

Public Information Meeting

May 18th, 2023

620 Main Street - Tattingstone Inn - Development Agreement Proposal

PROPOSAL

The owners of the Tattingstone Inn at 620 Main Street (PID 55383137) are seeking to enter into a development agreement to allow the construction of a new 2,000 square foot building with 7 guest rooms to expand the hospitality services offered.

The exterior design will carry the same Italianate Style that is featured on the original building with roof structure, decorative trim and accents, windows, doors, moldings and siding. A letter from the Applicant outlining the design details is in Attachment A.

A preliminary elevation of the south side of the building (street facing) is shown below in figure 1.

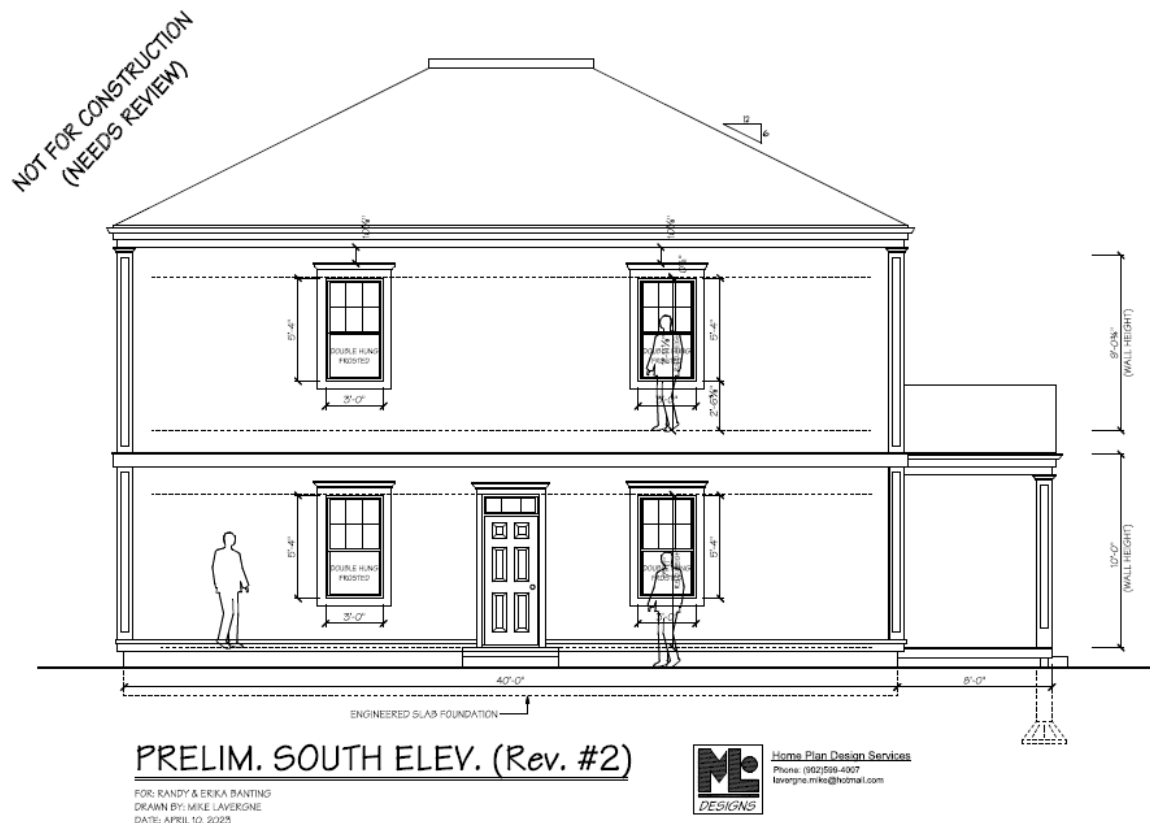


Figure 1. South elevation.

Figure 2 shows the preliminary elevation of the north side of the building.



Figure 2. North elevation

Figure 3 shows the preliminary elevation of the east side of the building.



Figure 3. East elevation

Figure 4 shows the preliminary elevation of the west side of the building.



Figure 4. West elevation

Figure 5. shows the preliminary floor plan for the 1st floor with three guest suites.

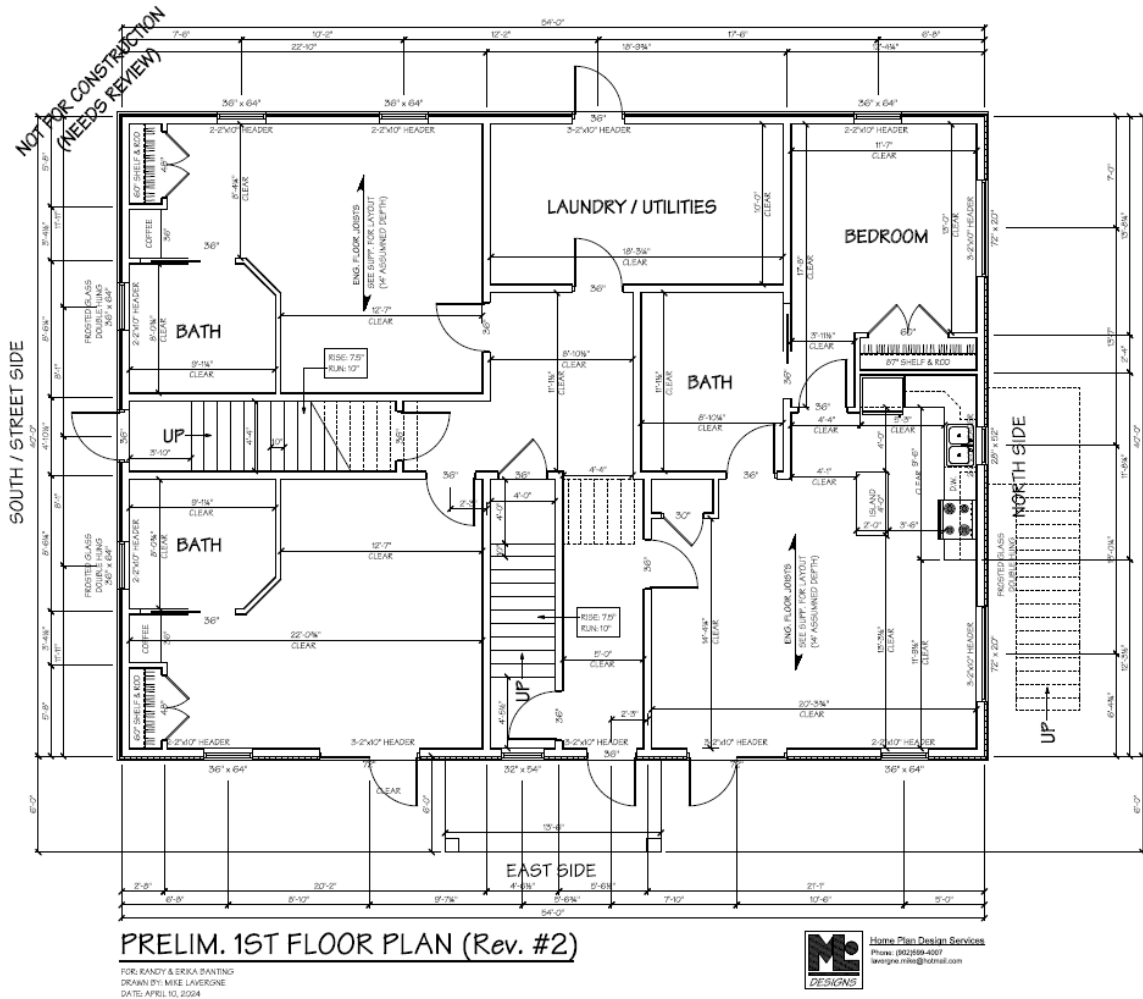


Figure 5. floor plan for first floor.

Figure 6. shows the preliminary floor plan for the second floor showing four guest suites.

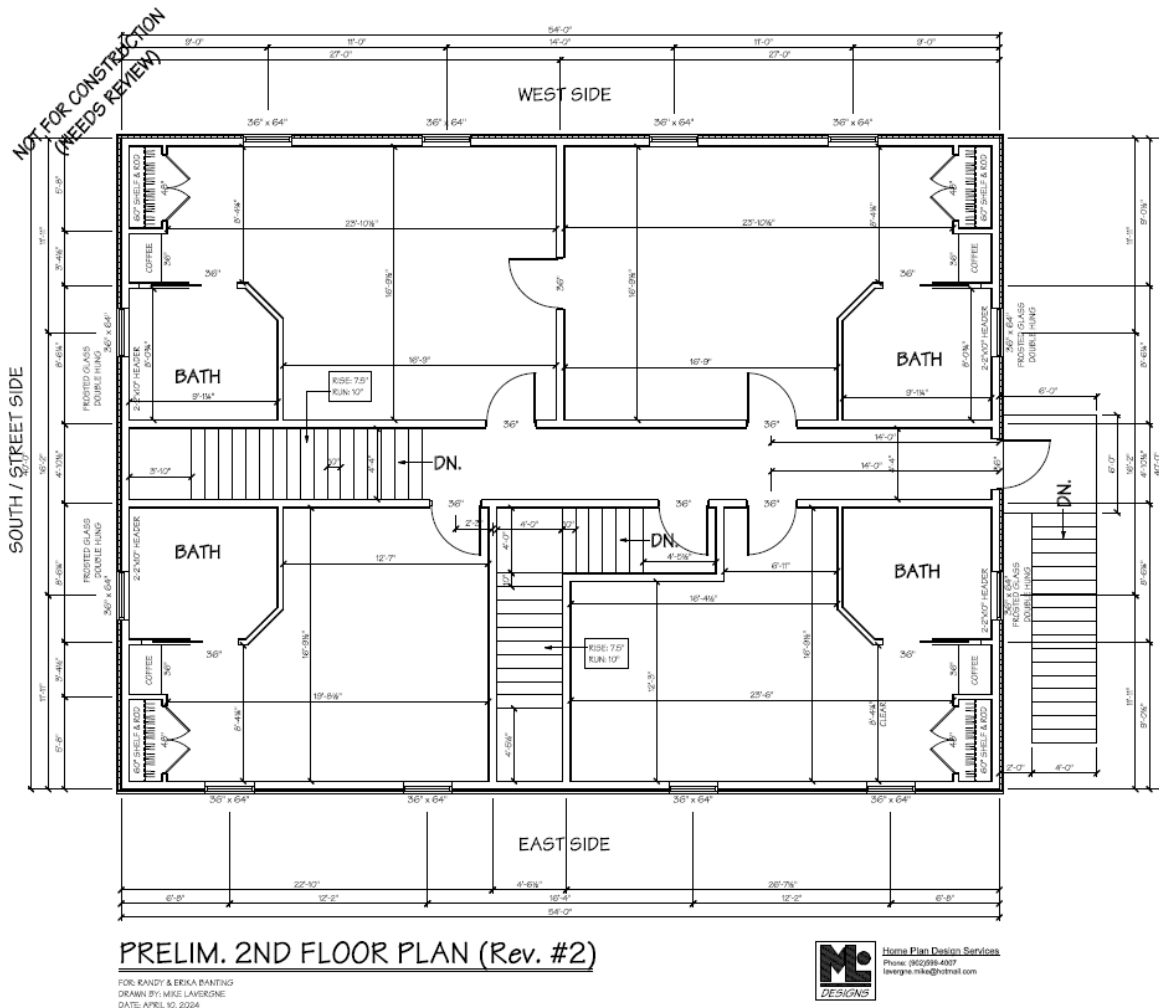


Figure 6. Floor plan for second floor.

Background

The Tattingstone Inn is a designated Historic Landmark in the Town of Wolfville that sits on 1.5 acres of mature grounds. There are currently a total of 14 guest rooms throughout the main house and the Carriage House. The owner's quarters are also located within the Carriage House. The property is designated as Neighbourhood Residential in the Municipal Planning Strategy and zoned Neighbourhood Commercial (C-2) in the Land Use By-law. Hotels with more than 12 guest rooms in the Neighbourhood

Commercial (C-2) zone can be considered through a development agreement. The proposed development agreement will bring the total number of guest rooms to 21.

TABLE 14.1 Commercial Land Use Table

APPROVAL PROCESS:

P = Permitted as-of-right,

PC = Permitted with Conditions (refer to general conditions)

SP = Site Plan Approval

DA = Development Agreement

Commercial Zones	C-1	C-2	C-3
<i>Accommodations</i>			
Hostels (12 or less rental rooms)	P	SP	SP
Hotels (12 or less rental rooms)	P	DA	SP
Hotels (more than 12 rental rooms)	SP	DA	
Inns (12 or less rental rooms)	P	SP	SP
Short term Rentals	PC	PC	

The property is located within the Design Guidelines area and the property is also a Municipally Registered Heritage Property. Information on the heritage designation can be found here:

<http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=6515&pid=0> and in Attachment B.

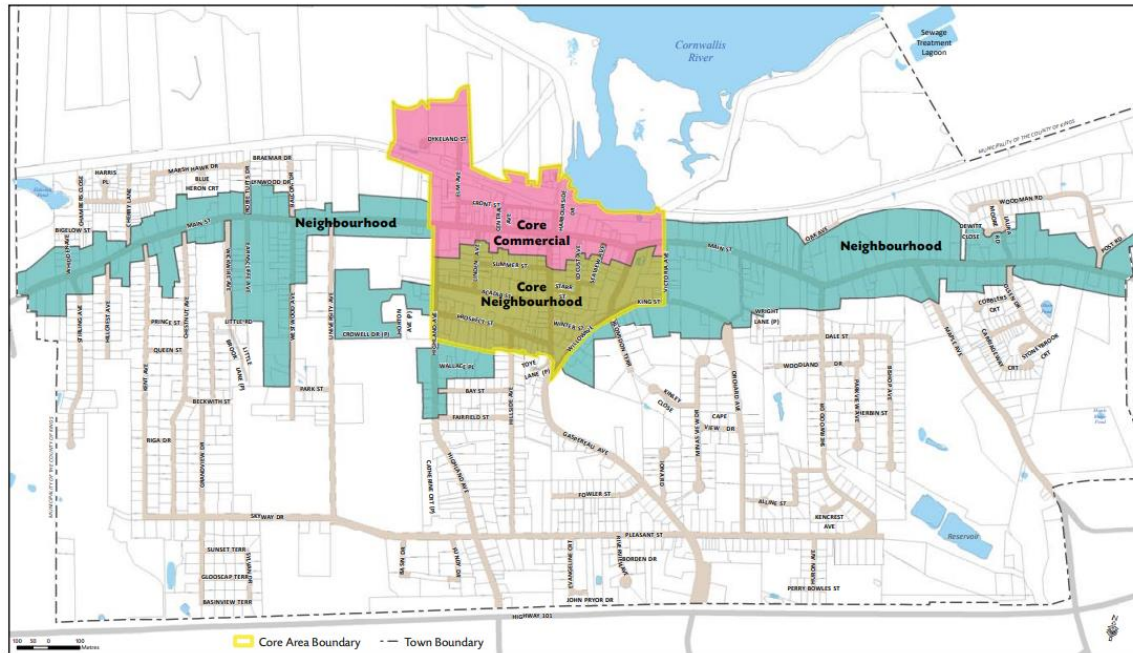


Figure 7.

Design Guidelines Areas.

Property Location

620 Main Street is located on the north side of Main Street, west of Robie Tufts Drive.



Figure 8. Context Map.

Proposed Site Plan

The draft proposed site plan (figure 9) shows the existing building, with a new dining room addition and a the proposed 2-storey building (A). An events pavilion is also shown and indicated as “B”. There new guest suite building will be set back 30-40 feet from the dining room addition. The dining room addition is equal to or less than 10% of the size of the existing building and will be constructed as-of-right as per MPS Policy 8.2 (3).

Further details will be shown on future landscape plans such as a patio stone walkway leading to the new building and from the new building to the even pavilion and parking.

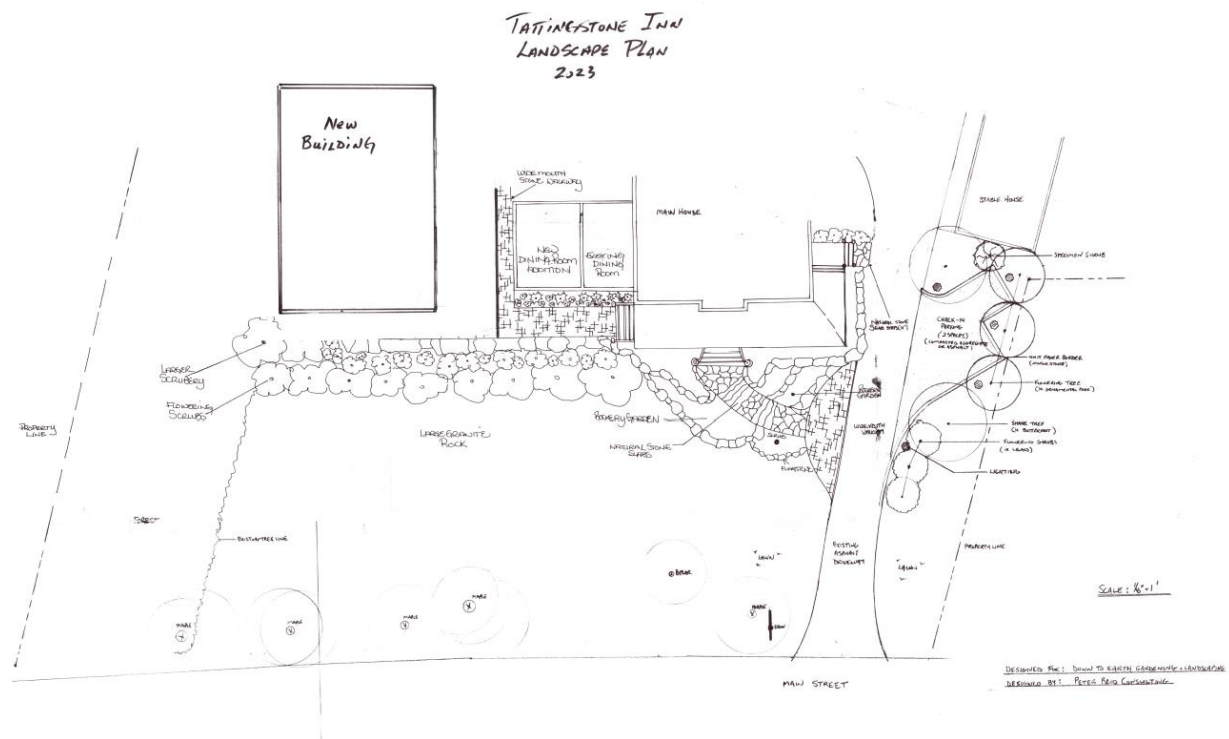


Figure 10. Draft landscape plan.

Heritage Value

The Tattingstone Inn is a municipally registered heritage property known as Thompson House, valued for its architectural features and association with former owners, George Thompson and Leslie Raymond Fairn.

Character-defining elements of Thompson House include:

- symmetrical three-bay façade;
- low pitched roof;
- matching brick chimneys;
- clapboard siding;
- wide eaves supported by ornate brackets;
- wide corner boards with Doric-style columns;
- pedimented hoods over first floor windows;
- frontispiece with Palladian-derivative window on top gable;

- pedimented gable porch on Doric columns with ornate bracket detailing;
- transom window above front door.

Policy Framework

The proposal requests the construction of a new 2-storey building containing 7 guest rooms.

LUB Policy 4.6 Design Guidelines Areas – Core and Neighbourhood states that new buildings greater than 10% of a registered heritage property, located in a design guidelines area, shall be considered by Site Plan Approval or Development Agreement.

4.6 DESIGN GUIDELINES AREAS – CORE AND NEIGHBOURHOOD

- (1) Development located within the Design Guideline Areas, as shown on Schedule C of this Bylaw, shall be subject to the design requirements as specified in the various zones of this Land Use Bylaw.
- (2) New buildings or additions greater than 25% of the total floor area of any existing building, or 10% of the total floor area of a registered heritage property, located within a Design Guidelines Area shall be considered by Site Plan Approval or Development Agreement and may require the following:
 - a submission from the applicant on how the application is responding to the Design Guidelines;
 - consultation with the Design Review Committee to provide input.

- (3) Additions and alterations which constitute less than 25% of the total floor area of any main building or 10% of the total floor area of registered heritage properties; or accessory buildings greater than 50 square metres located within a Design Guidelines Area shall have a public façade similar to the existing building with respect to the following, at the discretion of the Development Officer:
- (a) architectural style;
 - (b) building length to width ratio;
 - (c) height;
 - (d) roof shape;
 - (e) appearance of exterior cladding and roof materials;
 - (f) architectural details;
 - (g) shape and size of doors and windows;
 - (h) window area to wall area ratio.

A property zoned C-2 (Neighbourhood Commercial) with this type of proposal (hotel) is considered through a Development Agreement process, in accordance with Land Use By-law Part 8 General Requirements for Neighbourhood Zones.

Part 8. General Requirements for Neighbourhood Zones

- Table 14.1 Commercial Land Use states that Hotels may be considered in the Neighbourhood Commercial (C-2) zone through a development agreement.

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Short term Rentals	PC	PC	

MPS

MPS policy 11.4.2 Development Agreements and 11.4.3 Criteria for LUB Amendments and Consideration of Development Agreements outline considerations to be reviewed in a Development Agreement Process.

11.4.2 Development Agreements

11.4.2 DEVELOPMENT AGREEMENTS

IT SHALL BE THE POLICY OF COUNCIL:

1. To indicate uses considered by development agreement in the Land Use Bylaw.
2. To enter into a development agreement pursuant to the Municipal Government Act on the terms and conditions set forth in this Municipal Planning Strategy and a development agreement shall:
 - a. specify the development, expansion, alteration, or change permitted; and
 - b. specify the conditions under which the development may occur; and
 - c. set forth the terms by which Town Council may terminate the agreement.
3. To have the provisions of the Land Use Bylaw prevail after discharge of any development agreement.
4. To enable the ability to bring certain as-of-right and site plan applications forward to Council for consideration by Development Agreement where the application meets the intent of this planning strategy but is unable to meet specific, prescriptive requirement(s) of the Land Use Bylaw.

11.4.3 CRITERIA FOR LUB AMENDMENTS AND CONSIDERATION OF DEVELOPMENT AGREEMENTS

IT SHALL BE THE POLICY OF COUNCIL:

1. That, where warranted, the developer shall be responsible for providing further study of specific issues identified in the development review process, and/or implementing mitigation measures to address anticipated issues such as flooding and erosion threats.
2. That designation and/or zone specific development agreement and rezoning requirements shall be included in the Land Use Bylaw.
3. That when considering any proposed development agreement or amendment to the Land Use Bylaw, it shall

be a policy of Council to have regard for the following matters:

GENERAL CONSIDERATIONS

- a. The financial ability of the Town to absorb any costs relating to the proposal; and
- b. The proposal's conformance with the intent of the Municipal Planning Strategy and to all other applicable Town Bylaws and regulations.

- c. The proposal's conformance with relevant portions of the Town's 'Sustainability Checklist', where applicable.

COMPATIBILITY OF THE DEVELOPMENT

- d. Compatibility of the proposed land use with adjacent land uses; and
- e. Compatibility of the development with adjacent properties in terms of height, scale, lot coverage, density, bulk, and architectural style; and
- f. Compatibility of the development with adjacent properties in terms of lighting, signage, outdoor display, outdoor storage, traffic impacts, and noise; and
- g. Integration of the development into the surrounding area by means of appropriate landscaping, with screening provided by existing and new vegetation and fencing as required; and
- h. The proposal protects and preserves matters of public interest such as, but not limited to:
 - i. historically significant buildings;
 - j. public access to shorelines, parks, and public and community facilities; and
 - k. important and significant cultural features, natural land features and vegetation.

SERVICING CONSIDERATIONS

- l. The adequacy of sanitary services, water services, and storm water management services; and
- m. Contribution of the proposal towards an orderly and compact development pattern that makes efficient use of existing and new municipal infrastructure and services.

MOBILITY CONSIDERATIONS

- n. The adequacy of the road network in, and adjacent to, or leading to the development, regarding connectivity, congestion and traffic hazards; and
- o. The adequacy of site access as determined by the Traffic Authority; and

- p. The ability of emergency services to respond to an emergency at the location of the proposed development; and
- q. The adequacy of active transportation infrastructure to support walking and cycling to and from the proposed development; and
- r. The provision of off-street vehicle and bicycle parking to prevent significant congestion, nuisance and inconvenience in the area.

ENVIRONMENTAL CONSIDERATIONS

- s. Consideration of any previous uses of the site which may have caused soil or groundwater contamination; and
- t. Suitability of the site in terms of slope and flood and erosion risk in accordance with Schedule E of the Land Use Bylaw; and
- u. Consideration of any anticipated environmental impacts resulting from the development, such as air and water pollution, soil contamination, and potential for the contamination or sedimentation of watercourses. Where Council determines, on the advice of a qualified person, that there is a significant risk of environmental damage from any proposed development, an environmental impact assessment shall be carried out by the developer for the purpose of determining the nature and extent of any impact and no agreement shall be approved until Council is satisfied that the proposed development will not create or result in undue environmental damage; and
- v. The application of sustainable design principles and energy efficient technology, including but not limited to renewable energy infrastructure; and
- w. Environmentally friendly paving alternatives, provision of alternative transportation parking, integration of landscaping into the design of parking lots, green roofs, etc.

MPS Policy 11.4.4 Design Guidelines

11.4.4 Design Guidelines

IT SHALL BE THE POLICY OF COUNCIL:

1. To guide the design and appearance of the Town's built form through mapping and guidelines included as Schedules of the Land Use Bylaw.
2. To use the Design Guidelines to inform Town built form projects (buildings, streets, sidewalks, etc), where applicable.
3. To use the Design Review Committee to complement the Design Guidelines when considering Development Applications, as outlined in the Land Use Bylaw.
4. To recognize that the Design Guidelines are used to inform development processes and that they are not prescriptive in nature. Mandatory requirements shall be defined in the Land Use Bylaw and Development Agreements.
5. To regard the Heritage Property Bylaw as the principal means of control for substantial alteration, demolition and other matters under the Heritage Property Act, to registered heritage buildings, streetscapes and areas.
6. To incorporate special provisions in the Land Use Bylaw for the lands where the Design Guidelines are applicable, including how and when the Guidelines and Design Review Committee will be used for different development consideration mechanisms.
7. To require that all developments located within a designated Design Guidelines Area respond to the design principles and guidelines of the Design Guidelines and that the Design Review Committee and a Design Guidelines Checklist be used in certain circumstances, as defined in the Land Use Bylaw and Design Guidelines (Schedules of the Land Use Bylaw).
8. To encourage the preservation of the cultural and built heritage of Wolfville through cooperation with the Wolfville Historical Society and other similar heritage organizations that contribute to a sustainable built heritage in Wolfville.
9. To maintain Town owned registered heritage buildings in a state of good repair and carry out any alterations in a manner which enhances the historic character of the Town.

Process

The first stage of the application review process will be a Public Information Meeting (PIM) held on May 18th, 2023 in the Council Chambers at Wolfville Town Hall at 5:00PM. The purpose of the PIM is to allow the applicant to answer questions and for the public to provide preliminary feedback on the request. Staff have not completed a review of the project and no recommendation is provided at this time.

The process for a development agreement after the PIM is as follows:



- Application will be reviewed by the Design Review Committee and comments provided to Staff
- Staff prepare a report with recommendation for the Planning Advisory Committee and Heritage Advisory Committee
- Initial Consideration by Council
- Public Hearing
- Decision by Council
- Appeal period

How can the public be involved in this application?

The public can, and **is encouraged to**, provide comment on the application at any time in the process, but the earlier in the process the better so that any concerns can be addressed. Not all concerns or issues can be dealt with through the development agreement process, but if the issue is relevant to the planning process, we will address it in the staff report. Ways that the public can be involved are:

- Direct contact with the staff. The ideal time to do this is before staff have prepared the staff report and potentially the draft development agreement. However, you can contact staff at any time.
- Letters or emails to Council
- Submissions to Council at the public hearing
- Requests to make a presentation to the Planning Advisory Committee
- Email updates regarding this application – provide your email to Planning staff and we will put you on the list.
- If you have questions regarding the application or the process for making a decision regarding this application, please contact Lindsay Slade at (902) 599-0124 or Lslade@wolfville.ca

Attachments

Attachment A. Design Details

New Accommodations Building 620 Main Street, Wolfville

Elevation drawings attached showing exterior features such as the materials to be used including windows, trim work, colour and other details as they relate to the heritage design of the existing building.

- (a) architectural style; Building will replicate the existing Inn denoting the same Italianate Style design Italianate design is typically balanced, symmetrical and rectangular in shape with a flat or hipped roof, one that slants on all four sides.
- (b) building length to width ratio; 40 feet in length by 50 feet in width.
- (c) height; Two stories in height
- (d) roof shape: Hip Roof with rectangular cap same as the existing Inn
- (e) appearance of exterior cladding and roof materials; Clapboard wood siding same as the existing Inn, muted yellow in colour. Asphalt roof shingles same make and design as the existing Inn
- (f) architectural details: Distinctive single hung vinyl windows, large rectangular in shape as is common in the Italianate style. Wood trim in white matching the Inn both in design and distance apart.
- (g) shape and size of doors and windows: Rectangular single hung vinyl windows approx 72"L x 36"W. Entry door with side lights.

Attachment B. Heritage Designation

FORM A

NOTICE OF RECOMMENDATION TO REGISTER
AS A TOWN HERITAGE PROPERTY

TO: Betsy Harwood
PO Box 98
Wolfville, N.S.
B0P 1X0

You are hereby notified that:

1. The land and building located at

434 Main Street, (address location, legal
Wolfville description or other
NS identification of property)

has been recommended to be registered in the Town Registry
of Heritage Property for the Town of Wolfville.

2. The reasons for this proposed
designation are:

A fine example of Italianate style. Wide eaves supported by brackets, frontispiece with half round window, pediment with brackets over entrance, flat transom with side lights at entrance, bracketed pediments over first floor windows. c1874

(State reasons, i.e., approximate date of erection; type of architecture, typical of an area; part of a streetscape with description of streetscape location; local historical significance; national historical significance.)

3. Section 13(4) of the Heritage Property Act prohibits any demolition or substantial alteration of the appearance of a property described herein for a period of one hundred twenty (120) days from the date and service of this notice, unless the Town Council sooner refuses to register the property.

4. The effect of recommendation and registration in the Town Heritage Registry described in Paragraph 1 is that no demolition or substantial alteration in exterior appearance may be taken from the date of registration unless an application, in writing, for permission is submitted to the Town and the application is granted with or without conditions. Where such application is not approved the owner may make the alterations described in his application or carry out the proposed demolition at any time after one (1) year but not more than two (2) years from the date of the application.

Province of Nova Scotia
County of Kings

I hereby certify that the within instrument
was recorded in the Registry of Deeds Office
at Kentville in the County of Kings, N. S.,
at 9 o'clock A.M., on the 27th
day of Dec. A.D., 1991 In
Book No. 888 at Pages 472-474
as Document Number 16986

Greg Wadsworth
Registrar of Deeds for the Registration
District of Kings County

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FORM B

(To be filed in the Registry of Deeds for the
district in which the property is located in
the Town Registry of Heritage Property)

NOTICE OF REGISTRATION OF HERITAGE PROPERTY

TO: Betsy Harwood
P.O. Box 98
Wolfville, NS
BOP 1X0

You are hereby notified that:

1. The land and building located at:
434 Main Street, Wolfville (address, local, legal description
or other identification of property)

has been registered in the Town Registry of Heritage Property
by resolution adopted at a meeting of the Town Council for
the Town of Wolfville, the 16th day of December
1991 .

2. The effect of registration in the
Town Registry of Heritage Property is that no demolition
or substantial alteration in the exterior appearance may
be undertaken from the date of registration unless an
application, in writing, for permission is submitted to
the Town and the application is granted with or without
conditions. Where an application is not approved, the
owner may make the alteration described in his application
or carry out the proposed demolition at any time after one
(1) year but not more than two (2) years from the date of
the application.

DATED this 23rd day of December , 1991 .

(seal)

Greg Wadsworth
TOWN CLERK AND TREASURER