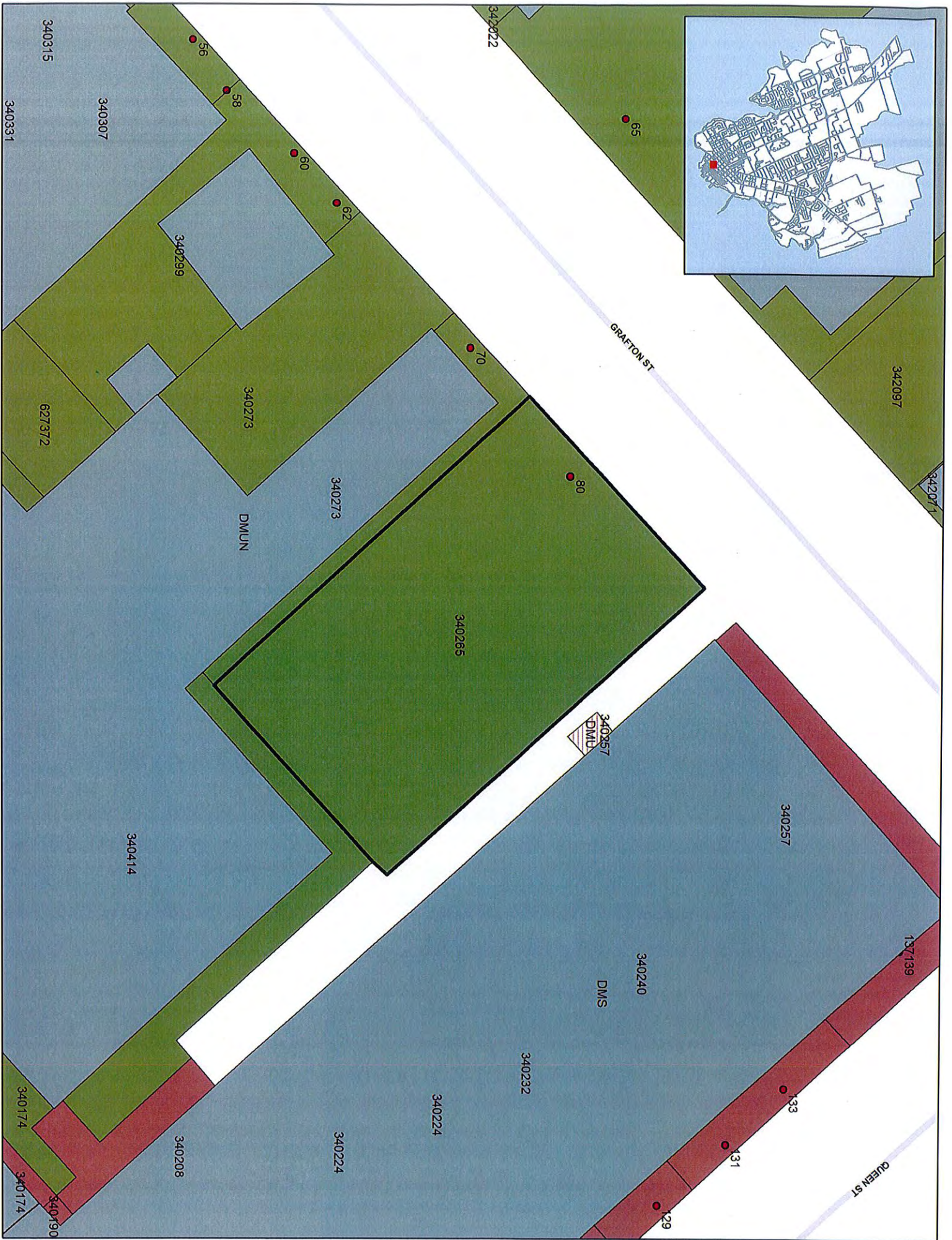
Attachment A

GIS Maps Attached:

1. Zoning Map
2. Aerial Map

Attachment A: GIS Maps
File: PLAN-2019-17-May-6a
80 Grafton Street (PID #340265)
Owner: 1867 Developments Inc.
Applicant: Bill Chandler





GRAFTON ST

QUEEN ST

340315

340331

340307

340299

340273

340273

340265

340257
DMU

340257

340240

DMS

340232

340224

340224

340414

340208

340174

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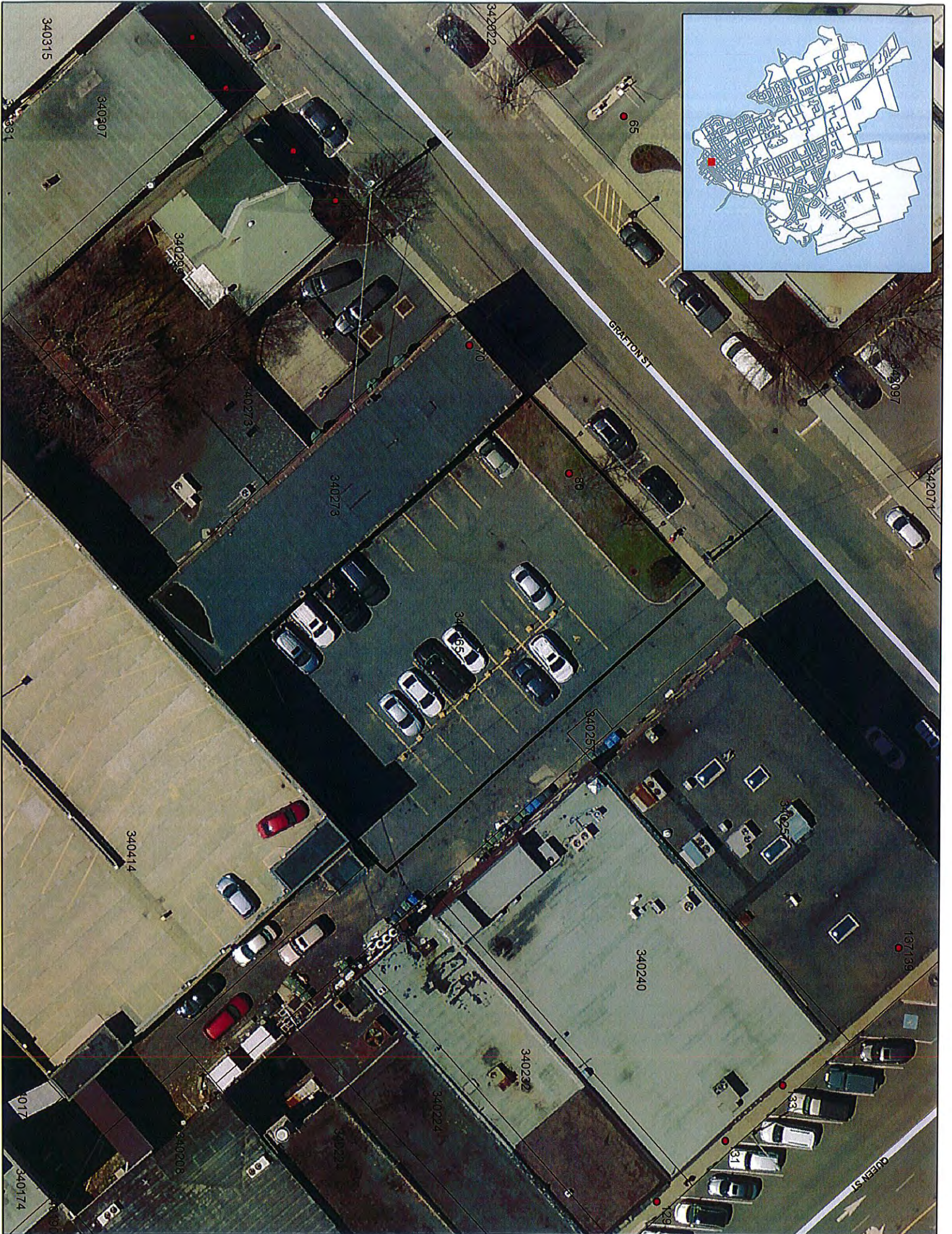
137139

133

131

129

DMUN



Attachment B

Council Resolution Attached:

1. November 13, 2018

Attachment B: Council Resolution

File: PLAN-2019-17-May-6a

80 Grafton Street (PID #340265)

Owner: 1867 Developments Inc.

Applicant: Bill Chandler





CITY OF CHARLOTTETOWN

RESOLUTION

Planning #3

MOTION CARRIED 10-0

MOTION LOST _____

Date: November 13, 2018

Moved by Councillor [Signature] Greg Rivard

Seconded by Councillor [Signature] Terry MacLeod

RESOLVED:

That the request to obtain a site specific exemption of the Downtown Mixed-Use Neighbourhood (DMUN) Zone of the Zoning & Development By-law as it pertains to 80 Grafton Street (PID #340265) in order to construct a five (5) storey mixed-use development and allow the applicant to enter into an agreement with the City to provide fifteen of the required parking spaces off-lot in the Pownal Parkade (100 Pownal Street, PID #340414) for a period of not less than 10 years with the rest of the required parking spaces to be paid through cash-in-lieu (\$6,000 per parking space required), be approved, subject to:

1. Design Review approval; and
2. The signing of a Development Agreement including bonusing agreement and parking requirements.

The site specific exemption also includes the following three (3) variances:

1. Reducing the minimum lot frontage required to be eligible for a bonus height from 98.4 ft to approximately 76.1 ft;
2. Reducing the minimum side yard setback for the fourth and fifth floors of the proposed building to 70 Grafton Street (PID #340273) from 18.0 ft to approximately 14.33 ft; and
3. Reducing the minimum side yard setback for the fourth and fifth floors of the proposed building to 137 Queen Street (PID #340257) from 18.0 ft to approximately 13.0 ft.

Attachment C

First Design Review Submission Attached:

1. Design Brief (2 Pages)
2. Site Plan
3. Elevations (2 Pages)
4. Renderings (5 Pages)

Attachment C: First Design Review Submission

File: PLAN-2019-17-May-6a
80 Grafton Street (PID #340265)

Owner: 1867 Developments Inc.

Applicant: Bill Chandler



80 GRAFTON STREET - DESIGN BRIEF

The property located at 80 Grafton Street is one of the few remaining vacant lots in the central area of downtown Charlottetown. Situated between two designated heritage buildings and backing onto the Pownal Parkade, the site offers the potential for a new building to complete the historic streetscape while providing better access to the Parkade.

The design presented meets the Design Standards for the 500 Lot Area as we will describe below.

The building will be 5 storeys, with the main floor being for commercial or office, the second floor for an office, the third floor being smaller, more affordable apartments, and the top two floors being larger more luxurious apartments.

The building will connect to the Pownal Parkade, where a long term parking agreement has been negotiated to satisfy the City of Charlottetown's parking requirements. Public access to the Parkade will also be moved from the side alley to the new side courtyard to allow a safer, barrier free entry.

Front Facade Height and Width:

The design has the top two floors set back from the primary facade to allow the scale and rhythm of the streetscape to continue. The facade treatment for the lower three floors will wrap around the two sides for a portion of the side facades.

The primary facade is intended to portray the look and feel of traditional commercial buildings in downtown Charlottetown, which were invariably brick, trimmed with stone. The design incorporates traditional red brick, string banding courses of stone, window sills and headers of stone, and quoins on the corners. The ground floor shall have large, storefront type windows, while the second and third floors shall have arched topped windows.

As the building steps back on the top two floors, and moves farther away from the street on the lower three floors, the facade treatment changes to more modern materials of prefinished steel siding, and regular rectangular windows.

Building Materials:

The primary facade will be faced with Shaw Brick, Maritime design, Loyalist colour, trimmed with Shouldice Stone for the horizontal bands, window trims, and corner quoins. The accents in the arched windows will be charcoal coloured EIFS. On the lower floors at the rear of the building, the masonry will be painted concrete block. The prefinished steel siding will be a flat profile with concealed fasteners, in a light grey colour. The balcony railings on the upper floors shall be tempered glass in aluminum supports.

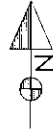
Windows:

The windows on all facades align both vertically and horizontally, and are placed to create a balanced facade. The windows and entry systems shall be aluminum framed with a clear anodized finish.

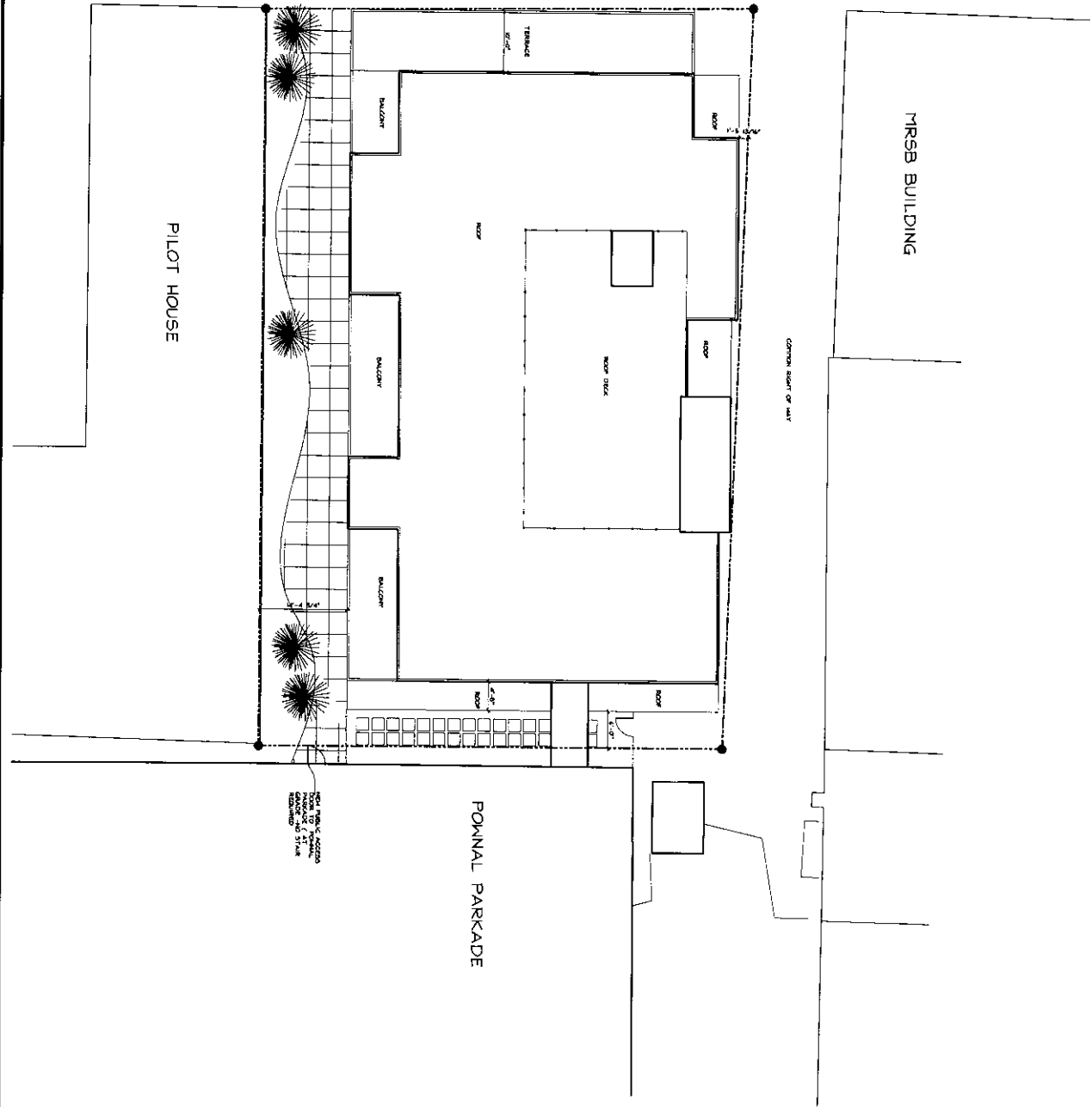
Landscaping:

The fifteen foot wide strip to the west side of the building shall be a “hardscaped” public space, with street lighting, benches, and planters. It is intended that this will provide a new public access point to the Pownal Parkade which will be barrier free. The existing Parkade entrance is from the side alley which is a dark and an unpleasant area of garbage containers, and is only accessible by a few steps.

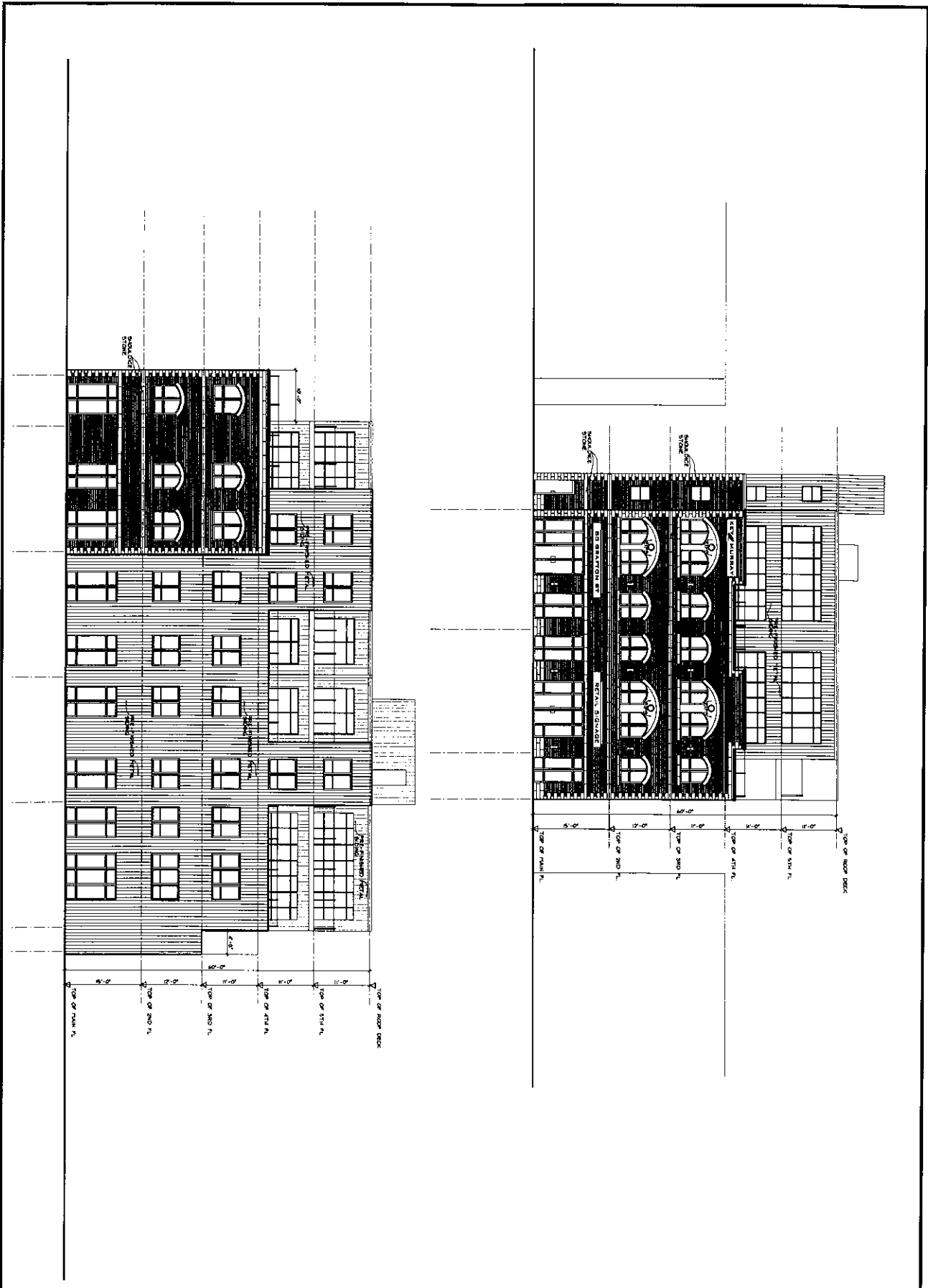
The roof of the building will have a roof deck for use by the residential tenants.



GRAFTON ST



SPI 1	Project GRAFTON ST PROPOSAL	Scale 1/8" = 1'-0"	<p>CHANDLER ARCHITECTURE DESIGN MATTERS</p> <p>87 Queen Street PO Box 180 Cheltenham Prince Edward Island County C5A 7L1 Tel: 833-528-9552 Fax: 833-528-9554 www.chandlerarch.com</p>	All measurements must be checked on site prior to construction or installation. This drawing is the property of Chandler Architecture and shall not be used on other projects or extensions to this project except by agreement in writing from the Architect. This drawing is not to be used for construction unless approved by the Architect.	<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Description	Date									
	No.	Description				Date											
Sheet Title SITE PLAN	Date FEB 25, 2019	Drawn By Design No.															



A8 13	Project	GRAFTON ST PROPOSAL
	Scale	1/8" = 1'-0"
	Date	FEB 13, 2009
	Sheet Title	ELEVATION



CHANDLER ARCHITECTURE
 DESIGN MATTERS
82 Queen Street PO Box 100 Charlottetown
 Prince Edward Island, Canada C1A 2J1
 Tel: 902 424 8866 Fax: 902 568 3234 www.chandlerarchitecture.ca

All measurements must be checked on site prior to construction or installation.

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This drawing is not to be used for construction unless stamped by the Architect.

Rev	Description	Date







80 GRAFTON ST

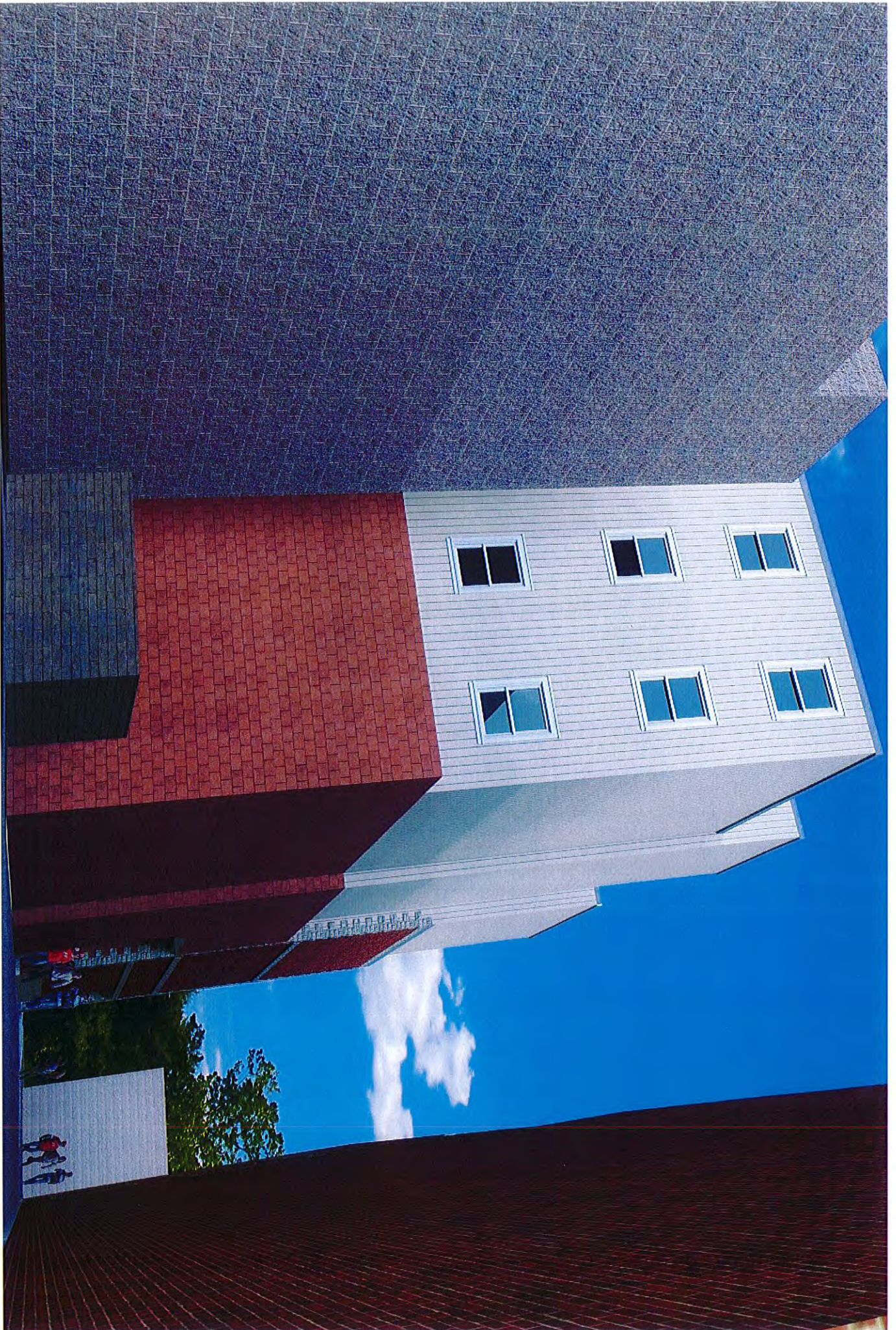
RETAIL SIGNAGE

THE PILOT

WYCOFF HOTEL

1893





Attachment D

Preliminary Design Reviewer Comments Attached:

1. Site Plan
2. Elevations (2 Pages)
3. Rendering

Attachment D: Preliminary Design Reviewer Comments

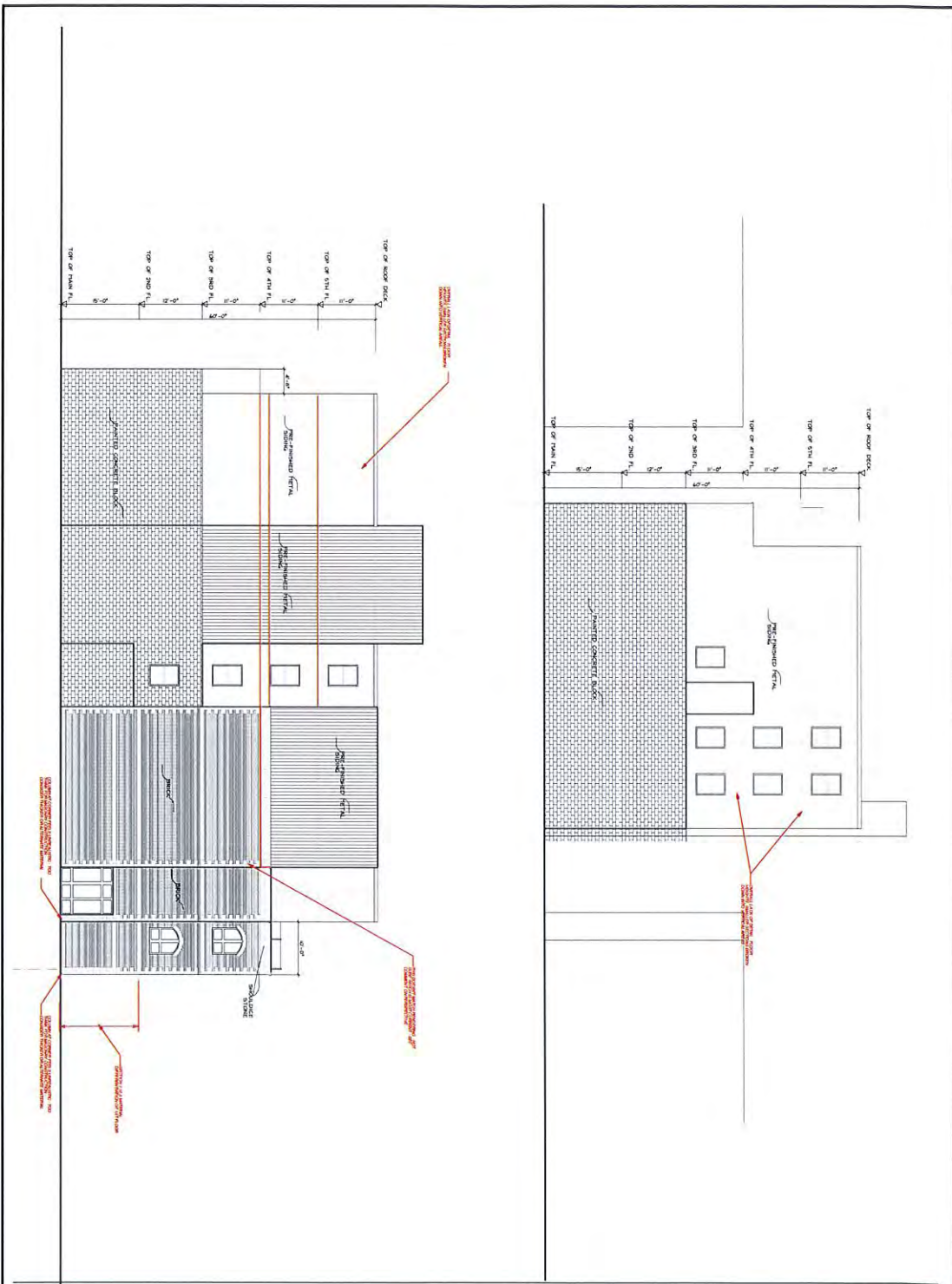
File: PLAN-2019-17-May-6a

80 Grafton Street (PID #340265)

Owner: 1867 Developments Inc.

Applicant: Bill Chandler





A9 13 of 13

Project: **GRAFTON ST PROPOSAL**
 Sheet Title: **ELEVATION**

Scale: 1/8" = 1'-0"
 Date: FEB. 13, 2014
 Dwg No: -
 Des. By: -

CHANDLER ARCHITECTURE
 DESIGN MATTERS
100 Queen Street PO Box 500 Chatham
 North Street West Chatham CA 711
 Tel: 902.439.8855
 Fax: 902.439.8834 www.chandlerarch.ca

All measurements must be checked on site prior to construction or fabrication.
 This drawing is the property of Chandler Architecture and shall not be used on other projects or extensions to this project except by agreement in writing from the Architect.
 This drawing is not to be used for construction unless stamped by the Architect.

Rev.	Description	Date
0		02/02/14
1		
2		
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4		
5		
6		
7		
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10		



RETAIL STORAGE

80 GRAFTON ST

RETAIL STORAGE

THE PILOT HOUSE

RETAIL STORAGE

Attachment E

Second Design Review Submission Attached:

1. Elevation
2. Renderings (2 Pages)

Attachment E: Second Design Review Submission

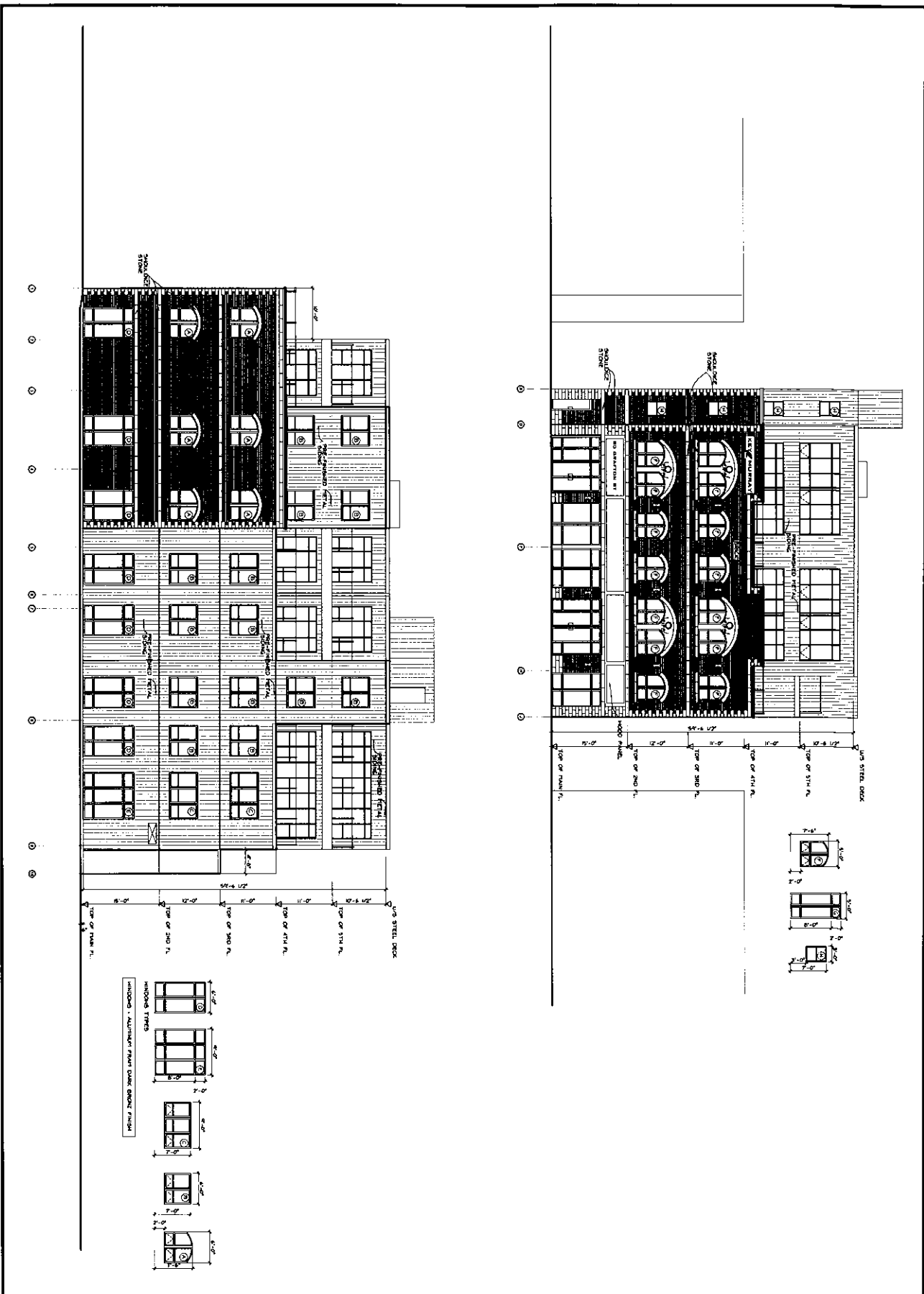
File: PLAN-2019-17-May-6a

80 Grafton Street (PID #340265)

Owner: 1867 Developments Inc.

Applicant: Bill Chandler





A8 14	Project	Scale
	GRAFTON ST PROPOSAL	1/8" = 1'-0"
Sheet Title:	Date	Drawn By:
ELEVATION	MAR 16, 2011	FADI HIRSHI
	Eq. No.	
	M4-K17-080	

CHANDLER ARCHITECTURE DESIGN MATTERS

25 Queen Street TO Box 885 Cornermarket
 1st Floor Etobicoke, Ontario CA 7L5
 Tel: 416.598.8858
 Fax: 416.598.8234 www.chandleradm.ca

All measurements must be checked on site prior to construction or fabrication.

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This drawing is not to be used for construction unless stamped by the Architect.

No.	Description	Date





Attachment F

Design Reviewer Comments Attached:

1. April 29, 2019 (4 Pages)

Attachment F: Design Reviewer Comments

File: PLAN-2019-17-May-6a

80 Grafton Street (PID #340265)

Owner: 1867 Developments Inc.

Applicant: Bill Chandler



collaborative architecture
OPENPRACTICE

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TEL: 902.370.2086
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April 29, 2019

City of Charlottetown
c/o Greg Morrison
PO Box 98, 223 Queen St.
Charlottetown, PE C1A 7K2

Re: Design Review for 80 Grafton St – 5 Storey Mixed Use .

Greg,

Please see enclosed our formal response to the submission as received from Bill Chandler Architects on March 25, 2019 for a new 5 Storey Mixed Use In-Fill Development at 80 Grafton St. Preliminary review and questions were sent back to Bill Chandler & the city on March 29, 2019. There was no further communication between design architect and ourselves until April 23, 2019.

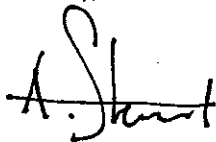
In formulating responses to all design review submission, I am constantly challenging the submission against Section 2.0 Guiding Principles of the 500 Lot Guidelines Document which states.

“The intent is to raise the level of development standards. To put more scrutiny on design excellence. The downtown is a finite resource, in-fills and new development are to proceed with care and diligence.”

All comments are not intended as negative, but critical commentary to raise the level of the built environment in our downtown core.

It is the opinion of this design reviewer, that the submitting design consultant should further refine and develop the design, in the areas identified here in. Design modifications identified are requested so that, in the opinion of the design reviewer, the final building will meet the intent of the 500 Lot guidelines, the Illustrated Design Manual and the zoning by-laws for the Downtown Mixed Use Zone. It is recommended that the revisions be re-submitted prior to final acceptance.

Sincerely,



Aaron Stavert, MRAIC, AAPEI

General Commentary on the Importance of Design:

The architect has selected a route of blending the new development into the existing street context by emulating its surroundings. It is the opinion of the design reviewer that if this is the approach, then the building should be clear in its detailing supporting the tradition load bearing masonry construction. It should be relevant to the 500 Lot area and in accordance with established “orders: and details of that architectural style. **“Section 10 of guiding principals and Section 5.3.1. of the 500 Lot Standards and Guidelines discourages historic mimicry with incorrect or inappropriate detailing.”**

The strong contrasting colour scheme of the shouldice stone and windows de-emphasizes the solidity associated with masonry construction. The window proportions do not reflect load bearing masonry walls. They are too wide and not tall enough. The stucco infill between the windows, is inappropriate. Typically in paired arch-topped windows, there is the masonry opening, and then contained within, is a pair of wood mulled windows. The material and colour located in the masonry opening is consistent.

The location of the development is highly visible and is located near a “key corner” as identified in the 500 lot guidelines. Given the location and size of the in-fill project the building takes on a greater civic responsibility for design excellence. See guiding principals section of 500 lot guidelines. This project has also received a variance to allow for additional stories. It is the opinion of the design reviewer that the building has even further “civic responsibility”

The proposed building is located between (2) heritage designated properties, this further requires design excellence as outlined in section 5.3 of 500 lot guidelines. And section 3.6 of the illustrated design manual.

The fact that the building has been positioned to create a public landscaped area leading toward a new entry to the parking garage, yet the primary entry is located on the opposite side of the building. Second means of egress and main entry all open to the service alley instead of the public landscaped area..

Design Manual Section 3.6 Designated Heritage Resources:

	When located between two building of different heights, the taller cornice height shall prevail.	The proposed design does not meet the intent of this section.
	Maintain Heights and Proportions of the 1 st Storey	The proposed design does not meet the intent of this section.
	Reinforce the prevailing rhythm of heritage buildings – generally narrow vertical Proportion	The proposed design does not meet the intent of this Section. Both the building front width and window proportions.
		Glass Guardrails at upper decks need to be pull back from the front façade.

By-law / Design Submission Review Table.

DMUN Section

Section 29	29.1 Permitted Uses.	The proposed design meets the intent of the by-law.
	29.2 Setbacks and Reg's	It is the understanding of this design reviewer that the project has received variances to address all items in this section.
	29.3 Bonus Height	It is my understanding that the application of the Bonus Height Requirements have not yet been worked out.

Design Standards for the 500 Lot Section 7 – Applicable to this Project:

Section 7.3 Front façade height and width	<p>7.3.1 The primary plane of the front façade shall not appear taller than traditional Buildings on the Street, unless the adjacent Building marks an identifiable transition in Building style and/or land use.</p> <p>7.3.2 Building elements that are taller than the primary plane of the front façade shall be designed to contrast that of the lower levels in materials and/or design.</p> <p>7.3.4 For Larger wider buildings, vertical subdivisions or bays in the façade at a width consistent with the street.</p>	<p>The building primary façade is taller than both adjacent neighbours.</p> <p>The architect has made a strong change in appearance to the upper (2) Floors of the building. Steel Cladding, is proposed. However there is very little detailing presented. The design needs more refinement and detailing. There is no expression of floor plates, or cornices.</p> <p>The current design does not break the façade down into smaller subdivisions.</p>
Section 7.4 Building Materials	<p>The Front and Flankage facades shall carry a consistent type and quality of materials. Where a Side Yard Setback is greater than 3 m (9.8 ft), the Side facade shall also carry a consistent material. This clause also applies to the rear façade on a Corner Lot when the Rear Yard is greater than 3 m (9.8 ft).</p> <p>7.4.4 Metal Siding Using Exposed Fasteners is not allowed.</p>	<p>The architect has revised the drawings to further extend the masonry construction down the public walk-way. It doesn't fully match the word of the by-laws, however with limited view down this walk-way, I believe the revision meets the intent.</p> <p>Confirm that final material detailing has not exposed fasteners.</p>

Section 7.5 Windows	All Sections	The proportion and detailing of the windows are not well aligned with the style of the building. Arch top windows – the mainstyle on the primary façade are not continued on the step-backed portion of the street façade (A8 Elevation)
Section 7.6 Roof	All Sections	The current design meets the intent of this section.
Section 7.7	All Sections	At this level of development - The current design meets the intent of this section. – Review final location of plumbing stacks, HRV and exhaust fan locations during design development.
Section 7.9	7.9.1 A Landscaped Area shall be provided between the sidewalk and the front façade of the Building, where appropriate for a continuous streetscape.	Not Applicable
Section 7.12 Storefronts	7.12.1 – 7.12.3	The revised drawing has increased the amount of glass on the storefront. However there a lot of inconsistencies in column widths. Windows are returned at entries, but masonry is left between the windows, emphasizing the thinness of the brick veneer. Section 7.12.3 requests an identifiable transition between ground floor and upper floors. The pilot house has a clear example of material differentiation and window size changes from reference.

Attachment G

Third Design Review Submission Attached:

1. Elevation
2. Rendering

Attachment G: Third Design Review Submission

File: PLAN-2019-17-May-6a

80 Grafton Street (PID #340265)

Owner: 1867 Developments Inc.

Applicant: Bill Chandler



41'-6"

SHOULDER
STONE

SHOULDER
STONE

80 GRAFTON ST

KEY
MURRAY

SIGNAGE

A

D

F

H

J

59'-6 1/2"

15'-0"

12'-0"

11'-0"

11'-0"

10'-6 1/2"

TOP OF MAIL

TOP OF 2ND

TOP OF 3RD

TOP OF 4TH

TOP OF 5TH

V/S STEEL

A2

Project :

80GRAFTON-

Scale

3/32"=1'-0"

Date

07-05-2019

Sheet Title :

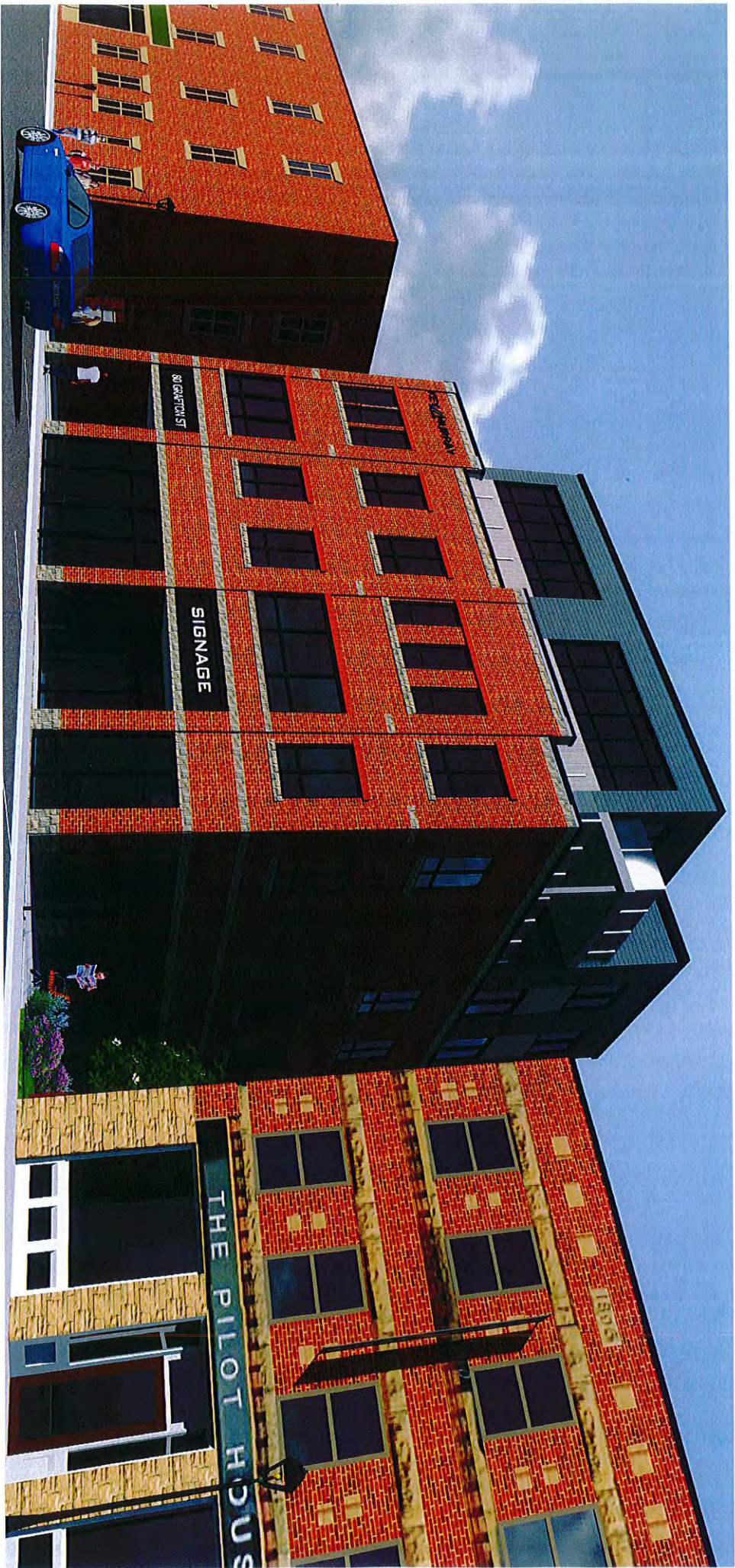
ELEVATION
op 1

Drn BY

Dwg No.

X of

Rev	Description	Date
1	-	00/00/00



Attachment H

Design Reviewer Comments Attached:

1. May 16, 2019 (4 Pages)

Attachment H: Design Reviewer Comments

File: PLAN-2019-17-May-6a

80 Grafton Street (PID #340265)

Owner: 1867 Developments Inc.

Applicant: Bill Chandler



May 16, 2019 (Revised Comments)

City of Charlottetown
c/o Greg Morrison
PO Box 98, 223 Queen St.
Charlottetown, PE C1A 7K2

Re: Design Review for 80 Grafton St – 5 Storey Mixed Use .

Greg,

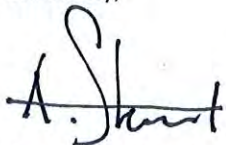
Please see enclosed our formal response to the submission as received from Bill Chandler Architects on March 25, 2019 for a new 5 Storey Mixed Use In-Fill Development at 80 Grafton St. Preliminary review and questions were sent back to Bill Chandler & the city on March 29, 2019. There was no further communication between design architect and ourselves until April 23, 2019. [In response to the Design Review Committee Meeting on April 30, 2019, revised drawings have been submitted and subsequently reviewed with both the architect and city staff. I believe the changes that have been made are significant and the current design satisfies the intent of the design review guidelines and 500 Lot guidelines. I am recommending that the proposed design move forward.](#)

In formulating responses to all design review submission, I am constantly challenging the submission against Section 2.0 Guiding Principles of the 500 Lot Guidelines Document which states.

"The intent is to raise the level of development standards. To put more scrutiny on design excellence. The downtown is a finite resource, in-fills and new development are to proceed with care and diligence."

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General Commentary on the Importance of Design:

The architect has selected a route of blending the new development into the existing street context by emulating its surroundings. It is the opinion of the design reviewer that if this is the approach, then the building should be clear in its detailing supporting the tradition load bearing masonry construction. It should be relevant to the 500 Lot area and in accordance with established “orders: and details of that architectural style. **“Section 10 of guiding principles and Section 5.3.1. of the 500 Lot Standards and Guidelines discourages historic mimicry with incorrect or inappropriate detailing.”**

The architect has revised the design to break-down the overall width of the front façade using masonry pilasters. A vertical proportion, similar to the traditional street pattern is more clearly established. The arch top windows have been replaced with clear punched openings on floors 2 and 3, with masonry elements between the openings. This is in contrast to the more commercial 1st floor. This approach is encouraged in the 500 Lot guidelines and illustrated design manual. The use of Shouldice stone has been limited, and in the opinion of the design reviewer has regained the emphasis of a monolithic masonry building. The architect has worked to achieve unity between the more traditional masonry base and the contemporary top through consistent materials coloring.

The location of the development is highly visible and is located near a "key corner" as identified in the 500 lot guidelines. Given the location and size of the in-fill project the building takes on a greater civic responsibility for design excellence. I encourage the architect to continue to develop details that are appropriate and sensitive to the area as the construction drawings are developed. It is my current understanding that the developers are continuing to work with the City in defining the bonus height public benefit.

The proposed building is located between (2) heritage designated properties, this further requires design excellence as outlined in section 5.3 of 500 lot guidelines. And section 3.6 of the illustrated design manual.

It is still the opinion of the design reviewer that the architect and developer should work to making the new landscaped alley to the parking garage as connected to the proposed building as possible. This could be the locating for the public benefit, through sculpture of public art.

Design Manual Section 3.6 Designated Heritage Resources:

	When located between two building of different heights, the taller cornice height shall prevail.	The submitting architect has clarified heights of existing buildings and the proposed building is very closely related to the existing MRSB.
	Maintain Heights and Proportions of the 1 st Storey	Proportions have been revised. – This meets the intent of the by-laws.
	Reinforce the prevailing rhythm of heritage buildings – generally narrow vertical Proportion	Integrated Pilasters and more consistency in material has improved the façade. Meets the intent.

		Glass Guardrails at upper decks need to be pull back from the front façade. – Architect and Developer to avoid, residential style aluminum and glass guardrail system. – Frameless system would be more appropriate.
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By-law / Design Submission Review Table.

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Section 7.4 Building Materials	The Front and Flankage facades shall carry a consistent type and quality of materials. Where a Side Yard Setback is greater than 3 m (9.8 ft), the Side facade shall also carry a consistent material. This clause also applies to the rear façade on a Corner Lot when	The architect has revised the drawings to further extend the masonry construction down the public walk-way. It doesn't fully match the word of the by-laws, however with limited view down this walk-way, I believe the revision meets the intent.

	<p>the Rear Yard is greater than 3 m (9.8 ft).</p> <p>7.4.4 Metal Siding Using Exposed Fasteners is not allowed.</p>	<p>Confirm that final material detailing has not exposed fasteners.</p>
Section 7.5 Windows	All Sections	The proposed design has been revised to meet the intent of these sections.
Section 7.6 Roof	All Sections	The current design meets the intent of this section.
Section 7.7	All Sections	At this level of development - The current design meets the intent of this section. – Review final location of plumbing stacks, HRV and exhaust fan locations during design development.
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Section 7.12 Storefronts	7.12.1 – 7.12.3	The proposed design has been revised to meet the intent of these sections.