



APM  **ROYAL LePAGE
COMMERCIAL**

**THE
PORT HOUSE**

PROJECT BRIEF

THE
PORT HOUSE

The **Port House** development is a unique and diverse affordable housing project located in the heart of downtown Charlottetown, planned for young professionals, mature families and aging citizens looking to live and work in the downtown core.

Located on Prince Street in the center of the 500 Lot Area and only steps away from shopping, parks, services and finance, the Port House not only encourages a healthier mode of living, but also contributes to the cities social and economic growth while providing much needed affordable housing.

With only quality finishes in mind to compliment the area and features such as indoor parking, common amenity space, renewable energy and walkable access to all the amenities you will need, The Port House development is the first of its kind in the downtown core and a catalyst for what's to come.



THE SITE

THE
PORT HOUSE



500 LOT AREA

THE
PORT HOUSE

THE SITE

THE
PORT HOUSE



View From Hillsborough Street



View From Prince Street

THE SITE

THE
PORT HOUSE



View From Hillsborough Street on Clark



View From Prince Street on Clark

THE SITE

THE
PORT HOUSE



Looking down Hillsborough Street



Looking up Hillsborough Street

THE SITE

THE
PORT HOUSE



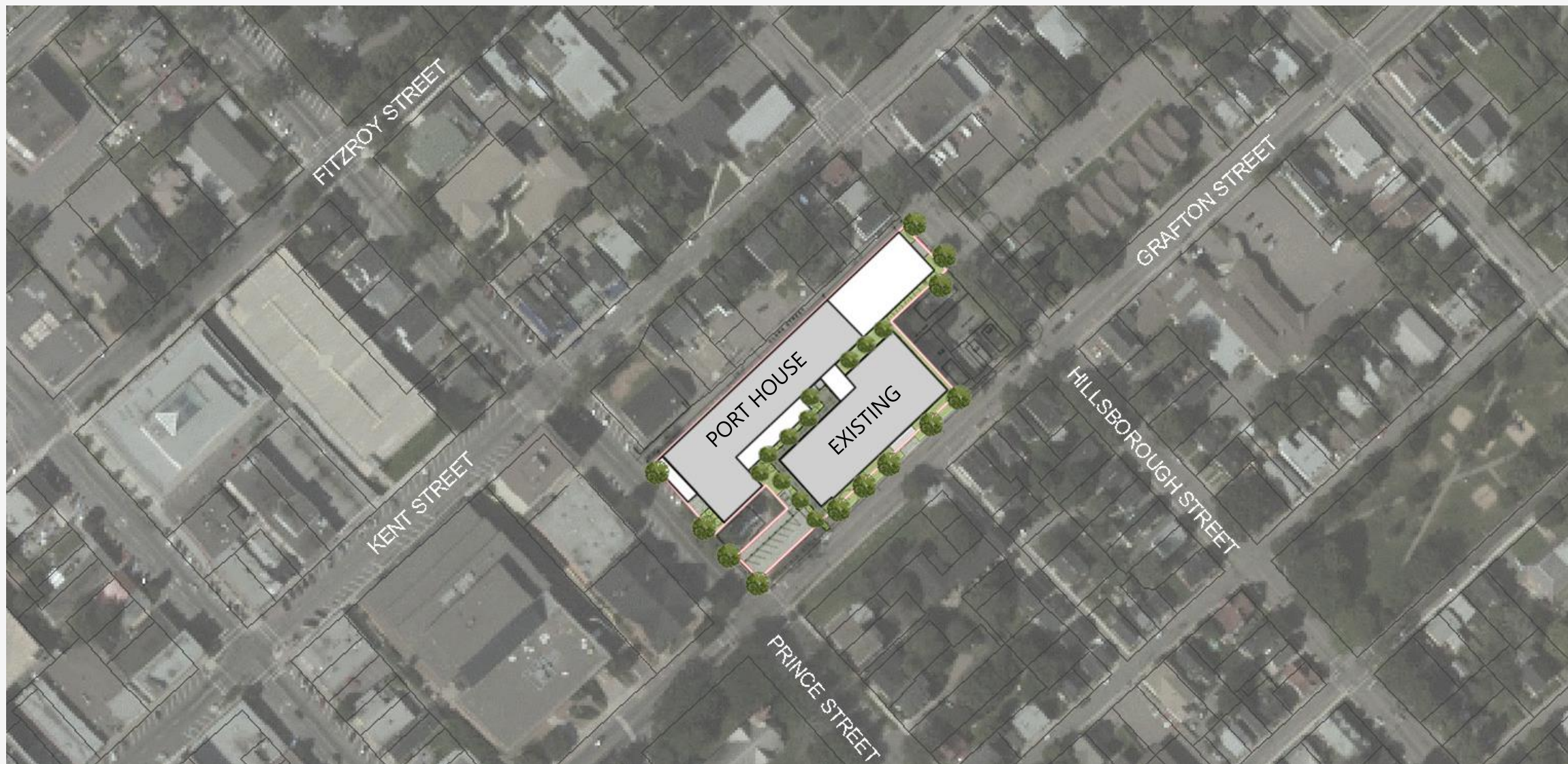
Looking down Prince Street



Looking up Prince Street

SITE PLAN

THE
PORT HOUSE



EXTERIOR RENDERINGS

THE
PORT HOUSE



View from the Guardian Building

EXTERIOR RENDERINGS

THE
PORT HOUSE



View looking up From Grafton Street

EXTERIOR RENDERINGS

THE
PORT HOUSE



View looking down From Kent Street

EXTERIOR RENDERINGS

THE
PORT HOUSE



EXTERIOR RENDERINGS

THE
PORT HOUSE



View From Queen Charlotte

View From Corner of Grafton and Prince



View From Corner of Grafton and Prince

EXTERIOR RENDERINGS

THE
PORT HOUSE



View From Queen Charlotte

View From Corner of Kent and Prince



View From Corner of Kent and Prince

EXTERIOR RENDERINGS

THE
PORT HOUSE



View From Queen Charlotte

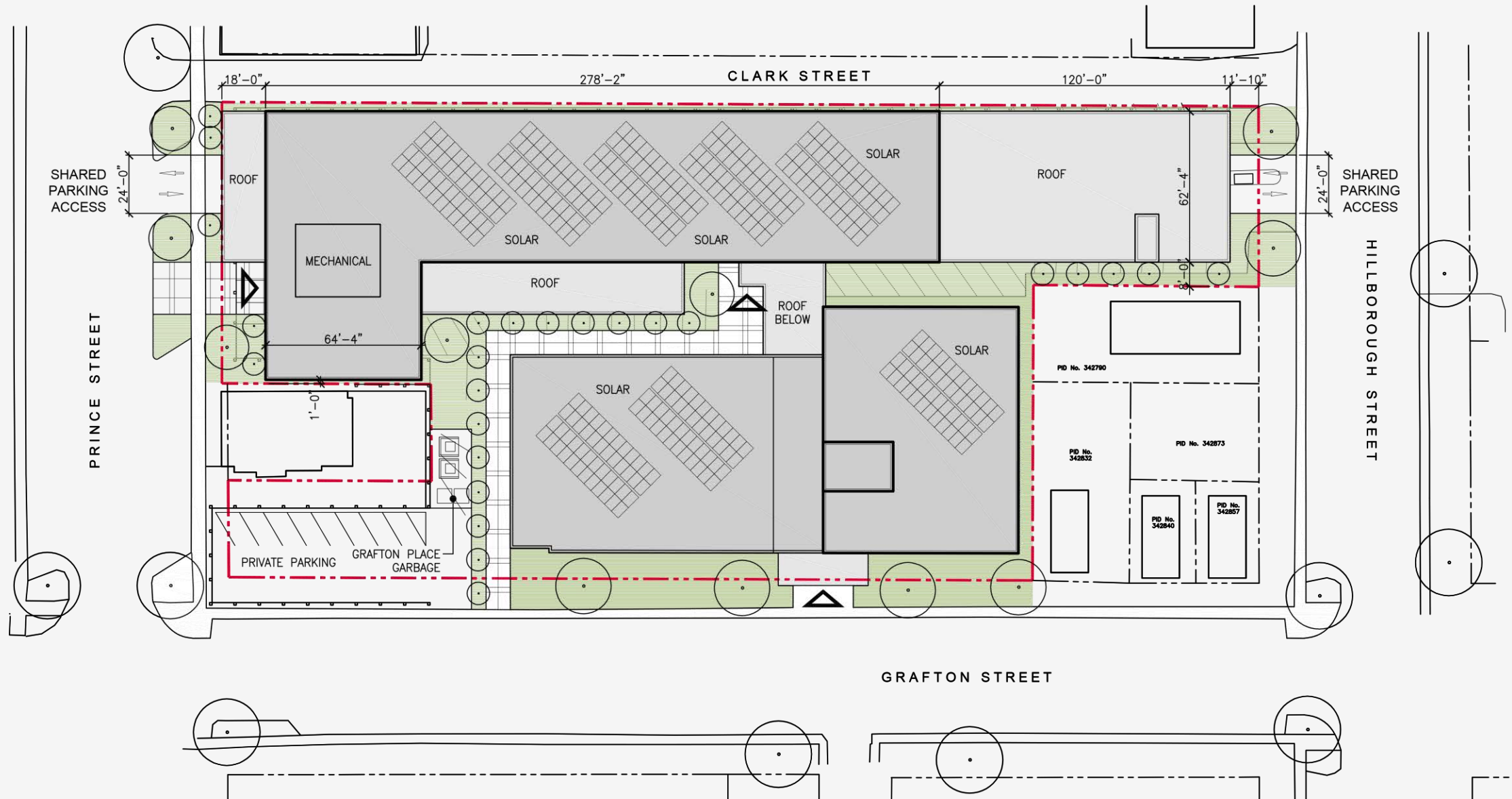
View From Prince Street



View From Hillsborough Street

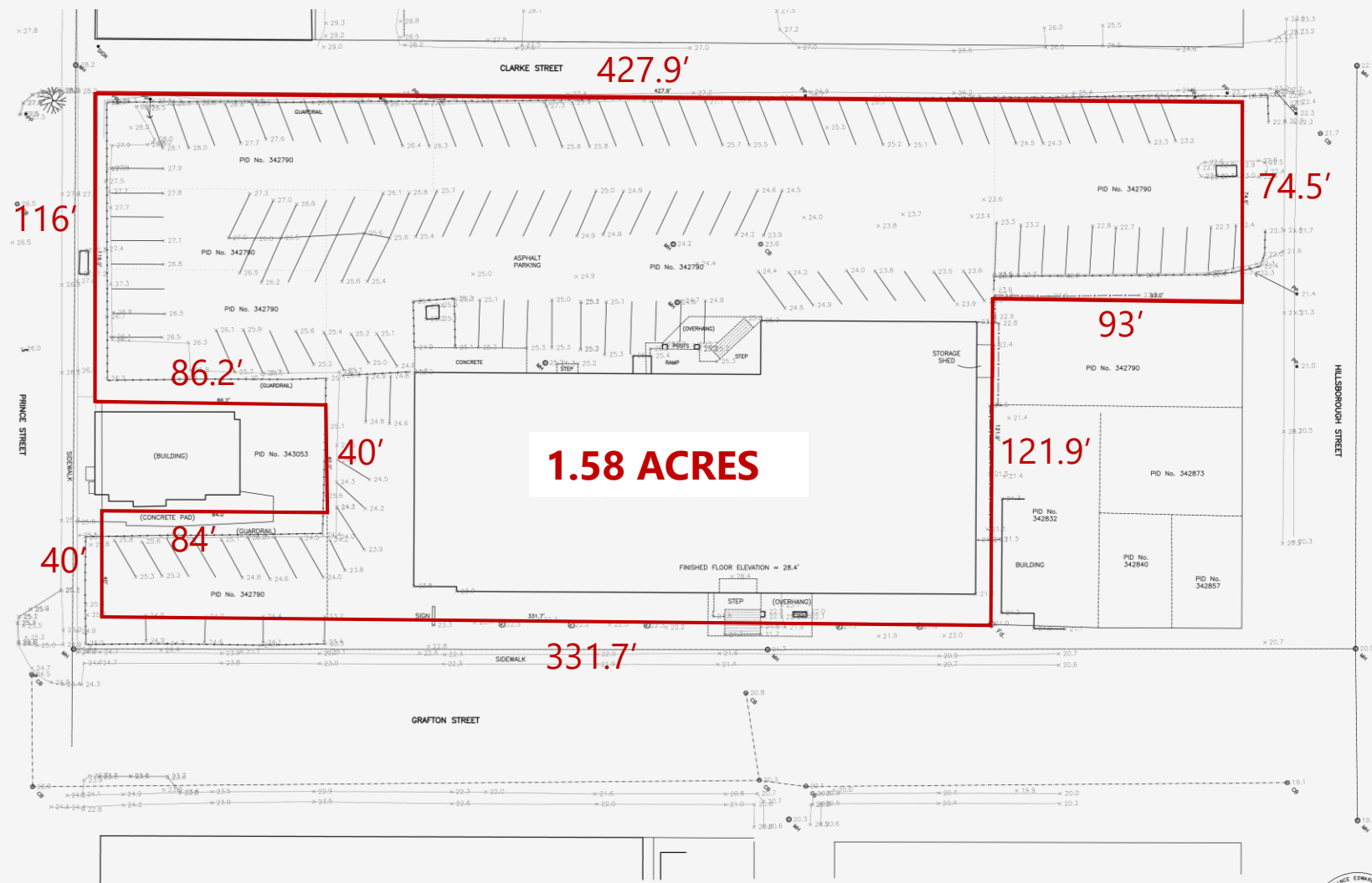
SITE PLAN

THE
PORT HOUSE



SITE PLAN

THE PORT HOUSE



- LEGEND**
- LANDS DEALT WITH BY THIS PLAN
 - FOUND SURVEY MARKER
 - PLACED SURVEY MARKER
 - CALCULATED POINT
 - TREY/HEDGE LINE
 - FENCE LINE
 - MANHOLE
 - CATCH BASIN
 - UTILITY POLE
 - LIGHT
 - SIGN

- NOTES**
1. THE FIELD WORK FOR THIS SURVEY WAS EXECUTED DURING THE PERIOD OF MAY, 2020.
 2. AZIMUTHS ARE GRID DERIVED.
 3. ALL DIMENSIONS ARE GIVEN IN METRIC, UNLESS NOTED.
 4. THIS SURVEY IS REFERENCED TO PEI GRID MONUMENT NUMBER 5682 WITH A PUBLISHED ELEVATION OF 9.32'.

PRELIMINARY PLAN ONLY
NOT TO BE USED FOR LEGAL DESCRIPTIONS.

ISE
Island Surveying & Engineering
134 LONGWORTH AVE. PHONE 902-394-3349
CHARLOTTETOWN, PEI FAX 902-569-3348
C1A 5B3 www.isesurveys.co

TOPOGRAPHIC PLAN SHOWING
PID No. 342790
FOR
APM
SCALE 1" = 20'

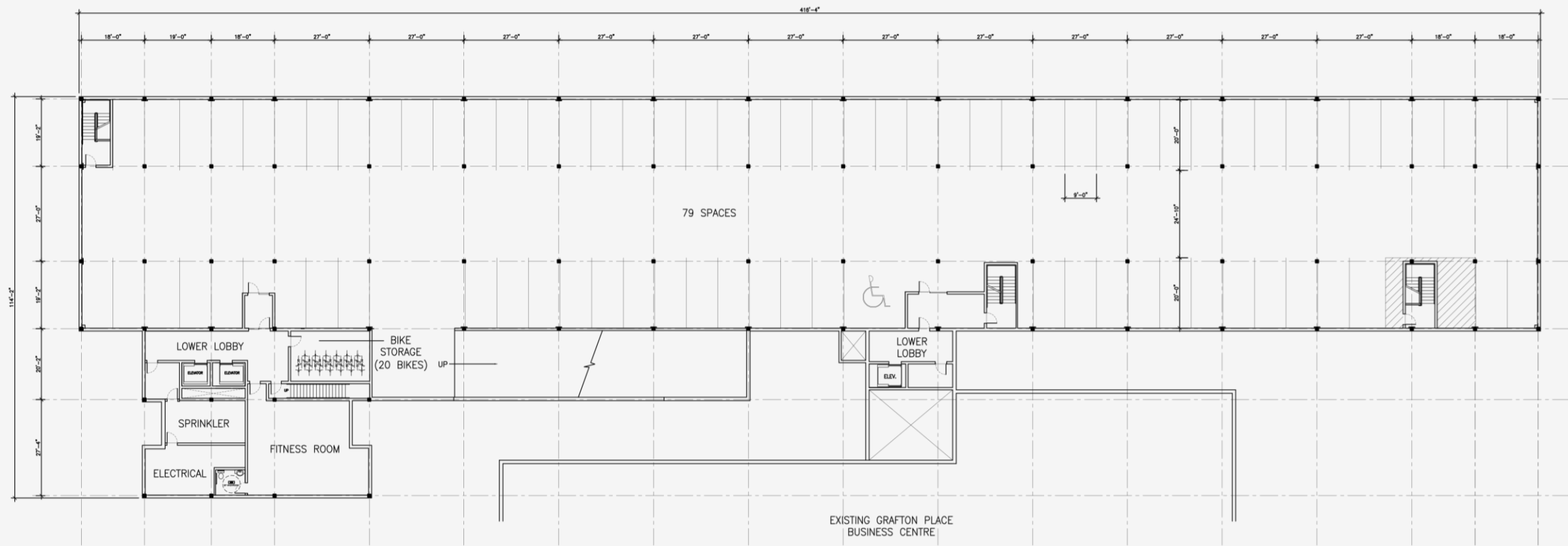
CHARLOTTETOWN
QUEENS COUNTY
GRAFTON ST. P.E.I.
DRAWN BY: ADI P.I.D. No. 342790
DRAWING No. 20096

I, ANTHONY D. INMAN, PRINCE EDWARD ISLAND LAND SURVEYOR,
DO HEREBY CERTIFY THAT THIS SURVEY WAS EXECUTED UNDER MY
DIRECTION AND SUPERVISION, AND THAT THIS PLAN IS A TRUE AND
CORRECT REPRESENTATION OF SAID SURVEY.



MAY 28, 2020

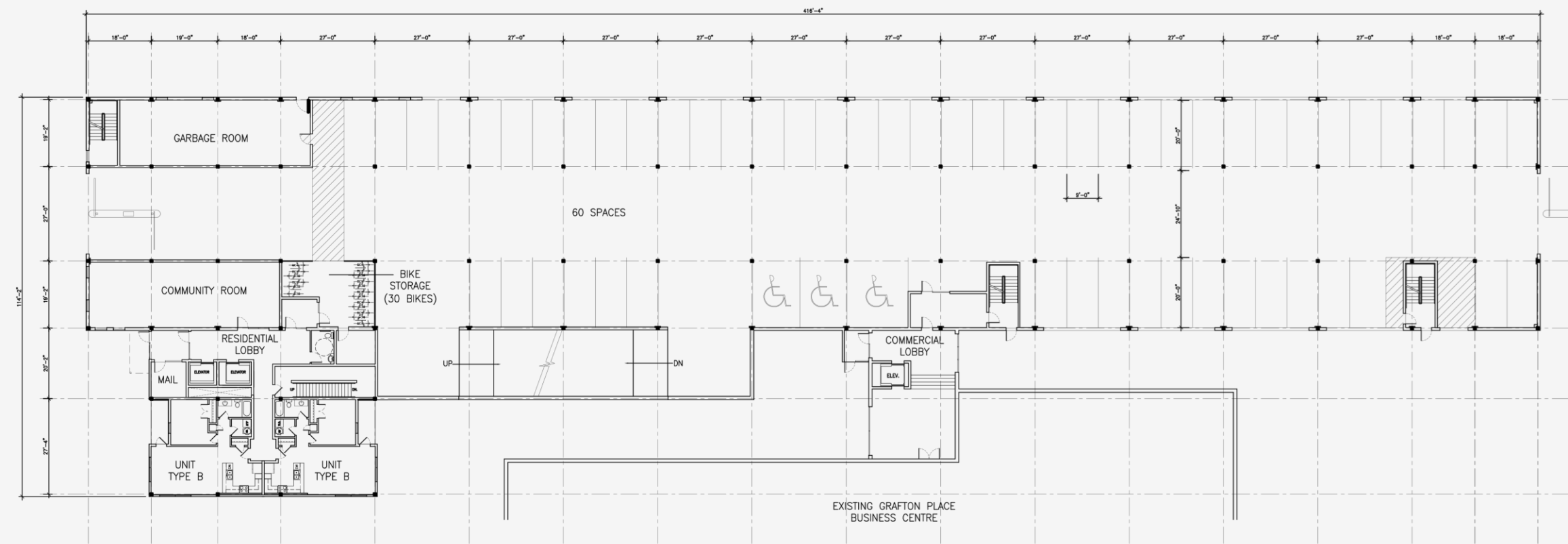
FLOOR PLANS – LOWER FLOOR



PARKING GARAGE AREA 32,855 SQ.FT.

FLOOR PLANS – MAIN LEVEL

THE
PORT HOUSE

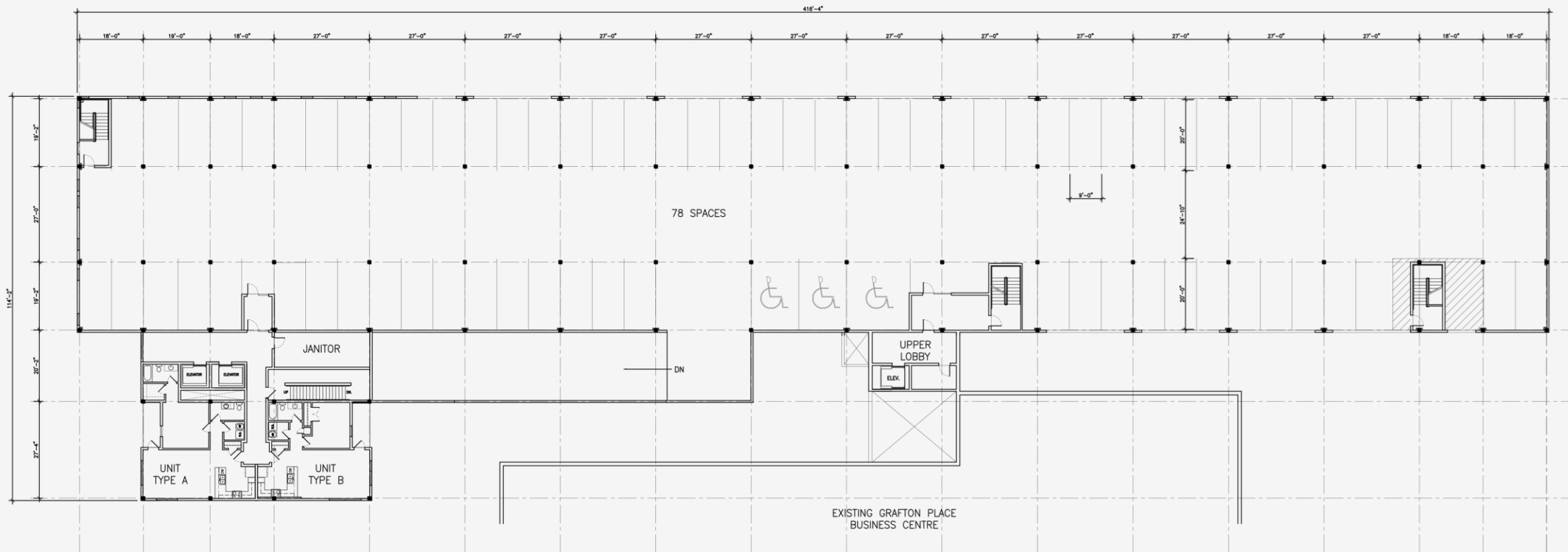


PARKING GARAGE AREA
LIVING AREA
(2-UNITS)

29,855 SQ.FT.
3,000 SQ.FT.

FLOOR PLANS – SECOND FLOOR

THE
PORT HOUSE

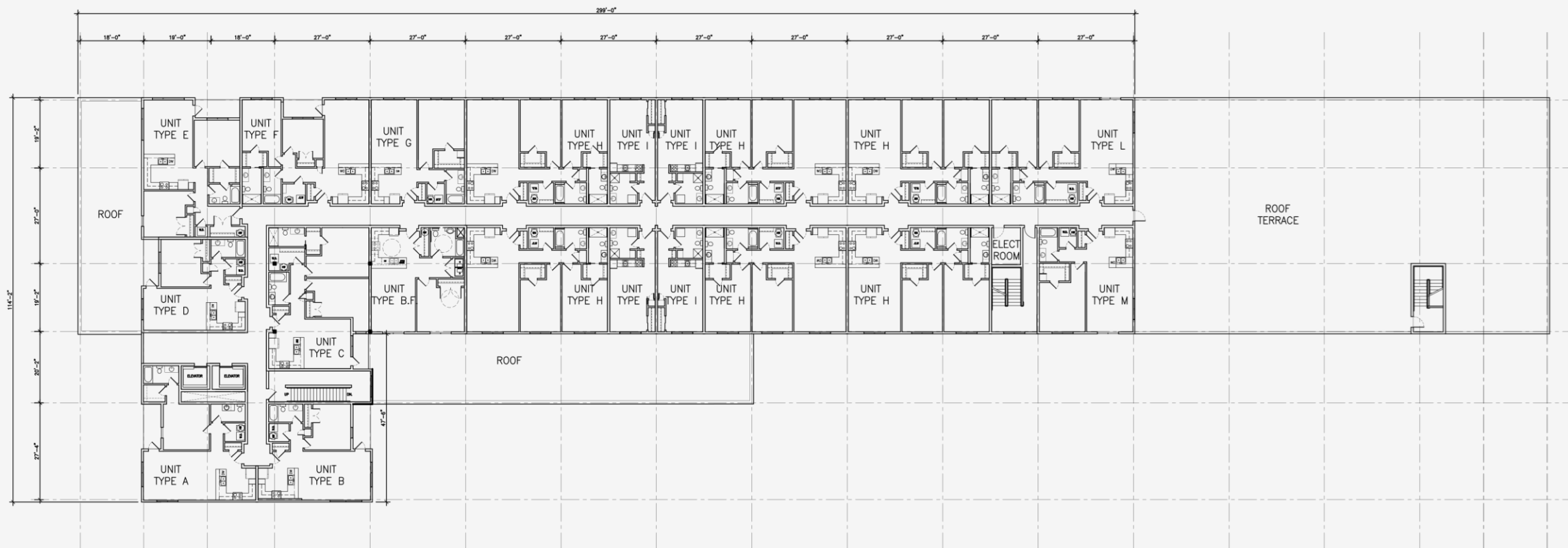


PARKING GARAGE AREA
LIVING AREA
(2-UNITS)

29,855 SQ.FT.
3,000 SQ.FT.

FLOOR PLANS – THIRD FLOOR

THE
PORT HOUSE

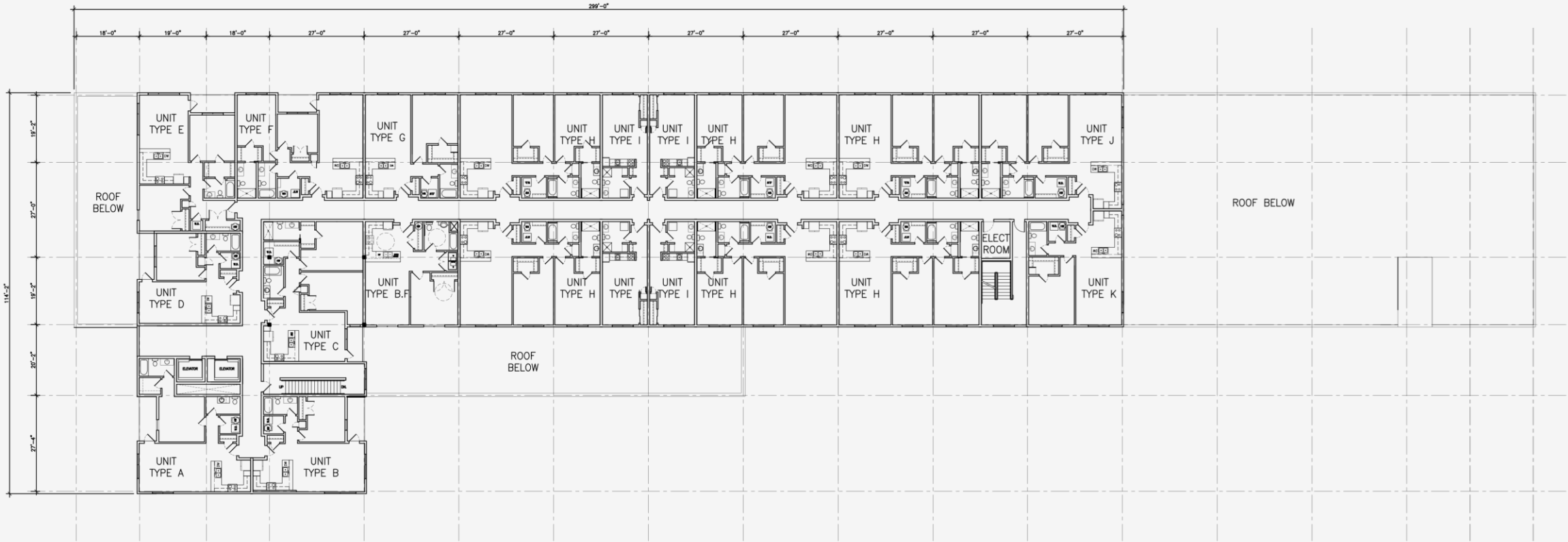


LIVING AREA
(20-UNITS)

21,467 SQ.FT.

FLOOR PLANS – 4TH TO 6TH FLOORS (TYPICAL)

THE
PORT HOUSE

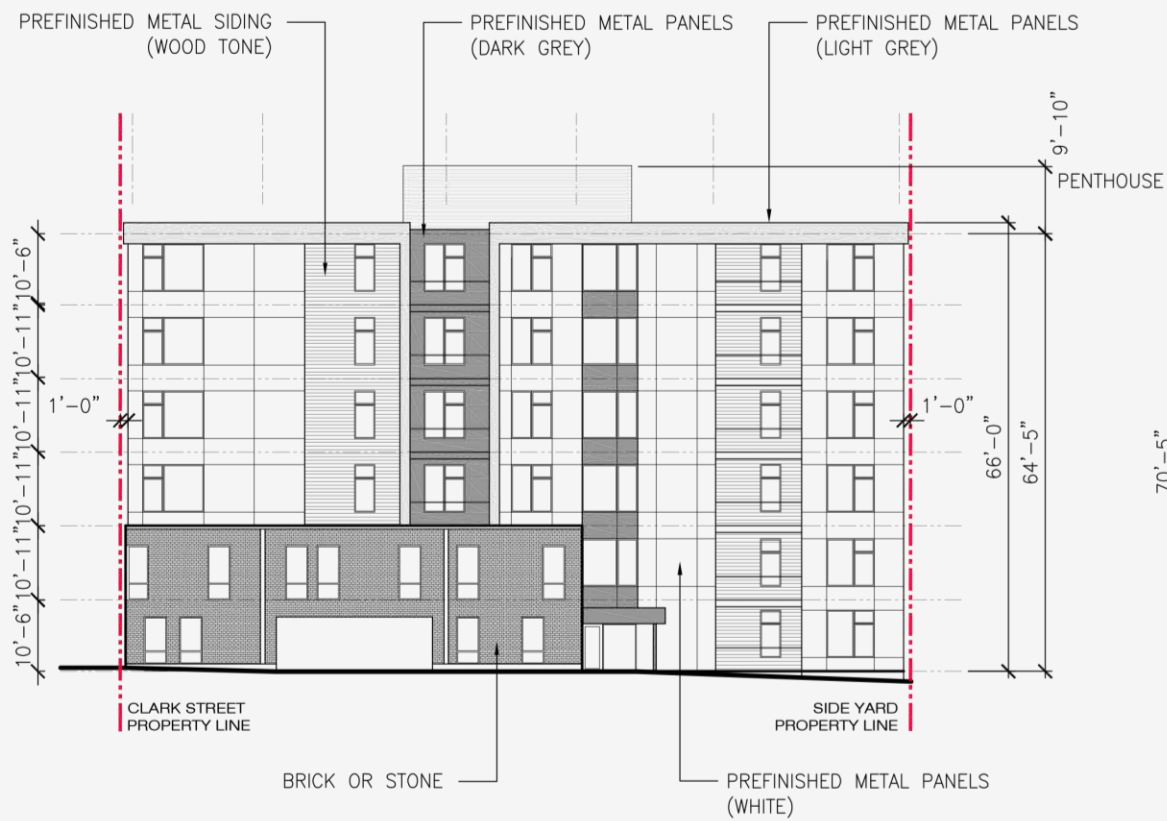


LIVING AREA
(20-UNITS PER/FLOOR)

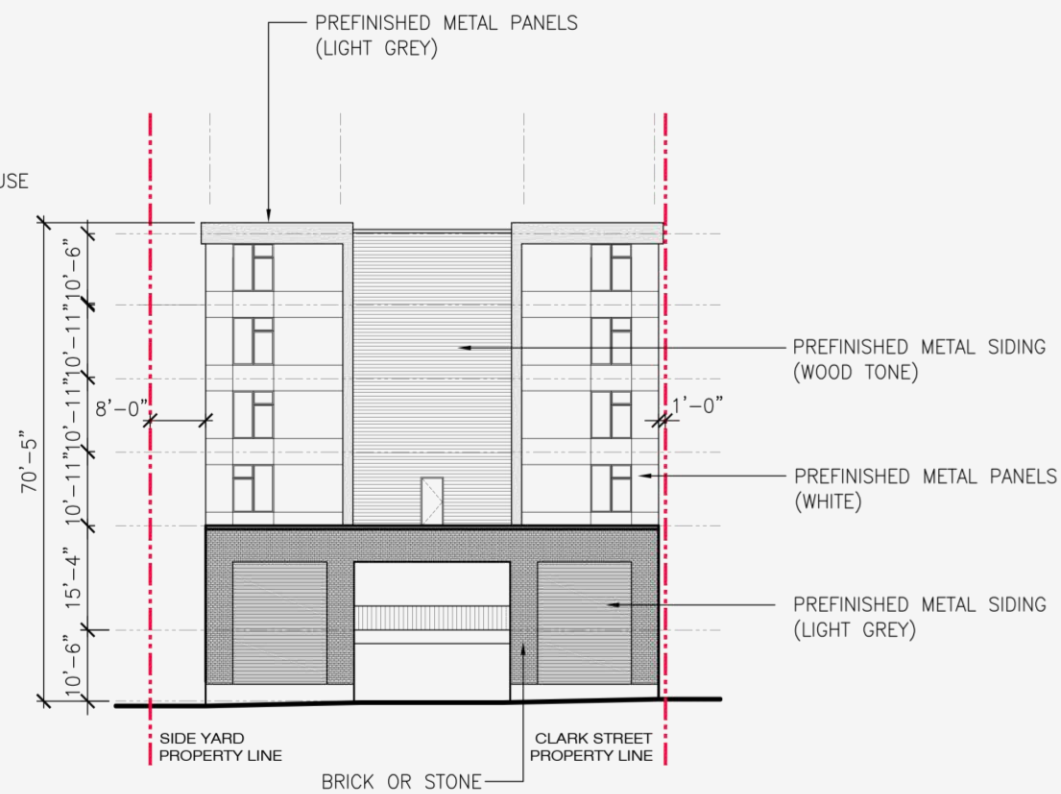
21,467 SQ.FT. (PER/FLOOR)

ELEVATIONS

THE
PORT HOUSE



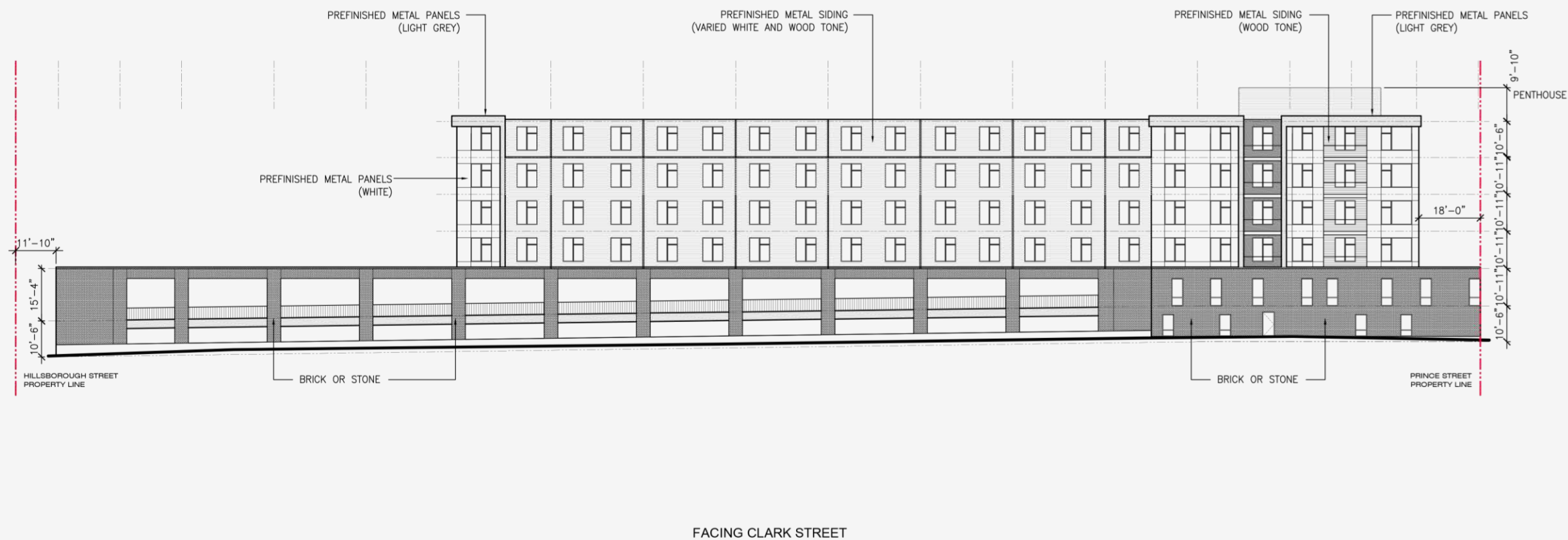
FACING PRINCE STREET



FACING HILLSBOROUGH STREET

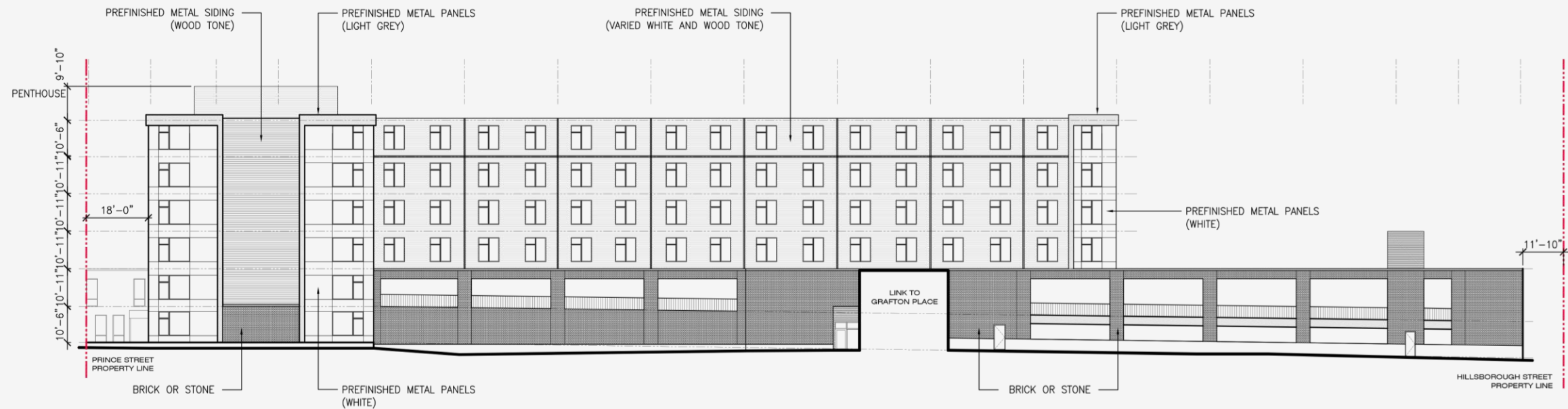
ELEVATIONS

THE
PORT HOUSE



ELEVATIONS

THE
PORT HOUSE



FACING GRAFTON PLACE BUILDING

GRAFTON PLACE STREETSCAPE IMPROVEMENTS

THE
PORT HOUSE



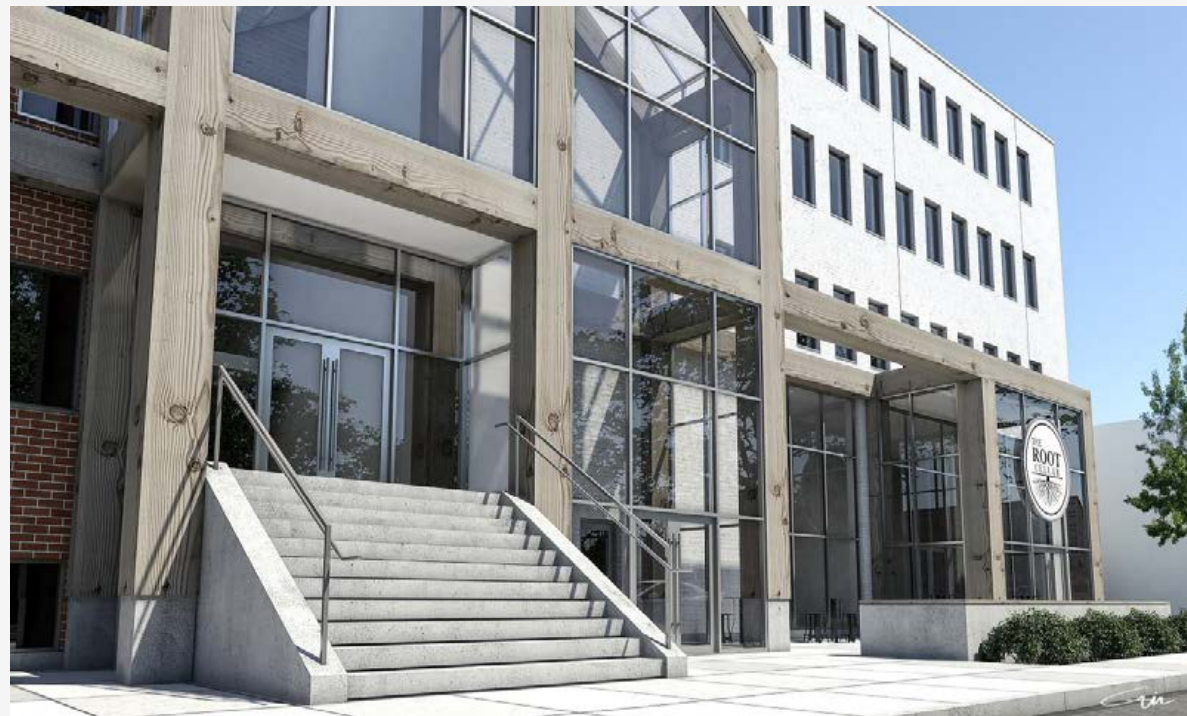
GRAFTON PLACE STREETSCAPE IMPROVEMENTS

THE
PORT HOUSE



GRAFTON PLACE STREETSCAPE IMPROVEMENTS

THE
PORT HOUSE



SUSTAINABLE BUILDING FEATURES

- ✓ INCREASED INSULATION AND THERMAL SHELL
- ✓ ENERGY EFFICIENT HEAT RECOVERY VENTILATION
- ✓ LED LIGHTING THROUGHOUT
- ✓ PV SOLAR PANELS ON NEW AND EXISTING BUILDING
- ✓ LOW FLOW TOILETS
- ✓ METERED WATER CONSUMPTION (PER UNIT)
- ✓ BICYCLE STORAGE AND REPAIR AREA
- ✓ PUBLIC AND PRIVATE EV CHARGING STATIONS
- ✓ CARBON NEUTRAL BUILDING MATERIALS



Disclaimer-These energy features are preliminary only and subject to change based on final design, market pricing and availability of products.

SOCIAL & ECONOMIC BENEFITS

THE
PORT HOUSE



- ✓ CONTRIBUTES TO THE CITY'S VACANCY RATE AND PROVIDES HIGH QUALITY URBAN UNITS IN THE HEART OF THE DOWNTOWN WITH A TOTAL CONTRIBUTION OF:
 - 60 NEW CMHC FUNDED AFFORDABLE UNITS
 - 24 NEW MARKET UNITS
- ✓ CHARACTERISTIC DESIGN THAT PLAYS ON DIFFERENT ASPECTS OF THE SURROUNDING NEIGHBOURHOOD AND EFFECTIVELY ADDS AND ENHANCES TO THE EXISTING STREETScape.
- ✓ ELIMINATES A VISUALLY UNAPPEALING PARKING LOT WHILE UPGRADING EXISTING AND NEW PUBLIC AND PRIVATE PARKING.
- ✓ REDUCES THE NEED FOR FURTHER SUBURBAN SPRAWL AND UTILIZES EXISTING CITY SERVICES AND UTILITIES.
- ✓ WITHIN WALKING DISTANCE TO PARKS, SCHOOLS, SHOPPING, JOBS AND OTHER AMMENITIES, RESULTING IN LESS DEPCY ON MOTOR VEHICLES AND FOSSIL FUELS.
- ✓ INCREASED GREEN SPACE ON A SITE OTHERWISE CONSUMED WITH ASPHALT.
- ✓ \$21 MILLION DOLLAR CAPITAL INVESTMENT RESULTING IN LOCAL JOBS, TAX REVENUE AND SMALL BUSINESS STABILITY IN THE DOWNTOWN CORE.
- ✓ STRENGTHENS THE DOWNTOWN CORE WHICH APPEALS TO PERCEPTIVE INVESTORS OR GROWING BUSINESSES LOOKING TO EXPAND INTO NEW MARKETS.



THANK YOU !!!

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