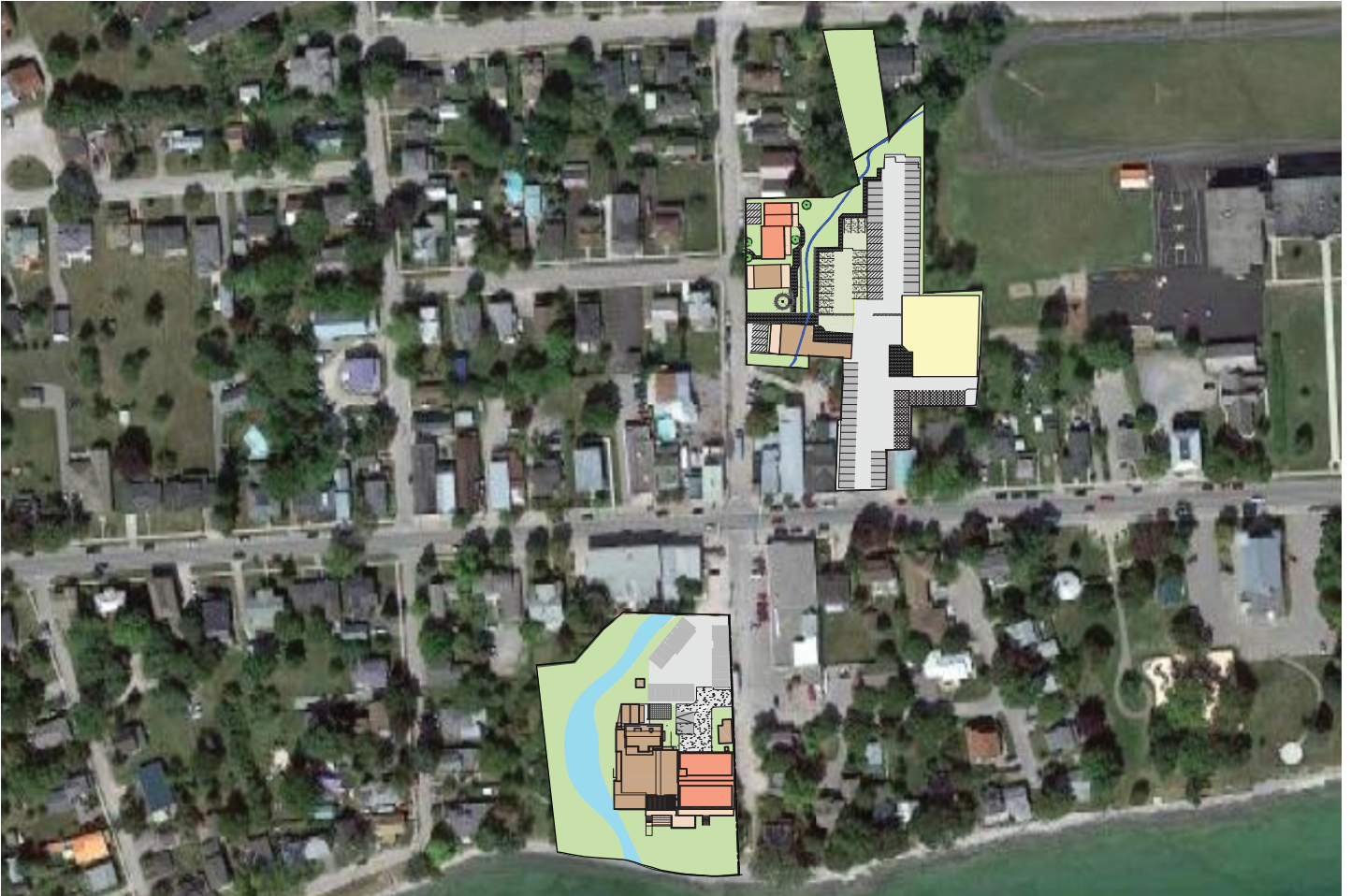


PLANNING JUSTIFICATION REPORT

*DRAKE DEVONSHIRE + DRAKE MOTOR INN
DRAKE HOTEL PROPERTIES
WHARF ST, WELLINGTON, PEC*



Submitted By:

RFA Planning Consultant Inc.

202-211 Dundas Street East, Belleville, Ontario, K8N 1E2

JULY, 2021



TABLE OF CONTENTS

1. Introduction	2
1.1 The Drake Hotel Properties (DHP) Project	2
1.2 Pre-Consultation Meetings	3
1.3 Site Location & Context	4
2. Proposed Site Plan	17
2.1 Drake Devonshire Inn Site Plan	17
2.2 Drake Motor Inn Site Plan	18
3. Technical Support Studies for the Drake Hotel Properties Project	23
3.1 Functional Servicing Report	23
3.2 Stormwater Management Design Brief	24
3.3 Traffic Opinion Letter	24
3.4 Slope Stability Review	24
4. Provincial Policy Statement	26
5. Prince Edward County Official Plan (Wellington Urban Centre Secondary Plan)	27
8. Zoning By-law #1816-2006	40
9. Planning Opinion and Conclusion	45
10. Report Signature	46
Figure 1: Location Map.....	5
Figure 2: Photo Key Map.....	7
Figure 3: Drake Devonshire Proposed Site Plan.....	21
Figure 4: Drake Motor Inn Development Site Plan	22
Figure 5: Schedule A – Wellington Urban Centre Land Use Plan Extract....	27
Figure 6: Proposed OPA Schedule for Drake Motor Inn.....	29
Figure 7: Proposed ZBA Schedule for Drake Devonshire Inn.....	43
Figure 8: Proposed ZBA Schedule for Drake Motor Inn	44
Table 1: Wellington Urban Centre Secondary Plan + Analysis	30
Table 2: CC-6 Zone Analysis.....	40
Table 3: CC-1 Zone Analysis.....	41
Appendix 1: Design Statement and 3D Views	47
Appendix 2: Drake Devonshire Inn Floorplan and Elevations	49
Appendix 3: Drake Motor Inn Floorplan and Elevations.....	58

1. INTRODUCTION

1.1 The Drake Hotel Properties (DHP) Project

RFA Planning Consultant Inc. was retained by Drake Hotel Properties (DHP) Inc. to provide professional planning services for an Official Plan Amendment (OPA) to the Wellington Secondary Plan, and Zoning By-law Amendment (ZBA) to the Prince Edward County Zoning By-law No.1816-2006. This Planning Justification Report has been prepared in support of these applications.

The subject properties are situated northeast and southwest of the Main Street and Wharf Street intersection in Wellington. The property north of Main Street has municipal addresses 266 Main Street, 41, 43, 45 & 47 Wharf Street, hereinafter will be referred to as “Drake Motor Inn”. Property south of Main Street has municipal addresses 20 & 24 Wharf Street and hereinafter will be referred to as “Drake Devonshire Inn”. The properties have or will merge in title; all are held by Drake Hotel Properties (DHP) Inc. and Drake Property Holdings (DPH) Inc. Refer to PINs below for the various municipal addresses.

Property	Address	PIN
Drake Devonshire Inn	20 Wharf Street	55029-0126
	24 Wharf Street	55029-0125
Drake Motor Inn	41 Wharf Street	55030-0058
	43 Wharf Street	55030-0142
	45 Wharf Street	55030-0057
	47 Wharf Street	55030-0055
	266 Main Street	55030-0056

The Drake Devonshire Inn property is situated south of Main Street, fronting on the west side of Wharf Street, with Lake Ontario on the southern boundary. The lands are within the Wellington Urban Centre Secondary Plan, and the Wellington Settlement Boundary. Under the Wellington Urban Centre Secondary Plan, the lands are designated “*Village Core Area*”. A Rezoning is requested to rezone lands at 20 Wharf Street from “*Urban Residential Type 1 (R1)*” Zone to “*Core Commercial (CC-6)*” Zone with special provisions to facilitate a building addition to the current Drake Devonshire Inn property at 24 Wharf Street. The redevelopment will include a kitchen expansion, fifteen (15) new hotel rooms, additional restaurant dining space, and a multi-functional pavilion and hospitality area.

The Drake Motor Inn property is situated on the north side of Main Street, fronting Wharf Street to the east, and south of Niles Street. The lands are within the Wellington Urban Centre Secondary Plan, and the Wellington Settlement Boundary. Under the Wellington Urban Centre Secondary Plan, the lands are

designated “*Village Core Area*”. An Official Plan Amendment is requested to re-designate adjoining lands at 47 Wharf Street from “*Village Residential Area*” to “*Village Core Area*” to support the development of a 6-unit tourist accommodation building. A Rezoning is requested to rezone lands from “Urban Residential Type 1 (R1)” Zone and “*Core Commercial (CC)*” Zone to “*Core Commercial (CC-1)*” Zone with special provisions to support the proposed tourist accommodation building. An additional provision in the Zoning By-law will recognize the use of the property for on-site parking in support of the Drake Devonshire Inn.

The applications are submitted together in one submission to address the inter-related nature of the commercial operation.

1.2 Pre-Consultation Meetings

Through the duration of this project, six formal pre-consultations were held with Prince Edward County Planning Department, and Quinte Conservation prior to the submission of the applications. Below is a summary of each meeting.

October 8, 2018 – with Prince Edward County (Josh Berry)

- County supports the re-alignment of the floodplain on Drake Motor Inn site
- County supports the 6 metre setback from the floodplain on Drake Motor Inn site
- Parking requirements were confirmed
- Urban Design Brief was requested

November 17, 2018 – with Quinte Conservation (Paul McCoy)

- Floodplain and setback was reviewed
- 6 metre setback is appropriate for Urban Centres
- Quinte Conservation supports parking use within floodplain on Drake Motor Inn site

December 6, 2018 – with Prince Edward County (Josh Berry)

- Expansion plans for Drake Motor Inn site were reviewed
- Servicing requirements were addressed
- County supports OPA for 47 Wharf Street
- CC Zone site specific provisions need to be cleaned up for hotel use
- County wanted to increase the number of hotel rooms in Wellington
- County was pleased with the resolution to the parking issue
- County requested all applications to be filed concurrently as one submission

June 5, 2020 – with Prince Edward County (Matt Coffey)

- Redevelopment plans were introduced to new planner on file
- Application fees were confirmed

February 10, 2021 – with Prince Edward County (Matt Coffey)

- Project was reactivated in 2021 and updated plans were presented

March 15, 2021 – with Prince Edward County (Matt Coffey)

- County confirmed a list of supporting materials for submission

1.3 Site Location & Context

Legal Description:

Drake Devonshire Inn

20 Wharf Street: Part of Lot 108, 111-114, 116, 118-119, Plan 8 Wellington/Hillier being Part 1 47R-2654; S/T PE63349 Partial Release as to Parts 5 & 7 47R-970 as in EC27542.

24 Wharf Street: Part of Lot 108, 111, Plan 8 Wellington/Hillier as in PE147873; S/T PE63348

Drake Motor Inn

41 Wharf Street: Part of Lot 179, Plan 8 Wellington/Hillier as in PE83620

43 Wharf Street: Part of Lot 179, Plan 8 Wellington/Hillier being Part 7 as in PE83620

45 Wharf Street: Part of Lot 179, Plan 8 Wellington/Hillier as in PE30667; S/T PE142991

47 Wharf Street: Part of Lot 298, Plan 8 Wellington/Hillier being Part 1 47R-3312

266 Main Street: Part of Lot 22, 23A, 23B, 23C, 179, 298, 197A, Plan 8 Wellington/Hillier, being Part 2 to 6, 8 to 10 47R-3427 Except Part 1 47R-6167 S/T & T/W PE139023 Partial Release Part 7 47R-3427, as in EC51983;

Site Area and Frontage:

The total site area of both properties is approximately 1.4 hectares. The Drake Devonshire Inn has a site area of 0.57 hectares and has 99.3 metres of frontage along Wharf Street, while Drake Motor Inn has a site area of 0.83 hectares with 20.1 metres of frontage on Main Street, and 64.8 metres of frontage on Wharf Street. The distance between the properties is 97 metres. **Figure 1: Location Map** shows the location of the subject properties.



Figure 1: Location Map – Subject properties are outlined in green.

Surrounding Land Uses:

The surrounding land uses are indicated below:

Drake Devonshire Inn

To the south: Lake Ontario

To the north: Main Street, and commercial uses

To the west: Low-density residential uses

To the east: Wharf Street, low-density residential uses; commercial prep kitchen and dry storage associated with the Hotel at 23 Wharf Street

Drake Motor Inn

To the south: Main Street, and commercial uses

To the north: Niles Street, and low-density residential uses

To the west: Wharf Street, commercial and low-density residential uses

To the east: Commercial, and institutional uses

Site Context:

The current Drake Devonshire Inn site (24 Wharf Street) is situated on the north shore of Lake Ontario. The property has a gentle slope to the west. Lane Creek runs along the west side of the site, and dissects the property north-south towards the Lake. Mature trees line the western bank of Lane Creek. The site consists of the Drake Devonshire Inn operation which includes a restaurant, and hotel with 12 guest rooms. A gravel parking lot with twenty-three (23) parking spaces is north of the hotel building. The site of the Drake Devonshire Inn addition (20 Wharf Street) features a two-storey former residential dwelling with shoreline frontage on Lake Ontario.

The existing Drake Motor Inn site (266 Main Street, 41, 43 & 45 Wharf Street) is located northeast of the Main Street and Wharf Street intersection. A gentle slope appears to the east and west of Lane Creek which traverses through the site north-south. The site is home to the Drake Motor Inn, with two tourist accommodation buildings; a total of (12) twelve guest rooms split between 43 & 45 Wharf Street, and a commercial building leased to Midtown Brewing Company at 266 Main Street. The interior of the site is an asphalted parking lot. An existing two-storey frame dwelling exists at 47 Wharf Street, which is the location of proposed Drake Motor Inn addition.

The sites and surrounding land uses are depicted in the photos following this section. The location of the photos are shown on **Figure 2: Photo Key Map**



Figure 2: Photo Key Map



Looking north into the Drake Motor Inn property from Main Street at the Midtown Brewery and parking area



Looking north-east at Midtown Brewing Company site (former Midtown Meats; 266 Main Street)



3

Looking south-east at the rear view of Drake Motor Inn motel building (43 Wharf Street)



4

View looking north at proposed severance lot line beyond the asphalted area



View looking north of Lane Creek bordered by concrete retaining walls



View looking east at Drake Motor Inn building (43 Wharf Street)



East view of Drake Motor Inn building (45 Wharf Street) from Wharf Street



East view of existing dwelling; site of proposed tourist motel building (47 Wharf Street); existing workshop on right side of photo



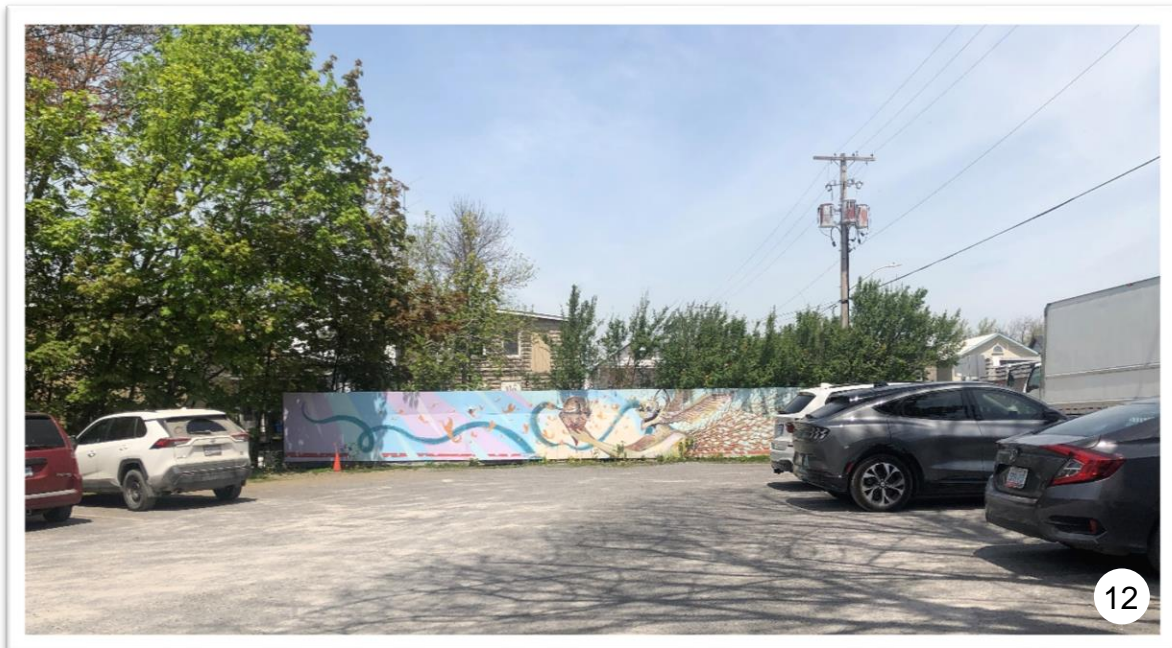
North view on Wharf Street at 45 & 47 Wharf Street, and existing residential dwellings beyond



North view on Wharf Street of commercial businesses, including the Foodland grocery store and its parking area. The Drake Devonshire Inn property is behind the white picket fence on the left side of the photo



South view from the Wharf Street Road Allowance towards Lake Ontario. 24
Wharf Street is on the right-hand side of the photo



North view of the existing parking lot on the Drake Devonshire Inn property



Looking west at the bridge across the Lane Creek that connects to the western property limit of the Drake Devonshire Inn



View from the west of Lane Creek flowing south into Lake Ontario at the Drake Devonshire Inn; the existing restaurant is on the left side of the photo



South view at the Lake Ontario shoreline of the Drake Devonshire Inn



East view of the existing covered pavilion and outdoor seating at the Drake Devonshire Inn



View of existing restaurant and deck at the Drake Devonshire Inn



West view of the Inn redevelopment site (20 Wharf Street)

2. PROPOSED SITE PLAN

Preliminary Site Plans for the Drake Devonshire Inn and Drake Motor Inn properties have been prepared in support of the OPA and ZBA applications. Site Plan applications are not submitted at this time, but would be prepared and submitted subsequent to the approval of the OPA and ZBA. The development plans for both projects are described below.

2.1 Drake Devonshire Inn Site Plan

Figure 3: Drake Devonshire Inn Proposed Site Plan dated July 13, 2021, prepared by ERA Architects Inc., illustrates the redevelopment plans for the Drake Devonshire Inn property:

- The site will be accessed through the existing entrance on the west side of Wharf Street.
- The existing site area of the Drake Devonshire Inn (24 Wharf Street) is 0.528 hectares. The proposed addition at 20 Wharf Street is 0.044 hectares, resulting in a total site area of 0.57 hectares.
- Currently, the 3-storey hotel building at 24 Wharf Street consists of a restaurant with kitchen, twelve (12) guest rooms, and private amenity space for hotel guests, with twenty three (23) on-site parking spaces.
- The expansion of the hotel including 20 Wharf Street, will consist of a 3-storey building addition to facilitate an expanded kitchen, an additional restaurant dining area, fifteen (15) additional guest rooms, and an expanded multi-functional pavilion. A total of twenty-seven (27) rooms will be available for guests at the Hotel once the expansion is constructed.
- The ground floor of the proposed addition features an expansion of the restaurant's kitchen operation, and an additional restaurant dining space. The existing pavilion/covered deck is expected to be removed and reconstructed to facilitate the construction of two floors above. The pavilion will be used as a multi-functional event space for the hotel. A utility room and washrooms are also proposed.
- Eight (8) guest rooms are proposed on the second floor. The proposed third floor plan includes seven (7) additional rooms. The additional fifteen (15) new guest rooms on two floors range in size to suit the needs of hotel guests.

- Seventy-one (71) parking spaces will be required after the expansion of the hotel, based on the PEC zoning by-law requirements. After deduction of the twenty-three (23) existing parking spaces, forty-eight (48) spaces are remaining. The additional forty-eight (48) spaces will be provided off-site at the Drake Motor Inn property. The distance between the two sites is 97 metres; guests will walk to the parking area and/or there will be valet service available.
- A detailed landscape plan will form part of the formal municipal Site Plan approval submission; however it is noted that the proposed building expansion is compact, within an existing developed footprint, and will not result in significant changes to the landscaped space at the site. Furthermore, the parking area is not being expanded, so that the net result is that the landscape character of the Hotel will be maintained as a result of the redevelopment.
- The design of the hotel addition will be consistent with the existing siting, scale and massing of the Drake Devonshire Inn and will be visually compatible to existing 1-3 storey surrounding buildings. The sightlines from Main Street to Lake Ontario will be retained and enhanced. Similar building materials and colours as in the existing hotel structure will be used. A Design Statement and 3D Views prepared by ERA Architects Inc. provides further details of how the addition will exemplify high urban design standards. Refer to **Appendix 1**.
- The site is currently fully serviced by municipal sanitary sewer and water services.
- The Drake Devonshire Inn floor plans and elevations prepared by ERA Architects have been included in **Appendix 2**.

2.2 Drake Motor Inn Site Plan

Figure 4: Drake Motor Inn Development Site Plan dated July 13, 2021, prepared by RFA Planning Consultant Inc., illustrates the proposed usage of the Drake Motor Inn property.

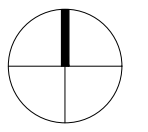
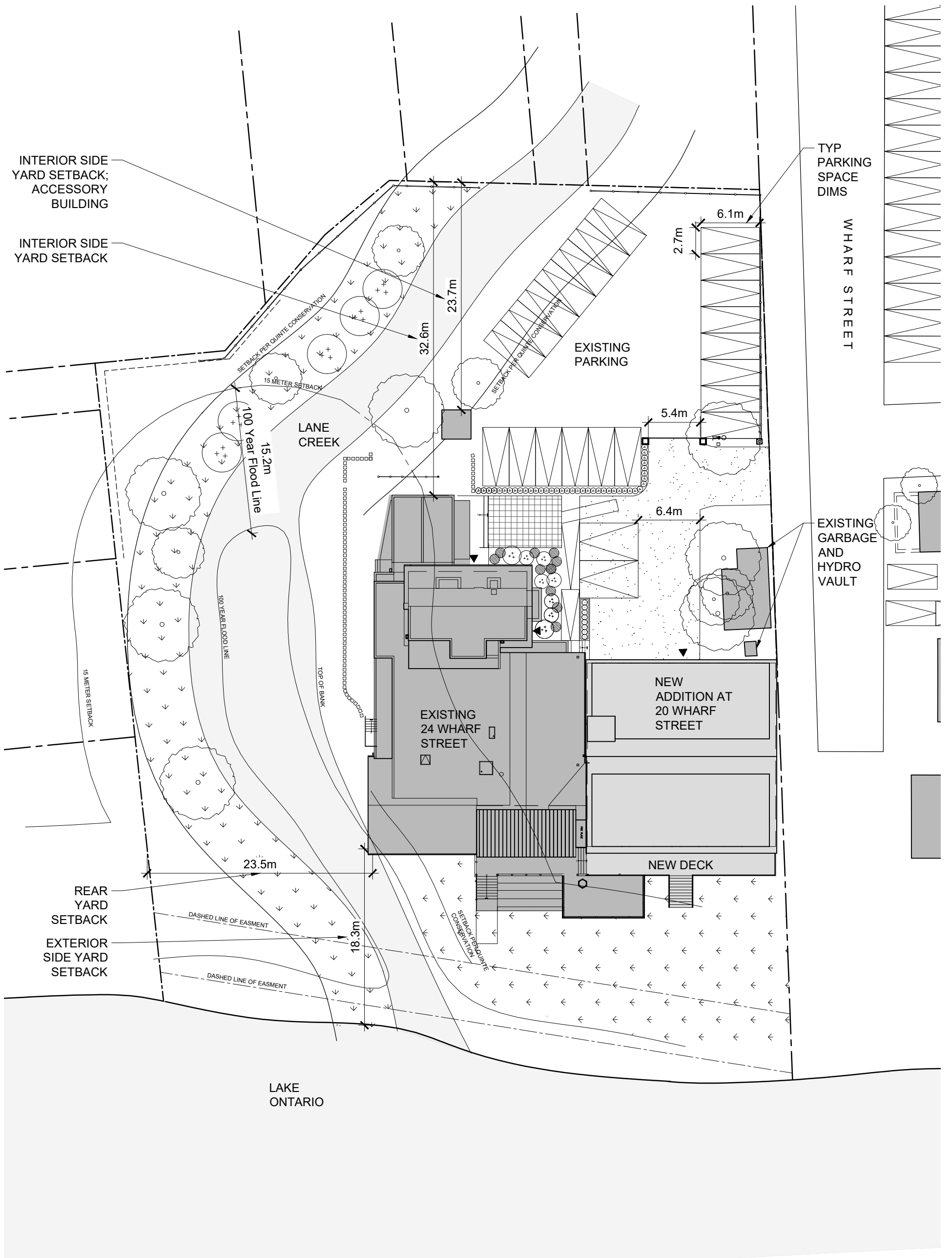
- The site is accessed through an existing entrance on the north side of Main Street. A pedestrian walkway across Lane Creek will connect to the east side of Wharf Street. The central portion of the site consists of paved parking areas. North of Lane Creek, fronting on Niles Street, is vacant land.
- The current site area is 0.83 hectares which includes 266 Main Street, 41, 43, 45 & 47 Wharf Street. Approximately 0.08 hectares is proposed to be

severed, for a residential lot on Niles Street, thus the total development area is 0.75 hectares.

- The site is affected by the Lane Creek floodplain, as depicted on **Figure 4**. There are future flood works proposed to the creek, as described in Section 3.2 of this report. This will reduce the extent of the spill area; however much of the site will still be impacted. Conservation staff stated that they are satisfied with the on-going use of the site within the floodplain for off-street parking purposes. All construction proposed on the west side of the creek would be setback 6m from the floodplain.
- Existing on the property are two (2) 2-storey buildings for tourist accommodations at 43 & 45 Wharf Street. There are eight (8) motel rooms at 43 Wharf Street and (4) motel rooms at 45 Wharf Street (total of 12 rooms). In front of 43 Wharf Street, there are 4 parking spaces for guests,
- Midtown Brewing Company operates out of a building at 266 Main Street. It has 16 designated parking spaces.
- A 2-storey frame dwelling is located at 47 Wharf Street. 47 Wharf Street is proposed to be redeveloped for six (6) additional guest rooms in a 2-storey building. The new building will be setback 6 metres away from the existing floodplain and 6 metres from Wharf Street. Three (3) parking spaces will be available for guests in front of the building. Additional parking (11 spaces) for the Motor Inn will be available on the east side of the creek, through the entrance on Main Street, and with a pedestrian connection, as shown on **Figure 4**.
- Proposed on the ground floor of 47 Wharf Street are two (2) guest rooms with exterior access, and a common area. On the second floor, four (4) additional guest rooms and a laundry closet are proposed. The rooms range in size from 34 to 45 sq. m. and have private access to outdoor decks facing Lane Creek.
- The exterior façade of the new building at 47 Wharf Street will be consistent with the design of the existing Drake Motor Inn buildings. Similar building siting and height is proposed to ensure the new building is compatible with the surrounding residential area.
- The property is currently fully serviced by municipal sanitary sewer and water services.
- In addition to the parking allocated to the Midtown Brewing Company and Drake Motor Inn, forty-eight (48) spaces will be provided for the Drake

Devonshire Inn off-site parking. Additionally, nineteen (19) existing parking spaces on the east side of Lane Creek are surplus parking, and are proposed to be redeveloped as a future amenity area for the Motor Inn. Refer to **Figure 4**.

- A detailed landscape plan will form part of the formal municipal Site Plan approval submission for the Motor Inn. **Figure 4** provides a high-level landscape concept for the Motor Inn site, including the retention of existing trees, pedestrian walkways and patio areas, and the location for a future amenity area in lieu of existing asphalted parking spaces. It is intended to create an attractive setting that will “green-up” a portion of the Midtown site near Lane Creek. This work may be coordinated with improvements to the Lane Creek channel to reduce the extent of the spill.
- The floor plans and elevations proposed for 47 Wharf Street are included in **Appendix 3**.



DEVELOPMENT SITE PLAN

266 MAIN STREET
 41 WHARF STREET
 43 WHARF STREET
 45 WHARF STREET
 47 WHARF STREET

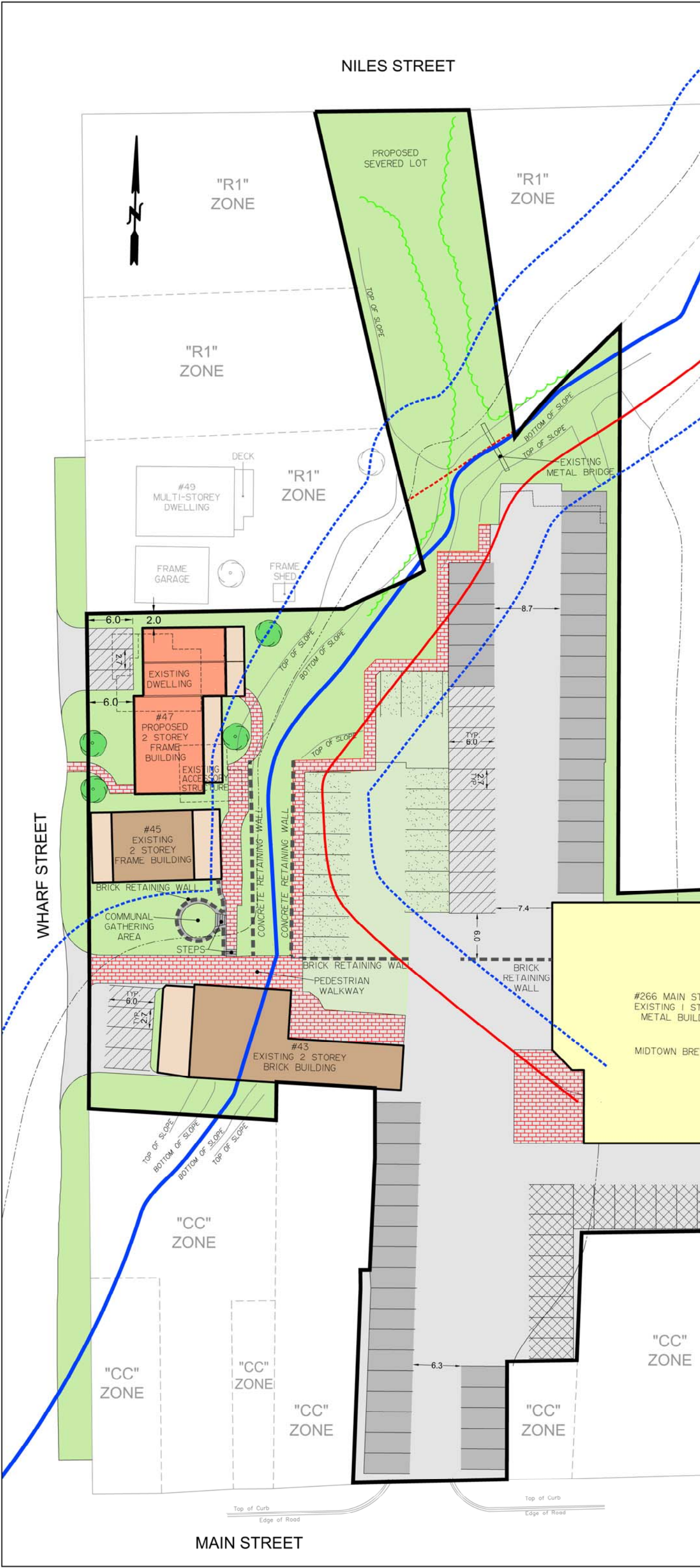
VILLAGE OF WELLINGTON
 COUNTY OF PRINCE EDWARD

SCALE 1:500



LEGEND

- EXISTING COMMERCIAL BUILDING
- EXISTING TOURIST ACCOMMODATION (12 UNITS)
- PROPOSED TOURIST ACCOMMODATION (6 UNITS)
- DECK AREA
- LANDSCAPED AREA / EXISTING VEGETATION
- ASPHALT AREA
- TOURIST ACCOMMODATION PARKING-DRAKE MOTOR INN (18 SPACES)
- BREWERY PARKING (EXISTING) (16 SPACES)
- DRAKE DEVONSHIRE INN PARKING (48 SPACES)
- SURPLUS PARKING / FUTURE LANDSCAPED AREA (19 SPACES)
- WALKWAY/PATIO AREA
- LANE CREEK
- TREE LINE
- RETAINING WALL
- EXISTING FLOODPLAIN
- PROPOSED FLOODPLAIN
- 6m SETBACK FROM FLOODPLAIN
- EXISTING BUILDING
- PROPOSED SEVERANCE/LOT LINE
- EXISTING TREES TO BE RETAINED



No.	REVISION	DATE	APPR'D

DRAWN BY: D.B. & A.C CHECKED BY: R.F.A. DATE: 07/13/21

JULY 13, 2021



3. TECHNICAL SUPPORT STUDIES FOR THE DRAKE HOTEL PROPERTIES PROJECT

Related technical support studies have been prepared to address the following components of the Drake Hotel Properties project and in support of the OPA and ZBA applications:

- Functional Servicing Report, prepared by Jewell Engineering, dated July 16, 2021;
- Stormwater Management Design Brief, prepared by Jewell Engineering, dated July 16, 2021;
- Traffic Opinion Letter, prepared by Jewell Engineering, dated July 9, 2021;
- Slope Stability Review, prepared by Jewell Engineering, dated June 10, 2021.

The above reports have been submitted under separate cover. The recommendations of each study are summarized below.

3.1 Functional Servicing Report

Jewell Engineering prepared a Functional Servicing Report (FSR) in support of the planning applications. Currently, both properties are serviced by municipal water and sanitary sewers, and the report concludes that there is sufficient water and sewer capacity to support the proposed development. The FSR provides a detailed review of existing site flows throughout the year, based on actual historical flow data and applying established provincial design flow-rate criteria for the proposed hotel expansion, in order to determine the future affects on the local infrastructure.

The results of the hotel expansion will have no negative impacts on the Wellington Water Distribution System, thus the Wellington water system is capable of supplying the minor increase of demand. Upgrades to the Wellington Water Distribution system are proposed to be constructed in the coming years and are expected to significantly improve the fire flow available in the system.

The increase of maximum daily sanitary flows is 0.41L/s would not negatively impact the Wharf Street pumping station. The site experiences peak flows at different times of the year than when the residential peaks occur during the spring thaw, thus capacity at the pump station would be available. The FSR concludes that the minimal increase in sanitary flows will have no appreciable impacts to the Wharf Street pump station or to the Wellington WWTP.

3.2 Stormwater Management Design Brief

Jewell Engineering prepared a Stormwater Management Design Brief in support of the Drake Devonshire Inn and Motor Inn projects. Quantity and quality controls are not required given the proximity to Lane Creek and Lake Ontario. Consultation with Quinte Conservation concluded that no stormwater management plan is required given the size of the properties and no change being proposed in the level of imperviousness. Sediment and erosion controls are recommended to limit sediment deposition and minimize potential negative environmental impacts.

A Flood Risk study of the Lane Creek through the Motor Inn site was completed by Jewell in 2016. There is a broad, shallow flood spill during the 100-year event across the eastern part of the Midtown site, as shown on **Figure 4**. The depth of the flood waters is 0.15m. Given the low level of flooding, parking within the shallow floodplain is an acceptable use according to the engineer and the Conservation Authority. There is a proposal prepared by Jewell involving a two-stage channel and retaining wall to channelize the creek in order to reduce the amount of flooding on the Midtown site. The design was approved at the time by the Quinte Conservation staff. These channel improvements are not needed at this time for the plan proposed by DHP for the site.

3.3 Traffic Opinion Letter

Jewell Engineering prepared a Traffic Opinion Letter to assess any impacts the Drake Devonshire Inn project may have on the intersection of Wharf Street and Main Street.

The expansion of both Drake properties is expected to increase traffic by no more than 25 trips per hour during peak periods, using the trip projections for Resort Hotel type land use. The traffic generated by the proposed expansion to the Hotel and Inn does not warrant a full Traffic Impact Study and will not have any significant impacts on the existing traffic operations at the intersection of Wharf and Main Streets. All parking demand will be accommodated on-site, helping to alleviate parking for other commercial uses in the core area.

3.4 Slope Stability Review

A Slope Stability Review was conducted by Jewell Engineering as a component of the Erosion Hazard, as defined in Section 3.1 of the Provincial Policy Statement, 2020. It is concluded that the shoreline is generally stable and well supported.

20 & 24 Wharf Street are situated on Lake Ontario, where a slope exists from the existing structure at 20 Wharf Street to the water's edge. The slope is comprised of the upper table land, a gabion basket retaining wall, and the rocky beach. There

are no signs of surface erosion or instability. The municipal pumping station is located behind the retaining wall, with no sign of degradation.

Through review of three cross sections of the slope and utilizing the MNR's Slope Stability Rating System, the slope recorded a score of 17 after analysis of different characteristics of the slope and level of stability. From the MNR's Slope Stability Rating System, a value less than 24 is considered to have low potential to erode. A slope stability analysis for Low Potential slopes may be completed with a site inspection. No borehole investigation or slope stability analysis is required.

The slope along the southern limit of 20 Wharf Street is determined to have low potential for instability, and the shoreline is generally stable. A conservative 100-yr erosion allowance of 10m was applied. The development is consistent with the policy direction given for Natural Hazards (Erosion Hazard) by the Provincial Policy Statement.

4. PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) applies to all planning applications effective May 1, 2020. It provides policy direction on matters of provincial interest related to land use planning and development. All decisions related to land use planning matters “shall be consistent with” the PPS. The applications for Official Plan Amendment and Rezoning by Drake Hotel Properties are consistent with the PPS.

The subject lands are within a settlement area of the municipality, which shall be the focus of growth and development (1.1.3.1). Within settlement areas, land use patterns shall be based on densities and a mix of land uses that efficiently use land and resources; and are appropriate for and efficiently use the infrastructure which is available, and avoid the need for uneconomical expansion (1.1.3.2). The properties are located within the core of the Wellington Urban Centre where municipal services are already available, and where the goal is to diversify the land use of the surrounding area. The planning applications promote vitality within the core area, which will help to create strong communities with long-term economic prosperity.

The proposed development is consistent with Section 1.6 of the PPS, as it will optimize the use of existing infrastructure, and be serviced with municipal sewage and water service, which is the preferred form of servicing for settlement areas (1.6.6.2). The Functional Servicing Report concludes that the Wellington system has sufficient water and sanitary sewer capacity to accommodate the minimal flow increases post-development.

Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods and are appropriate to address projected needs (1.6.7.1). A Traffic Letter of Opinion prepared by Jewell Engineering concluded that post-development, the increase in traffic will not have significant impact on the existing intersection operations and does not warrant turn lanes nor a full Traffic Impact Study. Connectivity within and among transportation system should be maintained and improved (1.6.7.3). On the Drake Motor Inn property, pedestrian walkways are proposed that connect onto existing sidewalks along Wharf Street and Main Street.

The planning applications by DHP support long-term economic prosperity by enhancing the vitality of downtowns and main streets. The proposed built form strengthens the sense of place, and promotes opportunity for economic development and community investment-readiness (1.7.1).

Municipalities shall protect, improve, or restore the quality and quantity of water (2.2.1). A Stormwater Management Design brief was prepared by Jewell Engineering which concluded no quantity or quality control of storm water runoff is

required as a result of the unchanged impervious area, and close proximity to Lane Creek and Lake Ontario.

Development shall be directed to areas outside of hazardous lands, adjacent to the shorelines of the Great Lakes (3.1.1). A Slope Stability Review was conducted to ensure the addition at 20 Wharf Street will be constructed away from hazardous lands.

5. PRINCE EDWARD COUNTY OFFICIAL PLAN (WELLINGTON URBAN CENTRE SECONDARY PLAN)

The Drake Devonshire Inn and Drake Motor Inn properties are within the Wellington Urban Centre, one of three Urban Centres in PEC, designated on Schedule ‘A-3’ of the recently approved PEC Official Plan. As shown on **Figure 5: Schedule ‘A’ – Wellington Urban Centre Land Use** the properties are designated “Village Core Area”. The proposed residential consent on Niles Street is within the “Village Residential Area”.



Figure 5: Schedule ‘A’ – Wellington Land Use Extract

An Official Plan Amendment is required for the lands at 47 Wharf Street to re-designate lands from “Village Residential Area” to “Village Core Area” to support an additional tourist accommodation building. **Figure 6** illustrates the proposed

OPA Amendment to Schedule A. The proposed OPA is a Redesignation only to Schedule A; there are no additional special policies required nor proposed as part of the OPA.

Table 1 below provides a planning analysis on how the Official Plan Amendment addresses all of the relevant Wellington Urban Centre Secondary Plan policies. The policies are listed in the column on the left side of the chart in italics, while the planning response opinion is provided in the column on the right.



LEGEND

- LANDS TO REMAIN "VILLAGE CORE AREA"

LANDS TO REMAIN "VILLAGE RESIDENTIAL AREA"
- LANDS TO BE DESIGNATED FROM "VILLAGE RESIDENTIAL AREA TO "VILLAGE CORE AREA"

LOCATION

266 MAIN STREET
 41 WHARF STREET
 43 WHARF STREET
 45 WHARF STREET
 47 WHARF STREET
 VILLAGE OF WELLINGTON
 THE MUNICIPALITY OF THE
 COUNTY OF PRINCE EDWARD

OFFICIAL PLAN AMENDMENT ___
 TO SCHEDULE 'A' - SECONDARY PLAN LAND USE MAP
 WELLINGTON URBAN CENTRE SECONDARY PLAN

SCALE 1:1000 DATE: DECEMBER 19, 2019



211 Dundas Street East, Suite 202,
 Belleville, Ontario, K8N 1E2

Table 1: Wellington Urban Centre Secondary Plan and Analysis

WELLINGTON URBAN CENTRE SECONDARY PLAN	PLANNING ANALYSIS
Section 2 – Land Use	
Section 2.5.1 Village Core Area Policies	
<p><i>The Village Core Area extends along Main Street from Belleville Street in the east to Consecon Street in the west. The boundary of the Village Core Area generally extends to the rear of the properties that front on Main Street and the cross streets of Maple, Wharf, and West. The policies of this area permit a full range of commercial uses intended to serve residents and visitors in a pedestrian-oriented main street format of development with buildings located close to the sidewalk. Higher density residential uses are also permitted above street-level commercial uses. Intensification in the Village Core Area is encouraged provided such development is consistent with the village design policies of Section 4.1 of this Plan and the commercial centre is maintained and enhanced.</i></p>	<p>Both the Drake Devonshire Inn and Drake Motor Inn sites are designated “Village Core Area” under the Wellington Urban Centre Secondary Plan.</p> <ul style="list-style-type: none"> • Tourist accommodation units are proposed to service visitors • The designation of 47 Wharf Street will be amended to apply the “Village Core Area” designation so that it extends to the rear of the land holding of DHP. • Proposed development will be pedestrian-oriented and be consistent to design policies of Section 4.1 • These commercial buildings will be close to the street line and represent modest intensification of the Village Core, which is encouraged.
<p>Guiding Policies <i>It is the intent of this Plan to:</i></p> <ol style="list-style-type: none"> 1. <i>Concentrate commercial shopping, business, office, tourism, and storefront creative rural economy uses in the Village Core.</i> 3. <i>Support the adaptive re-use and conversion of existing buildings in the Village Core while encouraging appropriate infill development.</i> 4. <i>Enhance the waterfront area and strengthen the link between it and the Village Core.</i> 	<p>The additional tourist accommodation units, food and beverage and public event uses proposed on both sites will strengthen tourism in the Village Core of Wellington, helping to ensure a healthy, vibrant core.</p> <p>The Drake Motor Inn and Drake Devonshire Inn proposals represent appropriate infill redevelopment.</p> <p>The redevelopment at 20 Wharf Street will enhance the waterfront area, and strengthen the link to the rest of the Village Core.</p>

WELLINGTON URBAN CENTRE SECONDARY PLAN	PLANNING ANALYSIS
	<p>Expansion to the existing pavilion will enhance the waterfront area, and provide more opportunities for visitors to enjoy the shoreline.</p>
<p><i>Implementing Policies Council Shall</i></p> <ol style="list-style-type: none"> 1. <i>Recognize the Village Core as the primary traditional main street shopping, business, office, and tourism centre of the community. Future development of this type should be focused here and intensification should be encouraged. The role of the Village Core as the community centre should be supported by considering the area as the focal point for public gatherings, festive and civic occasions, cultural events, tourism, and social interaction in Wellington.</i> 2. <i>Support the development of tourism-related uses and activities in the Village Core to support local business and create a healthy and vibrant commercial area.</i> 3. <i>Permit a mix of commercial and community uses in the Village Core, including but not limited to: retail; personal service; business service; tourism service; office; arts and entertainment; workshops; restaurant; museum; library; parks and open space.</i> 8. <i>Recognize that intensification in the Village Core will include infilling on existing lots of record and from redevelopment of key sites. Intensification in the Village Core shall be consistent with the village design policies of Section 4.1 of this Plan. Refer to Subsection 4.5.1.1</i> 	<p>The development proposal for the Drake Devonshire Inn and Drake Motor Inn properties supports the Village Core as a focal point by promoting public gathering, social interaction, and tourism. On the Drake Motor Inn site, pedestrian walkways are located all around the various buildings on-site, and connect to Wharf Street and Main Street.</p> <p>The proposed building expansions at the Drake properties will support tourism-related uses and activities in the Core. The additional roofed year-round tourist accommodations provided will support the local economy.</p> <p>The Drake properties propose a mix of commercial and community uses including a restaurant, tourism services, and arts and entertainment.</p> <p>The expansion proposed on both properties will be done through infilling of existing lots. The design of the building additions will be consistent with the design policies in Section 4.1. The Drake Motor Inn property is the Midtown Meats site.</p>

WELLINGTON URBAN CENTRE SECONDARY PLAN	PLANNING ANALYSIS
<p><i>for the redevelopment principles associated with the Midtown Meats site.</i></p> <p>9. <i>Permit new buildings in the Village Core of up to four storeys in height. It is recognized that some flexibility in building height may be necessary to accommodate mixed use buildings with varying floor heights and to support the redevelopment of key sites and gateway locations. Refer to Section 4.5.1 of this Plan.</i></p> <p>12. <i>Require that new development in the Village Core be of high quality design and support the image of the area as an enjoyable, safe, and pedestrian-oriented place of cultural heritage value.</i></p> <p>13. <i>Establish design guidelines for the Village Core as a means of guiding and evaluating applications for new development, ensuring that it is sensitive to and supports the historical nature of the commercial centre, and that it adheres to the vision for the Village Core as established by the community as part of the Secondary Plan process. Design elements to be considered by the guidelines include:</i></p> <p><i>a) Built form, including: building location, intensification, lot size, building setbacks, use, building height, massing and scale, upper window openings, storefront display windows, entrances, cornice lines and roof form;</i></p> <p><i>b) Architectural details, including: building material; building colour; awnings; signage; lighting;</i></p> <p><i>c) Streetscape, including: lighting, walkways, street trees and planting, wayfinding, gateway signage, street furniture, open space and linkages (including waterfront), public art; and</i></p>	<p>The details regarding the redevelopment of this site are addressed later in the review of Section 4.5.1.1.</p> <p>The Drake Devonshire Inn’s proposed expansion will be constructed at a height of 3-storeys, while the Drake Motor Inn’s proposed tourist accommodation building will have a building height of 2-storeys, which is less than the maximum allowable building height in the Village Core.</p> <p>The design of the new buildings at the Drake Motor Inn and Drake Devonshire Inn will feature high quality design and be pedestrian-oriented to be consistent with the existing surrounding area. Refer to Appendix 1 – Design Statement.</p> <p>The municipality has not prepared design guidelines for the Village Core. Section 3 is a municipal responsibility, however the expansion plans for the Drake properties will incorporate high urban design standards. Please refer to Appendix 1 – Design Statement.</p> <p>The built form, massing and scale of the proposed commercial buildings will be modest, and consistent with the existing Drake building designs.</p> <p>Building materials and other architectural details will be similar to the existing Drake buildings to strengthen the existing character of the area.</p> <p>The Drake Motor Inn property proposes pedestrian walkways that connect to the east side of Lane Creek. The Drake Devonshire Inn site contains a path along the western property</p>

WELLINGTON URBAN CENTRE SECONDARY PLAN	PLANNING ANALYSIS
<p><i>d) Parking and access, including: parking location and design, planting and screening, pedestrian safety, Crime Prevention Through Environmental Design (CPTED) principles, barrier free access. Refer to Section 4.1 of this Plan.</i></p> <p><i>14. Ensure that all new development in the Village Core provides adequate off-street parking. Alternative means of meeting this policy should be considered, such as cash-in-lieu, shared parking, public parking in private facilities, remote parking with free shuttles, etc. It is important that vehicle access and parking in the Village Core is carefully balanced with the provision of enhance pedestrian-oriented access and amenity. Refer to Section 3.1.5 of this Plan.</i></p> <p><i>15. Recognize the importance of the waterfront as an important part of the Village Core and as a contributor to the economic and social success of the area. The waterfront area should be enhanced and the links between it and the Village Core strengthened by means of visual and physical connections, signage, etc.</i></p>	<p>limit with a public art exhibition while the development proposed at 20 Wharf Street provides linkages with the shoreline of Lake Ontario.</p> <p>Off-street parking for guests is provided at both properties. The Drake Devonshire Inn property will be utilizing parking spaces at the Drake Motor Inn to meet the minimum parking requirements.</p> <p>The off-street parking requirements for the expansion of the Drake properties are fulfilled. The Drake Devonshire Inn site provides 23 spaces on-site, while the expansion would require a total of 71 spaces. 48 spaces will be provided at the Drake Motor Inn site. The Drake Motor Inn site proposes 16 spaces for the Midtown Brewery Company visitors, 18 spaces for Drake Motor Inn guests, 48 spaces for Drake Devonshire Inn visitors, and additional 19 spaces for surplus parking. The implementing Zoning By-law will link the off-street parking for the two Drake Hotel properties. All parking is located within a walkable distance between the 2 sites.</p> <p>The expansion of the Drake Devonshire Inn site will result in a greater utilization of the waterfront by the hotel guests and tourists visiting Wellington. The existing pavilion is proposed to be reconstructed and expanded along the Lake Ontario shoreline so that more visitors and guests may enjoy the waterfront. The visual and physical connection along Wharf Street to Lake Ontario will be maintained.</p>
Section 4 – Land Use Policies	
Section 4.1 – Village Design Policies	

WELLINGTON URBAN CENTRE SECONDARY PLAN	PLANNING ANALYSIS
<p><i>The Secondary Plan is intended to provide a coherent approach to design within the village that can be used to guide the creation of compatible and creative places. The Secondary Plan is intended to identify key elements of design to be considered in new development and redevelopment in Wellington. This identification of the key elements of design should not be construed as design guidelines but as interim direction until such time as the County provides more detailed design direction and objectives or prepares guidelines.</i></p>	<p>The new building additions for the Drake properties will be constructed to a high level of design, creating compatible and creative spaces within the Village Core.</p>
<p>Implementing Policies Council shall:</p> <ol style="list-style-type: none"> 1. Consider design an integral component of new development and redevelopment in Wellington. Council should require a design statement with all planning applications to ensure that the design considerations of this Plan, and relevant design guidelines that may be prepared, are addressed. 3. Ensure that the design of new development and redevelopment is visually compatible with the surrounding neighbourhood, including its cultural and natural heritage features. Elements of compatibility to be considered include: <ol style="list-style-type: none"> a) Siting, scale, and design of new development in relation to the characteristics of the surrounding neighbourhood, such as: scale, massing, setbacks, access, landscape treatment, building materials, exterior design elements, and lighting; b) Protection and enhancement of cultural and natural heritage features by means of siting, building design, and landscape design; and 	<p>A Design Statement prepared by ERA Architects Inc. was prepared in support of the Official Plan Amendment and Rezoning applications. Please refer to Appendix 1. It concludes that the proposed addition to the hotel maintains the character and unique sense of place of the Drake Devonshire Inn, on a scale appropriate for the low-rise mixed-use context of the area.</p> <p>The Drake Devonshire Inn addition will be designed to be consistent with the existing building at a height of 3-storeys. The Drake Motor Inn’s additional tourist accommodation building will be similar in design as the existing tourist accommodation buildings at 43 & 45 Wharf Street, at a height of 2-storeys. The proposed additions are modest in scale and massing to reduce any potential impacts to the adjacent residential dwellings. Landscaping will be provided for both additions at 20 Wharf Street and 47 Wharf Street that is consistent with existing Drake Hotel properties.</p>

WELLINGTON URBAN CENTRE SECONDARY PLAN	PLANNING ANALYSIS
<p><i>c) Architectural style, street pattern, and site arrangement where such style or arrangement represents a defining component of the surrounding neighbourhood or the historic or cultural significance of the area.</i></p> <p>4. <i>Ensure that new development and redevelopment considers the range of elements that contribute to accessible, safe, and sustainable development in Wellington. Future design guidelines should also reflect these elements, including:</i></p> <p><i>a) Pedestrian amenities that cater to people of a range of ages, abilities, and needs in terms of access, signage, visual or auditory aids, landscape, seating, etc.;</i></p> <p><i>b) Site safety and security including enhanced lighting, visibility from the street, well-located and clearly marked building entries, accessibility for emergency services, limited pedestrian and vehicle interface, and other principles of Crime Prevention Through Environmental Design (CPTED);</i></p> <p><i>c) Integration and interface between public spaces and private development, including pedestrian circulation to and through the site, streetscape and landscape, buffering and screening of yards;</i></p> <p><i>d) Green design of buildings, landscapes, active transportation facilities, and the preservation of natural features and areas; and</i></p> <p><i>e) Integration, preservation, and enhancement of cultural heritage resources.</i></p> <p>6. <i>Preserve and enhance views to the waterfront from Main Street in the Village Core and Village Corridor areas by ensuring that new development and redevelopment does not interrupt sightlines. Both</i></p>	<p>The proposed addition to the Drake Devonshire Inn supports and enhances the original long-time Inn, the W.P. Niles house. No alterations are required to be made to the historic house. The proposed building expansion will not overwhelm the existing site milieu.</p> <p>Facing Wharf Street, the proposed Drake Devonshire Inn the access, and openings in the new building have been limited, in order to minimize impacts on Wharf Street and the adjacent residential neighbourhood. Washrooms and utility spaces have been located on the eastern building edge to help buffer activity from Wharf Street. On the upper floors, all views are oriented north and south to take advantage of views to the Lake and Main Street, while eliminating potential overlook on Wharf Street.</p> <p>Both Drake Hotel properties provide high-quality built forms that are pedestrian oriented. Numerous pedestrian walkways are proposed around the Drake Motor Inn site with linkages onto Main and Wharf Street. The Drake Devonshire Inn features a path that leads to the Lake Ontario shoreline and an outdoor art exhibition from local artists.</p> <p>20 Wharf Street has direct frontage onto the Lake Ontario shoreline. The expanded pavilion will enhance the waterfront area, and provide opportunities for visitors to enjoy the shoreline. All sightlines from Wharf Street to the Lake will be preserved.</p>

WELLINGTON URBAN CENTRE SECONDARY PLAN	PLANNING ANALYSIS
<p><i>public and private development should enhance views by means of built form, landscape design, pedestrian amenity, and public access.</i></p>	
<p>4.4 Economic Development</p>	
<p><i>Wellington residents clearly envision living in a community that provides economic opportunities, attracts year-round tourism, and has a thriving village core. While these three elements represent part of the overall vision, they are directly related to others, including providing for a range of lifestyle opportunities, providing a place to grow up and grow older in, and becoming a complete full service community. Economic development has always been an important consideration in the County and Wellington will continue to play an important role in contributing to the local sense of community and quality of place.</i></p>	<p>Expansions of the Drake Hotel properties contribute to the economic growth of Wellington, supporting year-round tourism and a thriving core. The Drake hotel operations contribute to creating a sense of community and quality of place in the Village by providing focal points in the Core area.</p>
<p>Guiding Policies <i>It is the intent of this Plan to:</i></p> <ol style="list-style-type: none"> <i>1. Continue the commitment to local economic development in the County by supporting the creative rural economy, tourism, retail, commerce, and industry in Wellington.</i> <i>2. Pursue the retention, expansion, and attraction of business activities in Wellington to increase the population and employment base of the County.</i> 	<p>The expansion of Drake Motor Inn and Drake Devonshire Inn operations support the creative rural economy and the tourism industry in Wellington.</p> <p>The expansion of the Drake properties' operations will expand the employment and the tax base in Wellington.</p>
<p>Implementing Policies <i>Council shall:</i></p> <ol style="list-style-type: none"> <i>1. Focus on the Village Core Area as the primary retail, service, and employment centre of the community. The proximity of the Village Core Area to the waterfront and the location of most historic and</i> 	<p>The expanded Drake Hotel operations in the Village Core Area will generate more economic activity. Additional tourist accommodation and an expanded restaurant and event space</p>

WELLINGTON URBAN CENTRE SECONDARY PLAN	PLANNING ANALYSIS
<p><i>cultural attractions here make it the logical place to generate new economic activity (refer to Section 2.5.1 of this Plan).</i></p> <p>2. <i>Continue to support the development of tourism in Wellington by encouraging a wide range of tourism-related services and activities, including:</i></p> <p>a) <i>Commercial lodging, including hotels, motels, and bed and breakfasts;</i></p> <p>b) <i>Dining and food-related uses, including restaurants and pubs, cafes, specialty food stores, local market, wine tasting rooms, etc;</i></p> <p><i>The maintenance and improvement of existing tourism and tourist destination-oriented uses in Wellington shall be encouraged.</i></p> <p>3. <i>Focus tourism efforts on attractions and activities that contribute to the identity of Wellington and to its quality of place, including the lake, the land, and the historical built heritage of the community. Activities and attractions shall be encouraged in close proximity to areas of recreational amenity, areas of natural, cultural, and built heritage appreciation, and the waterfront, as appropriate.</i></p> <p>4. <i>Ensure that the location of tourism-related services and activities in Wellington is clearly indicated by means of street signage, maps, and local tourism publications.</i></p> <p>5. <i>Focus revitalization efforts in the Village Core area on the redevelopment of the Midtown Meats site (refer to Section 4.5.1 of this Plan). In the Village Corridor area, revitalization should focus of the redevelopment of underutilized commercial sites on the north side of</i></p>	<p>will attract more users to the area to visit other cultural and historic attractions.</p> <p>The proposal by DHP supports tourism in Wellington by providing more commercial tourist accommodation in hotel and motel units, as well as dining and venues for visitors. This proposal is an improvement to an existing tourism use, which is explicitly encouraged by the policies in the Secondary Plan.</p> <p>The expansion plans for the Drake contribute to the identity of Wellington and to its quality of place. The Drake Devonshire Inn is the site of an historic Inn that shares its waterfront access with visitors, while the Drake Motor Inn is a redevelopment of a former industrial site in the core. Both approaches contribute to the identity of Wellington.</p> <p>Signage for the Drake Hotel properties are well indicated at each location.</p>

WELLINGTON URBAN CENTRE SECONDARY PLAN	PLANNING ANALYSIS
<p><i>Main Street east of Belleville Street (refer to Section 2.5.2 of this Plan). These efforts will contribute significantly to local economic development efforts in Wellington and to community improvement.</i></p>	<p>The Drake Motor Inn site is the former Midtown Meats site. In revitalizing the area, the policies of Section 4.5.1 are addressed. Please refer to Section 4.5.1 below.</p>
<p>4.5.1 Redevelopment of Key Sites</p> <p><i>Redevelopment can provide opportunities to revitalize vacant or underutilized lands for the purposes of community improvement. Key redevelopment sites are often located within the core area of a community. The former Midtown Meats and Wellington Arena sites have been identified for potential redevelopment. The former Midtown Meats site is located in the Village Core Area and represents a significant opportunity for redevelopment under a number of scenarios, including mixed use, commercial, and live/work. The former Wellington Arena site is located in the Village Residential Area and could be redeveloped for a range of residential and/or community uses.</i></p>	<p>The former Midtown Meats site is the Drake Motor Inn property, part of which is leased to the Midtown Brewing Company. The Development Site Plan addresses the policies of Section 4.5.1.</p> <p>The plan for the former Midtown Meats site is to utilize the portions away from the streetscape for surface parking to support the Hotel and Motel operations, and the existing Brewery. The site is affected by the Lane Creek floodplain. The Conservation Authority has stated that surface parking use is acceptable. The surplus parking closest to the creek will be improved for amenity space for the motel.</p>
<p>Guiding Policies</p> <p><i>It is the intent of this Plan to:</i></p> <ol style="list-style-type: none"> <i>1. Redevelop vacant or underutilized lands to their highest and best use in a manner that is compatible and complementary with its surroundings; and</i> <i>2. Consider community identified preferences for redevelopment in Wellington.</i> 	<p>The redevelopment of 47 Wharf Street will be complementary with the surrounding neighbourhood. The proposed plans represent the highest and best use of the site.</p>

WELLINGTON URBAN CENTRE SECONDARY PLAN	PLANNING ANALYSIS
<p>Implementing Policies Council shall:</p> <p>4.5.1.1 Midtown Meats</p> <ol style="list-style-type: none"> 1. <i>Ensure that redevelopment contributes to the mixed-use intensification of the Village Core Area and enhances the vibrant and pedestrian-oriented commercial centre of the community.</i> 2. <i>Ensure that redevelopment is consistent with the Village Core Area policies of Section 2.5.1 of this Plan with respect to land use, built form, and village design. Redevelopment shall be consistent with the village design policies of Section 4.1 of this Plan.</i> 3. <i>Re-establish the street wall on Wellington Main Street by locating a building or portion thereof at the sidewalk and in-line with neighbouring buildings to improve walkability and the pedestrian experience.</i> 4. <i>Establish an active transportation link into the property from Main, Wharf, and Niles Streets and along Lane Creek, as appropriate. Such a link should connect the surrounding neighbourhood to the development site and to C.M.L. Snider School.</i> 5. <i>Enhance Lane Creek on the development site to the extent possible and ensure that development will result in no adverse impacts on the watercourse and that any risk to the development of flooding is addressed.</i> 	<p>The Development Site Plan for Drake Motor Inn proposes pedestrian-oriented development. Walkways are provided surrounding buildings on-site that lead to Wharf Street and Main Street for connectivity.</p> <p>The proposed expansion of the site to include a new tourist accommodation building is consistent with Village Core Area policies.</p> <p>The street wall cannot be re-established in this case as this is the only entrance into the site.</p> <p>Active transportation link is provided by pedestrian walkways through the site that connect to Main and Wharf Street, and across Lane Creek. The frontage on Niles Street north of the creek is proposed to be severed to create a residential (R1) lot. When the amenity area is designed on the east bank of the creek, there is an opportunity to extend the pedestrian movement along Lane Creek.</p> <p>There has been a flooding remediation plan proposed for Lane Creek on the east side of the Motor Inn site, however this is not required to accommodate this redevelopment plan.</p>

8. ZONING BY-LAW #1816-2006

20 Wharf Street is currently zoned “*Urban Residential Type 1 (R1)*” Zone. To support the hotel expansion with the additional hotel guest rooms, expanded dining and event space, a rezoning of the lands to the “*Core Commercial (CC-6)*” Zone is proposed. The CC-6 Zone currently applies to 24 Wharf Street. The CC-6 Zone came into effect for the former Devonshire Inn. It has site-specific provisions that are no longer required for the Drake Devonshire Inn.

Under the existing CC-6 Zone, permitted uses include a hotel, library, art gallery or museum, a restaurant, provided that no curb service or drive-in service is permitted, (an accessory building containing laundry facilities or a maximum of three (3) hotel units, and a dwelling unit in a portion of the main commercial building.) Site provisions include a minimum side yard for the accessory building of 0.9m. The suggested amendments to the CC-6 Zone would be to remove the aforementioned sections that have been shown in strikethrough.

On the Drake Devonshire Inn property, seventy-one (71) parking spaces are required based on Section 5ii) of By-law 1816-2006. The parking demand is calculated based on 1 parking space/bedroom and 1 parking space for every 9m² of GFA of public use areas such as meeting rooms.

An amendment to Section 5.1.6.1 of By-law 1816-2006 is requested, to add the Drake Devonshire Inn property at 20/24 Wharf Street to the list of properties that permit parking to be located at an alternative location. On-site, twenty-three (23) parking spots are available, the additional forty-eight (48) spaces will be located at the Drake Motor Inn site.

The zoning analysis for the Drake Devonshire Inn CC-6 Zone is listed in **Table 2** below. The proposed Zone By-law Schedule is shown on **Figure 7**. The by-law amendment to the CC-6 Zone provisions will be prepared in consultation with PEC planning staff.

Table 2: CC-6 Zone Analysis

Zoning Regulations – Sections 18.3	CC-6 Zone	Proposed*
18.3.4 Minimum Exterior Side Yard	0m (0ft)	N.A.
18.3.5 Minimum Interior Side Yard		
i. Abutting another commercial or an industrial zone	0m (0ft)	32.6m
ii. Abutting any other zone	2.0m (6.6ft)	N/A
iii. Accessory building	0.9m (2.95ft)	23.7m
18.3.6 Minimum Rear Yard	4.5m (15ft)	23.5m
18.3.7 Maximum Lot Coverage	60%	22%

Zoning Regulations – Sections 18.3	CC-6 Zone	Proposed*
18.3.8 Maximum Height of Buildings	12m (40ft)	12m
18.3.9 Existing Building Line	Existing building line should be maintained	0m (same as existing)
18.3.10 Minimum dwelling unit floor area		
i. Bachelor Unit	46m ² (495.2ft ²)	N/A
ii. One Bedroom Unit	55m ² (592ft ²)	N/A
iii. Two Bedroom Unit	60m ² (645.9ft ²)	N/A
iv. More than Two Bedrooms	65m ² (699.7ft ²)	N/A

Bold indicates a provision of the existing CC-6 Zone.

The Drake Motor Inn is currently zoned “Urban Residential Type 1 (R1)” Zone, “Core Commercial (CC)” Zone, and “Core Commercial (CC-1)” Zone with special provisions. A rezoning of 41 Wharf Street from “Core Commercial (CC)” Zone and 45 & 47 Wharf Street from “Urban Residential Type 1 (R1)” Zone all to the “Core Commercial (CC-1)” Zone with special provisions is requested. The rezoning will support the redevelopment of 47 Wharf Street for a tourist accommodation building, and general housekeeping to bring 41 & 45 Wharf Street into the same zone category under Zoning By-law 1816-2006. An amendment to the special provisions in the “CC-1” Zone is proposed to recognize “CC-1 Zone” to be an off-site parking location for the “CC-6” Zone (Drake Devonshire Inn). The zoning provisions are listed in Table 3 below. The proposed Zoning By-law schedule is at Figure 8.

Table 3: CC-1 Zone Analysis

Zoning Regulations – Sections 18.3	CC-1 Zone	Proposed*
Minimum Exterior Side Yard	0m (0ft)	0m (0ft)
Minimum Interior Side Yard		
i. Abutting another commercial or an industrial zone	0m (0ft)	0m(0ft)
ii. Abutting any other zone	2.0m (6.6ft)	2.0m (6.6ft)
Minimum Rear Yard	1.0m (3.28ft)	As shown
Maximum Lot Coverage	60%	As shown
Maximum Height of Buildings	12m (40ft)	7.7m (23.5ft)
Existing Building Line	Existing building line should be maintained (3.8m)	As shown
Minimum dwelling unit floor area		
i. Bachelor Unit	46m ² (495.2ft ²)	N/A
ii. One Bedroom Unit	55m ² (592ft ²)	N/A

Zoning Regulations – Sections 18.3	CC-1 Zone	Proposed*
iii. Two Bedroom Unit	60m ² (645.9ft ²)	N/A
iv. More than Two Bedrooms	65m ² (699.7ft ²)	N/A
Minimum Lot Frontage	14.6m (47.9ft)	As shown
Minimum Parking Area Requirement	1 space per 65m² (699.6 ft²) of GFA	1/guest room
Minimum Parking Space Area	15m² (161.5 ft²)	As shown

Bold indicates a provision of the existing CC-1 Zone.




The CC-1 Zone was enacted to apply to the historic Mid-Town Meats operation. It has additional permitted uses that should be deleted; these are:

1. ~~Dry storage warehouse to the main use~~
2. ~~Vehicle maintenance garage accessory to the main use~~
3. ~~A food processing plant.~~

This rezoning will be an opportunity to update the zoning for the Drake Motor Inn so that it reflects the current and proposed tourist uses including the Midtown Brewery, the 18 tourist units at the Motor Inn, and the surface parking shared with the Drake Devonshire Inn. The by-law amendment to the CC-1 Zone provisions will be prepared in consultation with PEC planning staff.



LEGEND:

-  EXISTING SITE SPECIFIC CORE COMMERCIAL (CC-6) ZONE TO REMAIN
-  EXISTING OPEN SPACE ZONE TO REMAIN
-  FROM URBAN RESIDENTIAL TYPE 1 (R1) ZONE TO SITE SPECIFIC CORE COMMERCIAL (CC-6) ZONE

LOCATION

20 WHARF STREET
24 WHARF STREET

WELLINGTON WARD
THE MUNICIPALITY OF THE
COUNTY OF PRINCE EDWARD

BY-LAW ___-2021
TO AMEND SCHEDULE 'A3'
ZONING BY-LAW 1816-2006





SCALE: 1:750 DATE: JULY 8, 2021



211 Dundas Street East, Suite 202,
Belleville, Ontario, K8N 1E2



LEGEND

-  LANDS TO REMAIN CC-1 ZONE (SPECIAL CORE COMMERCIAL ZONE)
-  LANDS TO REMAIN R1 ZONE (URBAN RESIDENTIAL TYPE ONE ZONE)
-  LANDS TO BE REZONED FROM R1 TO CC-1 ZONE (SPECIAL CORE COMMERCIAL ZONE)
-  LANDS TO BE REZONED FROM CC TO CC-1 ZONE (SPECIAL CORE COMMERCIAL ZONE)

LOCATION

266 MAIN STREET
 41 WHARF STREET
 43 WHARF STREET
 45 WHARF STREET
 47 WHARF STREET
 WELLINGTON WARD
 THE MUNICIPALITY OF THE
 COUNTY OF PRINCE EDWARD

BY-LAW ___-2021
 TO AMEND SCHEDULE 'A3'
 ZONING BY-LAW 1816-2006

SCALE 1:1000 DATE: JULY 8, 2021




9. PLANNING OPINION AND CONCLUSION

This Planning Report was prepared in support of the applications by Drake Hotel Properties (DHP) for an Official Plan Amendment and Rezoning filed with the County of Prince Edward. The subject properties are located northeast and southwest of the Main Street and Wharf Street intersection.

The subject properties are 1.4 hectares in area within the Wellington Urban Centre. The Drake Motor Inn site is surrounded by commercial and low-density residential uses, while the Drake Devonshire Inn property is surrounded by commercial and low-density residential uses to the north, east, and west, and Lake Ontario to the south.

On the Drake Motor Inn site, a brewery operation, two tourist accommodation buildings with twelve (12) guest rooms, a 2-storey frame dwelling and surface parking exists. An expansion at 47 Wharf Street is proposed to facilitate an additional 6-room tourist accommodation building. On the Drake Devonshire Inn site, a hotel that features a restaurant and twelve (12) guest rooms exists on 24 Wharf Street, while there is a former dwelling at 20 Wharf Street. Proposed at 20 Wharf Street, is an addition to the current hotel to expand the restaurant kitchen operations, an additional dining area, fifteen (15) additional guest rooms, and expansion of the multi-functional pavilion.

An amendment to the Prince Edward County Official Plan is requested to Redesignate lands from “*Village Residential Area*” to “*Village Core Area*” at the Drake Motor Inn property (47 Wharf Street), to permit the proposed tourist accommodation building.

Rezoning is requested for both DHP sites to support the proposed tourist commercial uses. On the Drake Motor Inn site, lands will be rezoned from “*Urban Residential Type 1 (R1)*” Zone, and “*Core Commercial (CC)*” Zone, to “*Core Commercial (CC-1)*” Zone with special provisions. An amendment to “*CC-1*” Zone is requested to allocate required parking for the Drake Devonshire Inn to the Drake Motor Inn site. The historic CC-1 Zone regulations for the Midtown Meats operation will be updated to reflect the current and proposed Motor Inn and brewery uses.

A rezoning of the Drake Devonshire Inn site at 20 Wharf Street from the “*Urban Residential Type 1 (R1)*” Zone to “*Core Commercial (CC-6)*” Zone with special provisions is requested. There will be updates to the “*CC-6*” Zone which were enacted for the former Devonshire Inn. In addition, an amendment to Section 5.1.6.1 of By-law 1816-2006 is necessary to add the Drake Devonshire Inn to the list of properties that are permitted to provide off-site parking spaces as required by the Zoning By-law No. 1816-2006. The off-site parking to be provided at the

Drake Motor Inn property is within a walkable distance to the Drake Devonshire Inn.

The lands are considered suitable for commercial infill redevelopment within the “Village Core Area” of the Wellington Urban Centre Secondary Plan which supports tourism-related uses and high quality urban design.

The application for an Official Plan Amendment and Rezoning are consistent with the 2020 Provincial Policy Statement, conforms with the policies of the Village Core Area of the Wellington Urban Centre Secondary Plan, and represents good planning.

10. REPORT SIGNATURE

Yours truly,



Ruth Ferguson Aulhouse, MCIP, RPP
President
RFA Planning Consultant Inc.



Catherine Tran, B.URPI
Planner
RFA Planning Consultant Inc.



ERA Architects Inc.
#600-625 Church St
Toronto ON, M4Y 2G1

June 14, 2021

RE : DRAKE DEVONSHIRE ADDITION – DESIGN STATEMENT

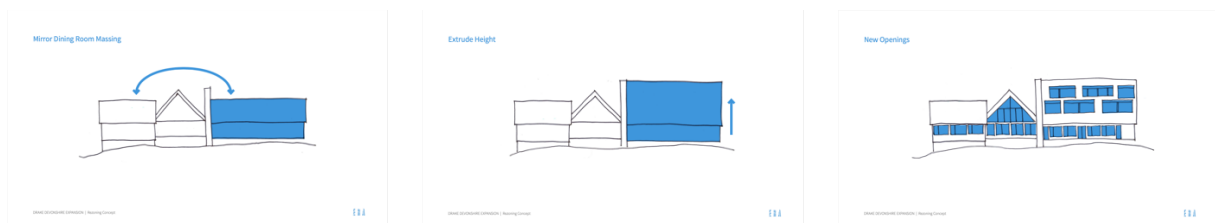
The existing Drake Devonshire property at 24 Wharf Street includes the renovated historic W.P. Niles House and adjacent new construction built in the mid-2000s, including a lake-facing gable-end volume, a modest flat-roof games room, and a pavilion to the east. The current proposal seeks to remove the existing single family detached dwelling at 20 Wharf, as well as the existing pavilion, and replace it with new construction.

The proposed expansion to the Drake Devonshire creates an opportunity to further enrich and expand the hotel’s cultural, artistic, and culinary contribution to Wellington and the surrounding area. The expansion would provide an additional fifteen guest rooms, an enlarged multi-functional gathering pavilion, an expanded footprint for the kitchen and space for a new food and beverage offering.

The proposed addition was designed in accordance with the Wellington Urban Centre Secondary Plan and responds to both the Village’s vision for Quality of Place and Mixed-Use Design policies. The addition has been sited to the east of the existing hotel. It is consistent with the current siting of the building at 20 Wharf St, and the proposed scale and massing are visually compatible with the 1-3 storey mixed-use buildings which characterize this portion of Wharf St. The natural heritage of the lakefront, and particularly the sightlines from Main Street to the Lake will be retained and enhanced by the simplistic architectural form and intentional siting.

The proposed addition supports the ongoing preservation and enhancement of the historic iron foundry/W.P. Niles House. The proposed addition does not require alterations to be made to the historic house, nor does the proposal overwhelm the existing site in massing, scale or height. The distinguishable style of the proposed addition celebrates and highlights the historic character of the house and its longtime use as an inn on the Lake.

The design of the proposed addition reflects a high-quality, thoughtful built form, and responds to the existing design, massing and materials of the Drake Devonshire. As seen from the Lake, the design concept for the addition mirrors the existing dining room pavilion, and then extruded its height to allow for maximum flexibility with the layout. Asymmetrical windows were then punched into the roof form, to break up the volume and draw in natural light and views (refer to concept diagrams below). From the east elevation (Wharf Street), the simple gable roof is intended to reference that of the original W.P. Niles House, allowing the existing historic Inn to remain prominent on the site.



On the ground floor, access and openings were limited to the north and south elevations, to minimize impact on Wharf Street and the adjacent residential context while maximizing access and views to the Lake. Washrooms were strategically located on the eastern edge of the floor plan to help buffer any interior activity from Wharf Street. The ground floor of the proposal is articulated by a change in material, visually connecting the addition to existing datum lines on the existing hotel.

On the upper floors, hotel suites were oriented to take advantage of views south, towards the lake, and views north overlooking Main Street.

The proposed addition maintains the character and unique sense of place of the Drake Devonshire, while expanding its offering to the community on a scale appropriate for the low-rise, mixed-use context of the area.





DRAKE DEVONSHIRE EXPANSION

Project Address: 20-24 Wharf St, Wellington, ON

Project No. 18-311

Issued for

REZONING APPLICATION

July 13, 2021

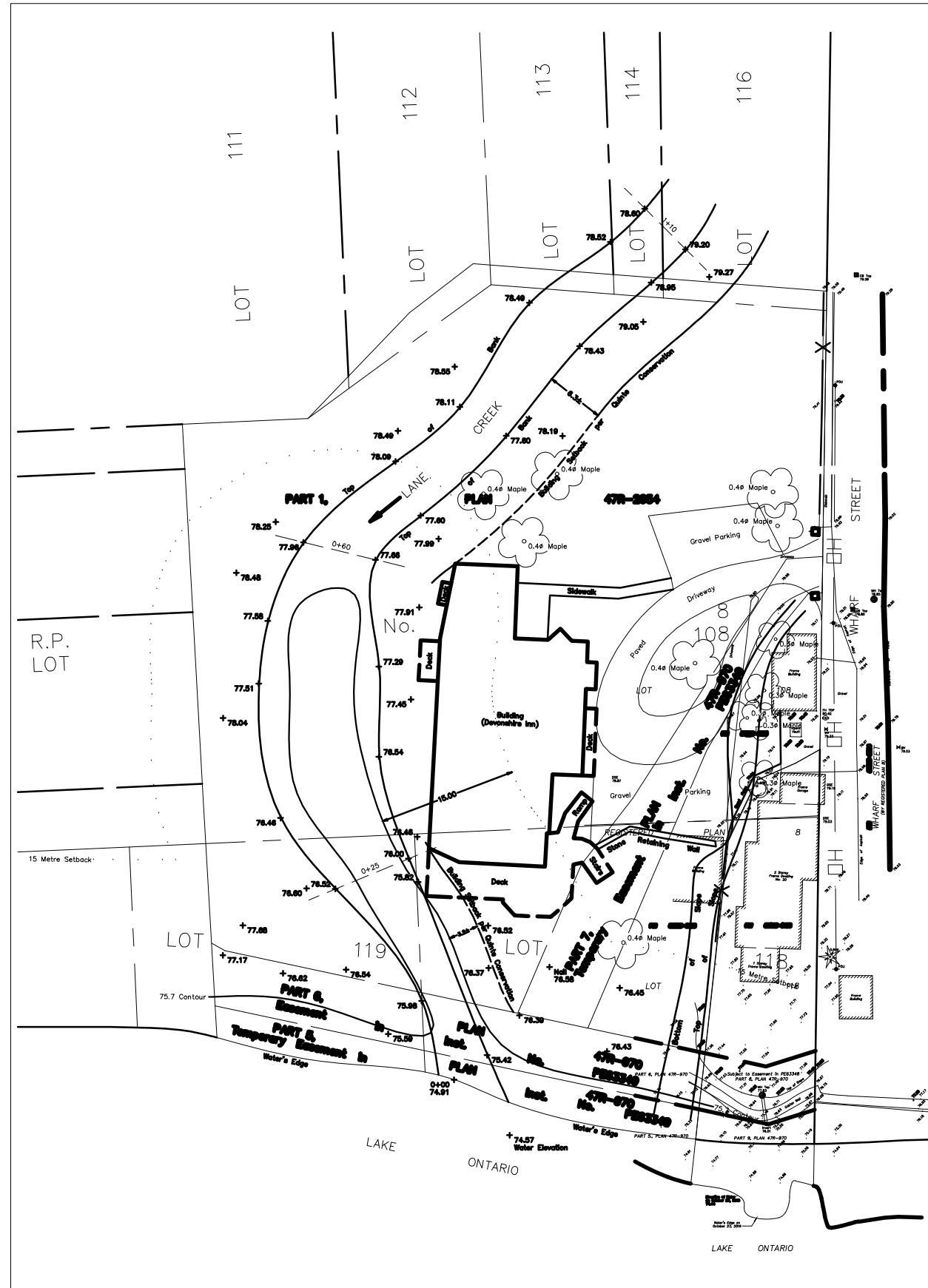


ARCHITECT

ERA Architects
625 Church St, Suite 600, Toronto, ON M4Y 2G1

DRAWING LIST

A001	Site Survey
A002	Existing Site Plan
A003	Proposed Site Plan & Site Information
A301	Proposed Ground Floor Plan
A302	Proposed Second Floor Plan
A303	Proposed Third Floor Plan
A501	Proposed North & East Elevations
A502	Proposed South Elevation



Survey 1
N.T.S. A001

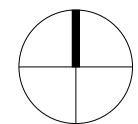
This drawing is the property of E.R.A. Architects Inc. and may not be used or reproduced without expressed approval. Refer to Engineering drawings before proceeding with work. The Contractor shall verify all dimensions and levels on site and report any discrepancies to E.R.A. before beginning work. Do not scale from the drawings. Use figured dimensions only. The Contractor is responsible for any changes made to the drawings without E.R.A.'s approval.

NO.	DATE	ISSUED FOR
1	2021-07-13	REZONING APPLICATION

NOT FOR CONSTRUCTION

LEGEND

E R A
 info@erasarch.ca | www.erasarch.ca
 T 416.963.4497 | F 416.963.8761
 625 Church Street, Suite 600
 Toronto, ON, Canada, M4Y 2G1
E.R.A. Architects Inc.



Project

Drake Devonshire Expansion

Address 24 Wharf St, Wellington, ON

For Drake Hotel Properties

Project no. 18-311-01

Scale at 11x17 NTS

Drawn by

Reviewed by

Drawing title

Survey

Sheet no.

A001

This drawing is the property of E.R.A. Architects Inc. and may not be used or reproduced without expressed approval. Refer to Engineering drawings before proceeding with work. The Contractor shall verify all dimensions and levels on site and report any discrepancies to E.R.A. before beginning work. Do not scale from the drawings. Use figured dimensions only. The Contractor is responsible for any changes made to the drawings without E.R.A.'s approval.

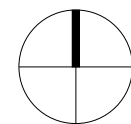
NO.	DATE	ISSUED FOR
1	2021-07-13	REZONING APPLICATION

NOT FOR CONSTRUCTION

LEGEND

	EXISTING
	PROPOSED

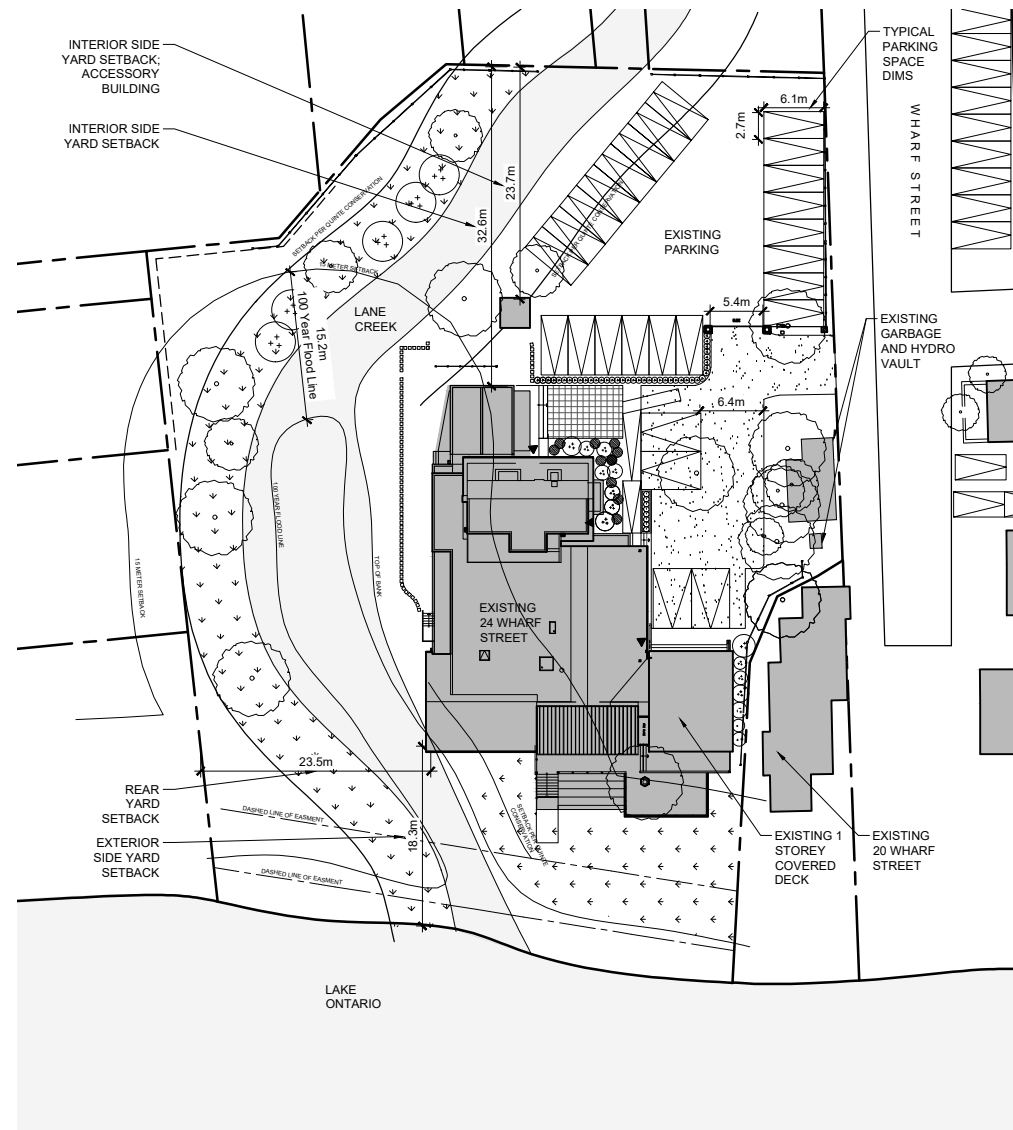
info@eraarch.ca | www.eraarch.ca
 T 416.963.4497 | F 416.963.8761
 625 Church Street, Suite 600
 Toronto, ON, Canada, M4Y 2G1
E.R.A. Architects Inc.



Project	Drake Devonshire Expansion
Address	24 Wharf St, Wellington, ON
For	Drake Hotel Properties
Project no.	18-311-01
Scale at 11x17	1/64" = 1' - 0"
Drawn by	LM
Reviewed by	SL
Drawing title	Existing Site Plan

Sheet no.

A002



This drawing is the property of E.R.A. Architects Inc. and may not be used or reproduced without expressed approval. Refer to Engineering drawings before proceeding with work. The Contractor shall verify all dimensions and levels on site and report any discrepancies to E.R.A. before beginning work. Do not scale from the drawings. Use figured dimensions only. The Contractor is responsible for any changes made to the drawings without E.R.A.'s approval.

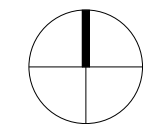
NO.	DATE	ISSUED FOR
1	2021-07-13	REZONING APPLICATION

NOT FOR CONSTRUCTION

LEGEND

	EXISTING
	PROPOSED

info@erasarch.ca | www.erasarch.ca
 T 416.963.4497 | F 416.963.8761
 625 Church Street, Suite 600
 Toronto, ON, Canada, M4Y 2G1
E.R.A. Architects Inc.



Project	Drake Devonshire Expansion
Address	24 Wharf St, Wellington, ON
For	Drake Hotel Properties
Project no.	18-311-01
Scale at 11x17	AS NOTED
Drawn by	LM
Reviewed by	SL
Drawing title	Proposed Site Plan & Site Information

Sheet no.

A003

SITE STATISTICS

24 WHARF SITE AREA
 56,837.9 ft² (5,280.41m²)

20 WHARF SITE AREA
 4,731.9 ft² (439.61m²)

TOTAL COMBINED SITE AREA

61,569.80 ft² (5,720.02 m²)

EXISTING GFA 11,866.7 ft² (1,102.5m²)

GROUND FLOOR	6,816.4 ft² (633.3m²)
LOBBY	383.8 ft ² (35.7m ²)
HOTEL SUITES	777.5 ft ² (72.2m ²)
HOTEL AMENITY (GAMES ROOM)	839.3 ft ² (78.0m ²)
KITCHEN	668.3 ft ² (62.1m ²)
DINING	1,213.1 ft ² (112.7m ²)
EXISTING COVERED PAVILION (SEASONAL)	827.8 ft ² (76.9m ²)
WC	312.1 ft ² (29.0m ²)
CIRCULATION	1,794.5 ft ² (166.7m ²)

SECOND FLOOR	4,206.8 ft² (390.8m²)
HOTEL SUITES	1,828.0 ft ² (169.8m ²)
CIRCULATION	2,378.8 ft ² (221.0m ²)

THIRD FLOOR	843.5 ft² (78.4m²)
HOTEL SUITES	455.4 ft ² (42.3m ²)
CIRCULATION	388.1 ft ² (36.1m ²)

PROPOSED GFA 11,555.8 ft² (1,073.7m²)

GROUND FLOOR	3,658.7ft² (340.0m²)
KITCHEN	478.3 ft ² (44.4m ²)
DINING	1,021.4 ft ² (94.9m ²)
PAVILION ADDITION	817.7 ft ² (76.0m ²)
UTILITY ROOM	160.0 ft ² (14.9m ²)
WC	462.4 ft ² (43.0m ²)
CIRCULATION	718.9 ft ² (66.8m ²)

SECOND FLOOR	3,993.3 ft² (371.0m²)
HOTEL SUITES	2,946.8 ft ² (273.8m ²)
CIRCULATION	1,046.5 ft ² (97.2m ²)

THIRD FLOOR	3,903.8 ft² (362.7m²)
HOTEL SUITES	2,924.6 ft ² (271.7m ²)
CIRCULATION	979.2 ft ² (91.0m ²)

TOTAL GFA 23,422.5 ft² (2,176.2m²)

GROUND FLOOR	10,475.1 ft² (973.3m²)
LOBBY	383.8 ft ² (35.7m ²)
HOTEL SUITES	777.5 ft ² (72.2m ²)
HOTEL AMENITY (GAMES ROOM)	839.3 ft ² (78.0m ²)
KITCHEN	1,146.6 ft ² (106.5m ²)
DINING	2,234.5 ft ² (207.6m ²)
PAVILION	1,645.5 ft ² (152.9m ²)
UTILITY ROOM	160.0 ft ² (14.9m ²)
WC	774.5 ft ² (72.0m ²)
CIRCULATION	2,513.4 ft ² (233.5m ²)

SECOND FLOOR	8,200.1 ft² (761.8m²)
HOTEL SUITES	4,774.8 ft ² (443.6m ²)
CIRCULATION	3,425.3 ft ² (318.2m ²)

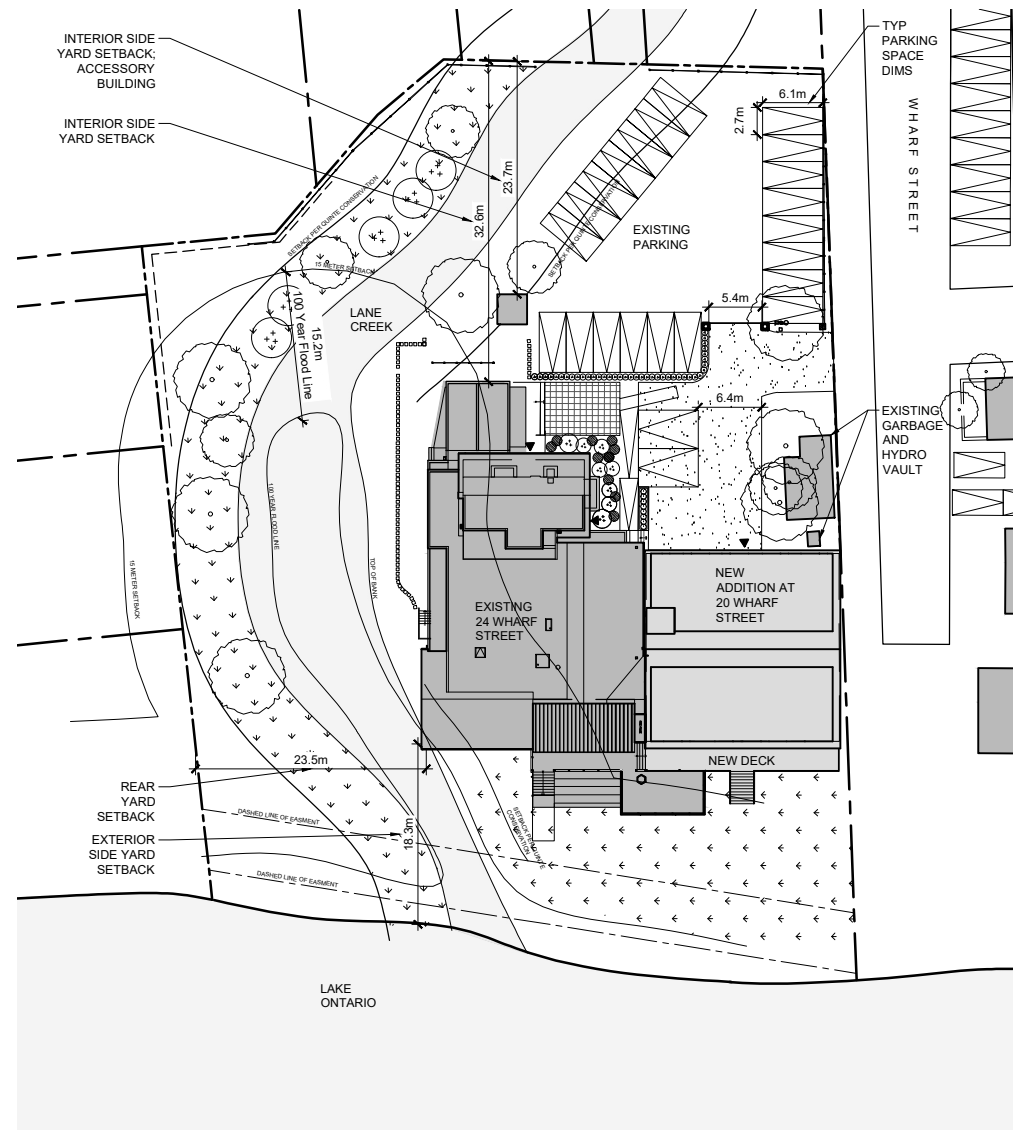
THIRD FLOOR	4,747.3 ft² (441.1m²)
HOTEL SUITES	3,380.0 ft ² (314.0m ²)
CIRCULATION	1,367.3 ft ² (127.1m ²)

NUMBER OF HOTEL SUITES

EXISTING	12
PROPOSED	15
TOTAL	27

PARKING

REQUIRED:	71 SPACES
PROPOSED:	23 SPACES ON SITE *48 SPACES TO BE PROVIDED AT THE DRAKE MOTOR INN / MIDTOWN BREWERY SITE



Site Information

2

N.T.S.

A003

Proposed Site Plan

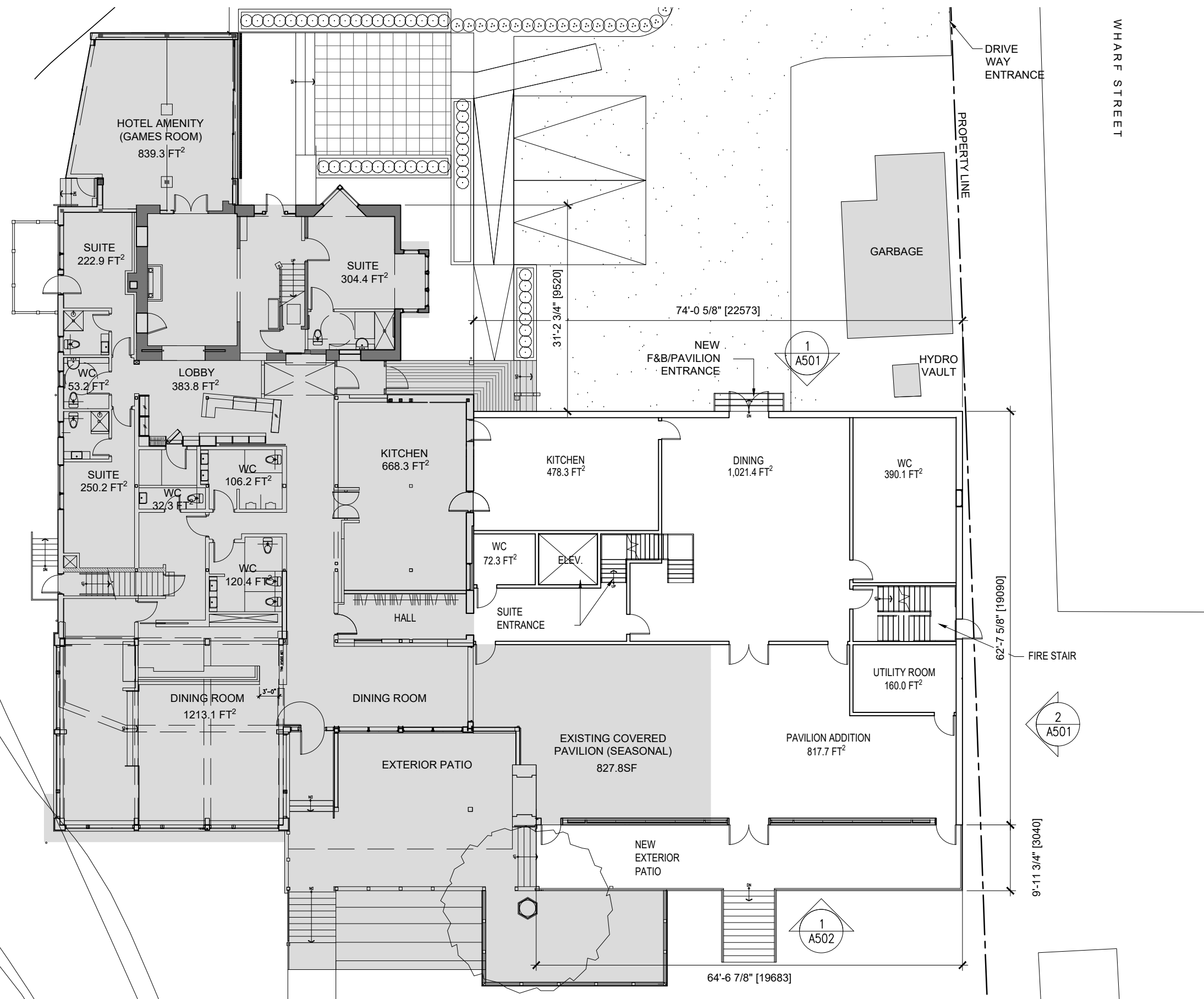
1

1/64" = 1'- 0"

A003

Y:\Project Files\2018\18-311-01_20 Wharf St, Wellington\3 Production\02 Drawings\03 CAD\18-311-01_20-24 Wharf St, Rezoning, Plans.dwg

PLOT DATE: July 13, 2021

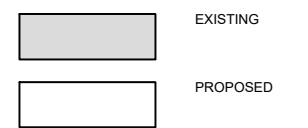


This drawing is the property of E.R.A. Architects Inc. and may not be used or reproduced without expressed approval. Refer to Engineering drawings before proceeding with work. The Contractor shall verify all dimensions and levels on site and report any discrepancies to E.R.A. before beginning work. Do not scale from the drawings. Use figured dimensions only. The Contractor is responsible for any changes made to the drawings without E.R.A.'s approval.

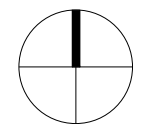
NO.	DATE	ISSUED FOR
1	2021-07-13	REZONING APPLICATION

NOT FOR CONSTRUCTION

LEGEND



info@erasarch.ca | www.erasarch.ca
 T 416.963.4497 | F 416.963.8761
 625 Church Street, Suite 600
 Toronto, ON, Canada, M4Y 2G1
E.R.A. Architects Inc.

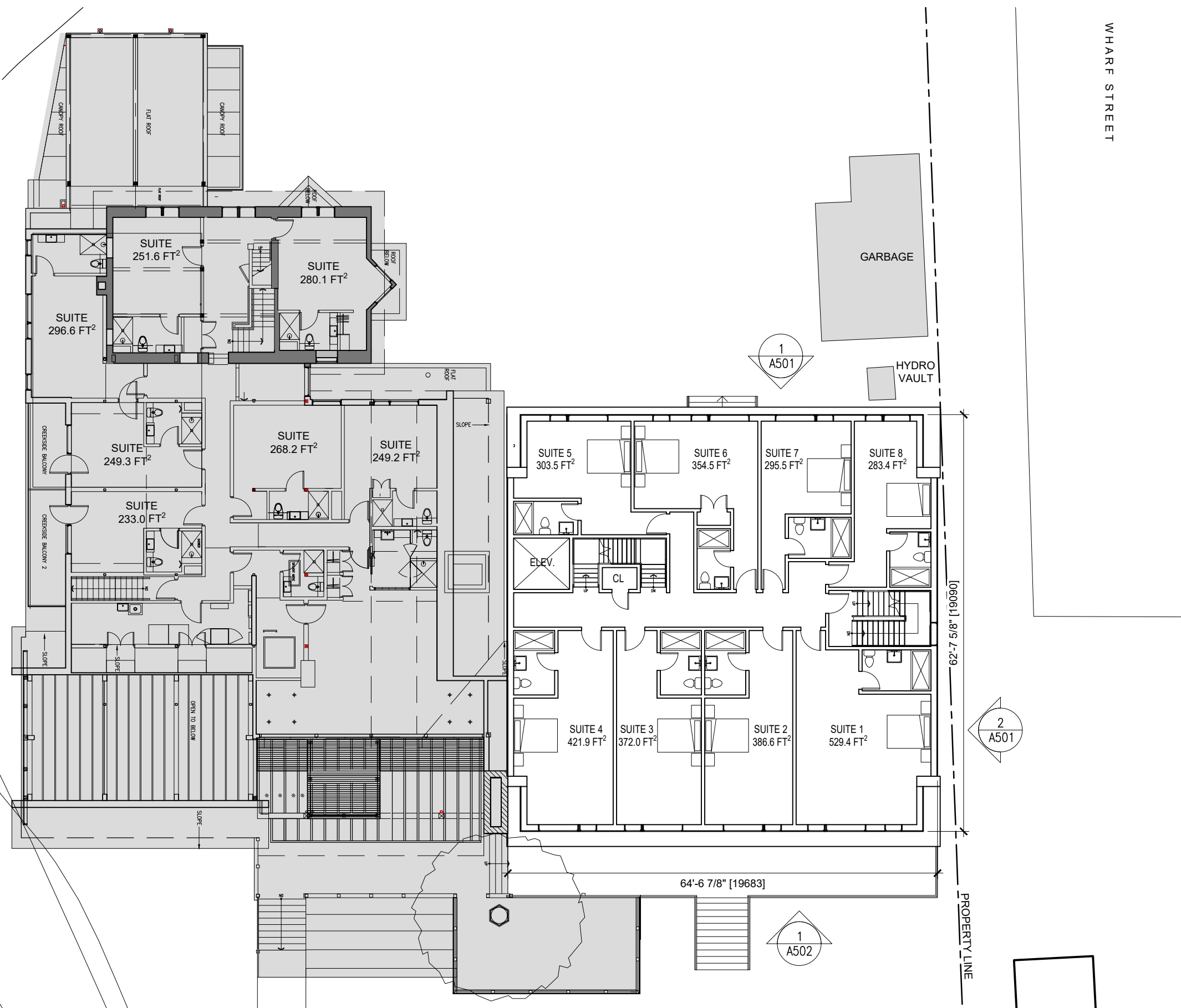


Project	Drake Devonshire Expansion
Address	24 Wharf St, Wellington, ON
For	Drake Hotel Properties
Project no.	18-311-01
Scale at 11x17	1/16" = 1'-0"
Drawn by	LM
Reviewed by	SL
Drawing title	Ground Floor Plan

Sheet no.

A301

Y:\Project Files\2018\18-311-01_20 Wharf St, Wellington\3 Production\02 Drawings\03 CAD\18-311-01_20-24 Wharf St, Rezoning, Plans.dwg
 PLOT DATE: July 13, 2021

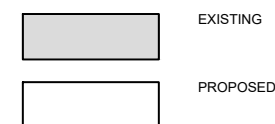


This drawing is the property of E.R.A. Architects Inc. and may not be used or reproduced without expressed approval. Refer to Engineering drawings before proceeding with work. The Contractor shall verify all dimensions and levels on site and report any discrepancies to E.R.A. before beginning work. Do not scale from the drawings. Use figured dimensions only. The Contractor is responsible for any changes made to the drawings without E.R.A.'s approval.

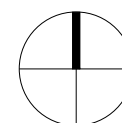
NO.	DATE	ISSUED FOR
1	2021-07-13	REZONING APPLICATION

NOT FOR CONSTRUCTION

LEGEND



E R A
 info@erasarch.ca | www.erasarch.ca
 T 416.963.4497 | F 416.963.8761
 625 Church Street, Suite 600
 Toronto, ON, Canada, M4Y 2G1
E.R.A. Architects Inc.

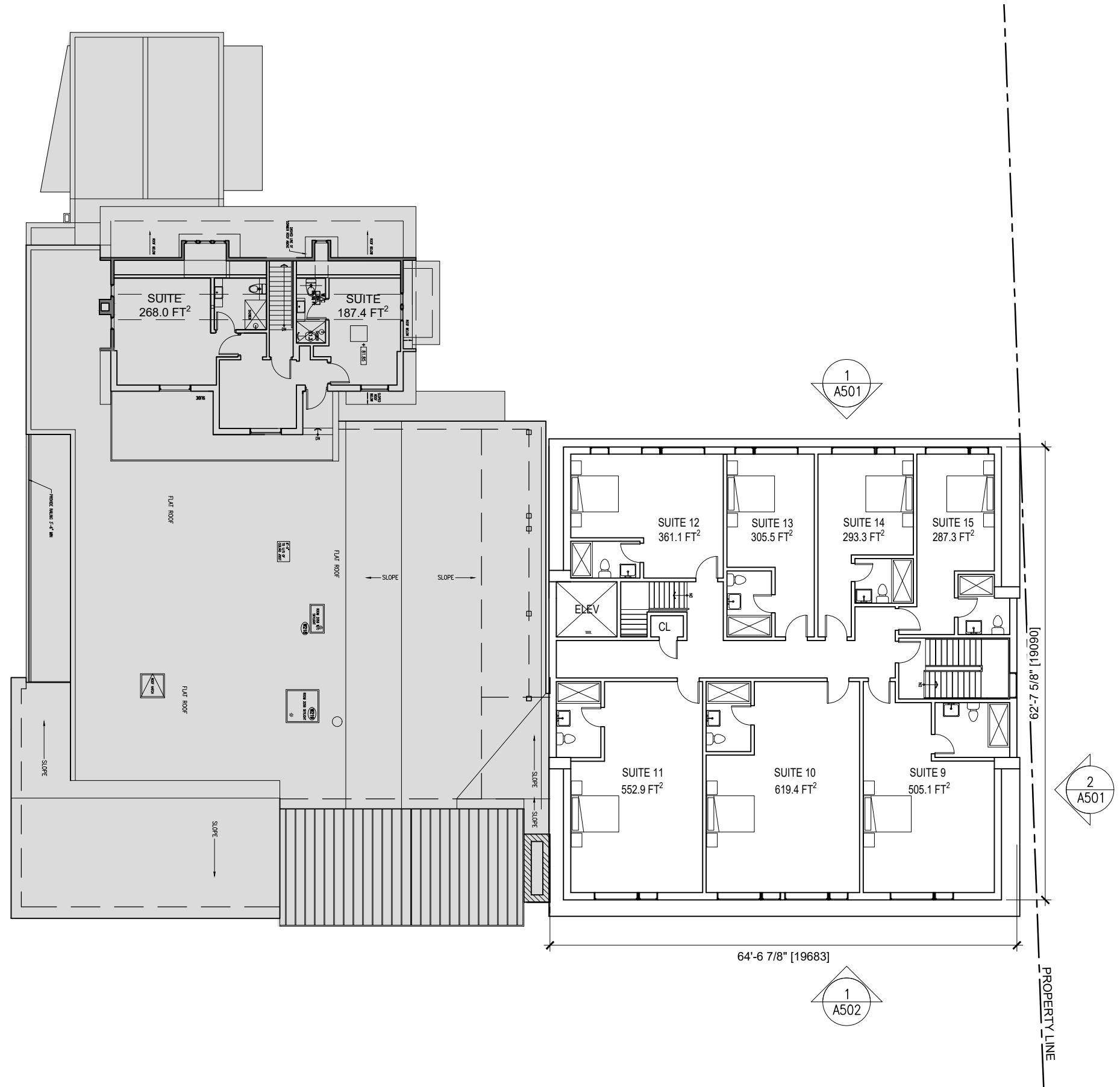


Project	Drake Devonshire Expansion
Address	24 Wharf St, Wellington, ON
For	Drake Hotel Properties
Project no.	18-311-01
Scale at 11x17	1/16" = 1'-0"
Drawn by	LM
Reviewed by	SL
Drawing title	Second Floor Plan

Sheet no. **A302**

Y:\Project Files\2018\18-311-01_20 Wharf St, Wellington\3 Production\02 Drawings\03 CAD\18-311-01_20-24 Wharf St, Rezoning, Plans.dwg

PLOT DATE: July 13, 2021

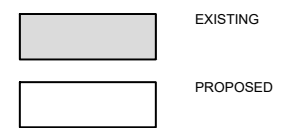


This drawing is the property of E.R.A. Architects Inc. and may not be used or reproduced without expressed approval. Refer to Engineering drawings before proceeding with work. The Contractor shall verify all dimensions and levels on site and report any discrepancies to E.R.A. before beginning work. Do not scale from the drawings. Use figured dimensions only. The Contractor is responsible for any changes made to the drawings without E.R.A.'s approval.

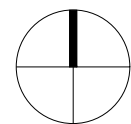
NO.	DATE	ISSUED FOR
1	2021-07-13	REZONING APPLICATION

NOT FOR CONSTRUCTION

LEGEND



E R A
 info@eraarch.ca | www.eraarch.ca
 T 416.963.4497 | F 416.963.8761
 625 Church Street, Suite 600
 Toronto, ON, Canada, M4Y 2G1
E.R.A. Architects Inc.



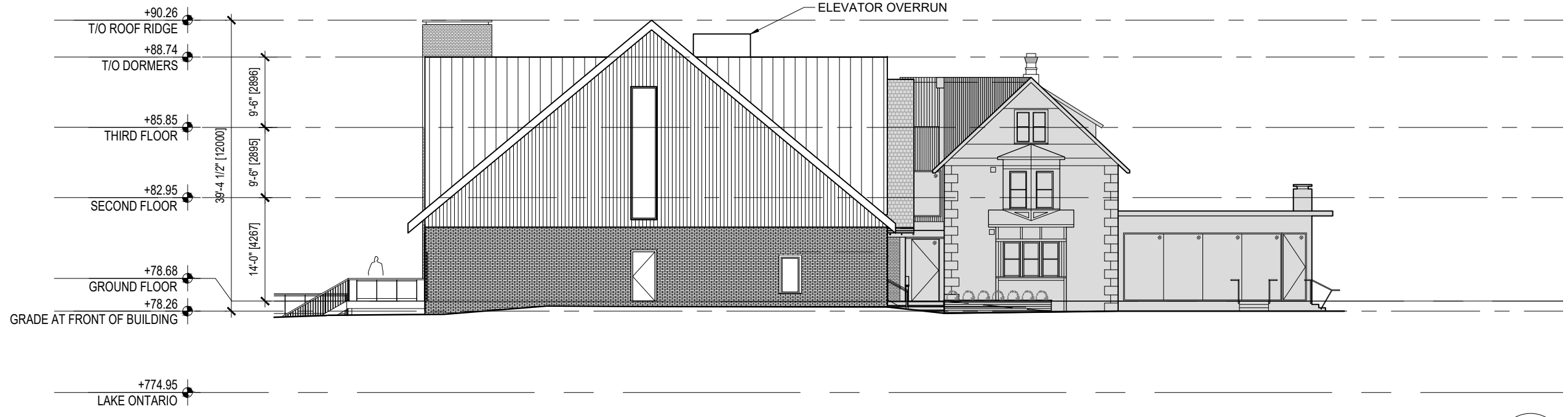
Project	Drake Devonshire Expansion
Address	24 Wharf St, Wellington, ON
For	Drake Hotel Properties
Project no.	18-311-01
Scale at 11x17	1/16" = 1'-0"
Drawn by	LM
Reviewed by	SL
Drawing title	Third Floor Plan

Sheet no.

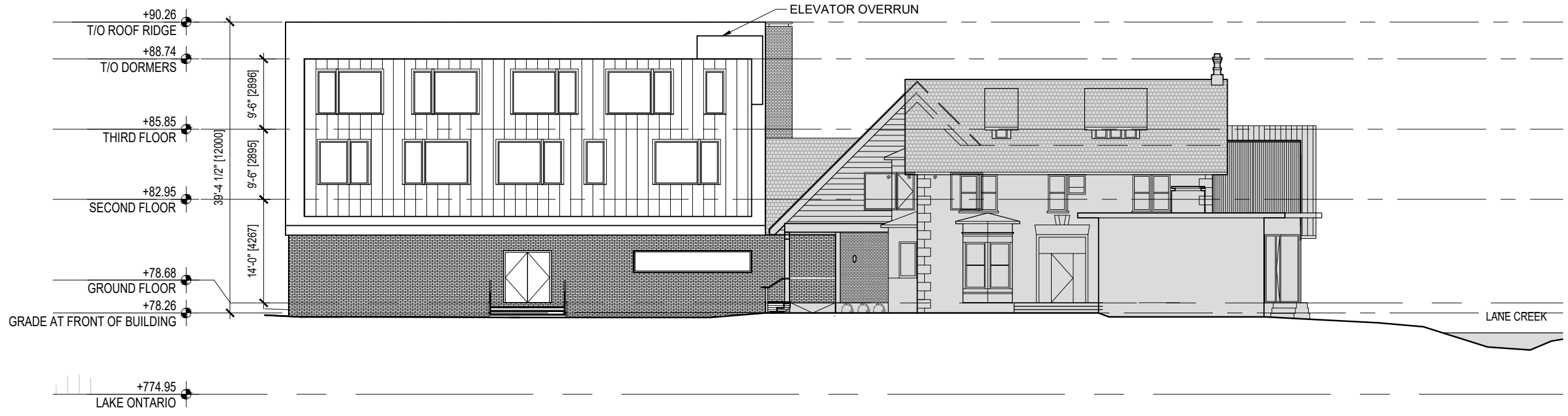
A303

This drawing is the property of E.R.A. Architects Inc. and may not be used or reproduced without expressed approval. Refer to Engineering drawings before proceeding with work. The Contractor shall verify all dimensions and levels on site and report any discrepancies to E.R.A. before beginning work. Do not scale from the drawings. Use figured dimensions only. The Contractor is responsible for any changes made to the drawings without E.R.A.'s approval.

NO.	DATE	ISSUED FOR
1	2021-07-13	REZONING APPLICATION



East Elevation 2
Scale 1/16" = 1'-0" A501



North Elevation 1
Scale 1/16" = 1'-0" A501

NOT FOR CONSTRUCTION

LEGEND

	EXISTING
	PROPOSED

ERA
E.R.A. Architects Inc.
info@erasarch.ca | www.erasarch.ca
T 416.963.4497 | F 416.963.8761
625 Church Street, Suite 600
Toronto, ON, Canada, M4Y 2G1

Project	Drake Devonshire Expansion
Address	24 Wharf St, Wellington, ON
For	Drake Hotel Properties
Project no.	18-311-01
Scale at 11x17	1/16" = 1'-0"
Drawn by	LM
Reviewed by	SL
Drawing title	Proposed North & East Elevations

Sheet no. A501


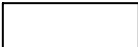
Y:\Project Files\2018\18-311-01_20 Wharf St, Wellington\3 Production\02 Drawings\03 CAD\18-311-01_20-24 Wharf St, Rezoning, Elevations.dwg
PLOT DATE: July 13, 2021

This drawing is the property of E.R.A. Architects Inc. and may not be used or reproduced without expressed approval. Refer to Engineering drawings before proceeding with work. The Contractor shall verify all dimensions and levels on site and report any discrepancies to E.R.A. before beginning work. Do not scale from the drawings. Use figured dimensions only. The Contractor is responsible for any changes made to the drawings without E.R.A.'s approval.

NO.	DATE	ISSUED FOR
1	2021-07-13	REZONING APPLICATION

NOT FOR CONSTRUCTION

LEGEND

	EXISTING
	PROPOSED

E R A
 info@eraarch.ca | www.eraarch.ca
 T 416.963.4497 | F 416.963.8761
 625 Church Street, Suite 600
 Toronto, ON, Canada, M4Y 2G1
E.R.A. Architects Inc.



Project	Drake Devonshire Expansion
Address	24 Wharf St, Wellington, ON
For	Drake Hotel Properties
Project no.	18-311-01
Scale at 11x17	1/16" = 1'-0"
Drawn by	LM
Reviewed by	SL
Drawing title	Proposed South Elevation

Sheet no.

A502



Drake Motor Inn - Phase 2

47 Wharf Street, Wellington, ON

Project No. 18-258

Issued for

REZONING APPLICATION

July 14, 2021



ARCHITECT

ERA Architects
625 Church St, Suite 600, Toronto, ON M4Y 2G1

DRAWING LIST

A001	Proposed Site Plan & Site Information
A301	Proposed Ground Floor Plan
A302	Proposed Second Floor Plan
A501	Proposed East & West Elevations
A502	Proposed North & South Elevations

Y:\Project Files\2018\18-258-01_43-45 Wharf St, Wellington\3 Production\02 Drawings\03 CAD\18-258_47 Wharf St, Wellington.dwg



PLOT DATE: July 14, 2021

This drawing is the property of E.R.A. Architects Inc. and may not be used or reproduced without expressed approval. Refer to Engineering drawings before proceeding with work. The Contractor shall verify all dimensions and levels on site and report any discrepancies to E.R.A. before beginning work. Do not scale from the drawings. Use figured dimensions only. The Contractor is responsible for any changes made to the drawings without E.R.A.'s approval.

NO.	DATE	ISSUED FOR
1	2021-07-14	REZONING APPLICATION

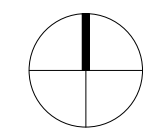
NOT FOR CONSTRUCTION

LEGEND

	EXISTING
	PROPOSED



info@erasrch.ca | www.erasrch.ca
 T 416.963.4497 | F 416.963.8761
 625 Church Street, Suite 600
 Toronto, ON, Canada, M4Y 2G1
E.R.A. Architects Inc.



Project	Drake Motor Inn - Phase 2
Address	47 Wharf Street, Wellington, ON
For	Drake Hotel Properties
Project no.	18-258
Scale at 11x17	AS NOTED
Drawn by	EL
Reviewed by	SL
Drawing title	Proposed Site Plan & Site Information

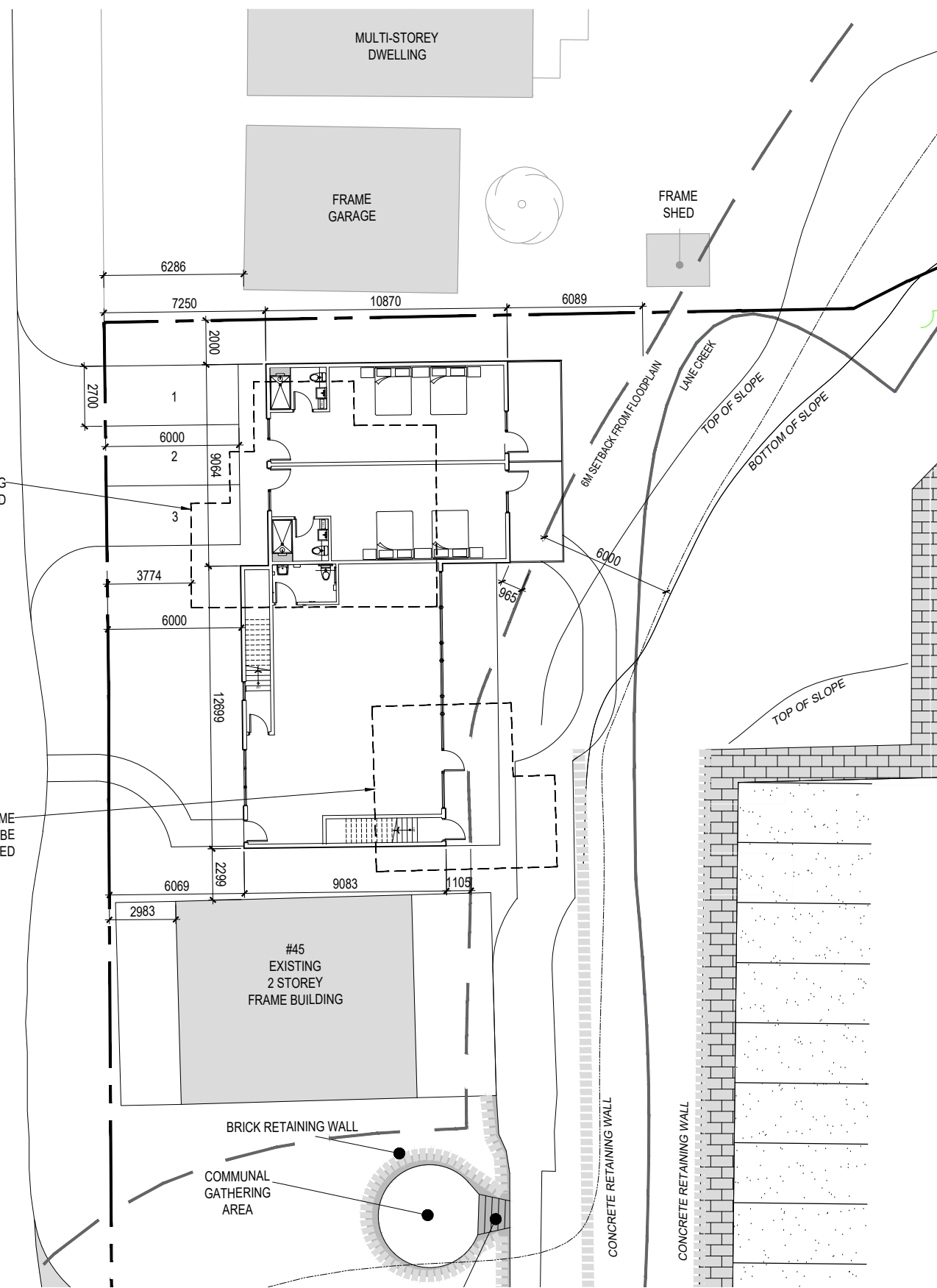
Sheet no.

SITE STATISTICS		
GFA		
PROPOSED: 4,604.2 ft ² (427.7m ²)		
NUMBER OF HOTEL ROOMS		
NEW		
GROUND FLR.	2	
SECOND FLR.	4	
TOTAL	6	
ZONING CC-1		
SETBACKS	PERMITTED	PROPOSED
FRONT YARD	Existing building line (3.8m)	6.0m
INTERIOR SIDE YARD	2.0m	2.0m
EXTERIOR SIDE YARD	0.0m	as shown
REAR YARD	4.5m	as shown
MAX.HEIGHT	PERMITTED	PROPOSED
	12.0m	7.7m

WHARF STREET

EXISTING BUILDING TO BE DEMOLISHED

EXISTING FRAME GARAGE TO BE DEMOLISHED



Site Information

2

N.T.S.

A001

Proposed Site Plan

1

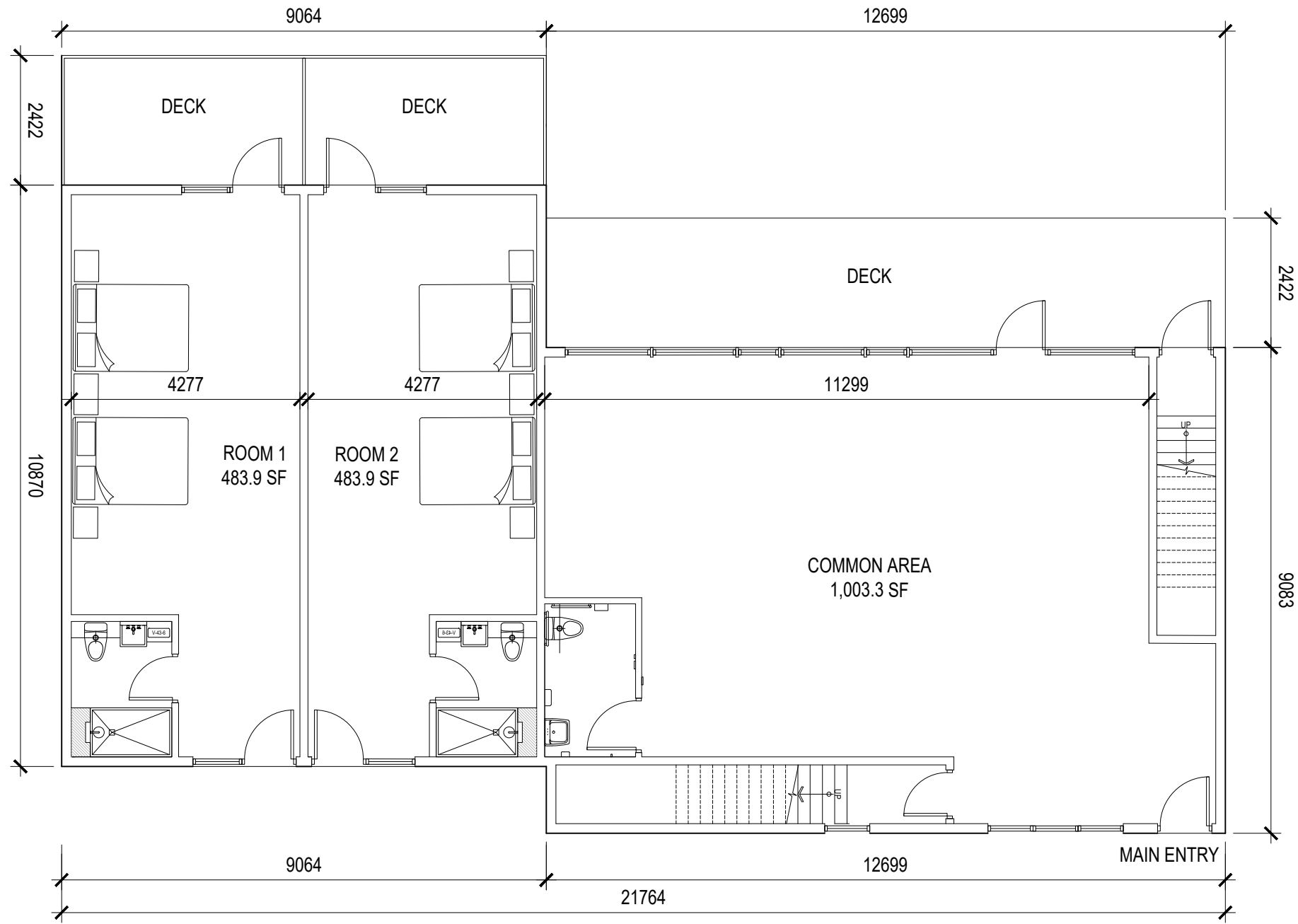
1:250

A001

A001

Y:\Project Files\2018\18-258-01_43-45 Wharf St., Wellington\3 Production\02 Drawings\03 CAD\18-258_47 Wharf St., Wellington.dwg

PLOT DATE: July 14, 2021



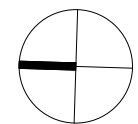
This drawing is the property of E.R.A. Architects Inc. and may not be used or reproduced without expressed approval. Refer to Engineering drawings before proceeding with work. The Contractor shall verify all dimensions and levels on site and report any discrepancies to E.R.A. before beginning work. Do not scale from the drawings. Use figured dimensions only. The Contractor is responsible for any changes made to the drawings without E.R.A.'s approval.

NO.	DATE	ISSUED FOR
1	2021-07-14	REZONING APPLICATION

NOT FOR CONSTRUCTION

LEGEND

E R A
 info@eraarch.ca | www.eraarch.ca
 T 416.963.4497 | F 416.963.8761
 625 Church Street, Suite 600
 Toronto, ON, Canada, M4Y 2G1
E.R.A. Architects Inc.



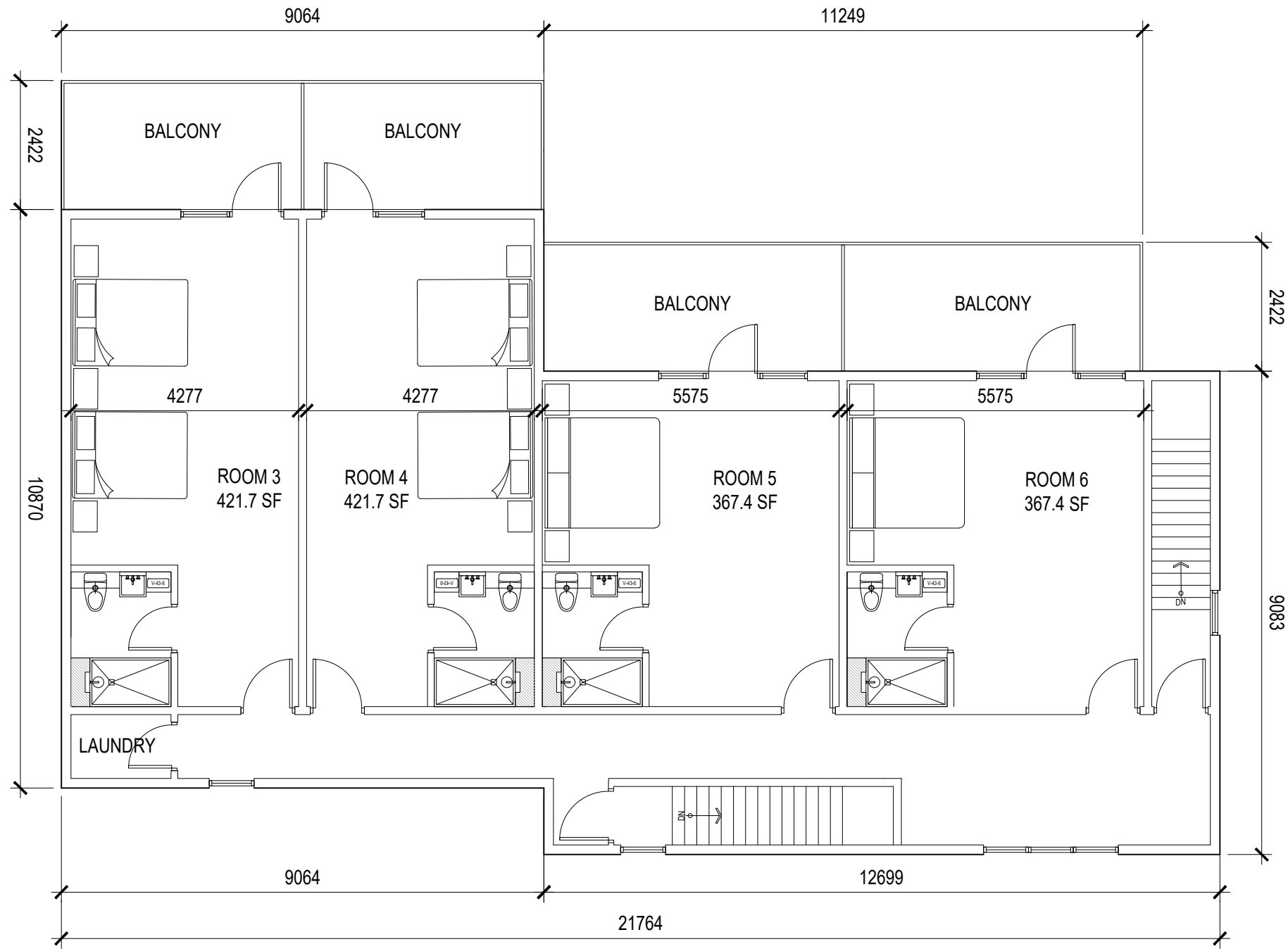
Project	Drake Motor Inn - Phase 2
Address	47 Wharf Street, Wellington, ON
For	Drake Hotel Properties
Project no.	18-258
Scale at 11x17	1 : 100
Drawn by	EL
Reviewed by	SL
Drawing title	Proposed Ground Floor Plan

Sheet no.

A301

Y:\Project Files\2018\18-258-01_43-45 Wharf St, Wellington\3 Production\02 Drawings\03 CAD\18-258_47 Wharf St, Wellington.dwg

PLOT DATE: July 14, 2021



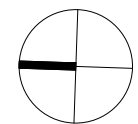
This drawing is the property of E.R.A. Architects Inc. and may not be used or reproduced without expressed approval. Refer to Engineering drawings before proceeding with work. The Contractor shall verify all dimensions and levels on site and report any discrepancies to E.R.A. before beginning work. Do not scale from the drawings. Use figured dimensions only. The Contractor is responsible for any changes made to the drawings without E.R.A.'s approval.

NO.	DATE	ISSUED FOR
1	2021-07-14	REZONING APPLICATION

NOT FOR CONSTRUCTION

LEGEND

E R A
 info@eraarch.ca | www.eraarch.ca
 T 416.963.4497 | F 416.963.8761
 625 Church Street, Suite 600
 Toronto, ON, Canada, M4Y 2G1
E.R.A. Architects Inc.



Project	Drake Motor Inn - Phase 2
Address	47 Wharf Street, Wellington, ON
For	Drake Hotel Properties
Project no.	18-258
Scale at 11x17	1 : 100
Drawn by	EL
Reviewed by	SL
Drawing title	Proposed Second Floor Plan

Sheet no.

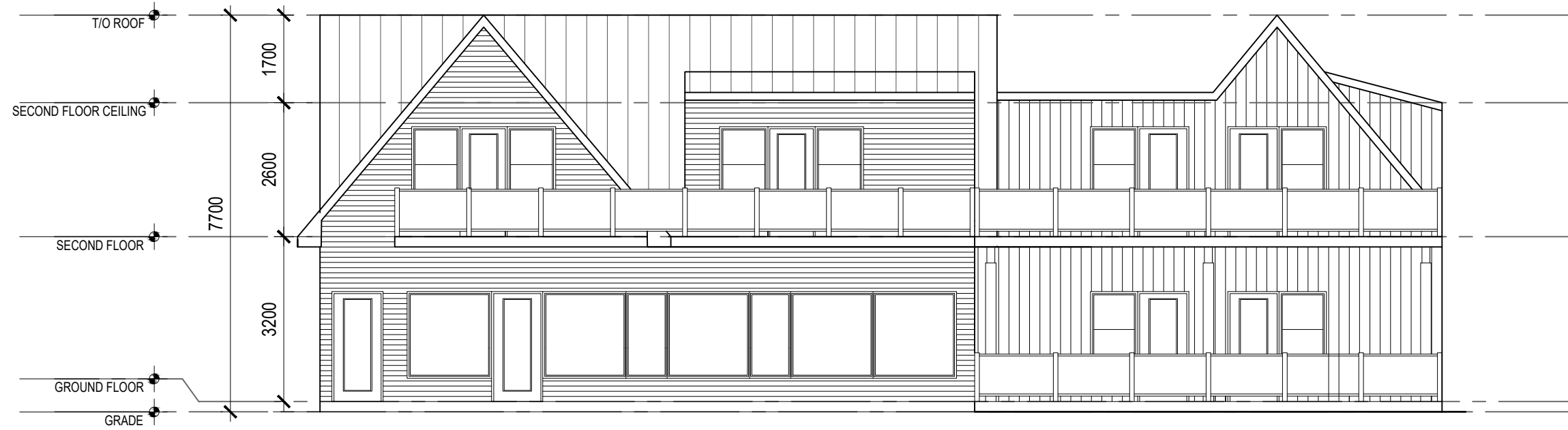
A302

This drawing is the property of E.R.A. Architects Inc. and may not be used or reproduced without expressed approval. Refer to Engineering drawings before proceeding with work. The Contractor shall verify all dimensions and levels on site and report any discrepancies to E.R.A. before beginning work. Do not scale from the drawings. Use figured dimensions only. The Contractor is responsible for any changes made to the drawings without E.R.A.'s approval.

NO.	DATE	ISSUED FOR
1	2021-07-14	REZONING APPLICATION

NOT FOR CONSTRUCTION

LEGEND



East Elevation

2

1:100

A501



West Elevation

1

1:100

A501



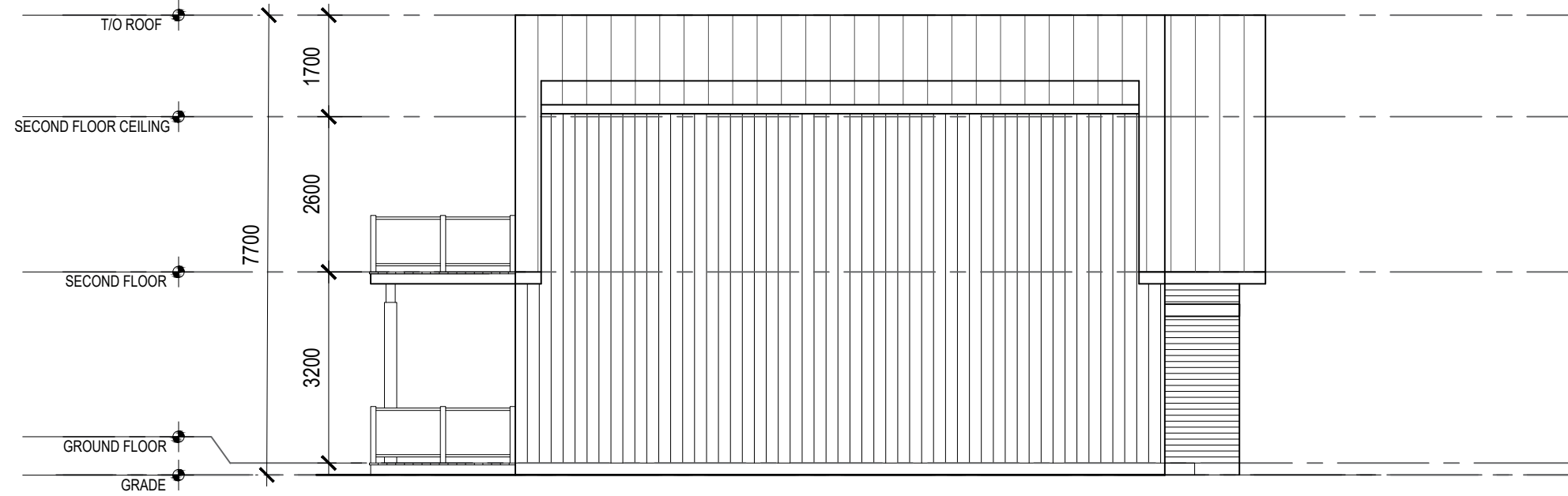
Project	Drake Motor Inn - Phase 2
Address	47 Wharf Street, Wellington, ON
For	Drake Hotel Properties
Project no.	18-258
Scale at 11x17	1 : 100
Drawn by	EL
Reviewed by	SL
Drawing title	Proposed East & West Elevations

Sheet no.

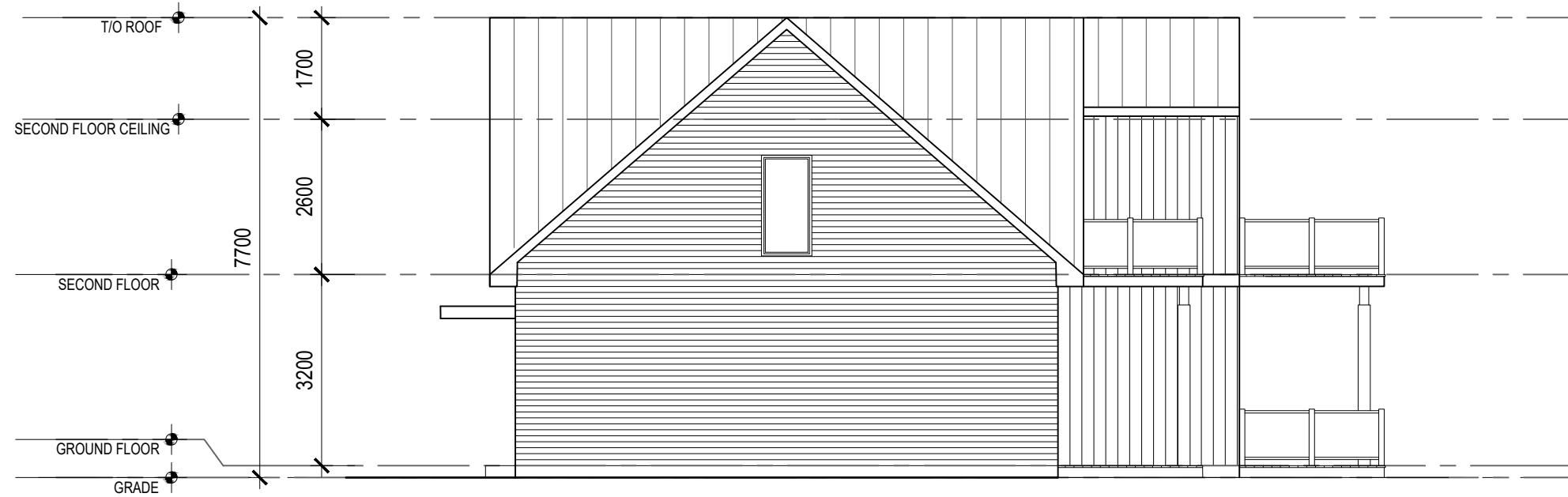
A501

Y:\Project Files\2018\18-258-01_43-45 Wharf St., Wellington\3 Production\02 Drawings\03 CAD\18-258_47 Wharf St., Wellington.dwg

PLOT DATE: July 14, 2021



North Elevation 2
1:100 A502



South Elevation 1
1:100 A502

This drawing is the property of E.R.A. Architects Inc. and may not be used or reproduced without expressed approval. Refer to Engineering drawings before proceeding with work. The Contractor shall verify all dimensions and levels on site and report any discrepancies to E.R.A. before beginning work. Do not scale from the drawings. Use figured dimensions only. The Contractor is responsible for any changes made to the drawings without E.R.A.'s approval.

NO.	DATE	ISSUED FOR
1	2021-07-14	REZONING APPLICATION

NOT FOR CONSTRUCTION

LEGEND



Project	Drake Motor Inn - Phase 2
Address	47 Wharf Street, Wellington, ON
For	Drake Hotel Properties
Project no.	18-258
Scale at 11x17	1 : 100
Drawn by	EL
Reviewed by	SL
Drawing title	

Proposed North & South Elevations

Sheet no.

A502