



**DESIGN REVIEW BOARD AGENDA
NOTICE OF MEETING**

*Monday, November 25, 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 Monday, November 25, 2019
- 4. Adoption of Minutes** - Minutes of Design Review Meeting on Monday, November 18, 2019
- 5. Business arising from Minutes**
- 6. Report:**
 - a. 165 Prince Street (PID #342600) Robert
Request to construct two (2) additional stories on the existing building consisting of sixty (60) suites for a hostel and office/commercial uses on the ground floor located in the Downtown Main Street (DMS) Zone.
 - b. 6 Prince Street (PID #739128) Greg
Request for an addition and new entrance to Visitor Information Centre for Founder's Hall
- 7. Introduction of New Business**
- 8. Adjournment**

**PLANNING AND HERITAGE COMMITTEE – DESIGN REVIEW BOARD MINUTES
MONDAY, NOVEMBER 18, 2019 12:00PM
PARKDALE ROOM, CITY HALL**

<u>Included</u>	Mayor Philip Brown	Sharon Larter, RM
	Councillor Greg Rivard, Chair	Brian Gillis, RM
	Councillor Bob Doiron	Alex Forbes, PHM
	Councillor Julie McCabe	Todd Saunders, HO
	Greg Munn, RM	Robert Stavert, TA
	Kenneth McInnis, RM	
	Kris Fournier, RM	
<u>Regrets</u>	Deputy Mayor Jason Coady, Vice-Chair	Ellen Ganga, IA/AA

1. Call to Order

Councillor Greg Rivard called the meeting to order at 12:01 pm.

2. Declaration of Conflicts

Councillor Greg Rivard asked if there are any other conflicts. Greg Munn, RM, declared conflict for Item #3, 184 Beach Grove Road.

3. Approval of Agenda

Moved by Kenneth McInnis, RM, and seconded by Greg Munn, RM, that the agenda for Monday, November 18, 2019, be approved.

CARRIED

4. Adoption of Minutes

Moved by Kenneth McInnis, RM, and seconded by Greg Munn, RM, that the minutes of the Thursday, October 10, 2019 meeting, be approved.

CARRIED

5. Business arising from Minutes

There was no business arising from the minutes.

6. 265 King Street (PID # 337592)

This is a request to construct a fourplex in the Downtown Neighbourhood (DN) Zone. Robert Zilke, PII, presented the application. See attached report.

The property is currently vacant and the applicant is proposing to construct a 4-unit dwelling. The applicant initially submitted the proposed design but made some revisions as a result of the comments from the design reviewer. Councillor Rivard asked if this is the corner lot along Weymouth and King Street and Mr. Zilke responded that it is an interior lot towards the end of King Street. Mr. McInnis asked if it was where the little white house originally existed and Mr. Zilke confirmed that the house was demolished and the lots were consolidated in order to be able to construct the proposed fourplex.

Mayor Brown asked if there is any flooding protection in place for this proposed development. Mr. Zilke responded that it is on a slab and will be raised two feet. Mr. Munn also asked if there was any review made on the demolition of the existing property since it is an older and significant house. Staff and other board members clarified that Mr. Munn was looking at a

different property and Mr. Zilke also confirmed that the property is not a designated heritage resource.

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

Moved by Kenneth McInnis, RM, and seconded by Brian Gillis, RM, that the request to approve the proposed design to construct a fourplex at 265 King Street (PID #337592), be approved.

**CARRIED
(7-0)**

7. Pioneer Ave (PID #442400)

This is a request to construct a 32-unit apartment as an affordable housing development for seniors located in the Medium Density Residential (R-3) Zone located at Pioneer Ave (PID #442400). Robert Zilke, PII, presented the application. See attached report.

Since the proposed development is an affordable housing project, it is required to undergo design review. The applicant submitted a design for the proposed three-storey, 32-unit apartment dwelling. The proposed design is similar to what has been constructed in Summerside and they would like to adopt the same design here. Robert Matthews, design reviewer for this application, provided comments and recommendations to the design. Staff recommended that the proposed design submitted be rejected and sent back to incorporate the Design Reviewer's comments and recommendations.

Councillor Rivard asked what would be the expenses associated with the changes and is there a timeline to have this application approved. David Lopes, applicant, responded that they intended to begin construction last month. Mr. Lopes also commented that he does not agree with the reviewer's comments and requested if he could respond to address these concerns. Mr. Lopes felt that this is a much better building design than the adjacent building. Landscape buffers are in place and these buffers included oak trees and pine trees along Pioneer Ave to mitigate any massing of the project. These features would add character to the path and buffers to the adjacent homes. The goal is to pull the mass and scaling of the building down and the additional vertical elements would make the building look taller. The designer also recommended for a larger canopy but did not look at the floor plan of the building. The building would have sunrooms and apartments above it. Putting a larger canopy would block the units and the outdoor patio. For the mission style trusses to be added, it will require more maintenance over time and may become nesting spots for birds. Finally, incorporating these changes will incur more costs and more delays. Mr. Lopes requested that the board approve this application as it is and he believed that this is a good project.

Mayor Brown asked if the property will be laid out in an East-West or North-South direction. Mr. Lopes responded to explain the location of the building in configured in an East-West direction.

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

Moved by Kenneth McInnis, RM, and seconded by Sharon Larter, RM, that the request to approve the proposed design of the 32-unit apartment affordable housing development located at Pioneer Ave (PID #442400), be approved.

**CARRIED
(7-0)**

8. 184 Beach Grove Road (PID #1000744)

Gregg Munn declared conflict and has stepped out for this meeting.

This is a request for an affordable housing development consisting of a group home and three (3) apartment units for affordable housing located at 184 Beach Grove Road (PID #1000744). Robert Zilke, PII, presented the application. See attached report.

This proposed affordable housing project is located along Beach Grove Road where most of the properties surrounding it is owned by the province and zoned Institutional. There are no residential uses adjacent to it.

Councillor Rivard commented that he would certainly welcome this type of development in his ward. Mr. Forbes also added that with regards to affordable housing projects, the intent is to ensure that any affordable housing project is not a substandard design and a design that would create pushback from the residents.

Robert Haggis asked if it would make sense for the application be reviewed by the design review board only and not have to go to a professional design reviewer to review the application. Mr. Forbes responded that the board makes a recommendation back to staff. Staff looks at the Bylaw requirements and the board provides comments and recommendations to staff.

Mr. McInnis clarified where the exact location of the proposed building is and Councillor Rivard that it will be near the Beach Grove Home.

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

Moved by Mayor Philip Brown and seconded by Brian Gillis, RM, that the request to approve the proposed design for an affordable housing development consisting of a grouped home and three (3) apartment units for affordable housing at 184 Beach Grove Road (PID #1000744), be approved.

**CARRIED
(6-0)**

9. New Business

There were no new businesses discussed.

Design Review Board


November 18, 2019

Page 4 of 4

10. Adjournment

Moved by Kenneth McInnis, RM, and seconded by Greg Munn, RM, that the meeting be adjourned. The meeting was adjourned at 12:27 p.m.

Councillor Greg Rivard, Chair

TITLE: <p style="text-align: center;">DESIGN REVIEW FILE: PLAN-2019-25-NOVEMBER- 6A 165 PRINCE STREET (PID #342600) OWNER: STEVE CARYI</p>		 CHARLOTTETOWN
MEETING DATE: November 25, 2019		Page 1 of 3
DEPARTMENT: Planning & Heritage	ATTACHMENTS: <ul style="list-style-type: none"> A. Design Review Submission B. Design Reviewer Comments C. Design Review Revised Submission 	
SITE INFORMATION: Context: Commercial Building in the 500 Lot Area Ward No: 1 – Queens Square Existing Land Use: Commercial Office (Guardian Newspaper Office) Official Plan: Downtown Main Street Zoning: Downtown Main Street (DMS) Zone		

RECOMMENDATION:

The Planning & Heritage Department encourages the Design Review Board to approve the submitted design for the proposed addition at 165 Prince Street (PID #342600).

BACKGROUND:

Request

The property owner, Steve Caryi, has submitted a design proposal for a two-storey addition with each floor resulting in a net increase of 421.8 sq m (approximately 4540 sq ft) for a total of 443.6 sq m (approximately 9080 sq ft) located at 165 Prince Street (PID #342600). The proposal is to renovate the first floor into multiple commercial units and the two storey additions will contain sixty (60) bachelor suites for a hostel. Design Review applies to this proposal as per Section 3.14.1 (b) which states: *An increase in Gross Floor Area by 20 sq. m (215 sq ft) requires design review.*

Development Context

The subject property currently contains the offices for the Guardian newspaper. The property is not a Designated Heritage Resource but is located in the Downtown Main Street (DMS) Zone of the 500 Lot Area.

Property History

A Building & Development Permit was issued on October 19, 2006 for interior renovations to the Guardian office. The applicant submitted a Building & Development Permit application on October 08, 2019 for 'new retail uses on the main level, commercial space on the second level and two new additions of student residential uses on the proposed third and fourth levels.' Since the initial application has been made and due to the proposed configuration of the residential levels the owner has changed their application to a hostel.

The submitted plans were sent to the Design Reviewer, Peter Fellows, on October 28, 2019 to provide some preliminary comments as to if he felt if the changes to the façade on the first level and the design of the two additional storeys were generally in keeping with the 500 Lot Design Standards and Guidelines.

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

As per Section 3.14.1.b. the design review process applies to an increase in an existing building's footprint or gross floor area by 20 sq m (215 sq ft) or more, excluding residential properties with less than four (4) dwelling units. 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 November 15, 2019, Mr. Fellows indicated in his analysis that:

I have reviewed the drawings of this proposed addition with respect to the 500 Lot Design Standards and Guidelines. It would be our recommendation that the second floor windows should be reconfigured into equal panels to maintain the lower storey pattern. To incorporate wider fenestration will result in better rhythm of the upper storeys. We would suggest the exposed metal fasteners be concealed to yield a more pleasing look.

It is therefore our recommendation that subject to some minor tweaks, this project is worthy of moving forward.

The analysis was sent back to the applicant and the proposed changes were made and revised elevations have been submitted (Attachment C).

In conclusion, Mr. Fellows recommended that the project be allowed to proceed.

CONCLUSION:

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

PRESENTER:



Robert Zilke, MCIP
Planner II

MANAGER:



Alex Forbes, FCIP, MBA
Manager of Planning & Heritage

Attachment A -1



SKETCH VIEW



David F. Garnett - Architects
 1533 BARRINGTON STREET
 HALTSA, FLORIDA 32117
 E-mail: david.garnett@architects.symbaloka.com
 TEL: (407) 480-2255

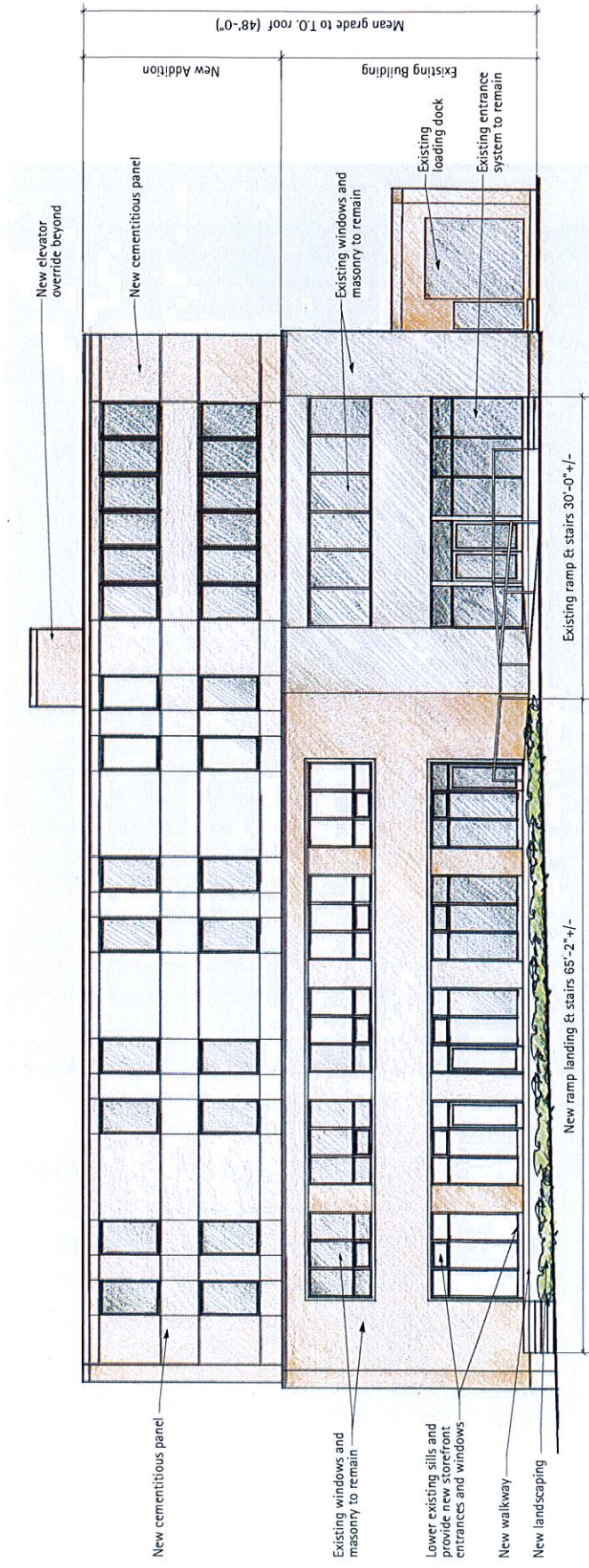
STRUCTURAL ENGINEERING
 BARR STRUCTURAL ENGINEERING
 902-425-3321
 Mechanical ENGINEERING
 902-883-3382
 Electrical ENGINEERING
 BEAM ENGINEERING
 902-883-3382

PROJECT TITLE
 GUARDIAN BUILDING RENOVATION
 105 PRINCE STREET
 CHARLESTON, SC

SCALE
 AS NOTED
 PROJECT NUMBER

DATE ISSUED
 OCT. 24, 2019
 DRAWN FOR
 BUILDING PERMIT
 DESIGN REVIEW
 NUMBER

Attachment A -2



EAST ELEVATION



ARCHITECT
 David F. Garnett • Architects
 1533 Barrington Street
 Hallux, Nova Scotia B3J 1Z6
 E-mail: dgarnett@architects-symposium.ca
 Tel: (902) 483-3322
 Fax: (902) 483-3322

STRUCTURAL
 Structural
BAR STRUCTURAL ENGINEERING
 902-429-3321
 Mechanical
BEAM ENGINEERING
 902-343-3302
 Electrical
BEAM ENGINEERING
 902-343-3302

CLIENT
 RSL Holdings Ltd
 1533 BARRINGTON STREET
 HALLUX, NOVA SCOTIA

PROJECT TITLE
 GUARDIAN BUILDING RENOVATION
 105 PRINCE STREET
 CHARLOTTETOWN, PEI

SHEET TITLE
 EAST ELEVATION

SCALE
 AS NOTED

PROJECT NUMBER
 2019-001

DATE PLOTTED
 OCT. 24, 2019

ISSUED FOR
 BUILDING PERMIT
 DESIGN REVIEW

DESIGNED BY
 dg

CHECKED BY
 dg

Attachment B -1

FELLOWS & COMPANY LIMITED

5-169 Dundonald St. E3B 1W7

T: 506.462.6140

F: 506.462.6141

E: fellows@nb.aibn.com

Peter Fellows, B.Arch., AANB

November 15, 2019

FCL Project 1047

City of Charlottetown
PO Box 98, 233 Queen Street
Charlottetown, PEI
C1A 7K2

Attn: Robert Zilke, MCIP

Dear: Sir

**Re: Design Review The Guardian Building Renovation
165 Prince Street Charlottetown**

I have completed my review of the above referenced project, as submitted by David F. Garrett Architects: Drawing 1 of 2 and 2 of 2 (perspective & Prince Street Elevation)

My comments are based upon the latest City of Charlottetown "Zoning & Development By-Law 2018-11 as amended August 20, 2019

- Sections
- 4- General Provisions for Building and Structures
 - 5- General Provision for Land Use
 - 6- General Provision for Lots & Site Design
 - 7- Design Standards for the 500 Lot Area
 - 30- Downtown Main Street-DMS

In addition, I reviewed the Ten Guiding Principles found in the 500 Lot Area Development Standards & Design Guidelines. I also have talked directly to the Architect to obtain better understanding of the building and its materials.

Section 4

This structure is an existing –non-heritage building currently two stories in building height with two additional floors being contemplated. As such, it appears to meet the requirements of this section for those topics which are applicable.

Section 5

The revised structure with its two floors of housing, appears to comply with Section 5.4.

Section 6

Other than any possible traffic studies, this existing structure with its intended addition meets the requirements of this section.

Section 7

This Section is the only one upon which I will comment in detail. The front façade of the existing building is a nice mix of brick and stone with a pleasant rhythm of triple windows. With the first floor becoming retail/ personal service type of space it would appear that the proposed doors are very narrow! If this is the case, the three equal panel punched openings will have to be modified to suit a wider door. We would suggest that this would

Attachment B -2

look best if the two outside panels flanked a narrower middle section. This, in our opinion would be also pleasing to the eye. In doing this it would be our recommendation that the second floor windows should also be reconfigured into a similar pattern. With these first two floors now having wider fenestration, it will result in a better match to the new floors which have two wide top windows flanking a narrower strip between them. Currently these top floor windows are a bit out of rhythm, and the above would help.

Also, adding a low awning vent to these top windows would seem to us to be advantageous not only to the look but the occupants.

We like the small setback of the new floors and the glazing above the main entry being carried through to the upper floors.

With respect to the cementitious panels proposed, we see that the perspective drawing adds additional horizontal lines that do not appear on drawing 2. It is our opinion that the extra horizontal joints are appropriate and yields a more pleasing look. We caution that some panel systems have exposed fasteners, and some have concealed ones. Based on the City's dislike for metal siding with exposed fasteners, we would suggest the concealed method might be the preference.

Section 30

The proposed structure of four storeys is under the allowable maximum of 49.2 feet in height so it complies. Looking at the massing of the two flanking buildings, adding two floors to this structure should not detract from the streetscape.

Conclusion

It is therefore our recommendation that subject to some minor tweaks, this project is worthy of moving forward.

Yours truly,



Peter Fellows, B.Arch., AANB

Attachment C-1



SKETCH VIEW



ARCHITECTS:
 David F. Garret • Architects
 1010 E. Joppa Road, Suite 201
 Baltimore, MD 21286
 E-mail: david.garret@dfgarret.com
 Phone: (410) 487-2255
 Fax: (410) 487-2255

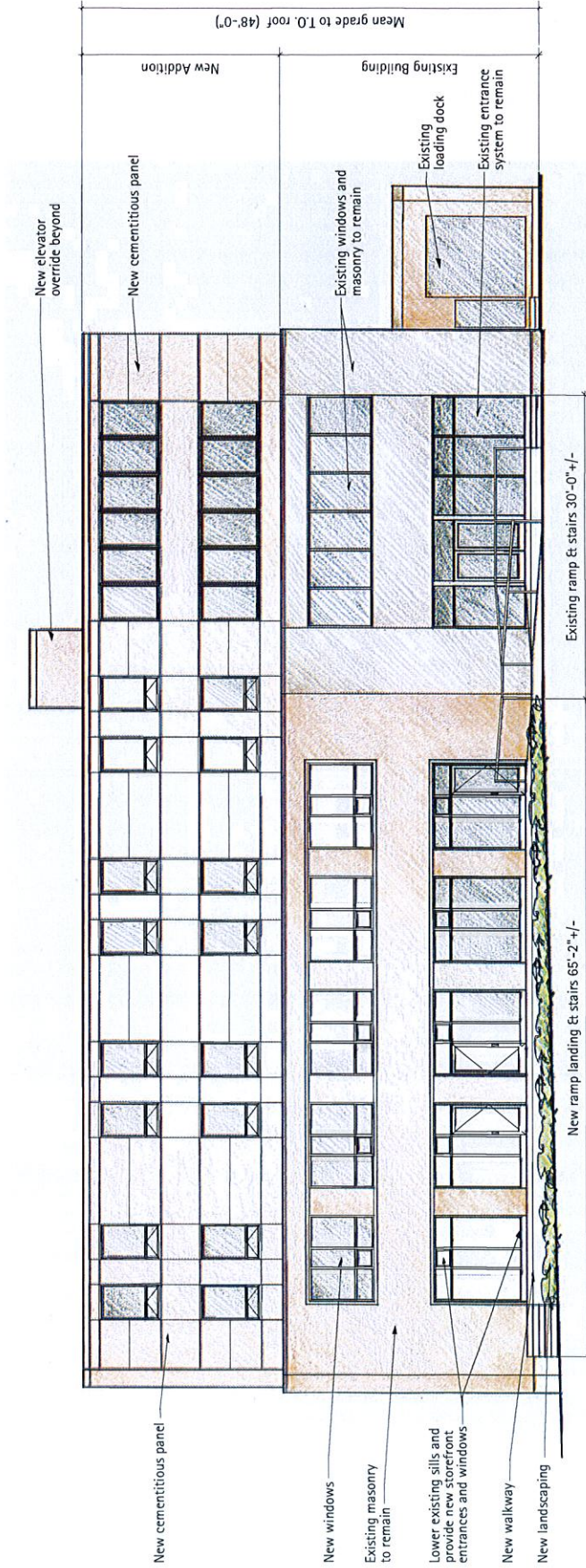
PROFESSIONAL ENGINEERS:
 Barry Structural Engineering
 902-429-3321
 Mechanical
 902-483-3332
 Electrical
 BEANI ENGINEERING
 902-606-3392

OWNER:
 BSI Holdings, LLC
 1339 BARRINGTON STREET
 HAITHE, MD 21084
PROJECT TITLE:
 GUARDIAN BUILDING RENOVATION
 185 PRINCE STREET
 CHARLESTOWN, PA

SCALE:
 AS NOTED
PROJECT NUMBER:
 185 PRINCE STREET
DATE:
 04/11/19
CHECKED BY:
 DJG

DATE PLOTTED:
 NOV 21, 2019
DESIGNED FOR:
 BUILDING PERMIT
 DESIGN REVIEW
PROJECT NUMBER:
 185 PRINCE STREET

Attachment C-2



EAST ELEVATION



ARCHITECT:
 David F. Garnett • Architects
 1533 BARRINGTON STREET
 HALLS, VA 23060
 E-mail: david.garnett@dfgarchitects.com
 Tel: (802) 430-2525

PROFESSIONALS:
Structural:
 BMR STRUCTURAL ENGINEERING
 502-429-3321
 Madison, VA
Mechanical:
 BMR MECHANICAL ENGINEERING
 502-430-5382
Electrical:
 BMR ELECTRICAL ENGINEERING
 502-430-5382

OWNER:
 BSI Holdings, LLC
 1533 BARRINGTON Street
 Halls, Nova Scotia
PROJECT TITLE:
 SUPREMACY BUILDING RENOVATION
DESIGNER OF RECORD:
 CHARLESTON, P.I.

SHEET TITLE:
 EAST ELEVATION
SCALE:
 AS NOTED
PROJECT NUMBER:
 [Blank]

DATE PLOTTED:
 NOV 21, 2019
PROJECT:
 BUILDING PERMIT
 DESIGN REVIEW
DRAWN BY:
 [Blank]
CHECKED BY:
 [Blank]

TITLE: DESIGN REVIEW FILE: PLAN-2019-25-NOVEMBER- 6B 6 PRINCE STREET (PID #739128) OWNER: CHARLOTTETOWN HARBOUR AUTHORITY		
MEETING DATE: November 25, 2019		Page 1 of 5
DEPARTMENT: Planning & Heritage	ATTACHMENTS: A. Design Review Submission B. Design Reviewer Comments	
SITE INFORMATION: Context: Commercial Building in the 500 Lot Area Ward No: 1 – Queens Square Existing Land Use: Founders’ Food Hall & Market / Founders’ Hall Visitor Information Centre Official Plan: Waterfront Zoning: Waterfront (WF) Zone		
PREVIOUS APPLICATIONS: Building & Development Permit issued on November 5, 2019 for Phase I - Foundation Permit only.		

RECOMMENDATION:

The Planning & Heritage Department encourages the Design Review Board to approve the submitted design for the proposed addition at 6 Prince Street (PID #739128).

BACKGROUND:

Request

The property owner, Charlottetown Harbour Authority, has submitted a design for the proposed addition (approximately 700 sq ft) at 6 Prince Street (PID #739128).

Development Context

The subject property currently contains the Founders’ Food Hall & Market as well as the Founders’ Hall Visitor Information Centre. The property is not a Designated Heritage Resource but is located in the Waterfront (WF) Zone of the 500 Lot Area.

Property History

A Building & Development Permit was issued on April 24, 2019 for Phase II renovations to Founders' Food Hall & Market. An Occupancy Permit was then issued on August 30, 2019 and as such, conforms to the uses of the WF Zone.

The applicants submitted a Building & Development Permit application on October 17, 2019 for a *'small addition complete with new entrance to existing Visitor Information Centre (VIC) Space.'*

The submitted plans were sent to the Design Reviewer, Peter Fellows, on October 31, 2019 to provide some preliminary comments as to if he felt that this addition would generally be in keeping with the 500 Lot Design Standards and Guidelines and if the City is in a position to issue a foundation permit prior to completing the Design Review process (i.e., footprint only likely would not be required to change).

On November 1, 2019, Mr. Fellows indicated that:

I have reviewed the drawings of this proposed addition as submitted by SableArc Studios with respect to the 500 Lot Design Standards and Guidelines.

At this time I see no reason from a design appearance stance that would cause any change to the foundations. My comments (to follow) will only be with respect to the elevational treatment; therefore, issuing a phased building permit will not impact anything we might recommend.

A Building & Development Permit was then issued on November 5, 2019 for Phase I – Foundation Permit only.

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

As per Section 3.14.1.b. the design review process applies to an increase in an existing building's footprint or gross floor area by 20 sq m (215 sq ft) or more, excluding residential properties with less than four (4) dwelling units. 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, Peter Fellows submitted his formal review (Attachment B).

Section 7.5 of the Zoning & Development By-law provides the following regulations:

- 7.5.1 *The Front and Flankage facades shall carry a consistent style and material of windows. Where a Side Yard Setback is greater than 3 m (9.8 ft), the Side façade shall also carry a consistent style and material of windows. This clause also applies to the rear façade on a Corner Lot when the Rear Yard is greater than 3 m (9.8 ft).*

- 7.5.2 *The placement and coordination of windows and doors shall create a balanced facade.*
- 7.5.3 *Windows on all facades shall vertically and horizontally align with each other and other features of the Structure, when architecturally appropriate for the design of the Building.*
- 7.5.4 *Sliding (patio-style) doors shall not be permitted on the Front or Flankage side of the Building.*
- 7.5.5 *For Additions to, or for a Renovation to an existing Structure with:*
- a. *Windows with simulated divided lights with a spacer bar, new windows shall also have simulated divided lights with a spacer bar.*
 - b. *Single or double hung windows, new windows shall also be single or double hung.*

That being said, Mr. Fellows indicated that *the new windows, while not in the original style, are meant to be as invisible as possible so that the original walls behind them may be appreciated with minimal obstruction. In this case, noncompliance with this aspect is the proper thing to do.*

Mr. Fellows went on to explain that:

- *Although Founders Hall is not technically a heritage structure, this small transparent infill addition will not destroy the view of the old walls behind.*
- *The walkability on Prince Street is improved with the new transparent entry.*
- *The addition maintains existing street patterns.*
- *It maintains the scale of the original structure.*
- *It reflects the current Architectural design elements yet yields to the original design elements. It is a good example of reinforcement of an existing urban structure.*

In conclusion, Mr. Fellows recommended that the project be allowed to proceed.

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

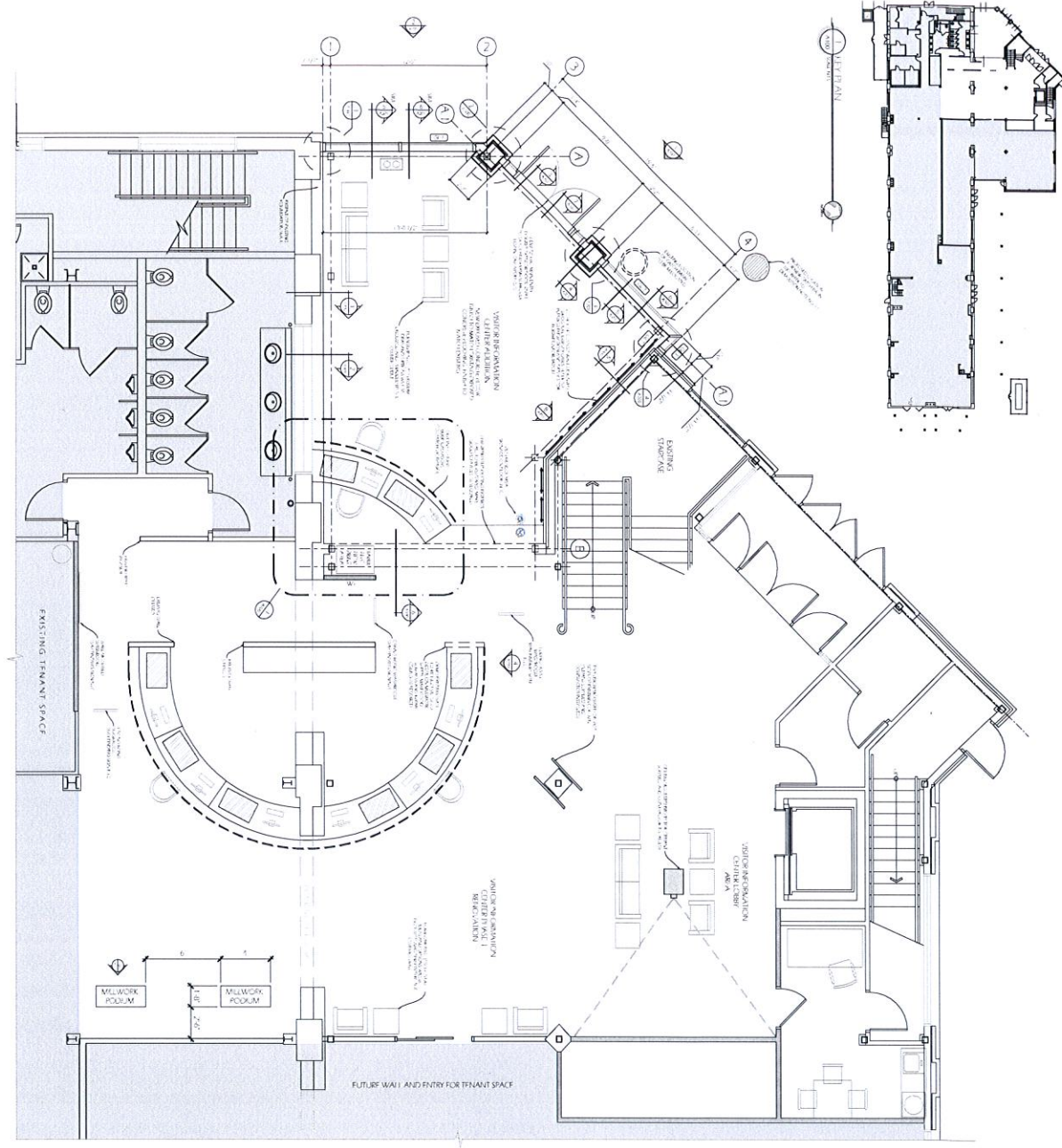
FOUNDERS HALL VISITOR INFORMATION CENTRE



LIST OF DRAWINGS

STRUCTURAL DRAWINGS	ARCHITECTURAL DRAWINGS	MECHANICAL DRAWINGS	ELECTRICAL DRAWINGS
S1 FOUNDATION PLAN SECTIONS & DETAILS	A100 MAIN FLOOR PLAN ADDITION	M101 MECHANICAL LAYOUTS	E100 SPECIFICATIONS AND LEGEND
S2 ROOF FRAMING PLAN SECTIONS & DETAILS	A101 SECOND FLOOR PLAN & RCP		E101 VCL LIGHTING PLANS
	A200 ELEVATION & WINDOW/DOOR INFORMATION		E102 VCL POWER & SYSTEM PLANS
	A300 WALL SECTIONS & DETAILS		E103 EXTERIOR LIGHTING PLANS
	A400 WINDOW SECTIONS & DETAILS		E104 LIGHTING ELEVATIONS
	A700 INFORMATION DESK MILLWORK		
	A701 INFORMATION DESK MILLWORK		

<p>Project Name: Founders Hall - VIC Addition -</p> <p>Location: Prince Street, Charlottetown, Prince Edward Island</p>		<p>ARCHITECTURE + SUSTAINABLE DESIGN</p> <p>SableARC STUDIOS</p> <p>43 Ave Blvd, Charlottetown PE C1A 1M1 866.883.6171 info@sablearc.com www.sablearc.com</p>		<p>CONSULTING ENGINEER</p>	
<p>Sheet Title: Cover</p> <p>Page: Page</p>				<p>Project No: 1959</p> <p>Scale: As Shown</p> <p>Drawn by: A3</p> <p>Checked by: A3</p> <p>Date: 1959</p>	
<p>Project No: A000</p>		<p>Project No: A000</p>		<p>Project No: A000</p>	



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE BRITISH COLUMBIA BUILDING CODE (BCBC).

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AND SERVICES AT ALL TIMES.

4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

7. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORK SITE AT ALL TIMES.

8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL WASTE AND DEBRIS.

10. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT AND LOCAL AUTHORITY.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

12. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL RECORDS OF THE PROJECT.

14. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.

16. ALL WORK SHALL BE COMPLETED TO THE HIGHEST QUALITY STANDARDS.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS.

18. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL RECORDS OF THE PROJECT.

20. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT AND LOCAL AUTHORITY.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

22. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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A100

Scale: As Shown

Drawn By: F.V.

Project No: 1959

Client: Founders Hall

Project: Main Floor Plan Addition

Founders Hall - VIC Addition -

Prince Street
Charlottetown, Prince Edward Island

ARCHITECTURE + SUSTAINABLE DESIGN

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info@sablearc.com www.sablearc.com

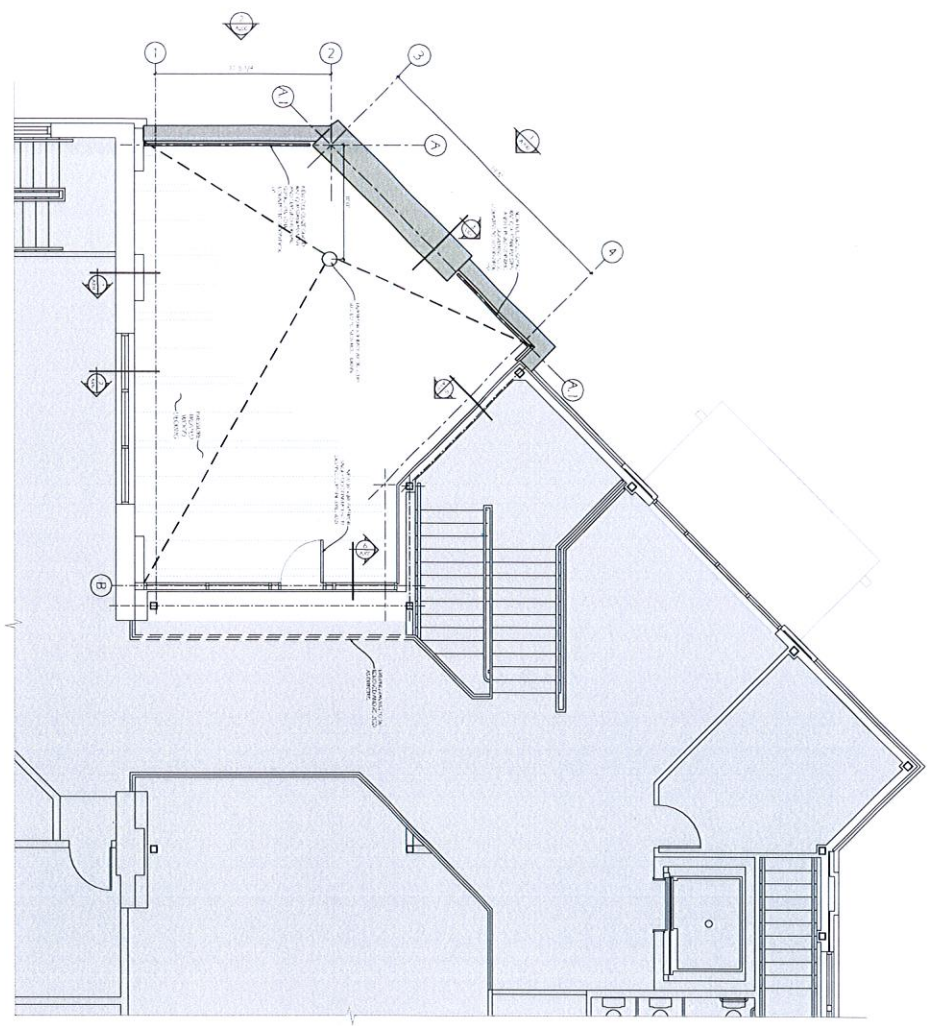
Professional Engineer

Engineering & Construction

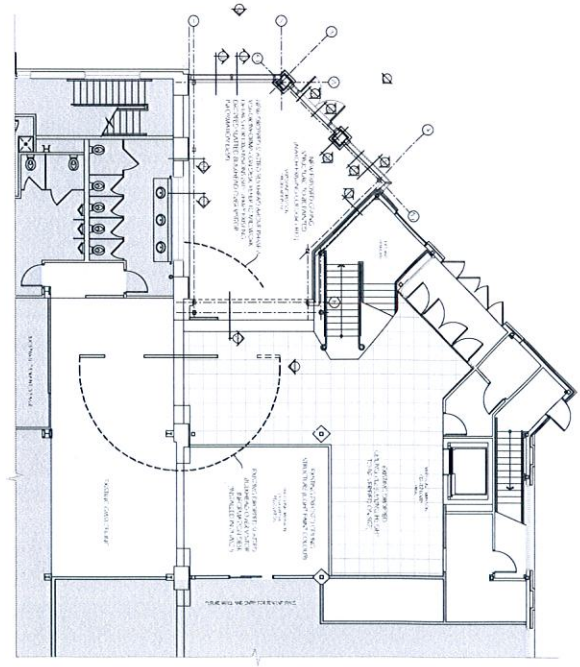
1000 University Avenue, Charlottetown, PE C1A 1N1

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1 SECOND FLOOR PLAN, V&E



2 MAIN FLOOR PLAN, R&P



A101

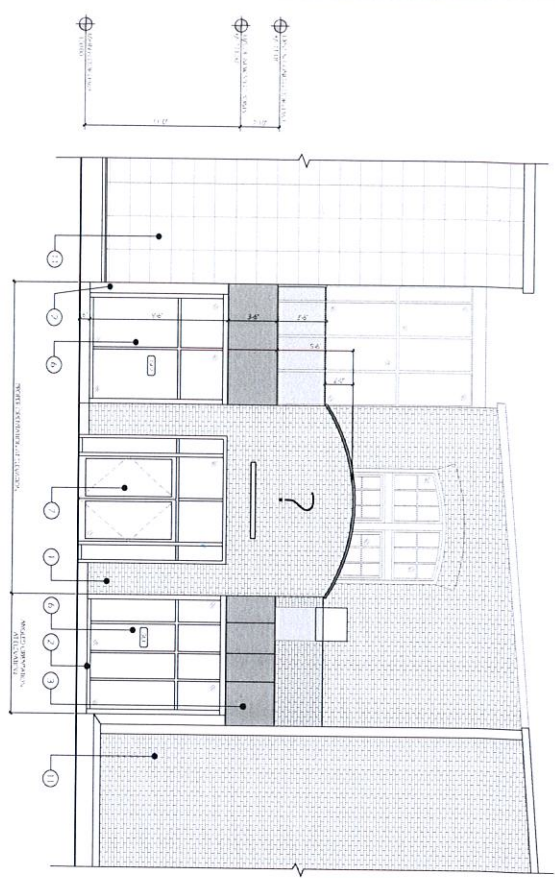
Project No: 1959
 Drawing: FV
 Scale: As Noted
 Date: 20/10/2014
 Project Name: Founders Hall - VIC Addition -

Founders Hall - VIC Addition -
 Prince Street
 Charlestown, Prince Edward Island

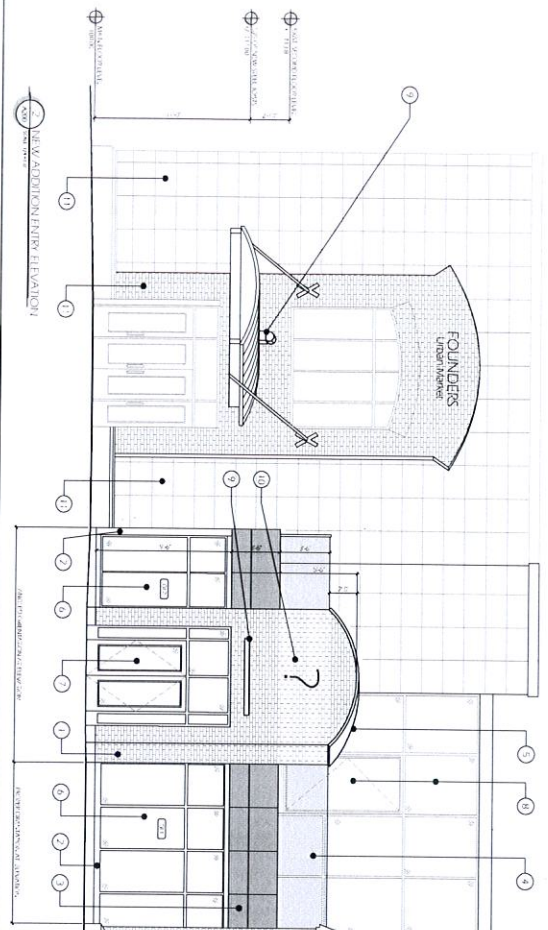
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 43 New Street, Charlottetown PE C1A 1M1 - NSI 413.5214
 #sablearc @sablearc.com www.sablearc.com

Professional seal of the Architectural Association of Prince Edward Island (AAPEI) for SableARC Studios.

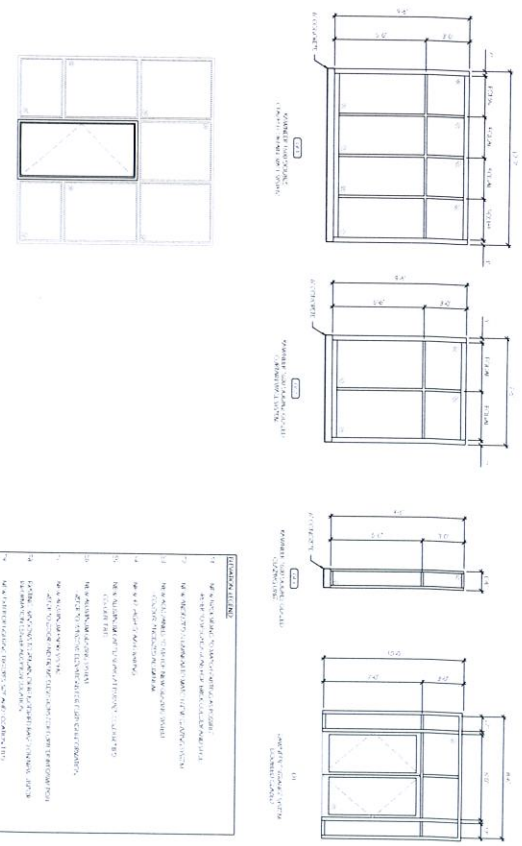
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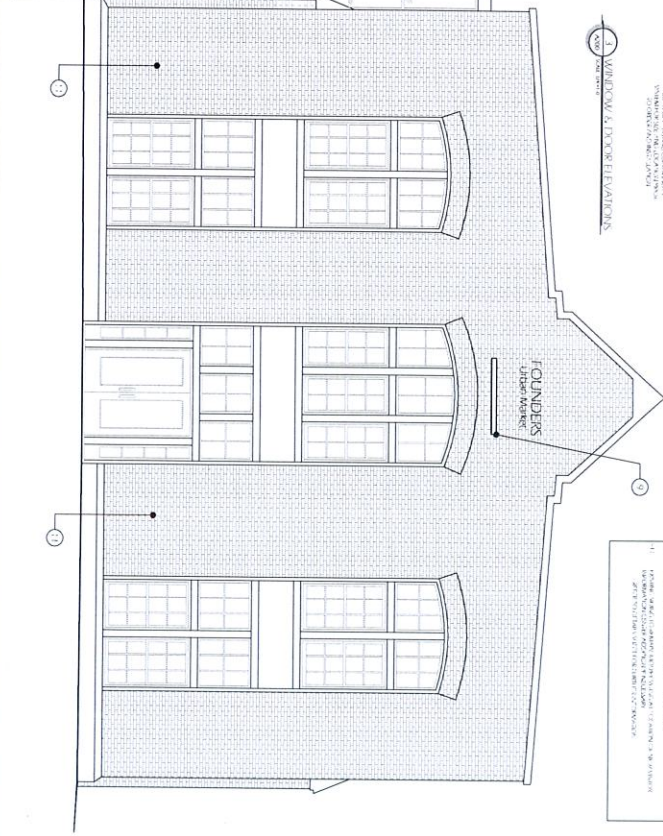
NEW ADDITION ENTRY ELEVATION



NEW ADDITION ENTRY ELEVATION



WINDOW & DOOR ELEVATIONS



LEGEND

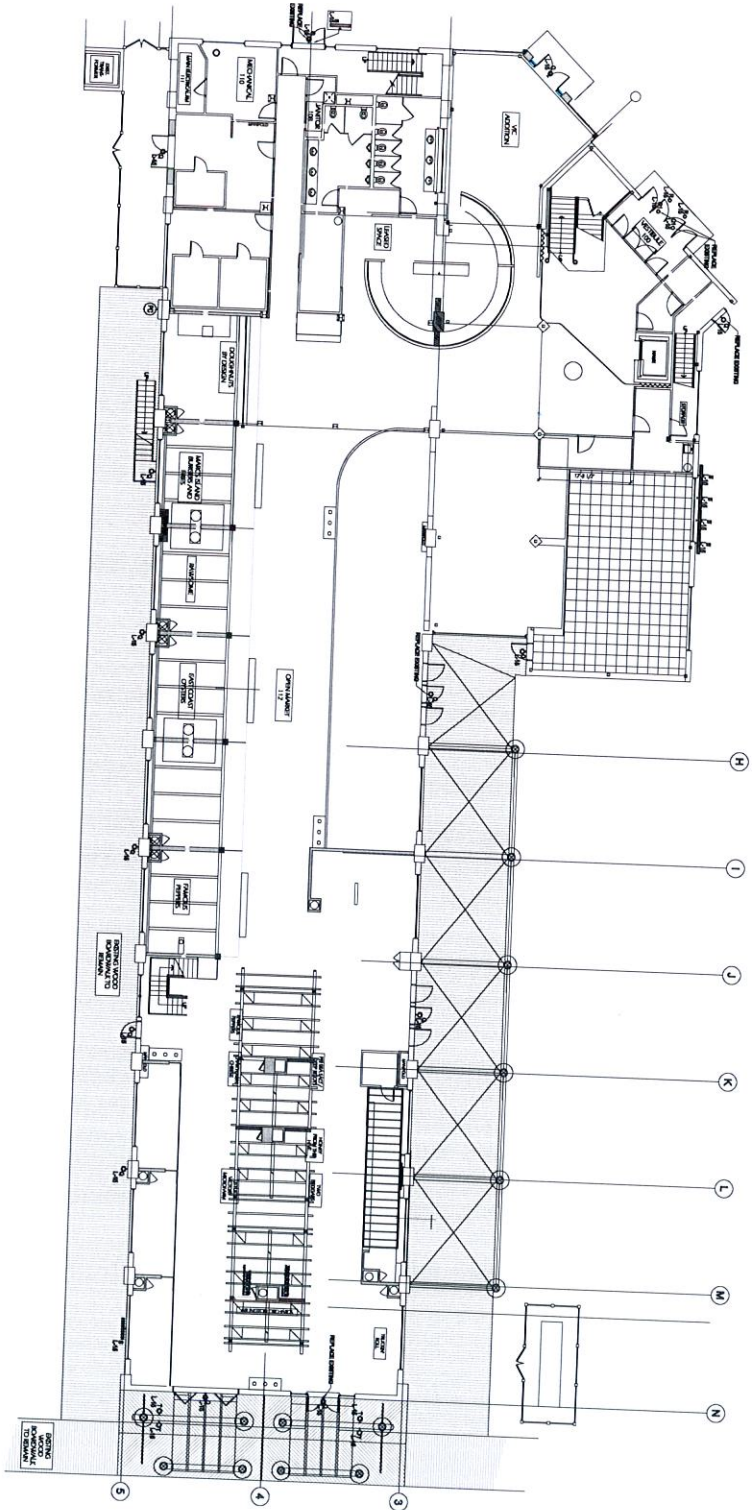
1. BRICK
2. BRICK
3. BRICK
4. BRICK
5. BRICK
6. BRICK
7. BRICK
8. BRICK
9. BRICK
10. BRICK
11. BRICK

Project Title
Elevation & Window/Door Information
 Date: 2018-08-08
 Scale: As Noted
 Designer: FVA
 Project No: 1999

Founders Hall - VIC Addition -
 Prince Street
 Charlottetown, Prince Edward Island

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Professional seal and logo for SableARC Studios, including the name of the architect and the date of the drawing.



1.0 EXTERIOR LIGHTING

2.0 EXTERIOR LIGHTING CONTROL DETAIL



NOTES

1. REFER TO NUMBER OF INDICATED SYMBOLS FROM CONTROL SYMBOLS FOR LIGHTING AND WIRE

E-103

Sheet Title
Exterior Lighting Plan

Scale: 1/4" = 1'-0"

Drawn By: SCW

Project No: 19-060

Founders Hall - VIC Addition -
 Prince Street
 Charlottetown, Prince Edward Island

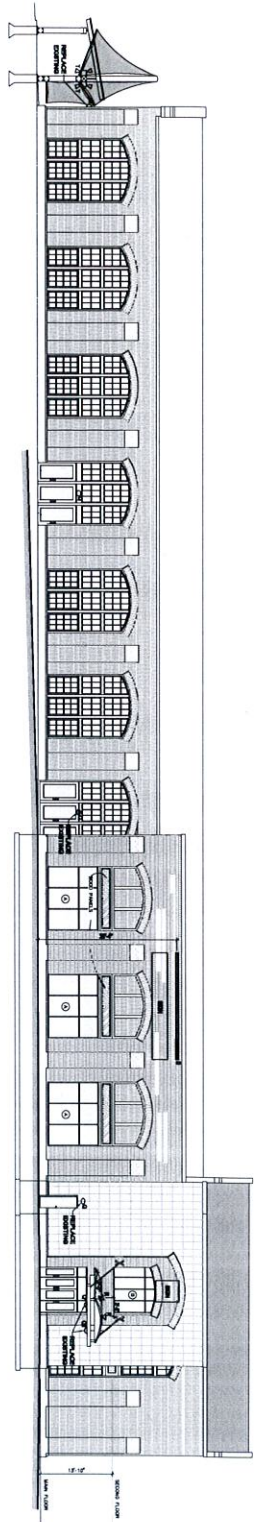
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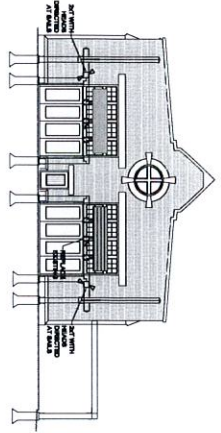


I have designed this project with regard to the provisions of the Professional Engineers Act and the regulations made thereunder. I am a duly licensed Professional Engineer in the Province of Prince Edward Island and I am duly registered with the Engineering Council of Prince Edward Island.

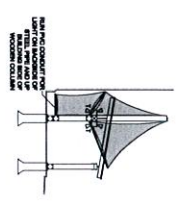
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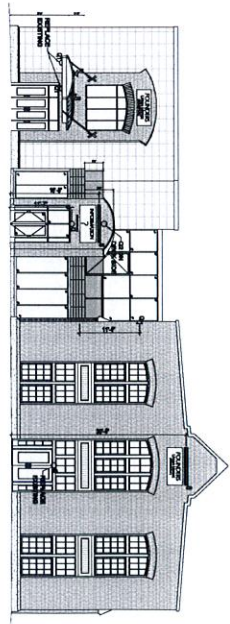
1 NORTH ELEVATION LIGHTING



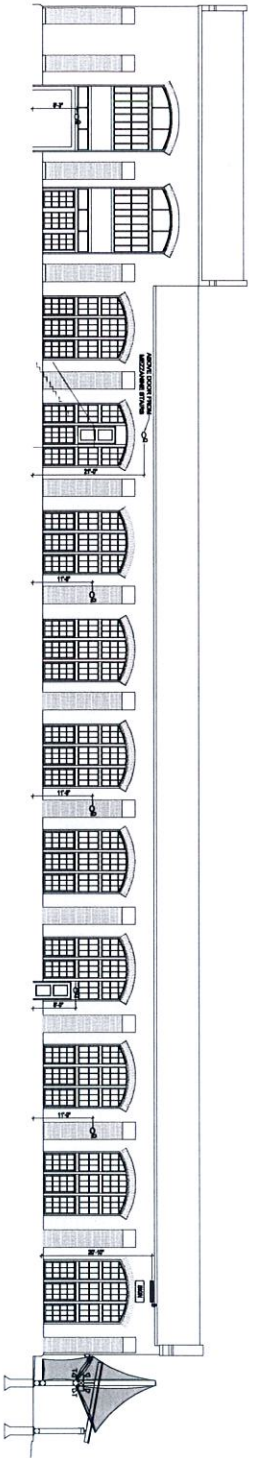
2 EAST ELEVATION LIGHTING



3 SAIL ELEVATION LIGHTING

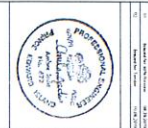


4 WEST ELEVATION LIGHTING



5 SOUTH ELEVATION LIGHTING

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Consulting Engineer

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STUDIOS

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 709-224-2200

Founders Hall - VIC Addition -

Prince Street
 Charlottetown, Prince Edward Island

Street View
 Lighting
 Elevations

Scale: AS NOTED

Drawn by: SCW

Project No: 19-050

E-104

ATTACHMENT B

FELLOWS & COMPANY LIMITED

5-169 Dundonald St. E3B 1W7

T: 506.462.6140

F: 506.462.6141

E: fellows@nb.aibn.com

Peter Fellows, B.Arch., AANB

November 20, 2019

FCL Project 1045

City of Charlottetown
PO Box 98, 233 Queen Street
Charlottetown, PEI
C1A 7K2

Attn: Greg Morrison, MCIP

Dear: Sir

**Re: Design Review Founder's Hall Visitor Information Centre Addition
6 Prince Street Charlottetown**

I have completed my review of the above referenced project, as submitted by SableArc Studios: Drawings as follows

- A000 -Cover age (Perspective)
- A100 -Main Floor Plan Addition
- A101 -Second Floor Plan & RCP
- A200 -Elevation & Window/Door Information
- E-103 -Exterior Lighting Plan
- E-104 -Lighting Elevations

My comments are based upon the latest City of Charlottetown "Zoning & Development By-Law 2018-11 as amended August 20, 2019

- Sections -4- General Provisions for Building and Structures
- 5- General Provision for Land Use
- 6- General Provision for Lots & Site Design
- 7- Design Standards for the 500 Lot Area
- 33- Waterfront zone (WF)

In addition, I reviewed the Ten Guiding Principles found in the 500 Lot Area Development Standards & Design Guidelines

Section 4

This structure is an existing non-heritage building currently two stories in building height with a small 665 sf infill addition being contemplated. As such, it appears to meet the requirements of this section for those topics which are applicable.

Section 5

The infill structure with its single floor and roof top deck is not in violation of anything in this section.

Section 6

As there was no overall site plan presented and the addition is an infill between two wings; we assume the city Planning Department has no issue with this section.

Section 7

The new windows, while not in the original style, are meant to be as invisible as possible so that the original walls behind them may be appreciated with minimal obstruction. In this case, noncompliance with this aspect is the proper thing to do.

Section 33

This project is among the allowable uses for Walkable Streets. It does not require any adjustment to the existing front yard setback or any of the other regulations. No bonus height is required; therefore, this addition complies with this zoning section.

Design Standards for the 500 Lot Area -Guiding Principles

- Although Founders Hall is not technically a heritage structure, this small transparent infill addition will not destroy the view of the old walls behind.
- The walkability on Prince Street is improved with the new transparent entry.
- The addition maintains existing street patterns.
- It maintains the scale of the original structure.
- It reflects the current Architectural design elements yet yields to the original design elements. It is a good example of reinforcement of an existing urban structure.

Conclusion

It is therefore our recommendation that the project as submitted by SableArc Studios be allowed to proceed.

Yours truly,



Peter Fellows, B.Arch., AANB