



Letters Received from
April 26, 2021 (10:00am) to
April 27, 2021 (12:00pm)

**All letters received after this period and until April 28, 2021 (12:00pm) will be included in the package for May 3, 2021 Planning Board Meeting.*

199 Grafton Street (PID #342790)

/efc Apr-27-2021

Catane, Ellen

From: Planning Department
Sent: Monday, April 26, 2021 1:24 PM
To: cullen6@eastlink.ca; Planning Department; Thompson, Laurel
Cc: Forbes, Alex; Mayor of Charlottetown (Philip Brown); Jankov, Alanna; Duffy, Mike
Subject: RE: Development at 199 Grafton and others

Hi Beth,

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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From: Beth and Tom Cullen <cullen6@eastlink.ca>
Sent: Monday, April 26, 2021 1:05 PM
To: Planning Department <planning@charlottetown.ca>
Cc: Mayor of Charlottetown (Philip Brown) <mayor@charlottetown.ca>; Jankov, Alanna <ajankov@charlottetown.ca>; Duffy, Mike <mduffy@charlottetown.ca>
Subject: Development at 199 Grafton and others

To Whom it May Concern:

I am very frustrated.

1. I am curious to know if it was intentional that two upcoming public meetings are located away from the geographical areas of concern. Interested people must book tickets for the public meeting this evening at Confederation Centre (downtown) regarding the highway development in West Royalty. Then they must contact the City to reserve for the public meeting the following day at Rodd Royalty (West Royalty) related to the proposed development at 199 Grafton (downtown).
2. I want to understand how the proposed development at 199 Grafton Street even got to the public meeting stage. There are **seven (7) variance** requests for this development, for now!!! How many more before the

project is complete? These variances are related to size, setback and parking for a property in the 500 lots in a city that markets itself as a heritage city!!! Planning rules are in place in the city to protect residents, existing properties, city streetscapes, pedestrian and vehicular traffic, and more. How can a development project with so many changes to these planning rules get past step one? The planning and heritage department should have sent this developer back to the drawing board to redesign the project to fit the development rules. The public should not have to deal with this issue; **zoning and development bylaws** are supposed to direct this type of development. I suspect the developer of 199 Grafton knows the planning rules better than anyone in the city. Yet, he continuously pushes the limits to meet his own financial strategy with little care for the city or its residents. **This has got to stop.**

3. Inappropriate projects are getting approved in the city far too frequently.
 - a. The city approved a development on lower Richmond which is appallingly close to the neighbouring building. What happened to the development rules requiring set back? I am told the setback variance was first granted to the developer of the neighbouring property so the precedence was set leaving the city no choice but to allow the same variance for the next development!!! **This has got to stop!**
 - b. Our beautiful boardwalk from the Culinary Institute to the Irish memorial will be disrupted for yet another inappropriate development. This project will permanently ruin this precious public recreational space. How long will residents and visitors who enjoy walking along the waterfront be forced to detour around this construction mess; one year, maybe two? Then the completed project will serve only the privileged elite who can afford the rent and the developer. I am not one bit comforted by the signs the developer has posted assuring the public the boardwalk will be returned to its pre-project condition upon completion. **This section of the boardwalk will never be the same.**
 - c. Along the same walking route another out-of-scale building is slowly developing on the corner of Water and Pownal Streets. The sidewalk has been closed to pedestrians for far too long with no sign of opening. This development required public approval for variances that residents could not understand without a legal translator. Shame on the city for quoting the legislation to announce these variances rather than using more public friendly language! And shame on the city for allowing such a huge development in a heritage area where rules are in place to ensure new construction suits existing design and streetscape. This is another project serving only the privileged elite who can afford the rent and the developer. *(Residents were evicted to allow for this development.)*
4. I have lost faith in planning and development rules that should protect properties and neighbourhoods in Charlottetown. What is preventing a developer from building a huge apartment building next door to my home? How can I invest in maintaining my property with no assurance for the future? The lack of respect for rules is allowing enthusiastic developers to build on any plot in the City and forcing residents to mobilize and fight to protect their personal space from unwanted and inappropriate development. **This has got to stop!**
5. Does the city have a **plan for developing apartment units**? Is there any consideration for the number of apartment units appropriate for the city of this size? Has anyone considered how much development our small city can handle before it is no longer a small city? How many units before we need to find yet another source of water outside the city? How many more residents should we house before we need to reconfigure the downtown streets and parking to handle the additional traffic? I am concerned we are developing ourselves **out** of a city of quaint residential neighbourhoods and **into** an unattractive land mass of inappropriate monster-size, multi-unit residences. These massive buildings are only suitable for aging/retired or transient residents. These living situations will not meeting the needs of young people wanting to invest in an affordable starter home or a home suitable for a young family.

I am asking planning and development staff and members of City Council to take action before allowing any further damage to our city. **Start enforcing the rules of the development bylaws.** If the rules are not strong enough to prevent inappropriate development, strengthen the rules. Stop letting these projects go forward.

Regards, Beth Cullen

C.C.:

Mayor Philip Brown

Councillor Alana Jankov, Ward 1

Councillor Mike Duffy, Chair- Planning and Heritage

Catane, Ellen

From: Planning Department
Sent: Tuesday, April 27, 2021 8:57 AM
To: Laurent Beaulieu; Mayor of Charlottetown (Philip Brown); Jankov, Alanna; Duffy, Mike; Doiron, Bob; Tweel, Mitchell; Coady, Jason; Rivard, Greg; MacLeod, Terry; Ramsay, Kevin; McCabe, Julie L.; Planning Department; Thompson, Laurel; Forbes, Alex
Subject: RE: Development project New Building 199 Grafton street, PID #342790

Hi Laurent,

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: Laurent Beaulieu <larrymuffin1@gmail.com>
Sent: Monday, April 26, 2021 5:42 PM
To: Mayor of Charlottetown (Philip Brown) <mayor@charlottetown.ca>; Jankov, Alanna <ajankov@charlottetown.ca>; Duffy, Mike <mduffy@charlottetown.ca>; Doiron, Bob <rdoiron@charlottetown.ca>; Tweel, Mitchell <mtweel@charlottetown.ca>; Coady, Jason <jecoady@charlottetown.ca>; Rivard, Greg <grivard@charlottetown.ca>; MacLeod, Terry <tmacleod@charlottetown.ca>; Ramsay, Kevin <kramsay@charlottetown.ca>; McCabe, Julie L. <jlmccabe@charlottetown.ca>; Planning Department <planning@charlottetown.ca>
Subject: Development project New Building 199 Grafton street, PID #342790

To the City Council of Charlottetown.

I note that a public meeting will be held on 27 April at 7pm on the matter of **199 Grafton Street (PID #342790)**.

I will not be able to attend this public meeting but I wish to let Council know that I support this proposal for a new building as described by the developer.

For many years now the site has been a vacant lot used sometimes for parking but is generally unsightly. This proposal for this new building would provide housing in the old city centre. The height of the building is proposed at 6 floors. If I look around the area I notice that most of the buildings including the Zion Church with its steeple are at 5 floors, office type or apartment buildings. This new building would integrate well into the surrounding area and would not detract from other existing buildings.

In this case, I have read all the material on this proposal, I see no reason not to allow construction permits to go ahead, I believe this building would enhance/improve the area and get rid of a vacant lot.

As you know I live on Water street and use Prince and Grafton daily so I know the area well. I also have been following city issues for 5 years now and am well acquainted with the different issues and files on urban matters. I have also spoken with my Councillor Alanna Jankov on this matter expressing my support for this new project at 199 Grafton.

Sincerely

Laurent Beaulieu
140 A, Water Street
Charlottetown

Catane, Ellen

From: Planning Department
Sent: Tuesday, April 27, 2021 11:03 AM
To: HopYard Beer Bar; Planning Department; Thompson, Laurel
Cc: Zilke, Robert
Subject: RE: Porthouse Project

Hi Brett,

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: HopYard Beer Bar <hopyardbar@gmail.com>
Sent: Tuesday, April 27, 2021 10:38 AM
To: Planning Department <planning@charlottetown.ca>
Subject: Porthouse Project

To whom it may concern:

My name is Brett Hogan, Co owner of Hopyard on Kent st. We were excited to hear the news of a new development coming to our neighborhood. We would like to endorse the Porthouse Development project. It would be a perfect fit for an area of the city that is attracting new vibrant businesses and clientele!

Thanks,

Brett Hogan
Hopyard