



April 27, 2017

To: Jesse Morton Planning & Heritage Department - City of Charlottetown

From: Board of Directors of Rochford Condominiums

Re: Site specific amendment for 55 Richmond Street (PID339911) & 59 Richmond Street (PID 339929)

Jesse,

Thank you for your patience with this file, it seems quite complicated for everyone. We have a question regarding zoning, Looking at the bylaws more closely, it appears to us that street frontage allowed for a building such as the proposed must be at least 25m or 82'. As far as we can tell from the drawing provided, the frontage for the proposed development is only 80.6'. (please see the figures attached). If we are correct, the lot for the building proposed for 55 and 59 Richmond street is not big enough. Trying to fit such a large building into a space that is too small is really the core of the problem with this development.

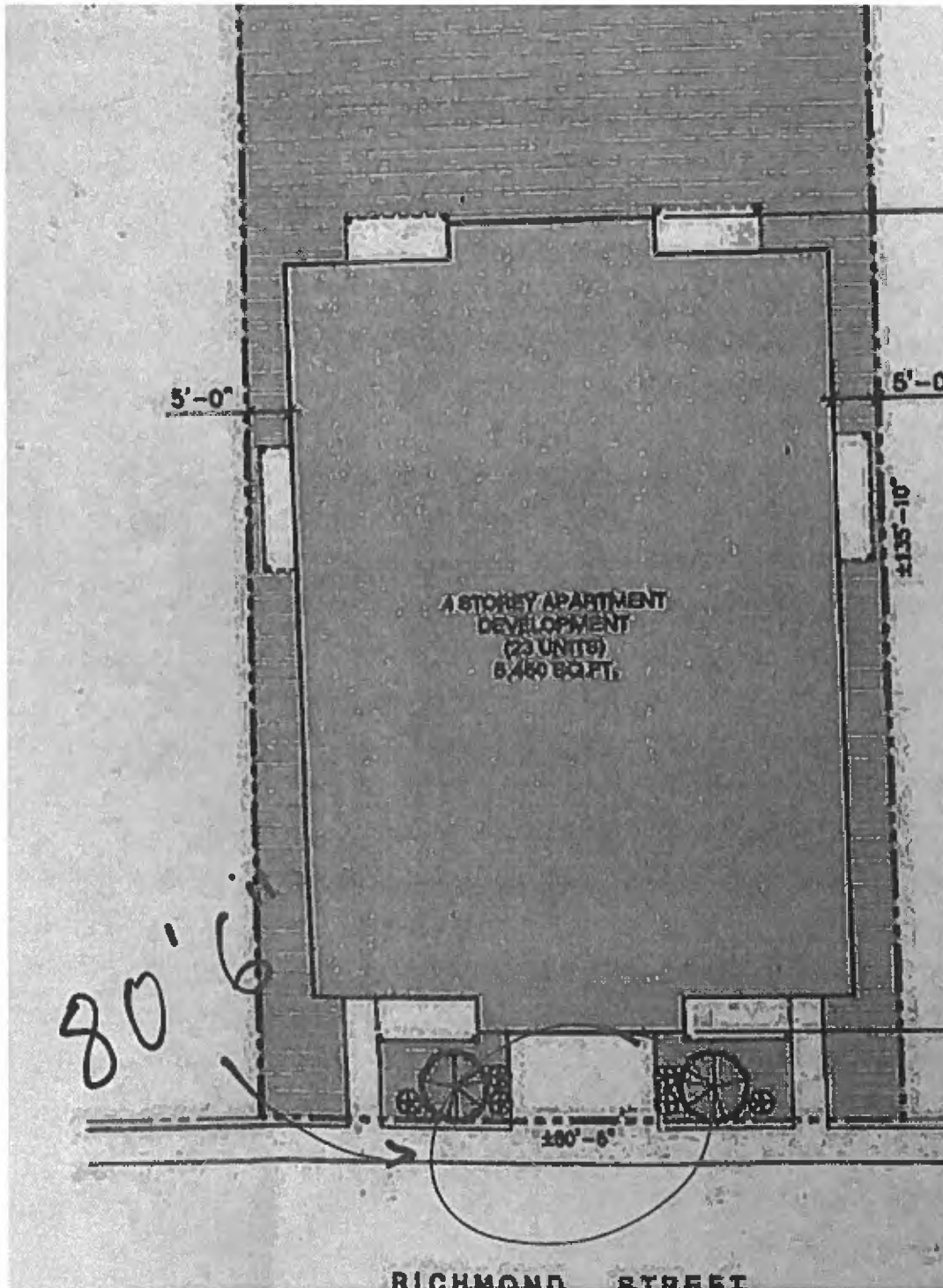
The size of the building squeezed into the tight frontage causes the close proximity between the buildings and the small distances between balconies. The high number of tenants, with inadequate street frontage leads directly to the parking concerns. We don't believe 13 spots available in the Pownal parkade will solve the problem. The parkade is one block over from the proposed building, and people carrying groceries, books, sports gear... will be reluctant to park so far away. We still predict parking chaos in and around Connaught square. If this building is allowed to proceed, we strongly recommend that the first floor variance not be given and the building to be only 3 stories.

In closing, we would like to re-emphize we are absolutely not against Charlottetown's development and economic growth. We would like to see the microunits developed, but in location where they fit into the designated lot and have reasonable parking. We fear that the proposed development if placed at 55 and 59 Richmond street, will result in unhappy people, annoyed with not having convenient parking, and then looking out balconies that are a within a handshake of an adjacent building. In the long run, this development will make living in downtown Charlottetown less attractive.

Daniel Hurnik
Vice President Rochford Condominiums

33.2 REGULATIONS FOR PERMITTED USES

1. Building Type	Lot Frontage (Minimum)
i. Single Detached	10.6 m (35 ft)
ii. Semi Detached	7.6 m (25 ft) per unit
iii. Duplex/Triplex	10.6 m (35 ft)
iv. Townhouses	6.0 m (19.7) per unit(s) fronting the street, or 25.0 m (82 ft) whichever is less
v. Apartment	25.0 m (82 ft)
vi. Institutional	25.0 m (82 ft)
vii. Commercial	25.0 m (82 ft)



Morton, Jesse

From: daniel hurnik <hurnik@me.com>
Sent: Monday, May 01, 2017 4:07 PM
To: Morton, Jesse
Subject: Re: Rochford (7).pdf

Thanks Jesse
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On May 1, 2017, at 11:59 AM, Morton, Jesse <jmorton@charlottetown.ca> wrote:

Hello,

Thank you for the letter, Daniel. Your inquiry will be conveyed to the Planning Board for their consideration. Staff will provide you with a more detailed update when one is available.

Sincerely,

**Jesse Morton, MCIP
Planner II**

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jmorton@charlottetown.ca
www.charlottetown.ca

From: daniel hurnik [<mailto:hurnik@me.com>]
Sent: Friday, April 28, 2017 4:53 PM
To: Morton, Jesse <jmorton@charlottetown.ca>
Subject: Fwd: Rochford (7).pdf

>
> Good afternoon Jesse,
> Please see the following letter from the Rochford condominium board. We still have some questions on the proposed development. We can discuss further at your convenience.
> Thank you for your consideration,
>
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>
>
> Dan Hurnik