



Letters Received from  
April 20, 2021 to April 26, 2021 (10:00am)

199 Grafton Street (PID #342790)

/efc Apr-26-2021

## Catane, Ellen

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**From:** Planning Department  
**Sent:** Wednesday, April 21, 2021 3:32 PM  
**To:** Terry Mckenna; Planning Department  
**Subject:** RE:

Ok, I will forward to the Development Officer.

Thanks.

Rob

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**From:** Terry Mckenna [mailto:[terrymckenna@sterns.ca](mailto:terrymckenna@sterns.ca)]  
**Sent:** April 21, 2021 3:26 PM  
**To:** Planning Department <[planning@charlottetown.ca](mailto:planning@charlottetown.ca)>  
**Subject:** RE:

PID #342790

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**From:** Planning Department <[planning@charlottetown.ca](mailto:planning@charlottetown.ca)>  
**Sent:** Wednesday, April 21, 2021 3:19 PM  
**To:** Terry Mckenna <[terrymckenna@sterns.ca](mailto:terrymckenna@sterns.ca)>; Planning Department <[planning@charlottetown.ca](mailto:planning@charlottetown.ca)>  
**Subject:** RE:

Good afternoon Terry,

Would you be able to indicate which property this is for so I can be sure to add it to the correct file?

Thanks.

Rob

**Robert Stavert**  
**Technical Assistant**

**City of Charlottetown**  
70 Kent Street  
Charlottetown, Prince Edward Island  
Canada, C1A 1M9  
Office: 902-629-4158  
Fax: 902-629-4156

[rstavert@charlottetown.ca](mailto:rstavert@charlottetown.ca)  
[www.charlottetown.ca](http://www.charlottetown.ca)



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**From:** Terry McKenna [<mailto:terrymckenna@sterns.ca>]  
**Sent:** April 21, 2021 3:12 PM  
**To:** Planning Department <[planning@charlottetown.ca](mailto:planning@charlottetown.ca)>  
**Subject:**

To whom it may concern

I am the property owner of TPM Holdings Inc and have reviewed the proposed variances and have no issues with any !

Looks like a great development for the site .

Regards

Terry

Thank You ~

Terry McKenna

Owner/Operator

Sterns Ltd

P.O. Box 638

Charlottetown PEI C1A 7L3

phone: 902-892-6501

cell: 902-628-9422

email: [terrymckenna@sterns.ca](mailto:terrymckenna@sterns.ca)

## Catane, Ellen

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**From:** Planning Department  
**Sent:** Friday, April 23, 2021 8:21 AM  
**To:** Robert McSweeney; Planning Department; Thompson, Laurel  
**Cc:** Forbes, Alex  
**Subject:** RE: 199 Grafton Street comments

Hello Robert,  
Good day! This is to acknowledge receipt of your email and your inputs will be forwarded to our Development Officer.

Best Regards,  
Ellen

**Ellen Faye Catane**  
**Intake Officer/Administrative Assistant**

**City of Charlottetown – Planning & Heritage Department**  
70 Kent Street  
Charlottetown, Prince Edward Island  
Canada, C1A 1M9  
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[ecatane@charlottetown.ca](mailto:ecatane@charlottetown.ca)  
[www.charlottetown.ca](http://www.charlottetown.ca)



**From:** Robert McSweeney <bwmcsweeney@gmail.com>  
**Sent:** Thursday, April 22, 2021 6:02 PM  
**To:** Planning Department <planning@charlottetown.ca>  
**Subject:** 199 Grafton Street comments

Dear Charlottetown Planning and Heritage Committee

I write to address the requests for variances on 199 Grafton Street. Myself and my husband reside on 85 Hillsborough St and are writing to support the requests for variances on 199 Grafton Street. I believe that this project is an incredible edition to the downtown Charlottetown ecosystem. This project will help to increase the density of downtown along with removing an unsightly parking lot and hiding the parking from view. The area of 199 Grafton I believe is a perfect example of an area in downtown Charlottetown in need of improvement and it will help to bring increased population density which in turn helps to support local businesses and services that are available downtown.

I hope the city of Charlottetown can appreciate the importance of increasing the density of downtown not just for the benefit of downtown residents but to the improvement of all of Charlottetown. The housing crisis of course is an important factor to consider which this building helps to address but also increasing density of the Charlottetown area helps to reduce the need for cars and large suburban developments that go against the City of Charlottetown's goals to reduce carbon emissions.

I again would like to reiterate my support for these variances and hope the City of Charlottetown and council approve them in the future

Thank you

Robert McSweeney

85 Hillsborough Street  
Charlottetown PE  
C1A 4W5

## Catane, Ellen

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**From:** Planning Department  
**Sent:** Friday, April 23, 2021 8:25 AM  
**To:** bernadette rowe; Planning Department; Thompson, Laurel  
**Cc:** Forbes, Alex  
**Subject:** RE: 199 Grafton St. PD#342790

Hi Bernadette,

Good day! This is to acknowledge receipt of your email and your inputs will be forwarded to our Development Officer.

Best Regards,  
Ellen

**Ellen Faye Catane**  
**Intake Officer/Administrative Assistant**

**City of Charlottetown – Planning & Heritage Department**

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[ecatane@charlottetown.ca](mailto:ecatane@charlottetown.ca)  
[www.charlottetown.ca](http://www.charlottetown.ca)



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**From:** bernadette rowe <berowe155@yahoo.com>  
**Sent:** Thursday, April 22, 2021 8:23 PM  
**To:** Planning Department <planning@charlottetown.ca>  
**Subject:** 199 Grafton St. PD#342790

City Council and Planning and Heritage Department,

I have issues with regards to the variances requested with this proposed development at 199 Grafton St.

Agreeing to these proposals shows a lack of foresight and long range planning for the city of Charlottetown. It appears that City Council is willing to adjust the building bylaws any time a new structure is proposed. This not only shows a lack of regard for existing bylaws, but a disregard for the planners that have been employed to maintain the integrity of the Charlottetown cityscape.

The following are my concerns with this development:

- If the building is allowed it should not be higher than 4 floors.
- Although the building has underground parking, an 84 unit building will lead to an increase in pedestrian and automobile traffic. To accommodate this with no corresponding change in infrastructure; an already congested downtown city center will only get worse.
- If this building were being developed to address the serious and pressing issue of affordable housing, that would be one thing, but as soon as we see penthouse on the upper level, it is fairly obvious that this is not a priority.

- If this development is allowed, with its **many** variances, it should be limited to 4 stories. Any higher than this will create a look that will overshadow the existing structures immediately adjacent to it.

Please act in good faith and maintain the look, character and existing bylaws of our capitol city.

On behalf of,  
The Condo Association of 188 Prince St.

Bernadette Rowe.

Sent from Yahoo Mail. [Get the](#)

## Catane, Ellen

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**From:** Planning Department  
**Sent:** Friday, April 23, 2021 8:25 AM  
**To:** Joe McAskill; Planning Department; Thompson, Laurel  
**Cc:** Forbes, Alex  
**Subject:** RE: 199 Grafton St.

Hello Joe,

Good day! This is to acknowledge receipt of your email and your inputs will be forwarded to our Development Officer.

Best Regards,  
Ellen

**Ellen Faye Catane**  
**Intake Officer/Administrative Assistant**

**City of Charlottetown – Planning & Heritage Department**

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**From:** Joe McAskill <jrmcaskill03@gmail.com>  
**Sent:** Thursday, April 22, 2021 8:30 PM  
**To:** Planning Department <planning@charlottetown.ca>  
**Subject:** 199 Grafton St.

City Council and Planning and Heritage Department,

I have issues with regards to the variances requested with this proposed development at 199 Grafton St.

Agreeing to these proposals shows a lack of foresight and long range planning for the city of Charlottetown. It appears that City Council is willing to adjust the building bylaws any time a new structure is proposed. This not only shows a lack of regard for existing bylaws, but a disregard for the planners that have been employed to maintain the integrity of the Charlottetown cityscape.

The following are my concerns with this development:

- If the building is allowed it should not be higher than 4 floors.
- Although the building has underground parking, an 84 unit building will lead to an increase in pedestrian and automobile traffic. To accommodate this with no corresponding change in infrastructure; an already congested downtown city center will only get worse.
- If this building were being developed to address the serious and pressing issue of affordable housing, that would be one thing, but as soon as we see penthouse on the upper level, it is fairly obvious that this is not a priority.



- If this development is allowed, with its **many** variances, it should be limited to 4 stories. Any higher than this will create a look that will overshadow the existing structures immediately adjacent to it.

Please act in good faith and maintain the look, character and existing bylaws of our capitol city.

On behalf of,  
The Condo Association of 188 Prince St.  
Board of Directors

Joe McAskill

## Catane, Ellen

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**From:** Planning Department  
**Sent:** Monday, April 26, 2021 8:36 AM  
**To:** David Raynor; Planning Department; Thompson, Laurel; Forbes, Alex  
**Cc:** Mayor of Charlottetown (Philip Brown); [premier@gov.pe.ca](mailto:premier@gov.pe.ca); MacLeod, Terry; Stacy Driscoll  
**Subject:** RE: 199 Grafton Street Planning Proposal

Hello Dr. Raynor,

Good day! This is to acknowledge receipt of your email and your inputs will be forwarded to our Development Officer. The Zoning & Development Bylaw (section 3.10.4) states that, "Before a Rezoning is heard at a public meeting, the Development Officer shall:

- a. Provide written notice by ordinary mail advise all Affected Property Owners within 100 m (328.1 ft) of the boundaries of the subject Lot through notification in writing at least seven (7) calendar days prior to the public meeting, of the date of the public meeting; and
- b. Ensure that the notice identifies the subject Lot and describes the Rezoning application and the date by which written objections must be received.
- c. Publish a notice in not less than two issues of a newspaper circulating in the City with the first notice at least seven (7) calendar days prior to the public hearing date.

If you are unable to attend the meeting in-person but would like to participate, you may do so by joining us via videoconference (Webex). Please let me know if you are interested in participating via Webex and I can send you the Webex meeting details. The meeting will also be broadcasted live via [www.charlottetown.ca/video](http://www.charlottetown.ca/video) for anyone who wishes to watch the meeting.

Thank you!

Best Regards,  
Ellen

**Ellen Faye Catane**  
**Intake Officer/Administrative Assistant**

### City of Charlottetown – Planning & Heritage Department

70 Kent Street  
Charlottetown, Prince Edward Island  
Canada, C1A 1M9  
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[ecatane@charlottetown.ca](mailto:ecatane@charlottetown.ca)  
[www.charlottetown.ca](http://www.charlottetown.ca)



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**From:** David Raynor <[David.Raynor@uottawa.ca](mailto:David.Raynor@uottawa.ca)>  
**Sent:** Saturday, April 24, 2021 1:46 AM  
**To:** Planning Department <[planning@charlottetown.ca](mailto:planning@charlottetown.ca)>

**Cc:** Mayor of Charlottetown (Philip Brown) <mayor@charlottetown.ca>; premier@gov.pe.ca; MacLeod, Terry <tmacleod@charlottetown.ca>; Stacy Driscoll <stacy@kkpei.ca>

**Subject:** 199 Grafton Street Planning Proposal

I just received today your letter of April 15th with attachments. The proposed apartment bldg is a monster bldg that extends along Clarke Street from Prince to Hillsborough Street and dwarfs my house at 129-131 Hillsborough Street which was built by my grandfather in 1938. How do you expect me or my agent to attend the public meeting on Tuesday April 27th on such short notice? I am a non-resident owner and pay double property tax, and do not expect to be treated in this manner. That is no way to run a city and you should be ashamed of yourselves. Yours sincerely, Dr. David Raynor