



Design Review Committee Meeting

July 6, 2023

5:00 p.m.

Council Chambers, Town Hall

359 Main Street

Agenda

This meeting is being held to discuss two development agreement proposals: DA-2022-003-620 Main Street (Tattingstone Inn) and DA-2023-001-234 Main Street.

The purpose of the meeting is for the Committee to provide Staff with feedback regarding the two applications that will go into the Planning Advisory Committee report for the committee and Council to consider. The Design Review Committee does not make decisions regarding the proposals.

This is not a public meeting and is open only to the committee members and applicants.

The meeting will begin with a brief introduction to the proposals, followed by applicant presentations and finally a discussion among the committee.

Public Information Meeting

May 18th, 2023

620 Main Street - Tattingsstone Inn - Development Agreement Proposal

PROPOSAL

The owners of the Tattingsstone 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.



PRELIM. WEST ELEV. (Rev. #2)

FOR: RANDY & ERIKA BANTING
 DRAWN BY: MIKE LAVERGNE
 DATE: APRIL 10, 2023



Home Plan Design Services
 Phone: (602) 596-4007
 lavergne.mike@hotmail.com

Figure 4. West elevation

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

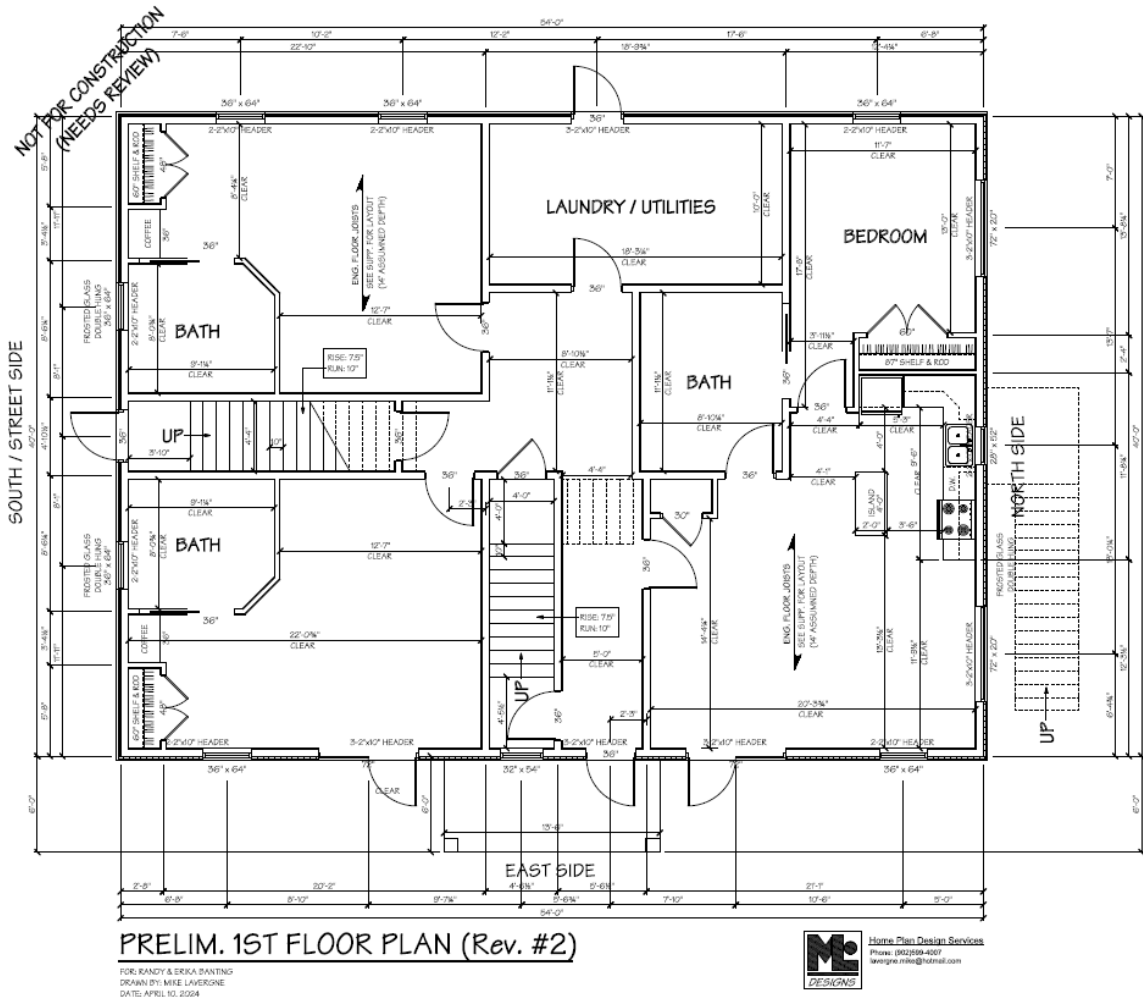
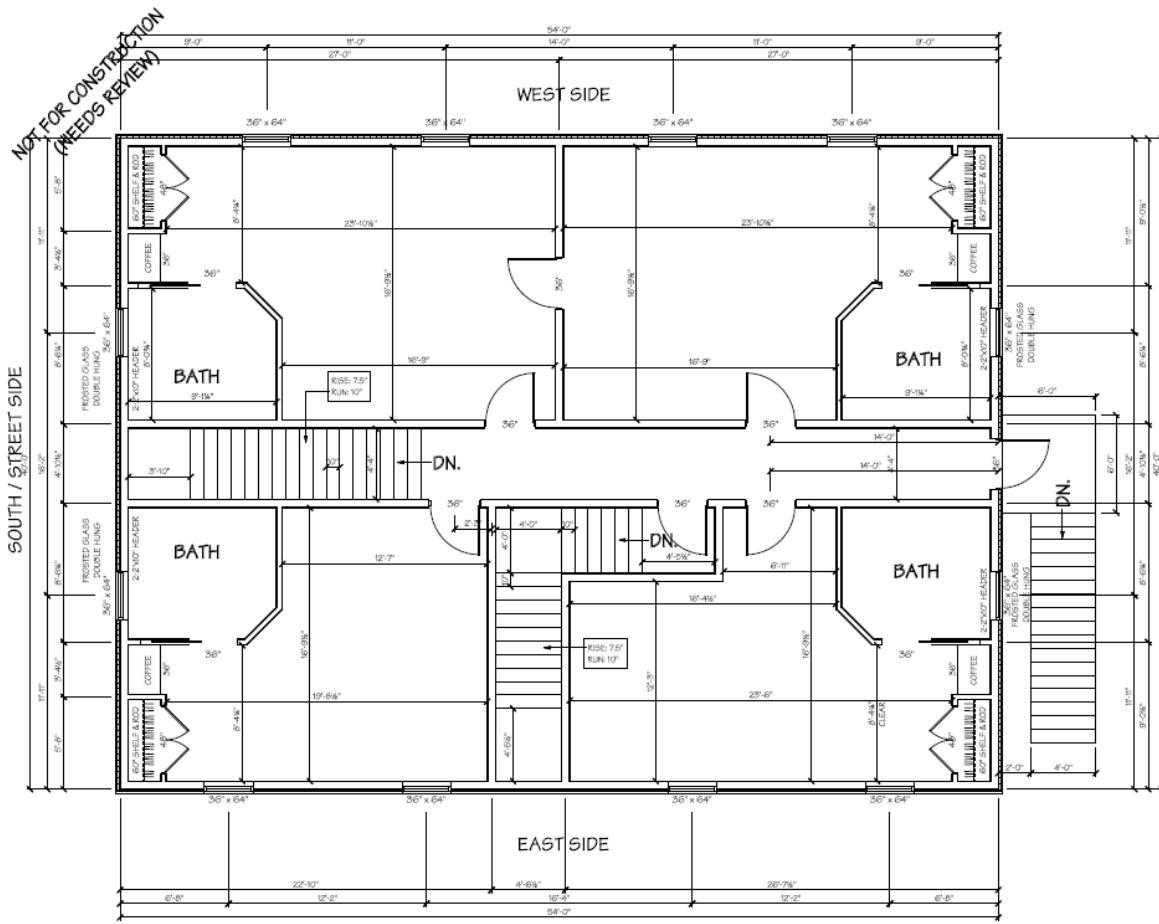


Figure 5. floor plan for first floor.

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



PRELIM. 2ND FLOOR PLAN (Rev. #2)

FOR: RANDY & ERIKA BARTING
 DRAWN BY: MAREK LANGRONE
 DATE: APRIL 10, 2024

M DESIGN
 Home Plan Design Services
 Phone: 902.228-4037
 Email: info@hpdms.com

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.

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.

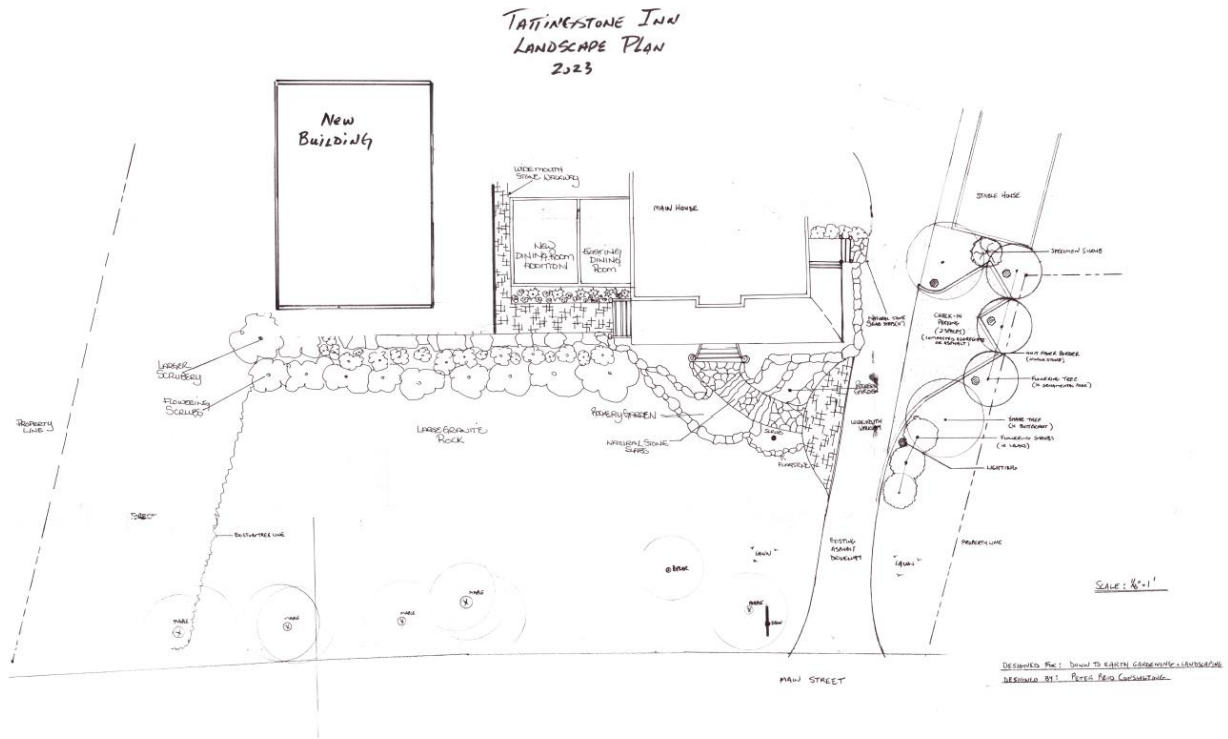


Figure 10. Draft landscape plan.

Heritage Value

The Tattlingstone 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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Hotels (more than 12 rental rooms)	SP	DA	
Inns (12 or less rental rooms)	P	SP	SP
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

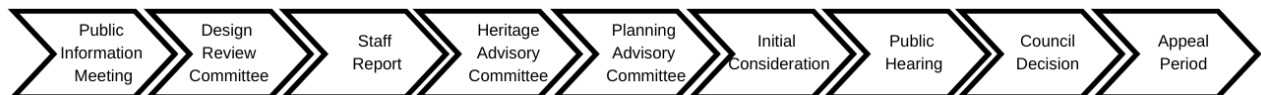
IT SHALL BE THE POLICY OF COUNCIL:

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,
Wolfville
NS (address location, legal
description or other
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 16980

474

Garry W. Wilson
Registrar of Deeds for the Registration
District of Kings County

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)

[Signature]
TOWN CLERK AND TREASURER

New Accommodations Building 620 Main Street, Wolfville

Elevation drawings show exterior features, materials, windows, door themes, wood siding, trim work, colour and other details as they relate to the original heritage design of the existing Inn.

Building length to width ratio; 36 feet in length by 50 feet in width.

Height; Two stories in height with approximately 19 feet of wall height.

Roof shape: Hip Roof with rectangular cap same as the existing Inn.

Overall appearance of exterior cladding and roof materials; Clapboard wood siding the same as the existing Inn, muted yellow in colour. Asphalt roof shingles with similar make and design as the existing Inn.

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 feature.

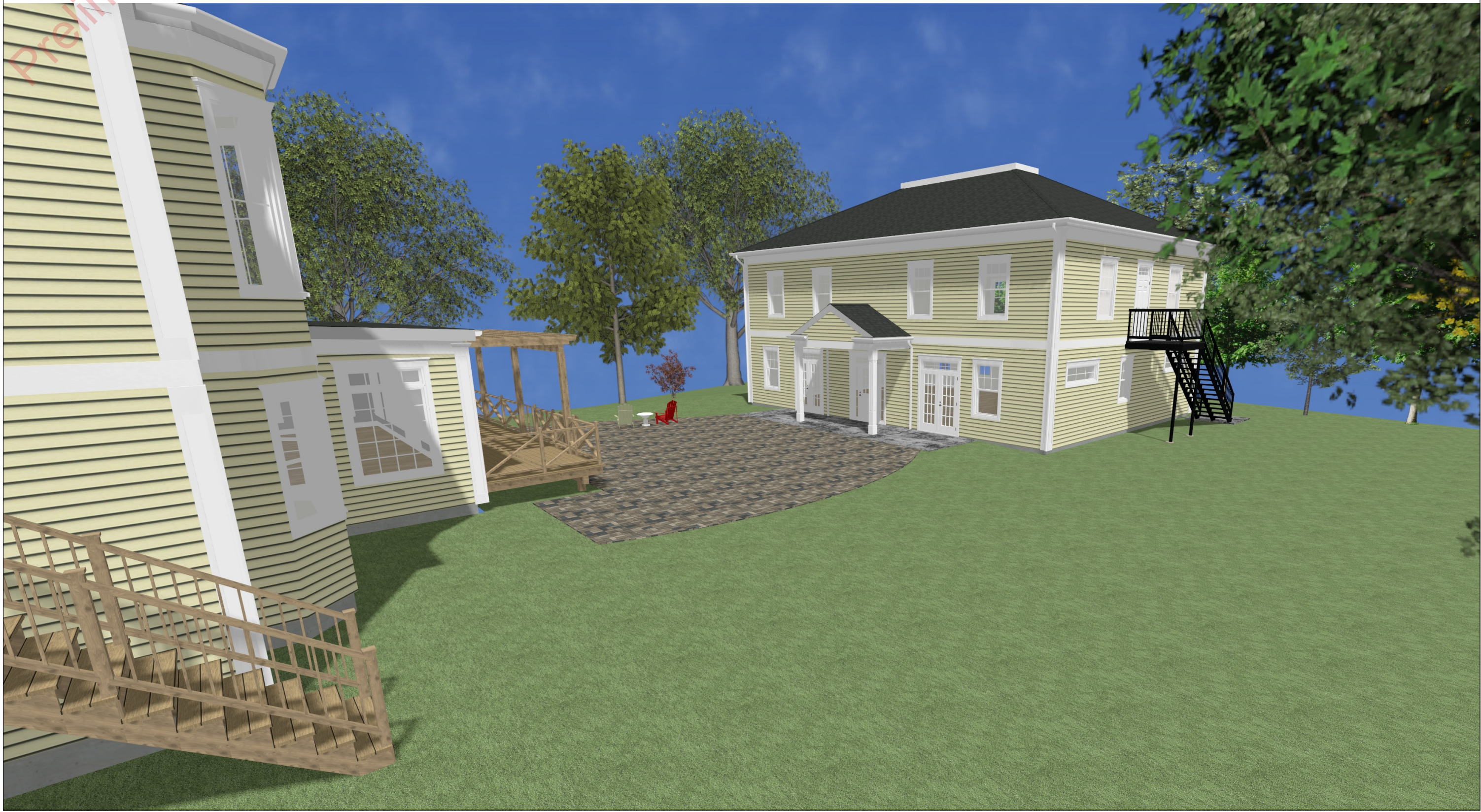
Shape and size of doors and windows: Rectangular single hung vinyl windows 64”L x 36”W. Single entry door with side lights at the main entrance, a peaked roof veranda 6’ X 8’ and standard single door exits for fire egress.

Architectural style: Building will replicate the existing Inn denoting the same Italianate Style design. The new buildings design is typically balanced, symmetrical and rectangular in shape with a hipped roof, one that slants on all four sides.

Elegant cultured stone walkways and green spaces flow throughout the property. Photos show location of the new building as it relates to the new dining structure and the existing Inn lending a “retreat” vibe. Large Stone pieces taken from the South Mountain complete the overall project adding a sense of definition and grandeur. Once completed, Tattingstone Inn will enable people seeking a more luxurious experience both a five star Inn, unique dining and a destination for weddings, corporate and social retreats, workshop classes and more.

Preliminary Plan

TABLE OF CONTENTS	
Page	Title
A-1	Overview
A-2	Site Plan Overview
A-3	Front Elevation
A-4	Right Elevation
A-5	Left Elevation
A-6	Rear Elevation
A-9	Main Level Dimensioned
A-10	Second Level Dimensioned



pimm05@icloud.com
902-769-8614

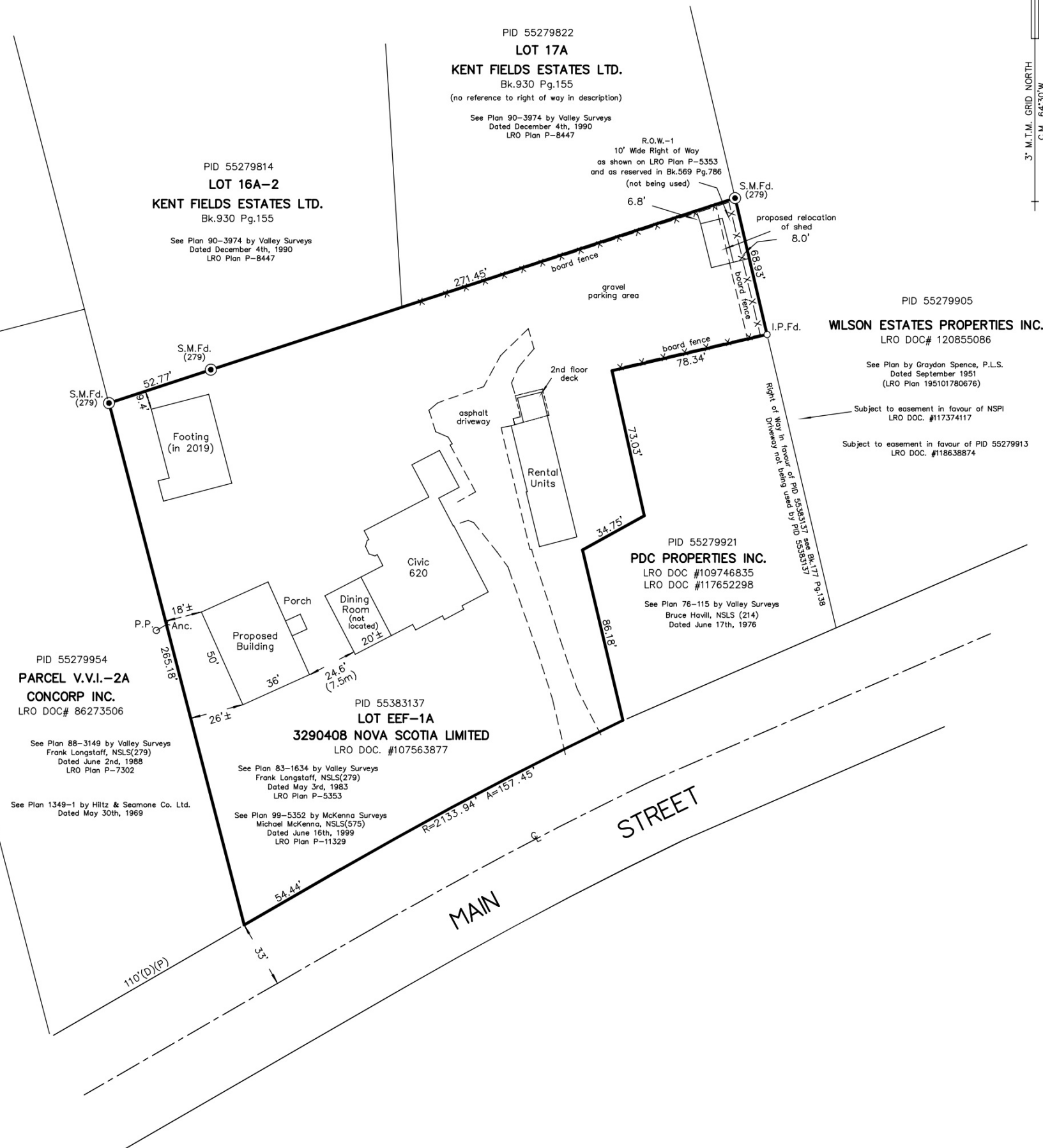
Better Plans
By Shayne

Overview

Tattingstone Inn
Heritage Carpentry

P2.0
DATE:
2023-06-30
SHEET:
A-1

Preliminary Plan



3" M.T.M. GRID NORTH
C.M. 64°30'W

LEGEND

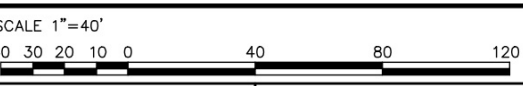
.....	LANDS DEALT WITH BY THIS SURVEY
○ S.M.	SURVEY MARKER
△ N.S.C.M.	NOVA SCOTIA CO-ORDINATE MONUMENT
● R.P., I.B.	ROCK POST, IRON BAR
○ I.P., DH.	IRON PIPE, DRILLHOLE
Fd.	FOUND
⊕	CENTRELINE
(T/L)	TIE LINE
Wit.	WITNESS
Bk., Pg.	BOOK, PAGE
P.R.	PLAN REFERENCE
O.H.W.M.	ORDINARY HIGH WATER MARK
(D),(P),(M),(C)	DEED, PLAN, MEASURED, CALCULATED
R., A., Ch.	RADIUS, ARC, CHORD
P.C.	POINT OF CURVATURE
P.C.C., P.R.C.	POINT OF COMPOUND/REVERSE CURVATURE
PID	PROPERTY IDENTIFICATION NUMBER
LRO	LAND REGISTRATION OFFICE
U.P.	UTILITY POLE
n.t.s.	NOT TO SCALE
C.P.	CALCULATED POINT

BUILDINGS SHOWN HEREON WERE LOCATED IN 2015

PROPOSED DEVELOPMENT

LOT EEf-1A
LAND OF
3290408 NOVA SCOTIA LIMITED

CIVIC 620 MAIN STREET
WOLFVILLE KINGS COUNTY NOVA SCOTIA



PLAN NO. 19-030E
DATE: JUNE 19TH, 2023
PREPARED BY: MPM
DRAWN BY: MPM

ANNAPOLIS VALLEY SURVEYS LIMITED
54 CORNWALLIS STREET KENTVILLE NOVA SCOTIA
PHONE: 902-698-1225 E-MAIL: mckenna@avsurveys.ca

pimm05@icloud.com
902-769-8614

Better Plans
By Shayne

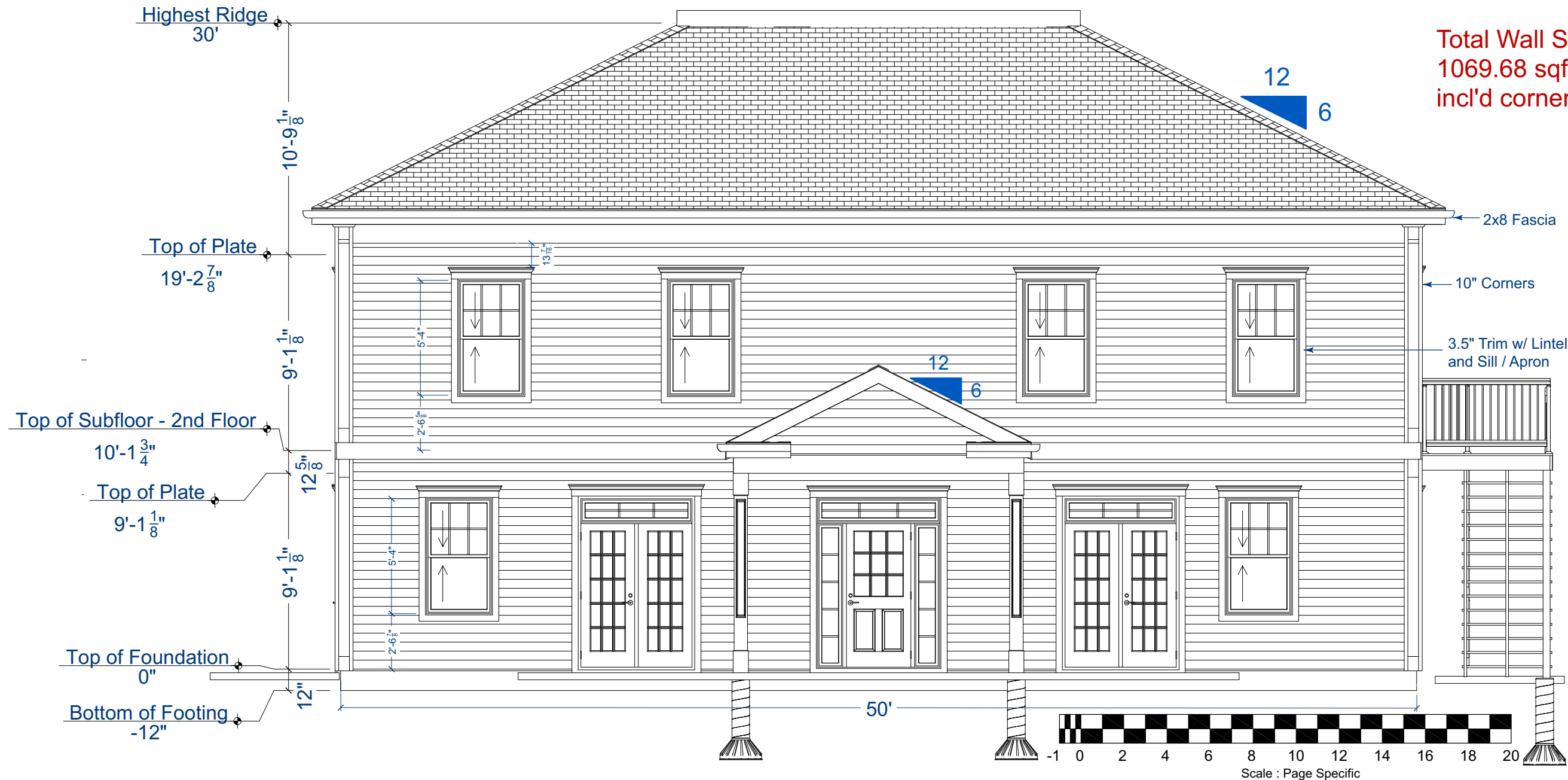
Site Plan
Overview

Tattingstone Inn
Heritage Carpentry

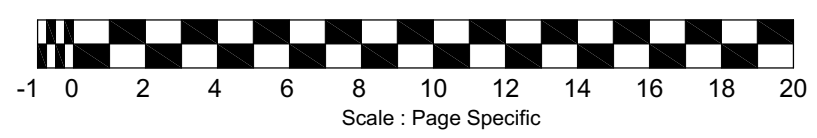
P2.0
DATE:
2023-06-30
SHEET:
A-2



FRONT WALL WINDOWS / DOORS					
3D VIEW EXTERIOR	ROOM NAME	QTY	LABEL	DESCRIPTION	AREA, ACTUAL (SQ. FT)
	SECOND FLOOR	4	36"X64"DH	DOUBLE HUNG,	16
	MAIN FLOOR	2	36"X64"DH	DOUBLE HUNG,	16
	MAIN FLOOR	1	62"X93 7/8"	DBL 30" RHA, FULL GLASS W/ TRANSOM, 3.5" TRIM W/ LINTEL, DB	40.42
	MAIN FLOOR	1	62"X93 7/8"	DBL 30" W/ TRANSOM, GRILLES, DB, 3.5" TRIM, HEADER	40.42
	MAIN FLOOR/COVERED PORCH	1	68"X93 7/8"	14"-36"14" RH O/S, 1/2 GLASS, GILLES, TRANSOM, 3.5" TRIM, DB	44.33
TOTALS:					221.17



Total Wall Surface Area:
1069.68 sqft (99.376 m2)
incl'd corner trim



pimm05@icloud.com
902-769-8614

Better Plans
By Shayne

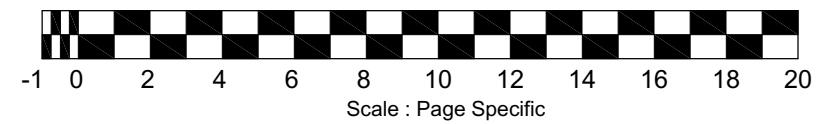
Right Elevation

Tattingstone Inn
Heritage Carpentry

P2.0
DATE:
2023-06-30
SHEET:
A-4



Engineered Slab By Others



pimm05@icloud.com
902-769-8614

Better Plans
By Shayne

Left Elevation

Tattingstone Inn
Heritage Carpentry

P2.0

DATE:

2023-06-30

SHEET:

A-5



pimm05@icloud.com
902-769-8614

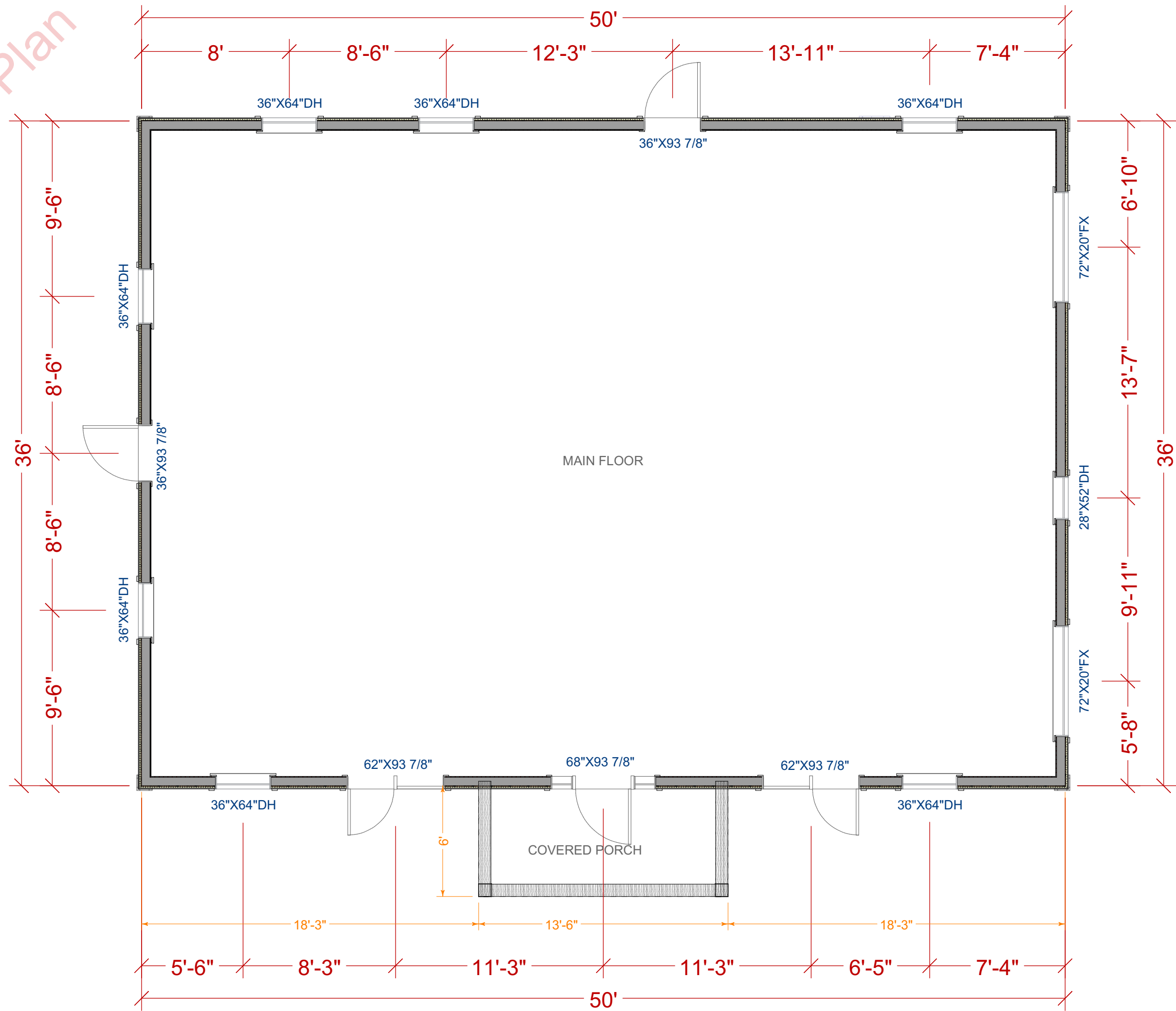
Better Plans
By Shayne

Rear Elevation

Tattingstone Inn
Heritage Carpentry

P2.0
DATE:
2023-06-30
SHEET:
A-6

Preliminary Plan



pimm05@icloud.com
902-769-8614

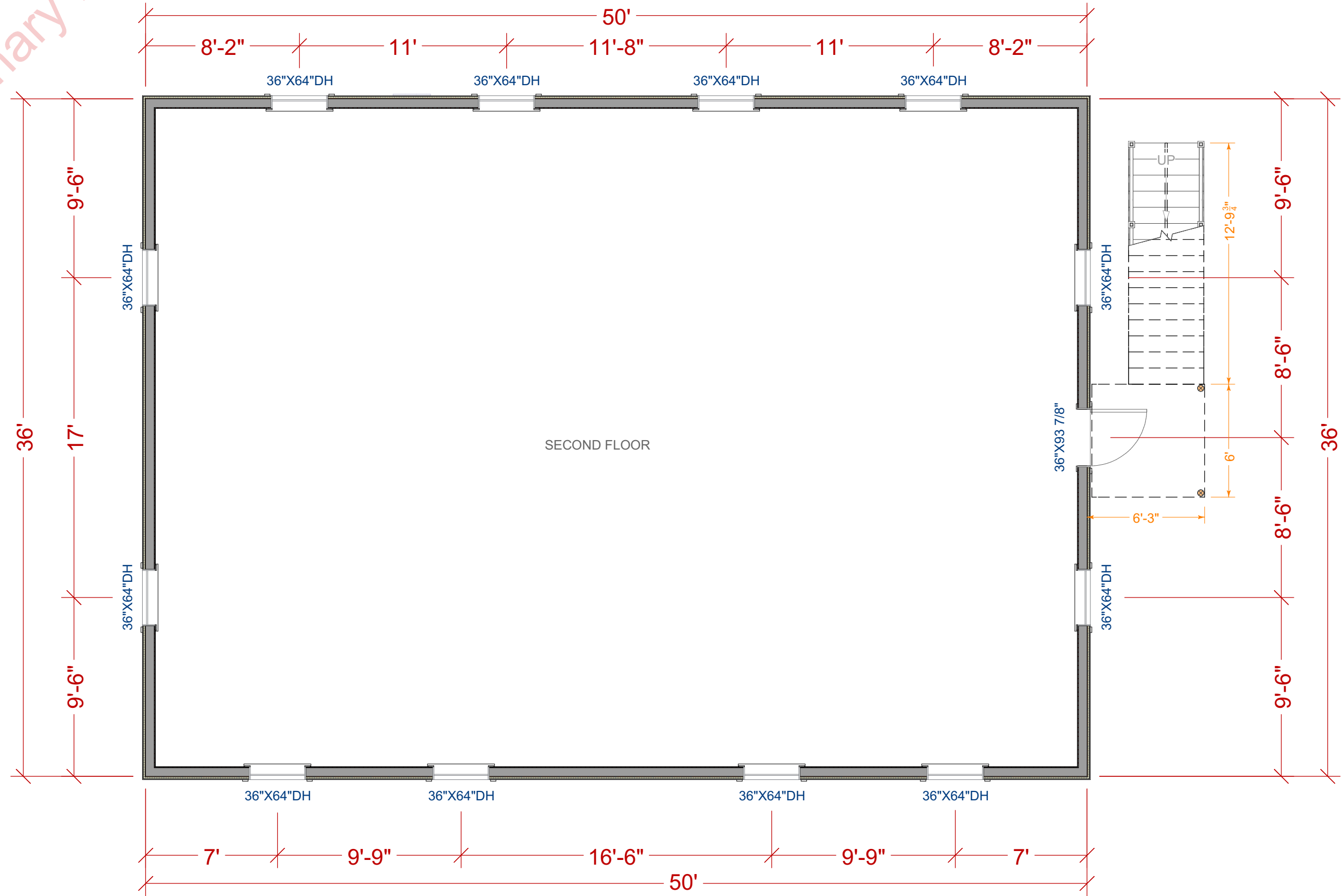
Better Plans
By Shayne

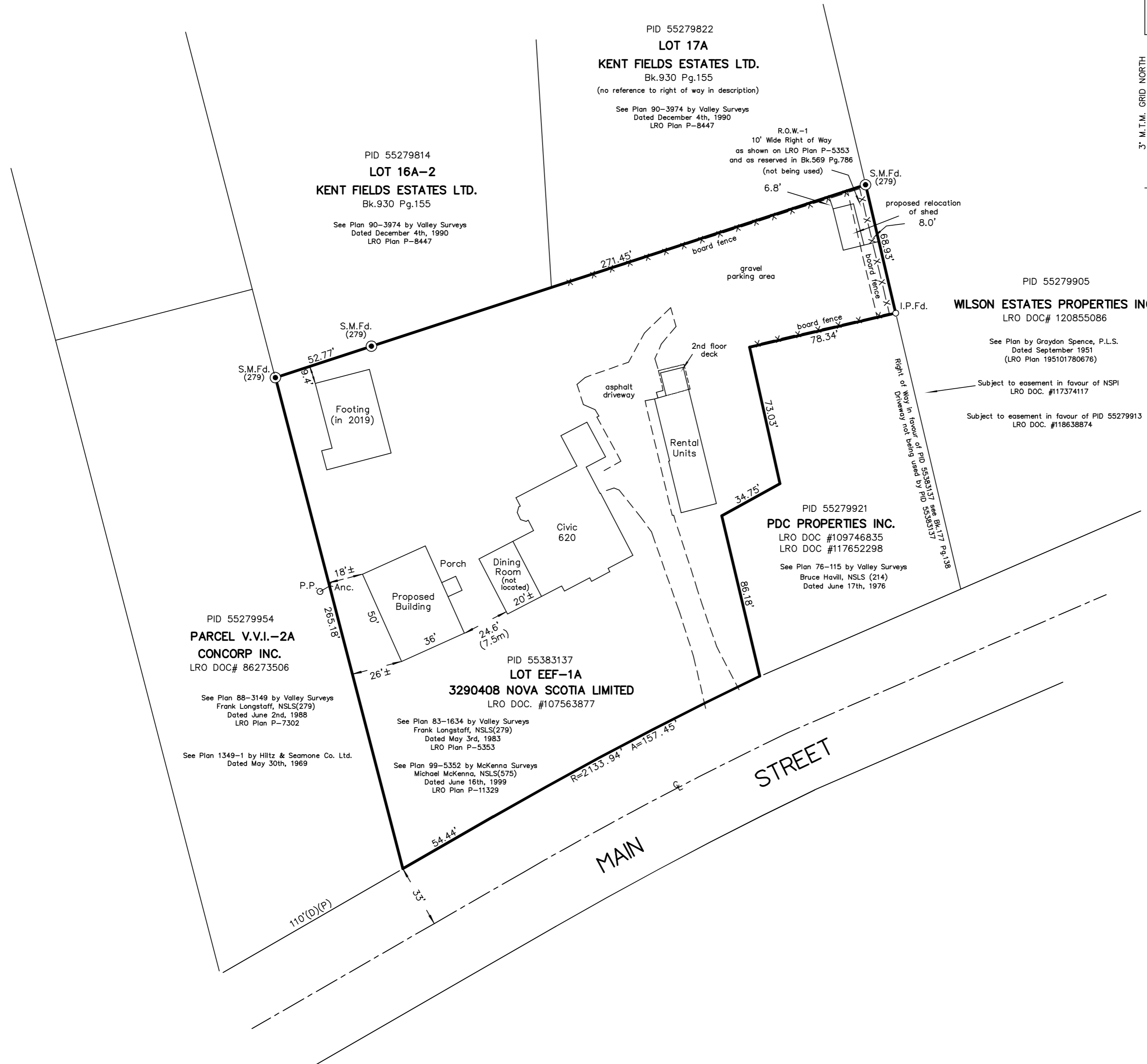
Main Level
Dimensioned

Tattingsstone Inn
Heritage Carpentry

P2.0
DATE:
2023-06-30
SHEET:
A-9

Preliminary Plan





3' M.T.M. GRID NORTH
C.M. 6430 W

LEGEND

.....	LANDS DEALT WITH BY THIS SURVEY
⊙ S.M.	SURVEY MARKER
△ N.S.C.M.	NOVA SCOTIA CO-ORDINATE MONUMENT
● R.P., I.B.	ROCK POST, IRON BAR
○ I.P., D.H.	IRON PIPE, DRILLHOLE
F.d.	FOUND
⊕	CENTRELINE
(T/L)	TIE LINE
Wit.	WITNESS
Bk., Pg.	BOOK, PAGE
P.R.	PLAN REFERENCE
O.H.W.M.	ORDINARY HIGH WATER MARK
(D),(P),(M),(C)	DEED, PLAN, MEASURED, CALCULATED
R., A., Ch.	RADIUS, ARC, CHORD
P.C.	POINT OF CURVATURE
P.C.C., P.R.C.	POINT OF COMPOUND/REVERSE CURVATURE
PID	PROPERTY IDENTIFICATION NUMBER
LRO	LAND REGISTRATION OFFICE
U.P.	UTILITY POLE
n.t.s.	NOT TO SCALE
C.P.	CALCULATED POINT

BUILDINGS SHOWN HEREON WERE LOCATED IN 2015

PROPOSED DEVELOPMENT

LOT EEF-1A
LAND OF
3290408 NOVA SCOTIA LIMITED

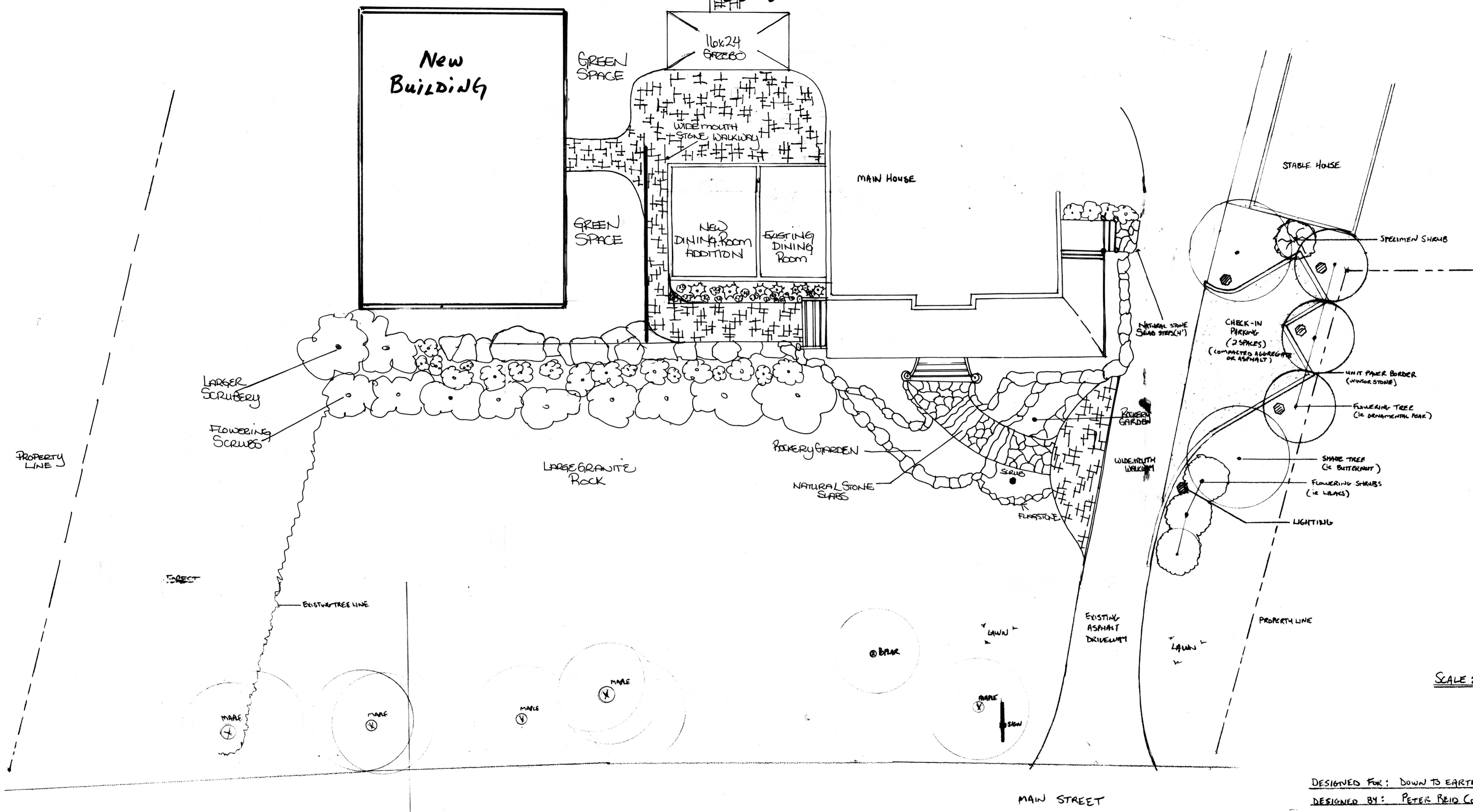
CIVIC 620 MAIN STREET
WOLFVILLE KINGS COUNTY NOVA SCOTIA



PLAN NO. 19-030E
DATE: JUNE 19TH, 2023
PREPARED BY: MPM
DRAWN BY: MPM

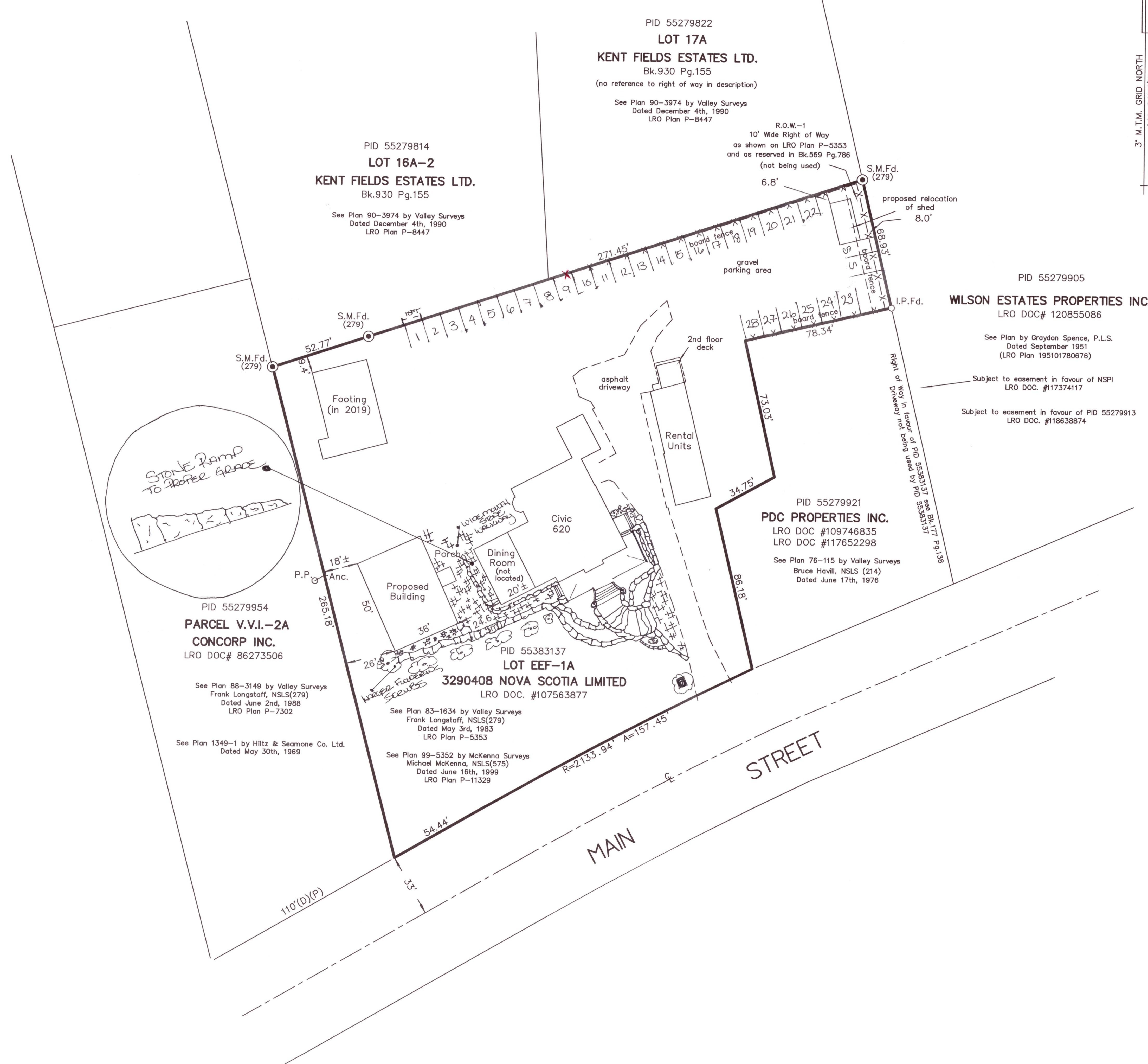
ANNAPOLIS VALLEY SURVEYS LIMITED
54 CORNWALLIS STREET KENTVILLE NOVA SCOTIA
PHONE: 902-698-1225 E-MAIL: mckenna@avsurveys.ca

Parking Lot
TATNESTONE INN
LANDSCAPE PLAN
2023



SCALE: 1/8" = 1'

DESIGNED FOR: DOWN TO EARTH GARDENING + LANDSCAPING
 DESIGNED BY: PETER BEID CONSULTING



PID 55279822
LOT 17A
KENT FIELDS ESTATES LTD.
 Bk.930 Pg.155
 (no reference to right of way in description)
 See Plan 90-3974 by Valley Surveys
 Dated December 4th, 1990
 LRO Plan P-8447

PID 55279814
LOT 16A-2
KENT FIELDS ESTATES LTD.
 Bk.930 Pg.155
 See Plan 90-3974 by Valley Surveys
 Dated December 4th, 1990
 LRO Plan P-8447

PID 55279905
WILSON ESTATES PROPERTIES INC.
 LRO DOC# 120855086
 See Plan by Graydon Spence, P.L.S.
 Dated September 1951
 (LRO Plan 195101780676)
 Subject to easement in favour of NSPI
 LRO DOC. #117374117
 Subject to easement in favour of PID 55279913
 LRO DOC. #118638874

PID 55279921
PDC PROPERTIES INC.
 LRO DOC #109746835
 LRO DOC #117652298
 See Plan 76-115 by Valley Surveys
 Bruce Havill, NSLS (214)
 Dated June 17th, 1976

PID 55279954
PARCEL V.V.I.-2A
CONCORP INC.
 LRO DOC# 86273506

See Plan 88-3149 by Valley Surveys
 Frank Longstaff, NSLS(279)
 Dated June 2nd, 1988
 LRO Plan P-7302

See Plan 1349-1 by Hiltz & Seamone Co. Ltd.
 Dated May 30th, 1969

PID 55383137
LOT EEF-1A
3290408 NOVA SCOTIA LIMITED
 LRO DOC. #107563877

See Plan 83-1634 by Valley Surveys
 Frank Longstaff, NSLS(279)
 Dated May 3rd, 1983
 LRO Plan P-5353

See Plan 99-5352 by McKenna Surveys
 Michael McKenna, NSLS(575)
 Dated June 18th, 1999
 LRO Plan P-11329

LEGEND

- LANDS DEALT WITH BY THIS SURVEY
- ⊙ S.M. SURVEY MARKER
- △ N.S.C.M. NOVA SCOTIA CO-ORDINATE MONUMENT
- R.P., I.B. ROCK POST, IRON BAR
- I.P., D.H. IRON PIPE, DRILLHOLE
- Fd. FOUND
- ⊕ CENTRELINE
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- PID PROPERTY IDENTIFICATION NUMBER
- LRO LAND REGISTRATION OFFICE
- U.P. UTILITY POLE
- n.t.s. NOT TO SCALE
- C.P. CALCULATED POINT

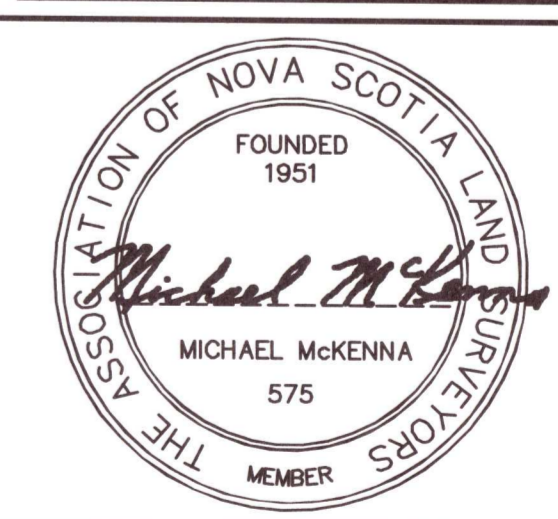
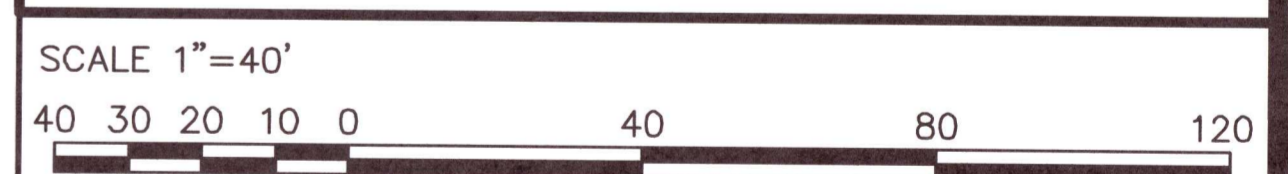
3' M.T.M. GRID NORTH
 C.M. 64'30" W

BUILDINGS SHOWN HEREON WERE LOCATED IN 2015

PROPOSED DEVELOPMENT

LOT EEF-1A
 LAND OF
3290408 NOVA SCOTIA LIMITED

CIVIC 620 MAIN STREET
 WOLFVILLE KINGS COUNTY NOVA SCOTIA



PLAN NO. 19-030E
 DATE: JUNE 19TH, 2023
 PREPARED BY: MPM
 DRAWN BY: MPM

ANNAPOLIS VALLEY SURVEYS LIMITED
 54 CORNWALLIS STREET KENTVILLE NOVA SCOTIA
 PHONE: 902-698-1225 E-MAIL: mckenna@avsurveys.ca

Public Information Meeting

May 18th, 2023

Development Agreement Proposal



Proposal

The property owner of 234 Main Street (PID 55278626) is seeking a Development Agreement (DA) to build a 10-unit residential building.



Figure 1. Context map.

Background

234 Main Street is located in the Neighbourhood Commercial (C-2) zone. The C-2 zone permits up to 16 units per acre. Staff are considering this proposal as unique and site specific due to the following design considerations:

- Designed for multi-generational housing (aging in place)
- Underground parking
- Sustainable design (rooftop solar, energy efficient construction)
- Shared fitness room
- Shared art and music room

- Ten private homes with two guest suites

Draft site plan and elevation



Figure 2. draft site plan



Figure 3. draft elevation

Preliminary Policy Overview

The property is zoned C-2 in the Land Use By-law and designated as such in the Municipal Planning Strategy.

TABLE 8.1 Neighbourhood 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

Residential Uses	R-1	R-2	R-3	R-4	CDD	C-2
Additions	P	PC	PC	PC	P	PC
Accessory Dwelling Unit – Detached		SP	PC	PC		PC
Dwelling, Single	P	P	P			P
Dwelling, Two Unit		P	P	P		P
Dwelling, Townhouse (max 3 units)			P	P		P
Dwelling, Multi-unit- Small (3- 8 units)			SP	SP		SP
Dwelling, Multi-unit - Large (max of 16 units per acre)			DA	SP		DA
Dwelling, Multi-unit (max of 18 units per acre)				SP		
Dwelling, Multi-unit (19 to 24 units per acre)				DA		

PART 16 **Neighbourhood Commercial (C-2) Zone**

16.1 INTENT

The C-2 zone is intended to permit a mix of small scale commercial and residential uses. Council may consider unique and site-specific developments by development agreement.

This proposal can be considered by Council by Development Agreement.

Part 11.4 Land Use Bylaw and Development Agreements policy

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.

11.4.4 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.

Design Review Committee

234 Main Street is located within the Design Guidelines Area and the application is required to be reviewed by the Design Review Committee.

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 5pm. The purpose of the PIM is to receive preliminary feedback from the public on the proposal.

Staff have not completed a review of the proposal and no recommendation is provided at this time.

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

- Proposal is reviewed by the Design Review Committee
- Staff prepare a report with recommendation for the Planning Advisory Committee
- Initial Consideration by Council
- Public Hearing
- Decision by Council
- Appeal period

How can the public get involved in this application?

The public can, and **are encouraged to**, provide comment on the application at any time during 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 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 / email at lslade@wolfville.ca

Attachments

A. Design notes from architect

Attachment A: Design notes from architect

MNA Inc.
architecture | design | development
902.455.5522 | 400 - 5540 Kaye Street
www.mnarch.ca | Halifax NS | B3K 1Y5

234 Main Street Wolfville Nova Scotia

A multi-generational residential complex that will both provide an asset to the Town and complement Main Street Architecture

It will provide homes for ten families or individuals in one, two and two bedroom and den units while accommodating visitors in two guest suites

Other features of this project include:

- Energy efficient construction and mechanical services
- Integrated solar array on roof
- Amenity spaces including
 - o Solarium/ lobby
 - o Snug
 - o At-grade rear terrace and gardens adjacent the Snug
 - o Rooftop terrace
 - o Fitness area
 - o Art/music room
- Underground parking area with electric charging provided for bicycles and automobiles
- Barrier free access throughout with elevator serving all areas

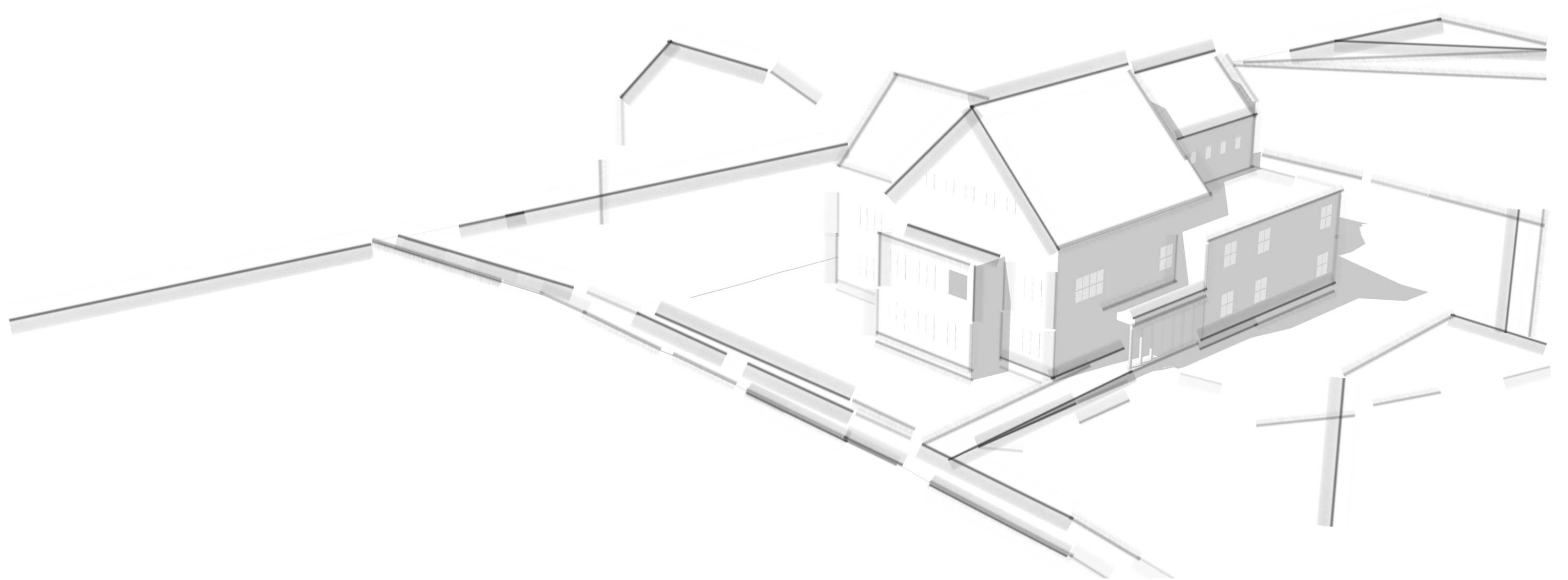
234 Main St - Proposed Schematic Design

Wolfville, NS

MNA Inc.

architecture | design | development

902.455.5522 | 400 - 5540 Kaye Street
www.mnarch.ca | Halifax NS | B3K 1Y5





PROPOSED SCHEMATIC SITE PLAN FOR DEVELOPMENT AT 234 MAIN ST, WOLFVILLE, NS



PROPOSED SCHEMATIC SITE PLAN FOR DEVELOPMENT AT 234 MAIN STREET, WOLFVILLE, NS



PROPOSED SCHEMATIC DESIGN FOR DEVELOPMENT AT 234 MAIN STREET, WOLFVILLE, NS



FACING SOUTH, TOWARDS MAIN STREET

PROPOSED SCHEMATIC DESIGN FOR DEVELOPMENT AT 234 MAIN STREET, WOLFVILLE, NS



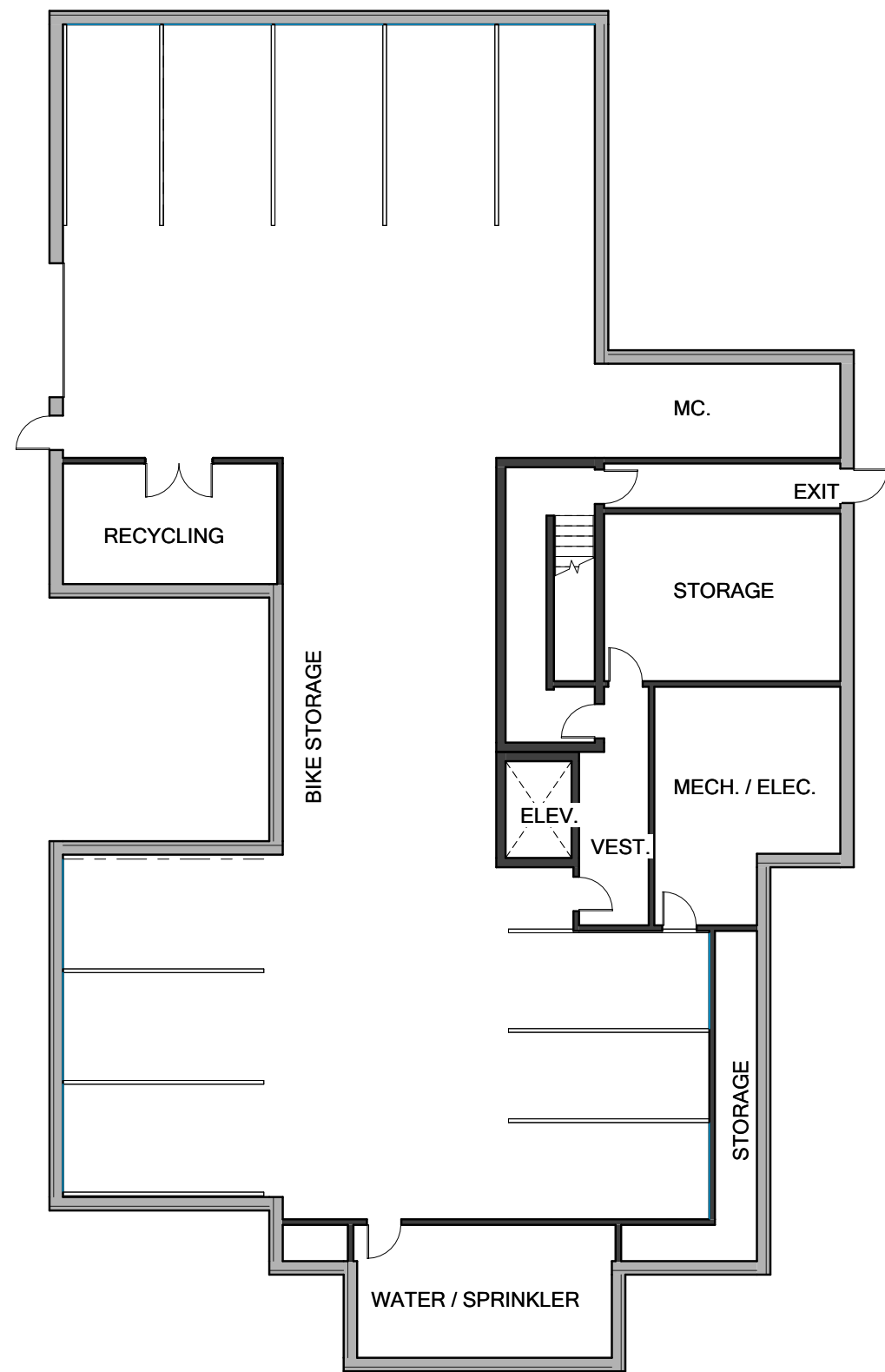
FACING SOUTH EAST, TOWARDS MAIN STREET

PROPOSED SCHEMATIC DESIGN FOR DEVELOPMENT AT 234 MAIN STREET, WOLFVILLE, NS

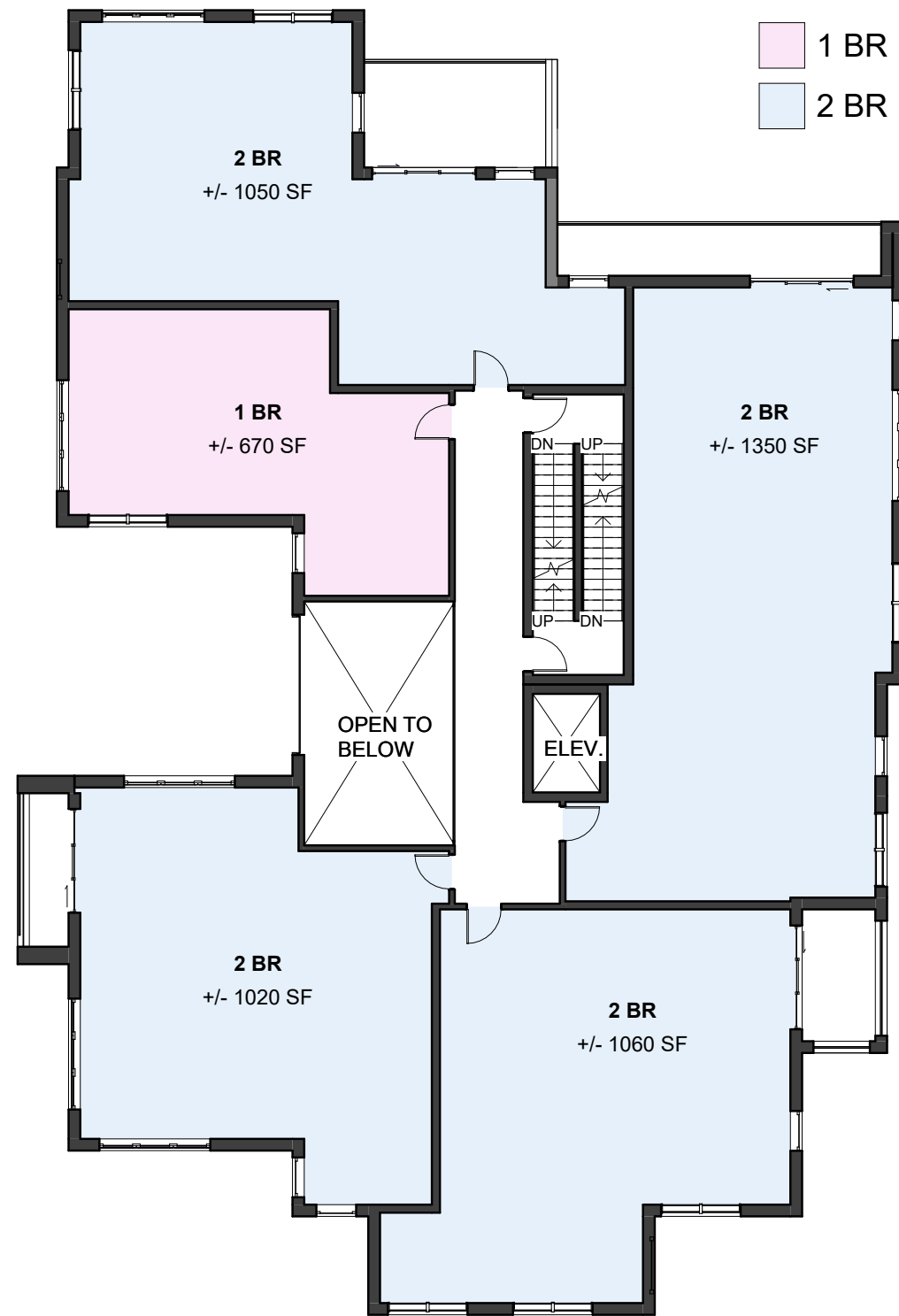


ALONG MAIN STREET, FACING WEST

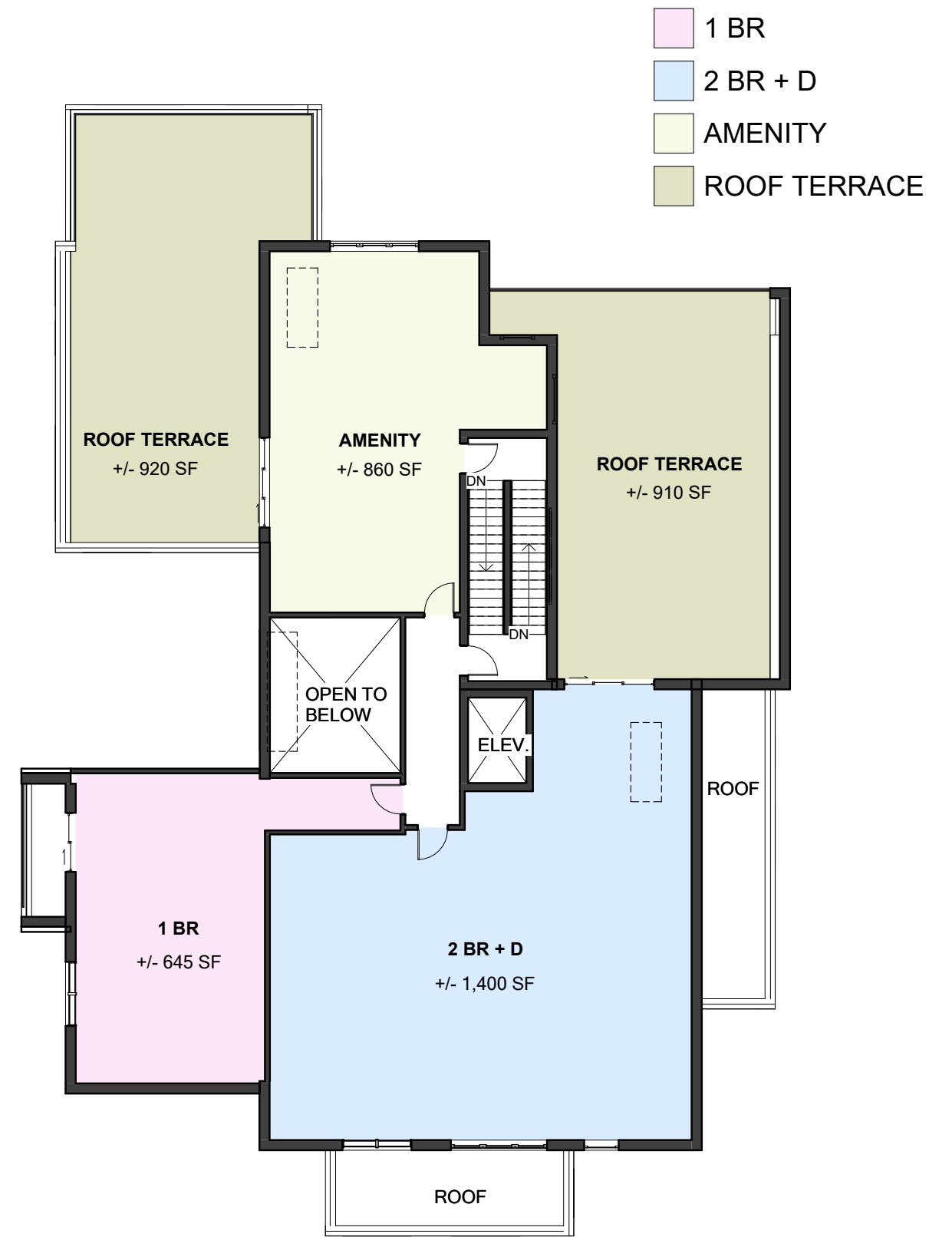
PROPOSED SCHEMATIC DESIGN FOR DEVELOPMENT AT 234 MAIN STREET, WOLFFVILLE, NS



- 1 BR
- 2 BR
- COMMON
- GUEST



234 MAIN STREET SCHEMATIC PLAN - LEVEL 2

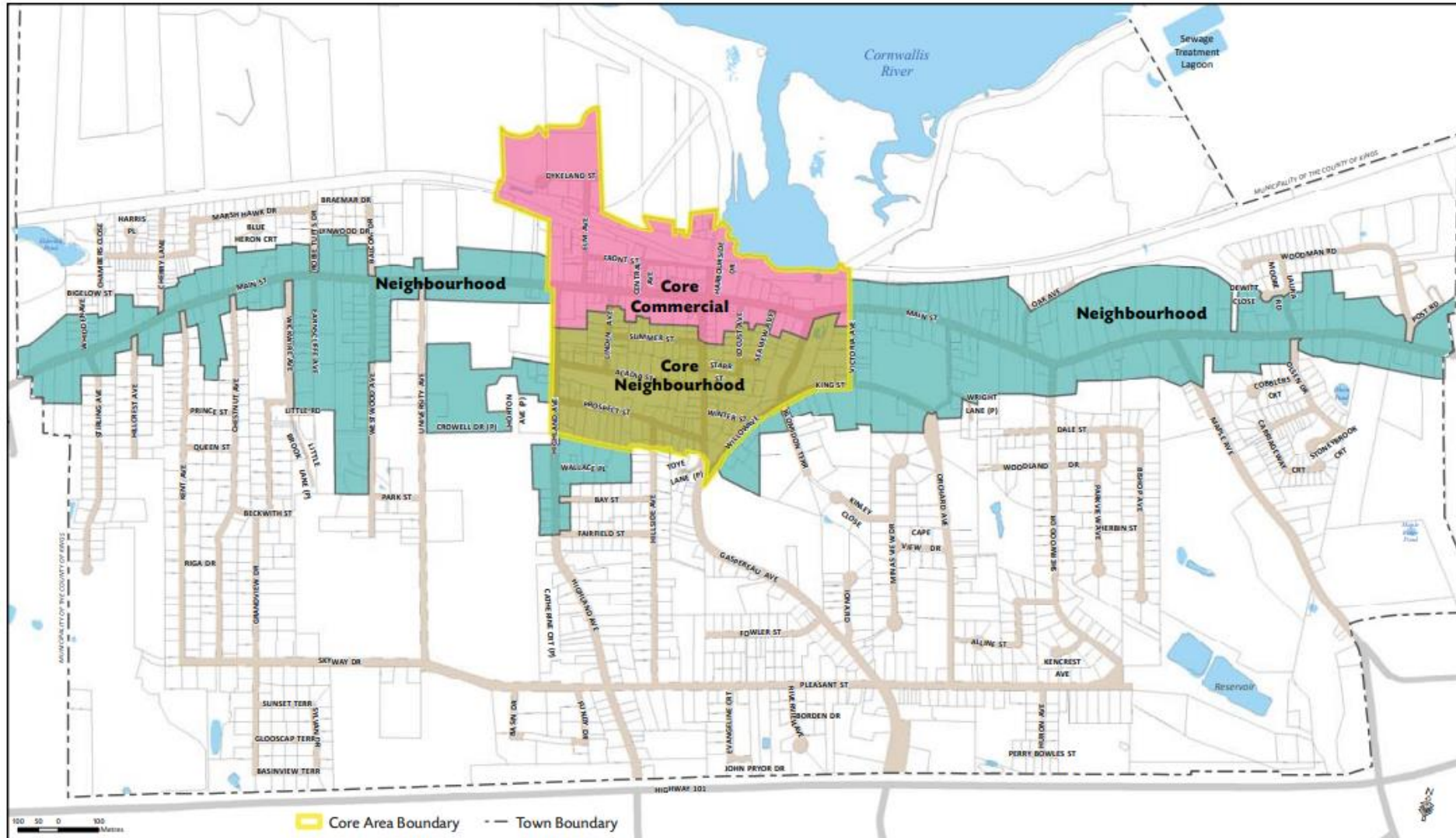


234 MAIN STREET SCHEMATIC PLAN - LEVEL 3

Design Review Committee

Development Agreements:
620 Main Street (Tattingstone Inn) and
234 Main Street

Design Guidelines



Design Guidelines - MPS



- **Policy 11.4.4.3.** *To use the Design Review Committee to complement the Design Guidelines when considering Development Applications, as outlined in the Land Use Bylaw.*
- **Policy 11.4.4.** *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.*
- **Policy 11.4.4.** *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.*
- **Policy 11.4.4.7** *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).*
- **Policy 11.4.4.8** *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.*
- **Policy 11.4.4.12** *To require the submission of detailed elevation drawings, a site plan, and any other information that the Development Officer and other Town officials deem necessary to evaluate a development proposal in a Design Guidelines Area.*

Process



-
- Public Information Meeting: To share information and gather feedback.
 - **Design Review Committee**
 - Staff Report: includes a recommendation for PAC including feedback from this meeting.
 - Planning Advisory Committee/Heritage Advisory Committee: Review the Staff Report and consider the application.
 - Initial Consideration by Council,
 - Public Hearing,
 - Decision by Council,
 - 14 day Appeal period.

620 Main Street (Tattingstone Inn)



- Brief Overview of Application
 - Request to construct new building with 7 guest rooms
 - Preliminary drawings for review
- Applicant presentation
- Question and answer

620 Main Street



Existing main building is a registered Heritage Property

Character-defining elements:

- 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;



620 Main Street – Building Design



Dimensions:

- 36 feet in length by 50 feet in width.
- Two stories (approximately 19 feet of wall height),
- Hip Roof with rectangular cap same as the existing Inn,

Building Materials:

- Clapboard wood siding (muted yellow in colour),
- Asphalt roof shingles with similar make and design as the existing Inn,
- Large, rectangular single hung vinyl windows,
- Wood trim in white matching the Inn.



620 Main Street – Building Design

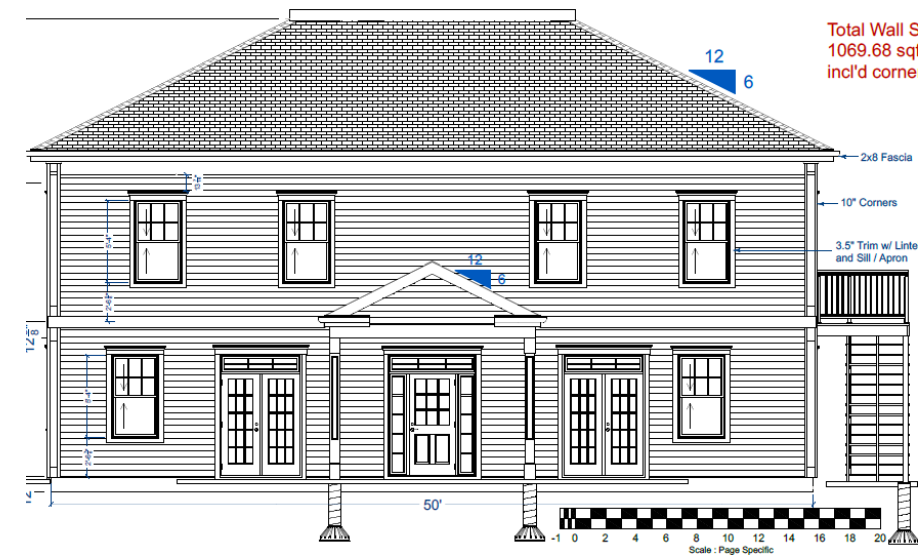


Windows and Doors:

- Rectangular single hung vinyl windows 64”L x 36”W.
- Single entry door with side lights at the main entrance,
- a peaked roof veranda 6’ X 8’
- and standard single door exits for fire egress.

Architectural Style:

- Building will replicate the existing Inn (Italianate Style design),
- The new buildings design is typically balanced, symmetrical and rectangular in shape with a hipped roof, one that slants on all four sides.



620 Main Street – South Elevation



Facing Main Street:



Engineered Slab By Others

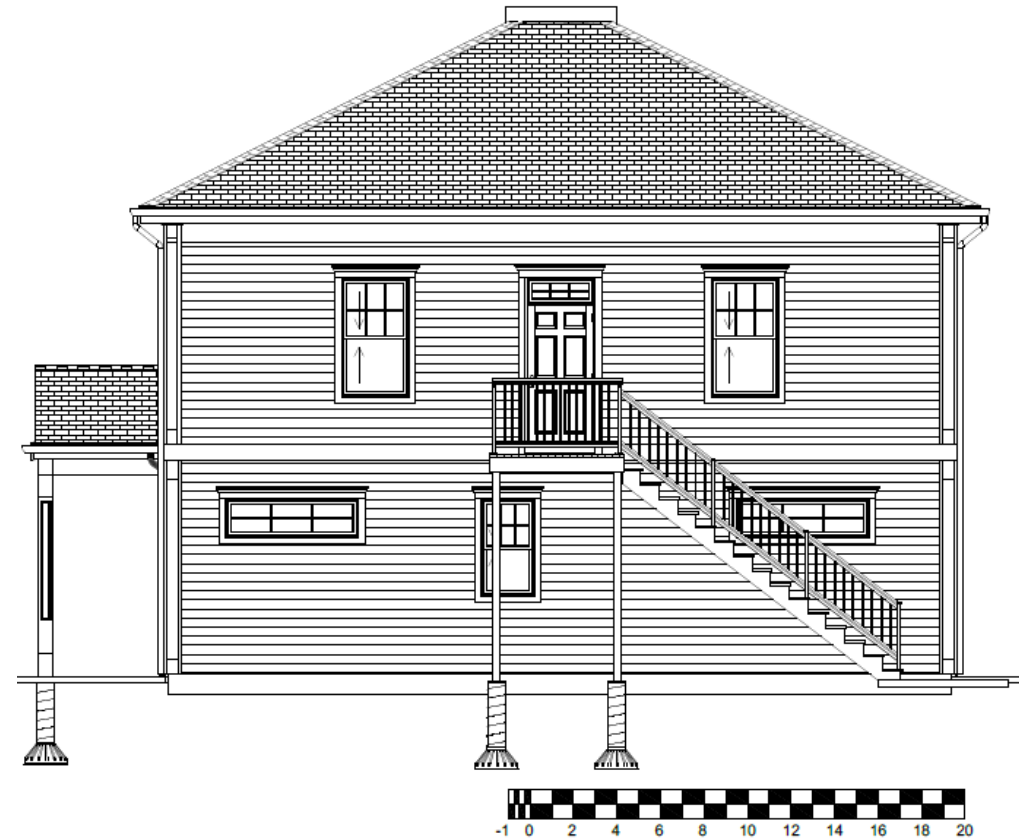


Scale : Page Specific

620 Main Street – North Elevation



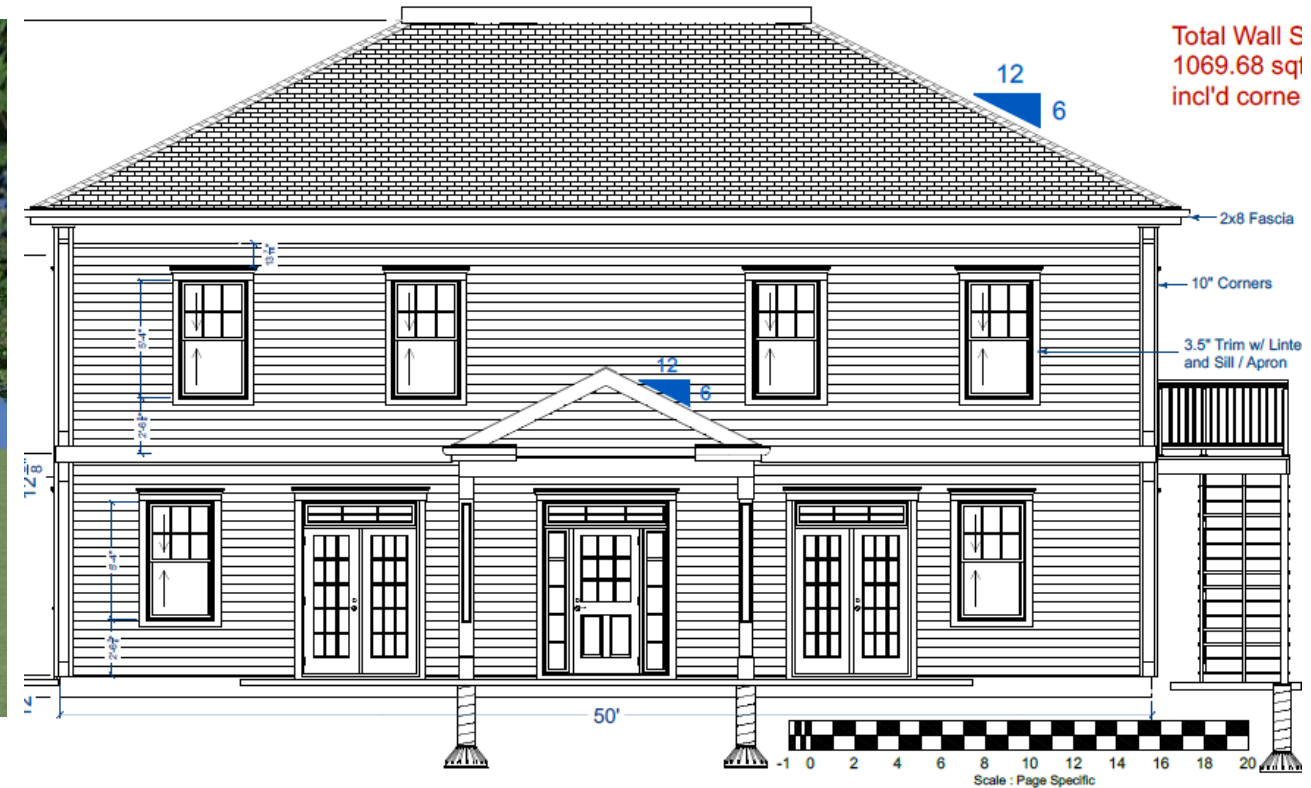
Facing the rear:



620 Main Street – East Elevation



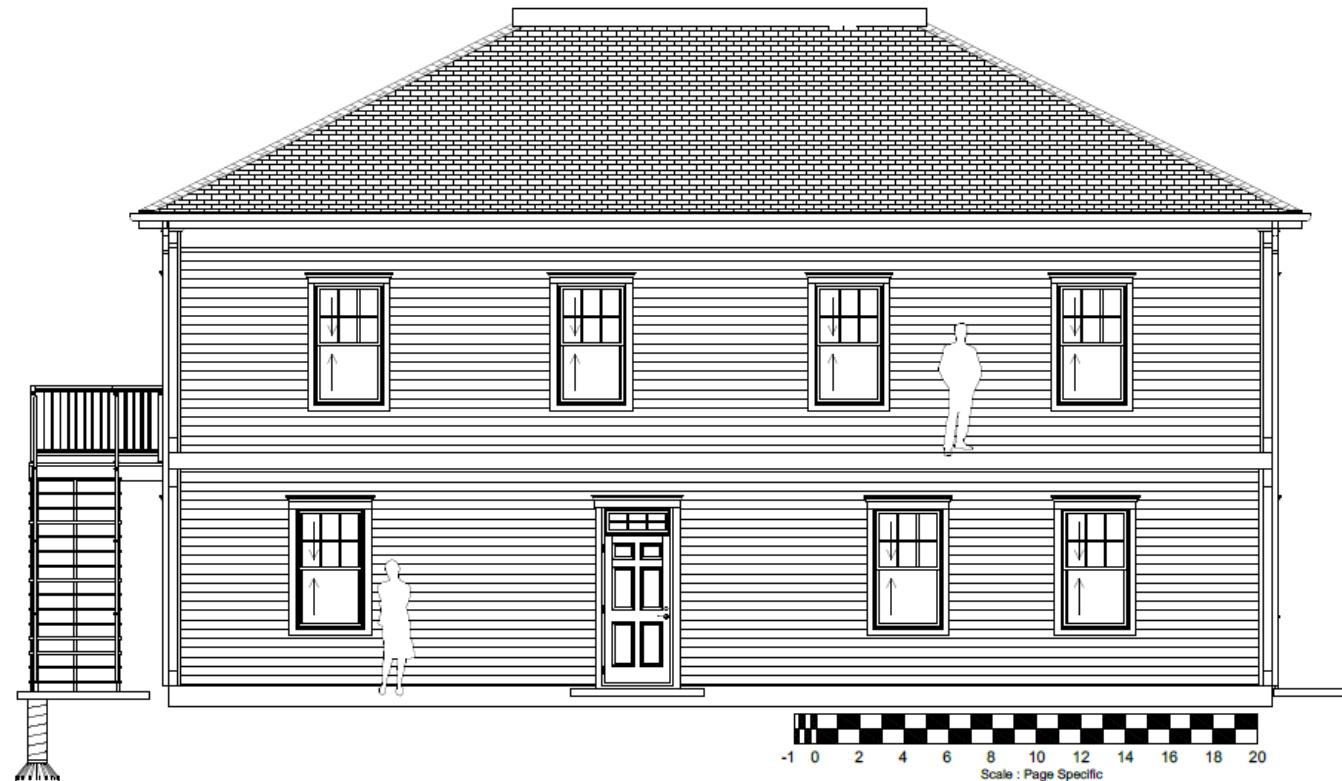
Facing the dining room:



620 Main Street – West Elevation



Facing the west, towards 628 Main Street:



234 Main Street



-
- Brief Overview of Application
 - Request to construct new building with 10 dwelling units
 - Applicant presentation
 - Question and answer

234 Main Street - Preliminary Site Plan



- 3 storey building
- Designed for multi-generational housing (aging in place)
- Underground parking
- Sustainable design (rooftop solar, energy efficient construction)
- Shared fitness room
- Solarium/lobby
- Snug
- Rooftop terrace
- Shared art and music room
- Ten private homes with two guest suites

Preliminary Elevation



Preliminary Elevation – south facing



View of the rear of the building

Preliminary Elevation – southeast facing



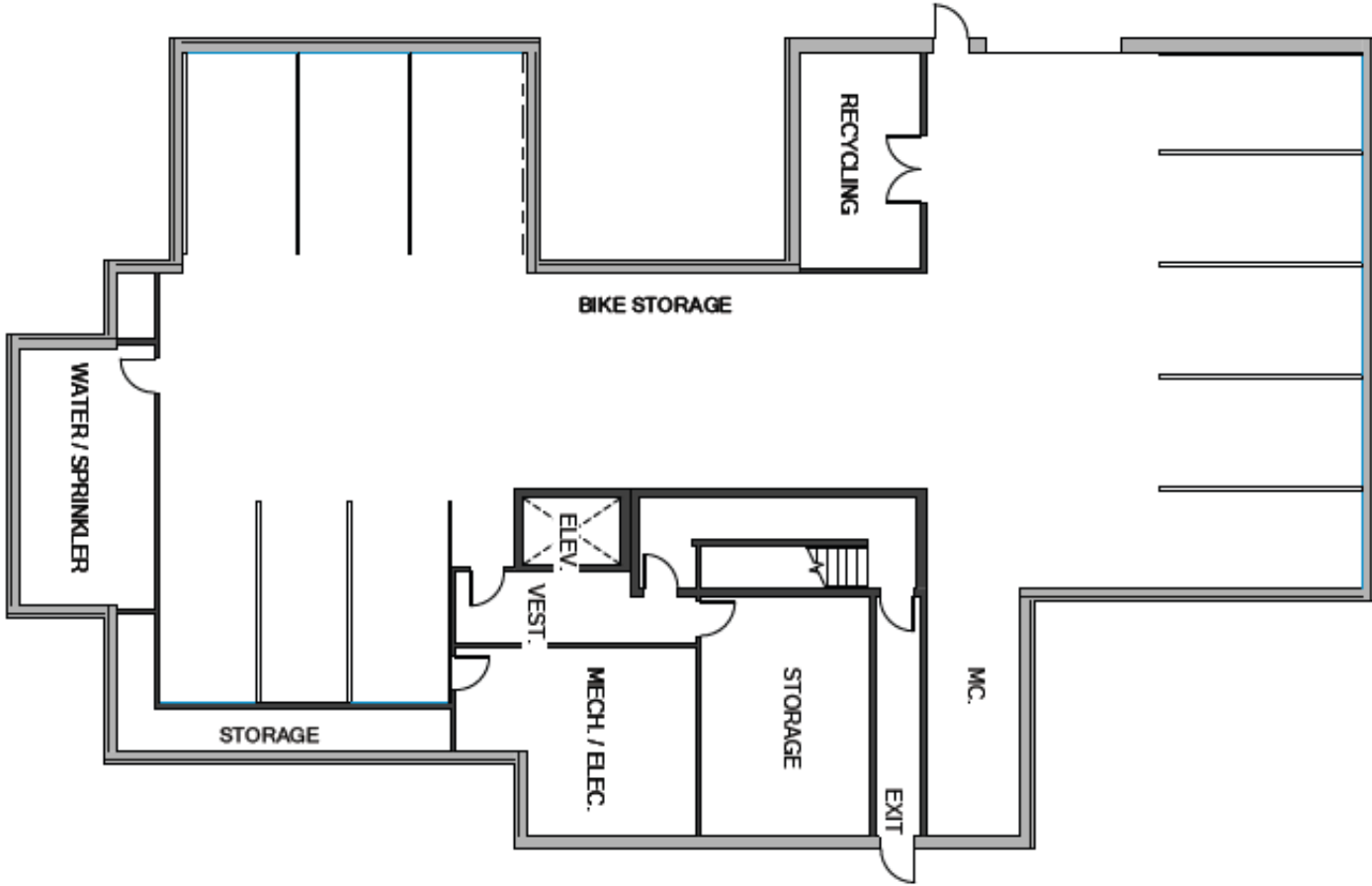
Preliminary Elevation – facing west



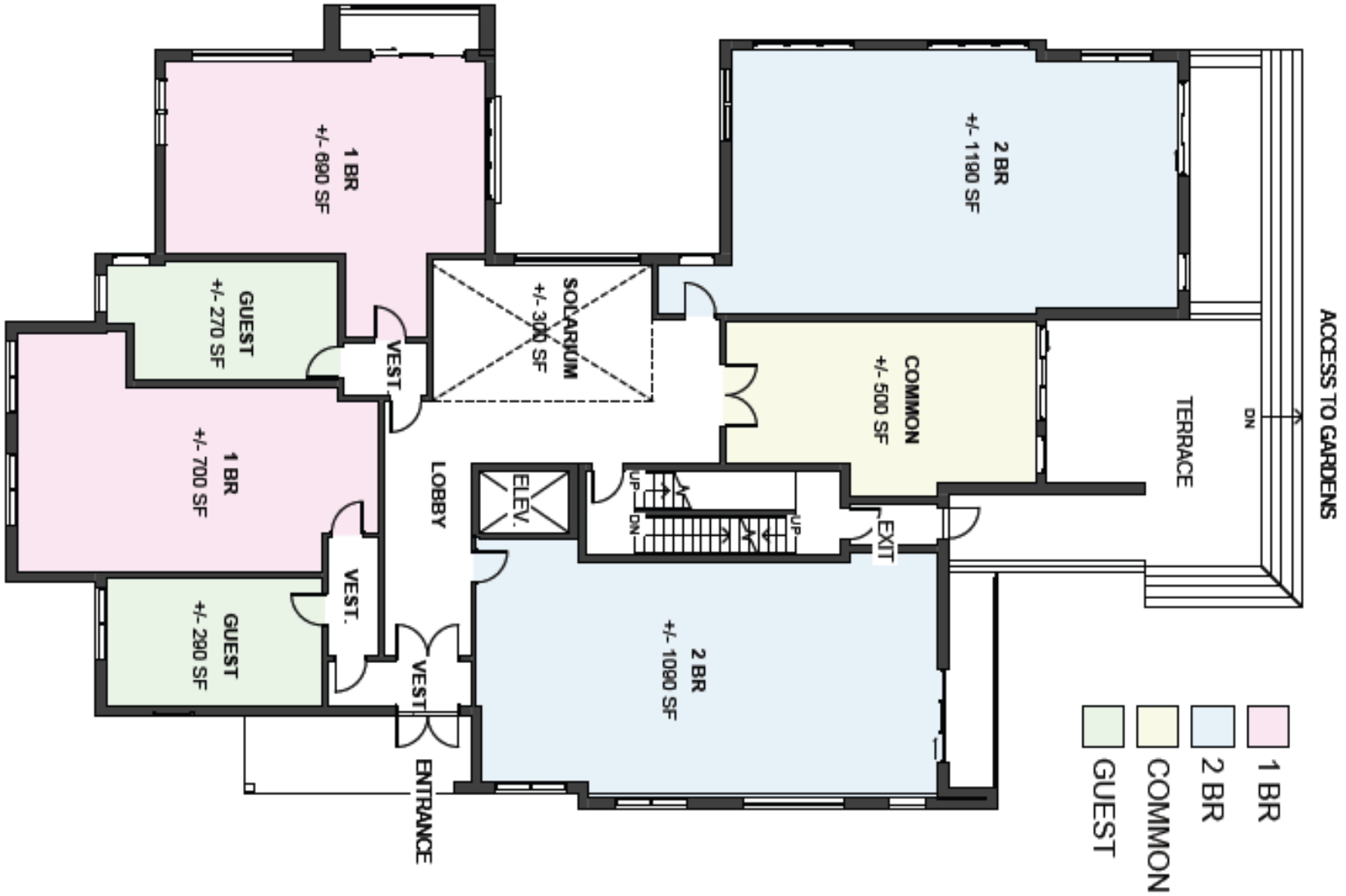
ALONG MAIN STREET, FACING WEST

PROPOSED SCHEMATIC DESIGN FOR DEVELOPMENT AT 234 MAIN STREET, WOLFVILLE, NS

234 Main Street – Floor plan - parkade

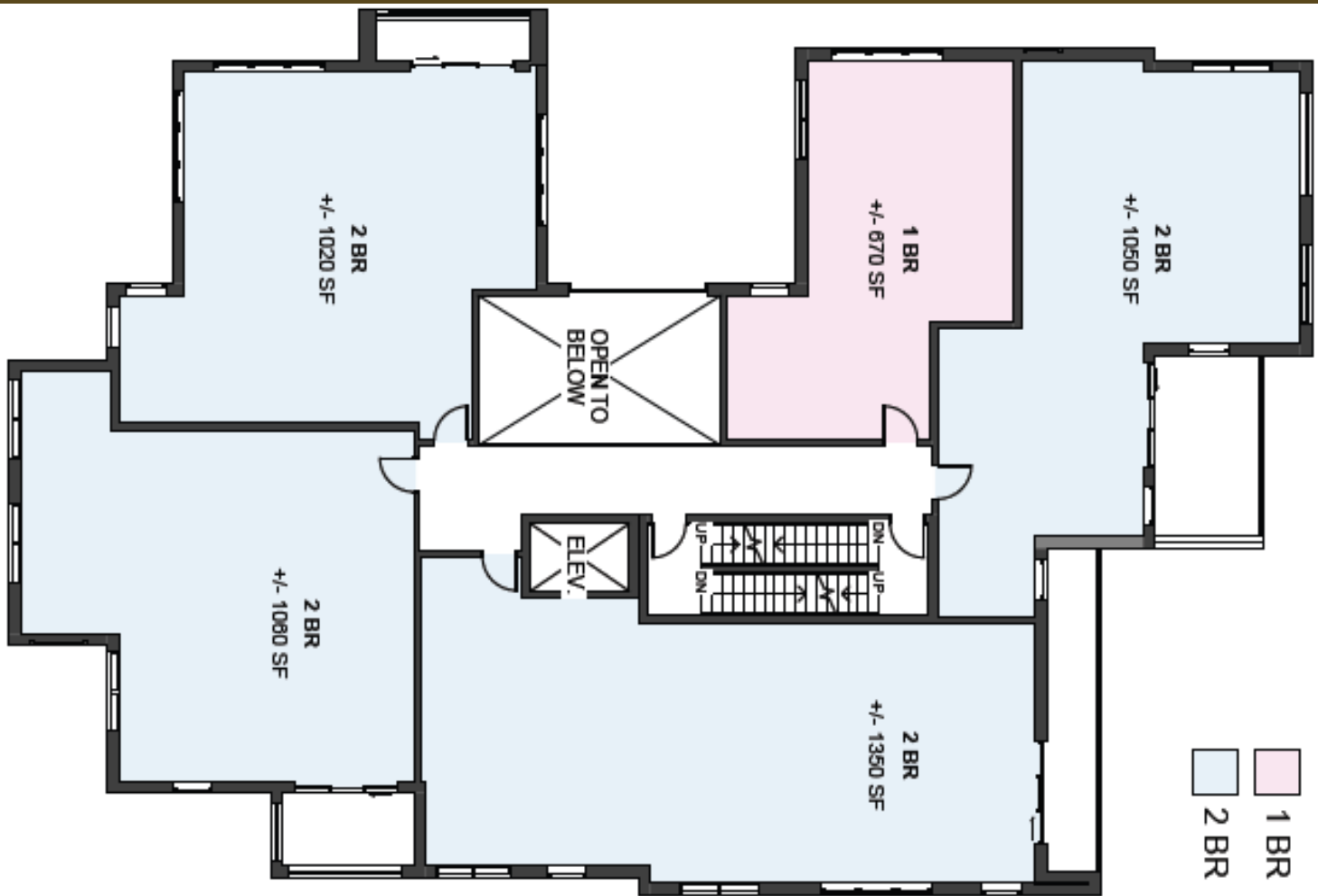


234 Main Street – Floor plan – 1st floor



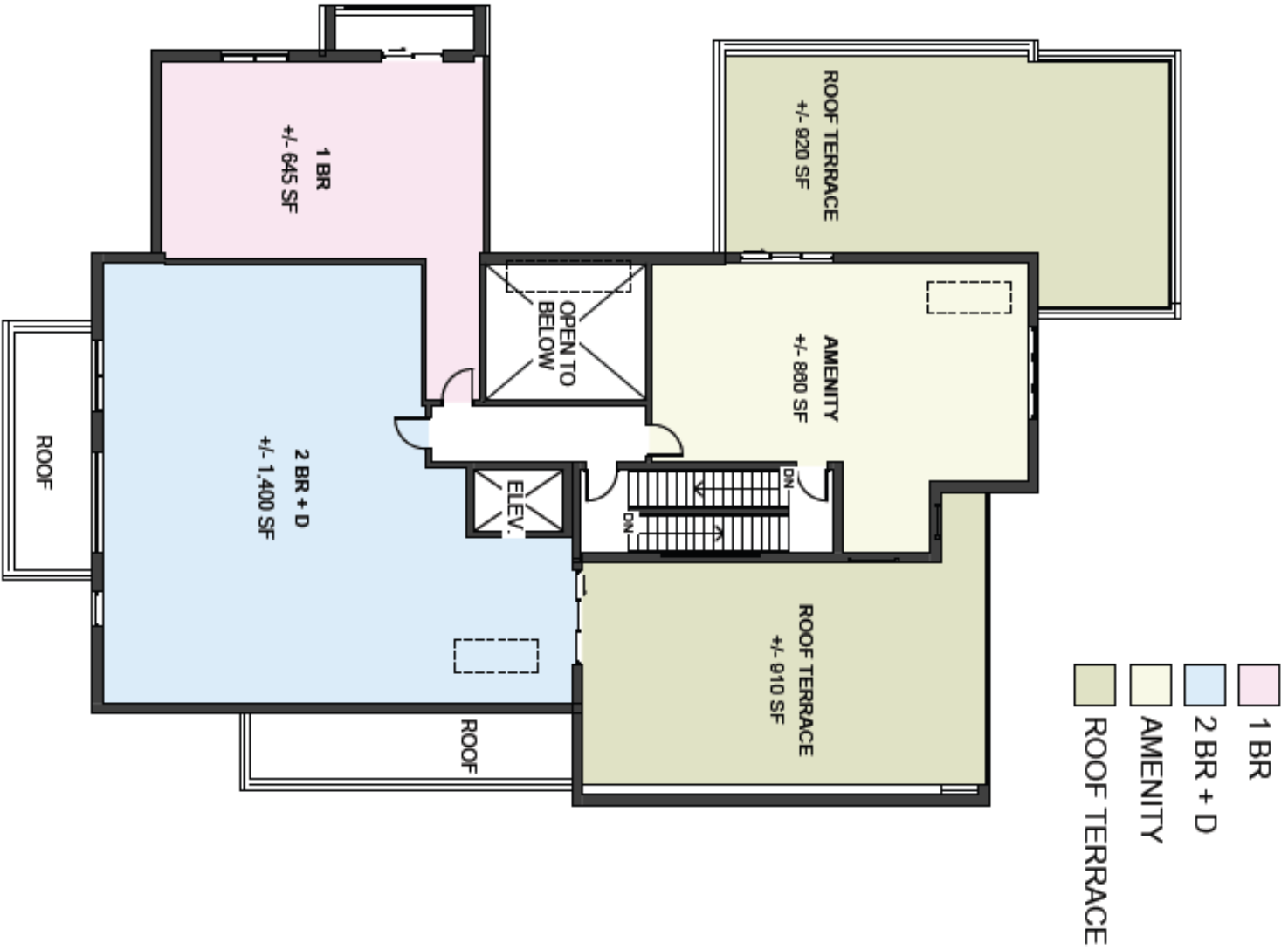
234 MAIN STREET SCHEMATIC PLAN - LEVEL 1

234 Main Street – Floor plan – 2nd floor



234 MAIN STREET SCHEMATIC PLAN - LEVEL 2

234 Main Street – Floor plan – 3rd floor



234 MAIN STREET SCHEMATIC PLAN - LEVEL 3