

**President of Condo Corp (Rochford):** The proposed development fills that lot completely. It has four storeys, its 23 households, currently zoned for fewer households so this is a major jump in housing on a lot that is very small. We talked about no on-site parking; the reason for no on-site parking is there is no room for on-site parking. Having lived there let's look closer at those concerns. Richmond Street already has a full complement in the day time and what's going to happen and what's planned and what my question is that while we have good housing, where will these people park. I don't believe that they will be without cars and they will have visitors who will want to park. This is Charlottetown, this is Canada and parking, as much as it is a problem, it will not go away. The reality of the situation is that parking will be eliminated. 16 cars that will have no place to go other than somewhere in the area around the park. To get to the parkade we need to go to the end of Richmond Street on Pownal and it is over here. If you are carrying groceries, if you have trouble walking it's gonna take more time. If the other spaces nearby are blocked, the reality of parking in downtown Charlottetown is not pretty and this will make it worse. There are a lot of uncertainties when it comes to planning but one certainty we will have is snow. When we have snow there will be cars parked and people will need to have a place to park to get to their facilities. We want affordable housing but it is not good if it comes to the expense of inconvenience or unable to park particularly if you have difficulty walking and getting into your building. So that is a prime concern which Councillors need to take into consideration.

We saw the plans and saw that this development will be very close to the existing development which create proximity and security issues. Whether it is 12 inches or 5 feet, it's still a very close proximity when you have neighbours within 5 feet of one another or balconies within 12 inches of each other; it is a privacy issue. The new building will cast shadows, box in existing residents so while it may be positive for others there is no question that this will be a negative development on the neighbourhood. Tim, thank you for eliminating the balconies as indicated earlier. It's this kind of pressure and this kind of opposition that will move this forward. I would like to continue a dialogue but 5 feet between neighbours is still tight.

The design as it calls for, the buildings will be close together. The one positive aspect is that the neighbours are so close that if one neighbour's burger is left on the plate too long, the other one can flip it over for him. That does not make good neighbours. The core problem with this development is that the lot is too small. The requirement for the lot, whether Tim you think it is too small compared to Moncton or any other place, this is Charlottetown and the current bylaw says we need 82 feet. The building is squeezed in there. The primary reason is to maximize the profitability of that existing lot. The lot is too small. The concept is good and nobody is not against the concept. We want affordable, good housing but people should expect to get adequate parking and a reasonable distance from neighbours. The closer you put neighbours together, the less harmonious the relationships are going to be and less attractive of living in downtown Charlottetown. The current bylaws require 82 feet of frontage for apartment complexes. What we ask is that the bylaws be followed. I want to be absolutely clear with Councillors, please, is that this will negatively affect the neighbourhood, parking will be difficult, proximity will be difficult and this will not lead to harmonious living in the neighbourhood. Let's build a location but give it good parking and reasonable proximity to its neighbours. Thank you.

**Evans, Victoria**

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**From:** daniel hurnik <hurnik@me.com>  
**Sent:** Friday, November 03, 2017 11:58 AM  
**To:** Morton, Jesse; Planning Department  
**Subject:** Fwd:  
**Attachments:** Rochford.pdf

Good Morning Jesse,

Thank you for allowing Rochford condominium to present at last evening's public meeting regarding development on 55 Richmond street. I have attached our presentation so that you have a hard copy and ask that it be shared with city councillors. Our building contains 24 families that will be negatively impacted by the proposed development as outlined in your letter of October 19th. Our concerns are outlined in the presentation and we remain adamant that the size of the underlying lot is too small for the building that is proposed. We simply ask that the city of Charlottetown allow development in accordance with existing bylaws.

best wishes

Daniel Hurnik  
president  
Rochford Condominium

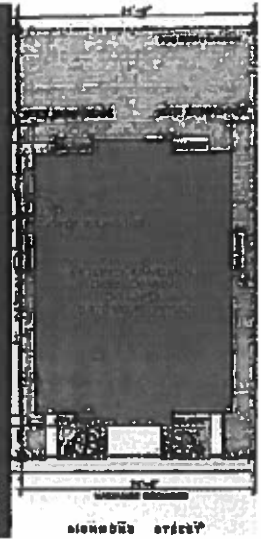
## Comments on Development at 55 Richmond street

Richmond Condominiums  
at Richmond lot



## Proposed Development

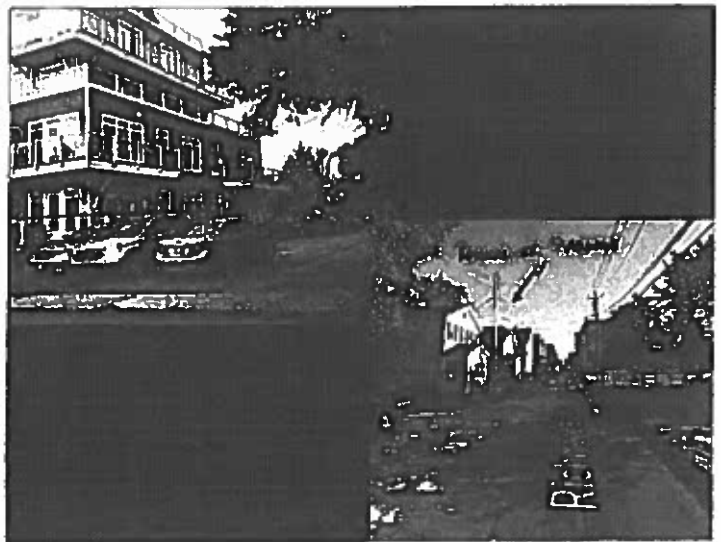
- Fills the lot completely
- 4 stories - 23 households
- No onsite parking,
  - because there is no room



## Parking Concerns



- Richmond street is already full of cars
- Where will tenants and visitors of 55 Richmond street park?

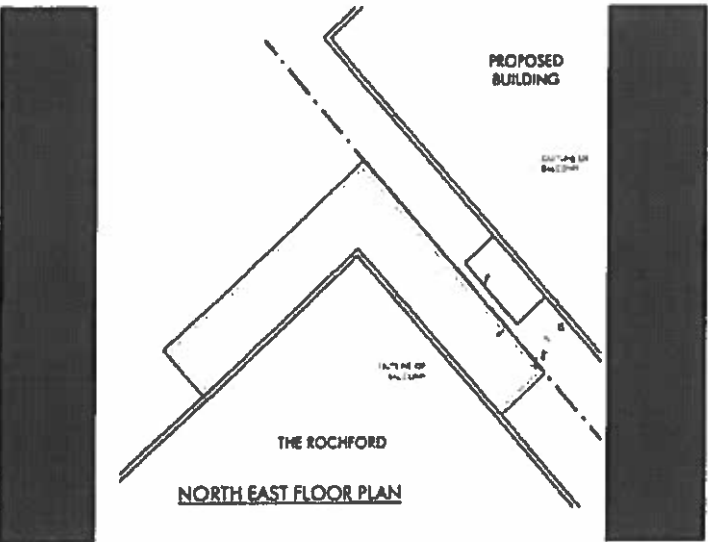
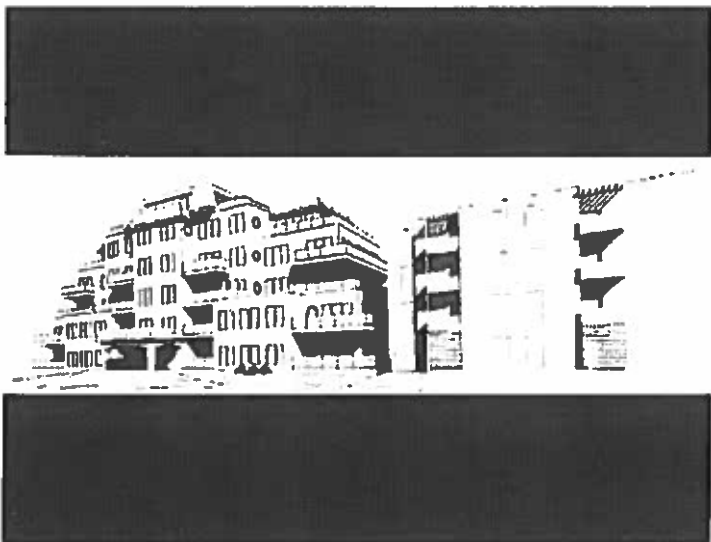
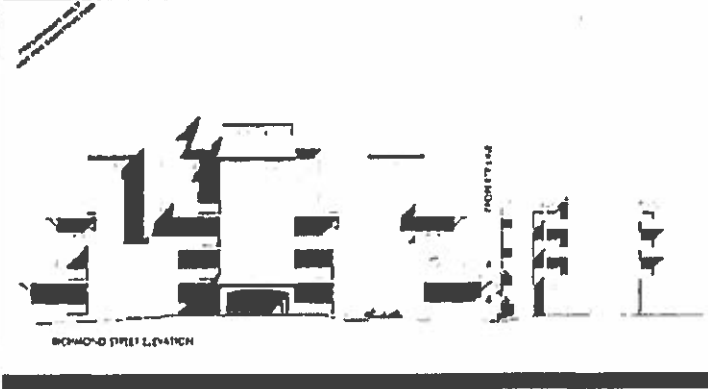


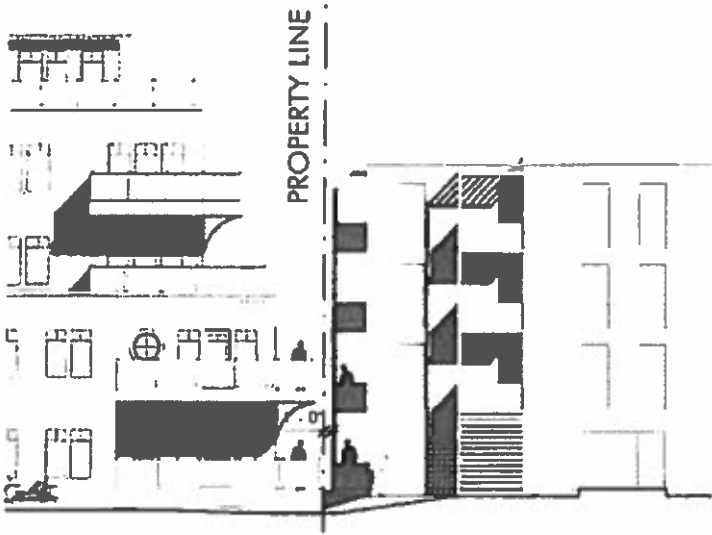


There will be parking difficulties for the neighbourhood



# Proximity and Security





## The core problem

- The lot is too small
- The concept is good and should be built, but with:
  - ✓ adequate parking.
  - ✓ reasonable distance from neighbours, so there is harmony in the neighbourhood.
- Current bylaws require 82ft of frontage for apartment complexes.

**We ask that city bylaws be followed**