

Queen Street Parkade Redevelopment



QUEEN STREET PARKADE REDEVELOPMENT
JANUARY 16, 2024

TweelCo
Properties



Agenda

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- 2.0 About Our Team**
- 3.0 Project Objectives**
- 4.0 Key Facets of Our Proposal**
- 5.0 Floor Plans**
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- 7.0 Closing Remarks**
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1.0 Team Introductions



1.1

Team Introductions



Chris Tweel
TweelCo Properties
Client Representative



Phil Goodfellow
G architects
Partner-in-Charge



Kenyon Jin
G architects
Architectural Project Manager



Lee Vicars
Pomerleau
Construction Project Manager



Stephen Ling
Pomerleau
Site Superintendent

2.0 About Our Team



2.1

About TweelCo

- Founded in 1920, TweelCo is an established landlord of commercial real estate in the core of downtown Charlottetown.
- With a long history of successful developments, TweelCo's projects have been recognized locally and nationally for their quality and the contributions they have made to the rejuvenation of Charlottetown's core.
- TweelCo strives to support and preserve the quality of life in the core of Charlottetown by developing quality working environments sensitive to the urban context and reflective of the heritage of Charlottetown.
- TweelCo owns several parcels of land adjacent to the Queen Street Parkade and is uniquely positioned to address the current and ongoing goals of the City as well as several other important infrastructure and planning issues central to the redevelopment and rejuvenation of the downtown core.



Chris Tweel, Managing Director, has been actively involved in the business since 1981 is a registered architect in Prince Edward Island and Ontario with forty years of experience in the design, construction and the management of multi-use commercial, residential and industrial projects across Canada and the United States.



2.2

About G architects

- G architects is an established architectural firm with a proven track record of designing thoughtful and award-winning projects across Canada.
- G's goal is to create dynamic, sustainable buildings and public spaces that energize and revitalize the rapidly changing urban communities we live in. G aims to always engage the community and promote civic pride through our work.
- The G team is comprised of a diverse group of professionals; each of whom bring an array of experience and creativity to addressing municipal design and the challenges of urban growth.



Award-Winning Designs: G architects received AdvantAge Ontario's 2023 Innovation and Excellence Capital Project Award for Lakeridge Gardens Long-Term Care Home.

2.3

About Our Collaboration

This collaboration brings together TweelCo and G's shared idealistic and pragmatic approach to municipal architectural design through our:



Commitment to Design Excellence



Emphasis on Project Planning



'Whole of Charlottetown' Perspective

2.4

Project Organization

City of Charlottetown		
CONSTRUCTION MANAGEMENT: Pomerleau 1496 Bedford Highway, Suite 500, Bedford, NS B4A 1E5	ARCHITECTURAL SERVICES: G architects 310 Spadina Avenue, Suite 303, Toronto, ON M5T 2E7 Christopher P. Tweel Architect 114 Kent Street Charlottetown, PEI C1A 7J6	CODE CONSULTANTS: RJ Bartlett 133 Regent Street, Suite 113, Fredericton, NB E3B 3Z2
MECHANICAL ENGINEERS: MCA Consultants 49 Kensington Road Charlottetown, PEI C1A 5H6	ELECTRICAL ENGINEERS: Richardson Associates 565 North River Road, Suite 1, Charlottetown, PEI C1A 7M4	BUILDING SCIENCE AND RESTORATION ENGINEERS: RJC Engineers 13 Myrtle Street, Suite i, Stratford, PEI C1B 1P4
CIVIL ENGINEERS: SCL Engineering 16 Great George St, Charlottetown, PEI C1A 4J6	ELEVATOR CONSULTANTS: National Elevator Consulting 1315 Lawrence Avenue East, Suite 310, Toronto, ON M3A 3R3	PARKING CONSULTANTS: Transforward Consulting Group 2211 Brant Street, Suite 20095 Burlington, ON L7P 0A1

3.0

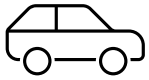
Project Objectives



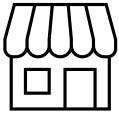
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Project Objectives

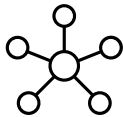
By utilizing TweelCo's property abutting the Queen Parkade and building upon our recent developments which have acted as a catalyst for the revitalization of the downtown core, our proposed development aims to:



Add additional parking and housing



Attract high caliber, stable long-term commercial, retail, and professional tenants



Enable reliable and expandable infrastructure service links



Allow for numerous pedestrian access points



Support a plethora of transit options

4.0

Key Facets of Our Proposal



4.1

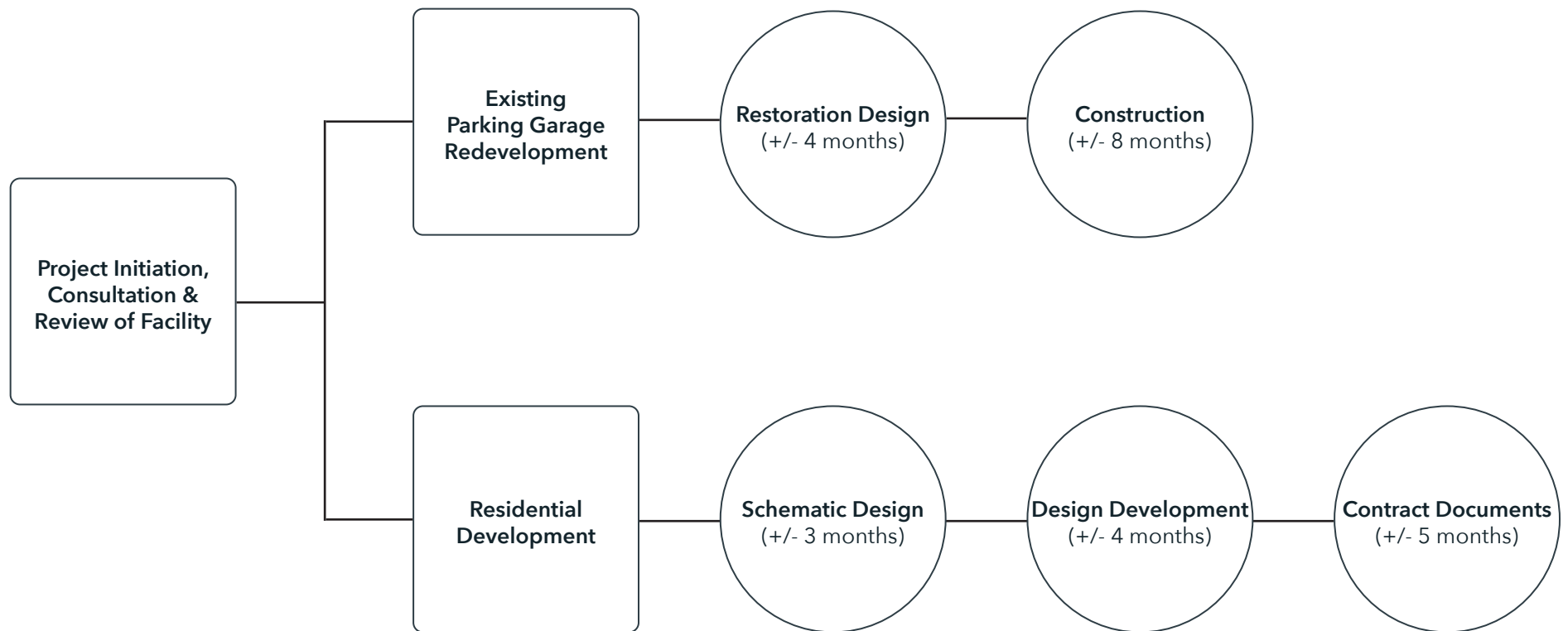
Key Facets of Our Proposal

- **Additional Parking:** 338 existing parking spots plus approximately 145 additional spots, for a total of approximately 483 parking spots
- **Residential Component:** Approximately 40 residential units
- **Commercial & Retail Amenities:** Retail and commercial uses at the streetscape
- **Infrastructure, Data and Communication Lines, Electric and District Energy:**
Opportunity to provide reliable and expandable underground infrastructure service links
- **Transit:** Electric charging stations, a ride share facility, and a bicycle facility
- **Public Access:** Numerous 24/7 public access points to the parking garage from Queen, Kent, Great George and Fitzroy Streets

4.2

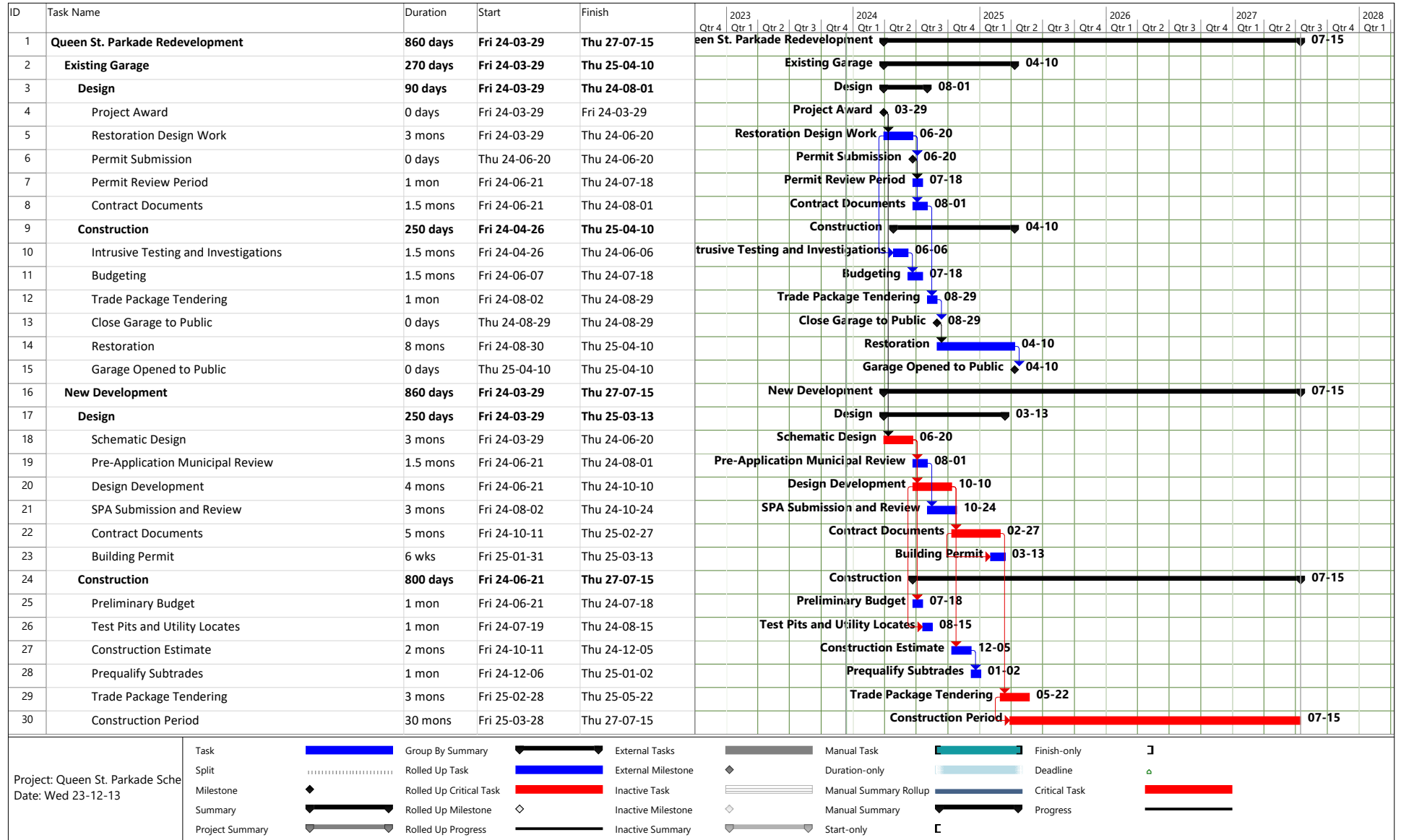
Concurrent Approach

Our approach to the project proposes two concurrent streams of project activities: the redevelopment of the existing parkade, and the development of a new multi-use building that includes retail, parking, and residential uses.



4.3

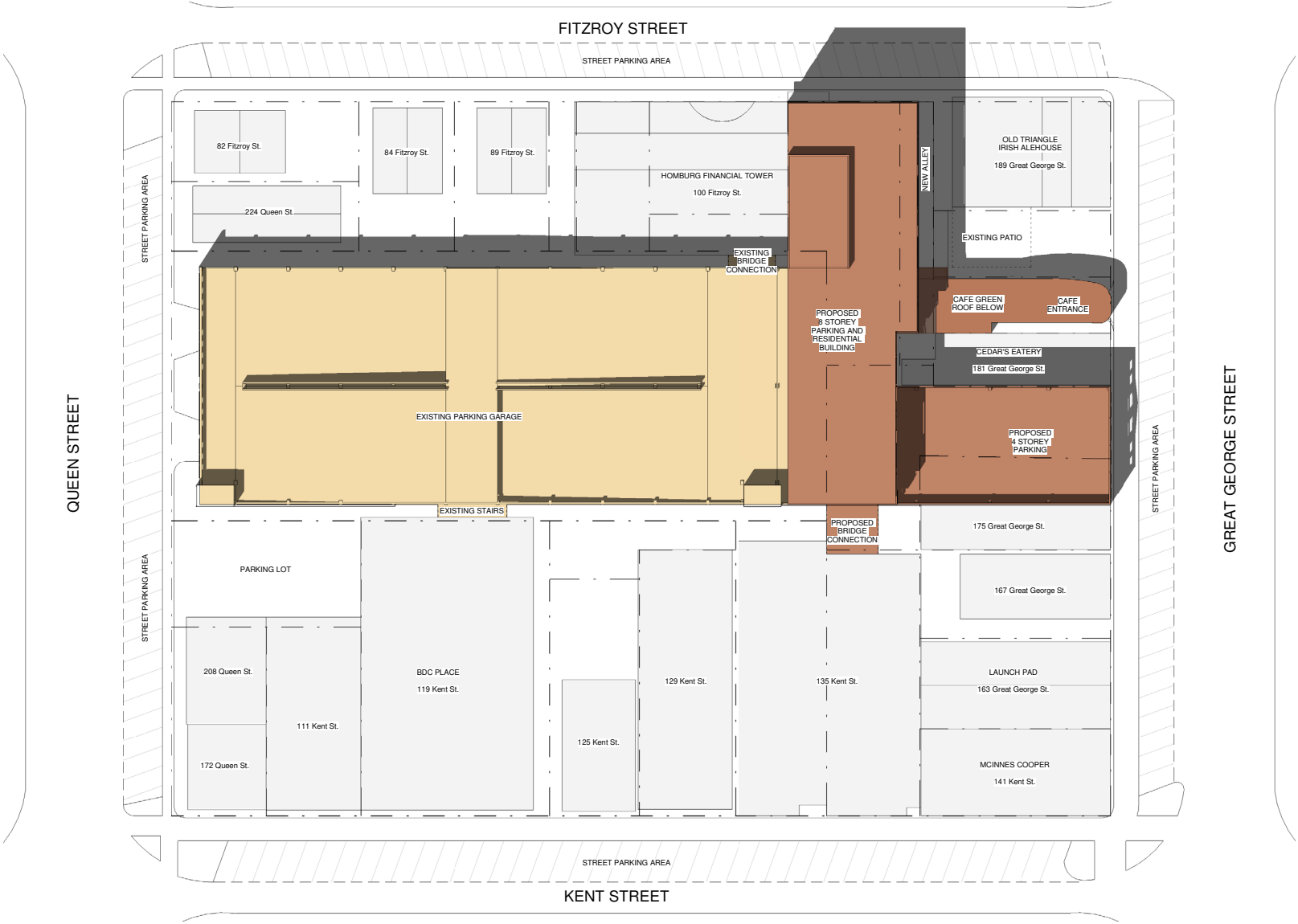
Construction Schedule



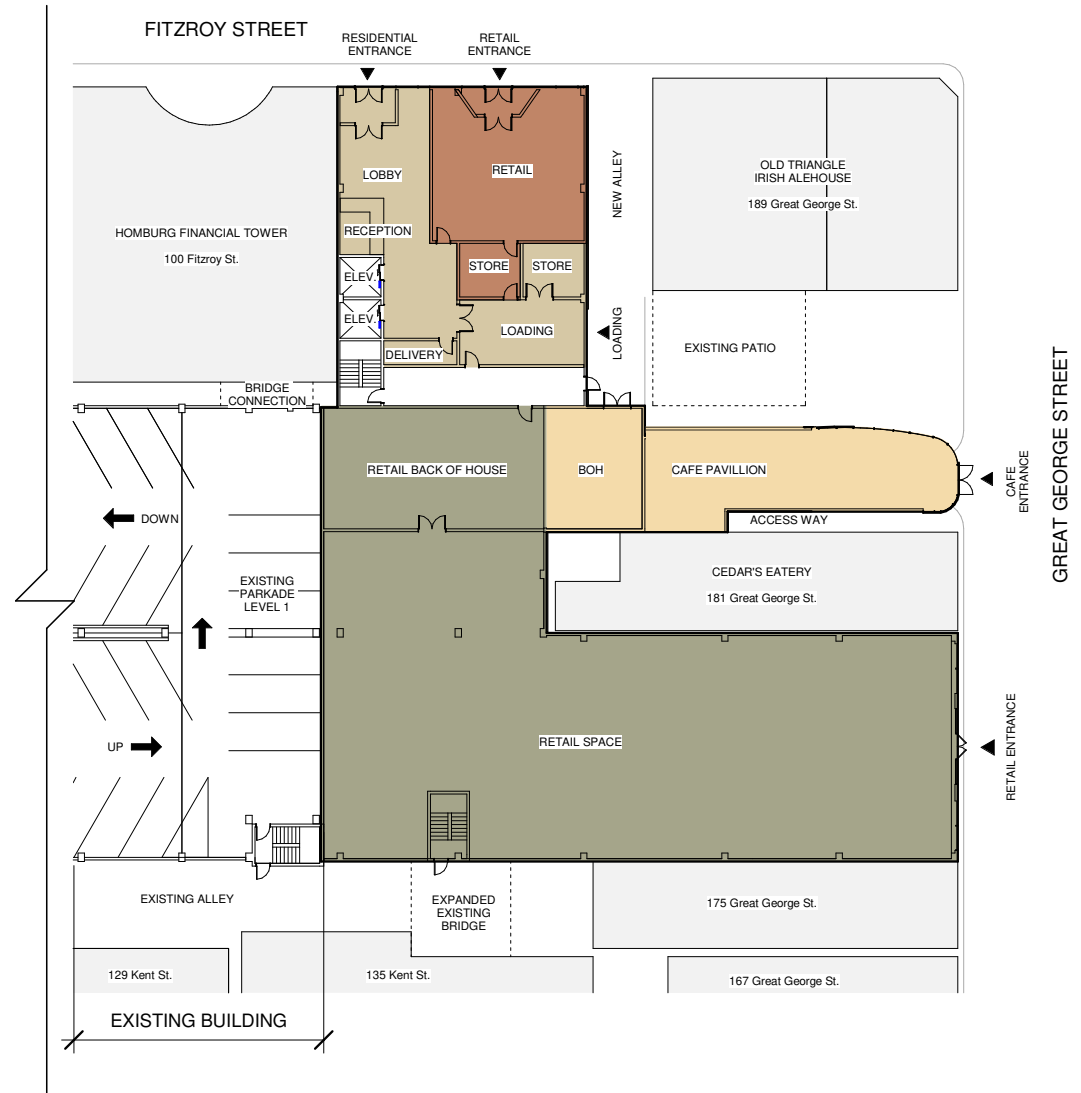
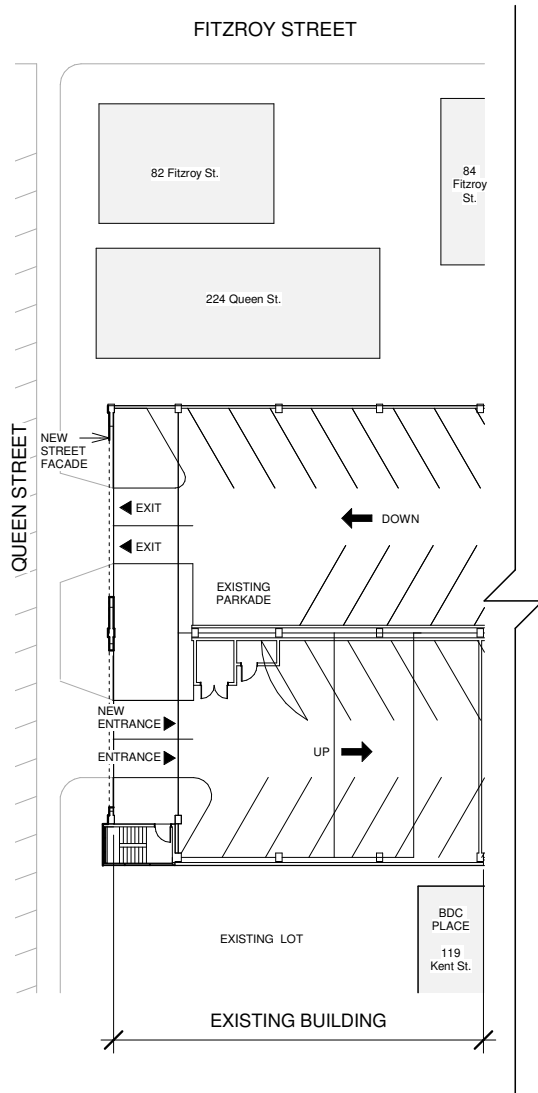
5.0 Plans



5.1 Proposed Site Plan

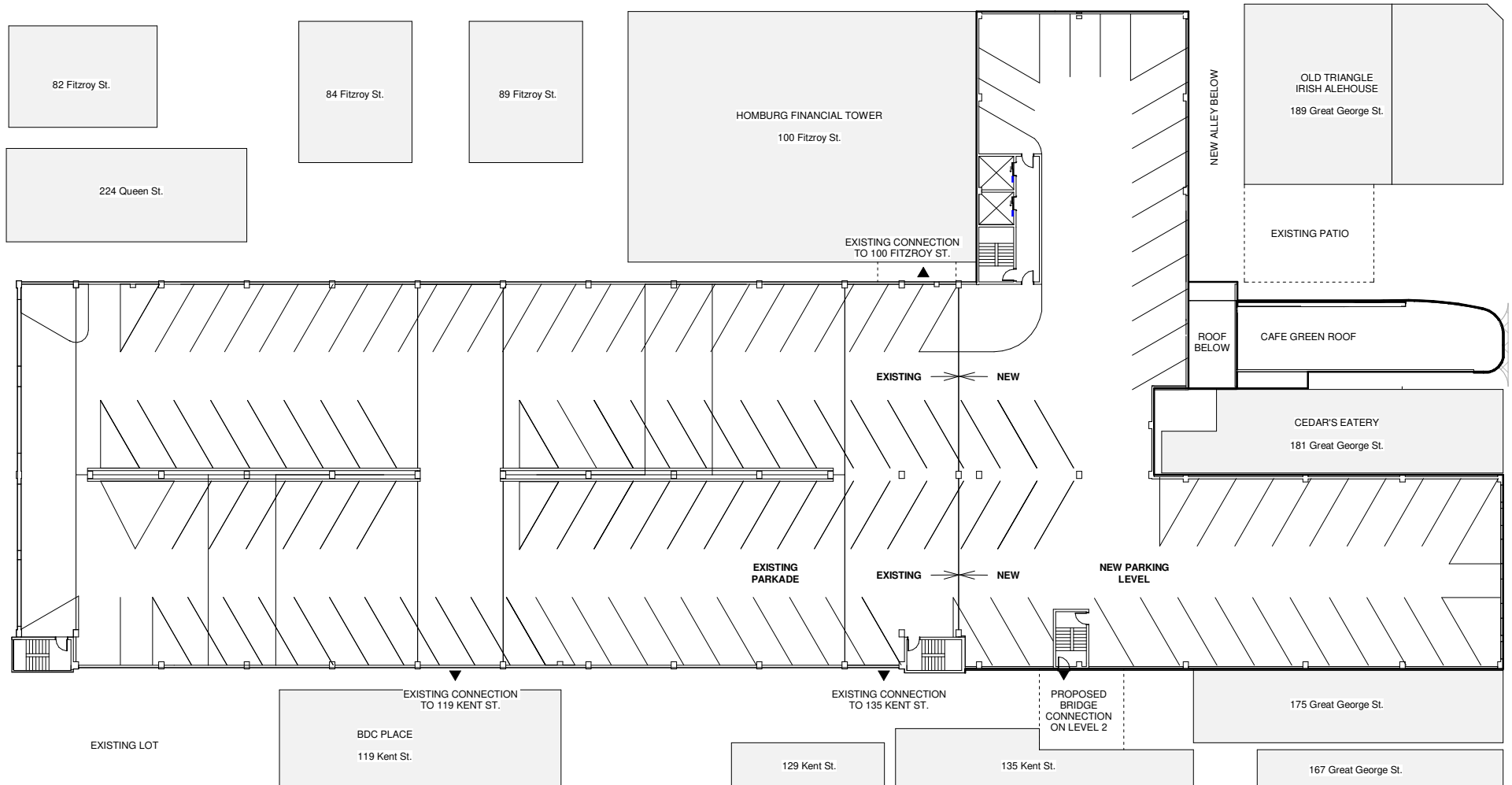


5.2 Ground Floor



5.3 Typical Parking Floor

Level 2-4



5.4 Typical Residential Floor

Level 5-8



6.0

Exterior Renderings



6.1 East Elevation



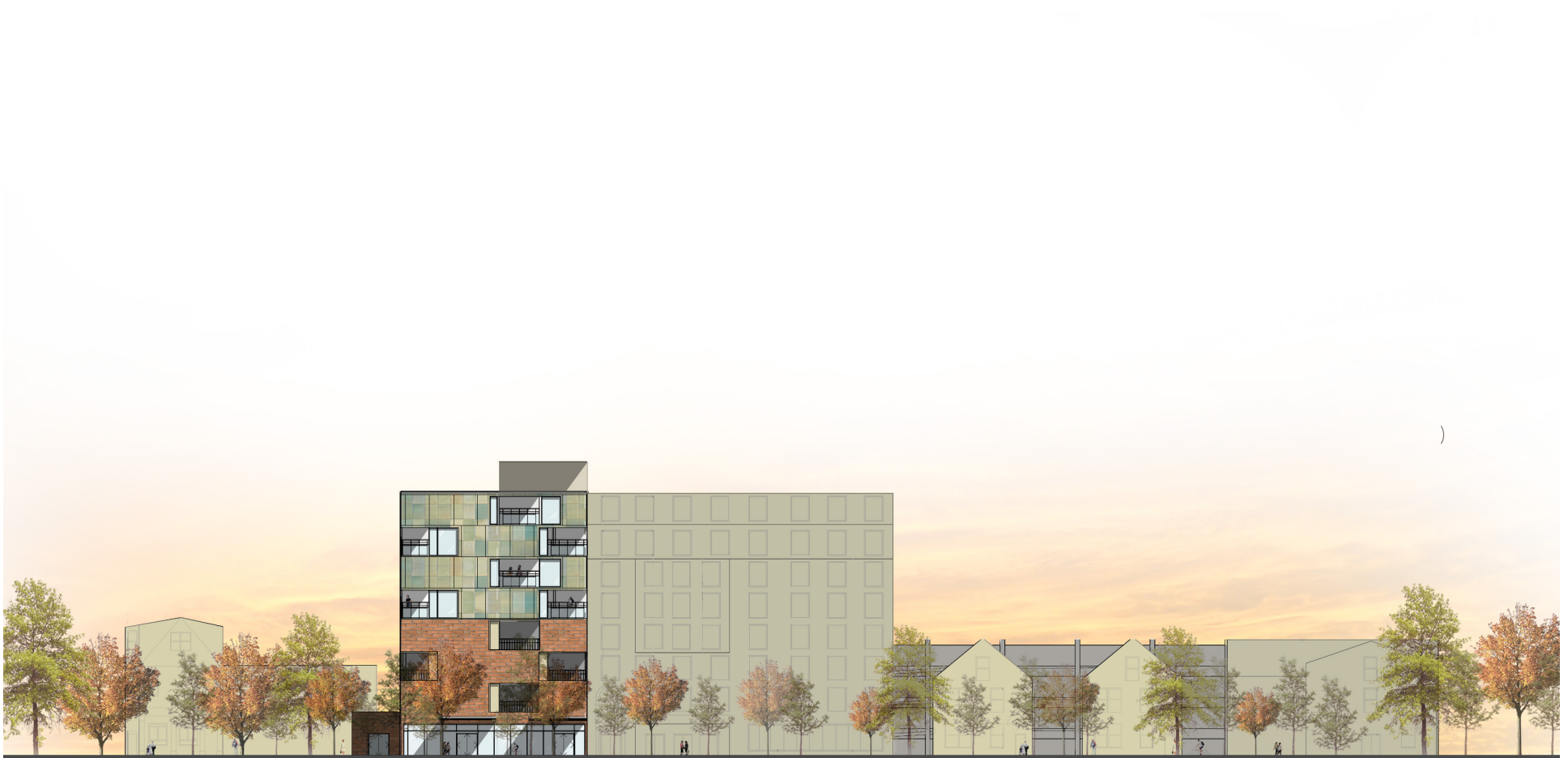
6.2

North East Perspective View



6.3

North Elevation



6.4

West Elevation



7.0 Closing Remarks



7.1

Closing Remarks

In closing, we recognize **the important role the Queen Street Parkade plays in serving the needs of downtown Charlottetown** and see an opportunity to exponentially expand the potential and value of the project.

We envision this as a **unique opportunity to further expand the City's program to increase parking, housing, retail, and infrastructure** in the downtown core.

We hope this project will **spur further development and set a high standard for the quality of design** by way of example building upon the success of the previous revitalization projects TweelCo has finished recently in Charlottetown.

8.0 Discussion



Thank you!

