

October 11, 2023

Development Services

The Corporation of the County of Prince Edward
280 Picton Main Street,
Picton ON K0K 2T0
mmichaud@pecounty.on.ca

Attn: Emily Overholt
Intermediate Planner
Development Services
The Corporation of the County of Prince Edward

RE: Wellington Hotel
Site Plan Comments
192 Main Street
Wellington, Ontario

Dear Ms. Overholt,

Please accept this letter as response to comments received in relation to the site plan approval comments, dated August 25, 2023.

Architectural drawings and information submitted for this re-submission have been revised and coordinated with other consultant drawings to address the latest comments received.

Development Services Comments

1. Drawing A-102 'Site Plan Stats/O.B.C Matrix' identifies a GFA of 552.8 m2 for the garden suites; however, the site plan shows that the footprints for the seven cabins have a collective area of 441.9 m2. Please update stats to reflect GFA.

Response: Statistics updated as requested. Refer to drawing A-102.

2. The drawing is still busy and difficult to follow. Please remove irrelevant information (i.e. grades and elevations, hydrants, manhole, etc).

Response: Refer to Site Plan Drawing A-100.

3. Please remove bubbles from Site Plan and use notes instead.

Revision clouds/bubbles removed. Refer to A-101, A-101A.

4. What does the seasonal sales building consist of? Will this be available exclusively to hotel guests?

Response: Seasonal sales structure will offer seasonal goods and products available exclusively to hotel guests, during events held in the garden areas.

6. The detached cabins feature double doors and decks to the rear of the cottages, encouraging guests to gather near to neighbouring properties. The decks should be removed and dedicated amenity space for the cabins should be limited to the central lawn area in front of the cabins.

Response: Rear decks provide private amenity area for the guests in each garden suite (typically 2 occupants per suite except for corner A-frame garden suite which has 4 occupants); landscape plan provides for privacy fencing and planting to neighbouring properties; there are no communal amenity areas located at the rear of the garden suites where guests can congregate.

7. Will amenities such as the spa and yoga studio be offered for use by the general public? If so, dedicated parking should be provided.

Response: Spa and Yoga Studio available exclusively to hotel guests.

8. The kitchen area should be included in the parking requirement calculation for the restaurant in order to ensure that there is adequate parking for staff. Please update the 'Site Plan Stats/O.B.C Matrix' page in accordance.

Response: Parking calculation updated per by-law definition; kitchen area included in restaurant calculation; 68 spaces required for uses; 68 spaces provided; refer to parking statistics on A-102.

9. There are numerous opportunities to better integrate the pedestrian walkway, as illustrated below.

Response Consultants have provided walkway connecting path at Season Sales structure to the path around the outdoor patio area. Refer to A-100, A-101, A-101A.

10. The two-bedroom detached cabin should be oriented in alignment with the other cabins along the west lot line. This will reduce massing as viewed from Main Street

Response: The angled garden suite is screened from Main Street view by existing landscaping and is located at the northwest corner of site; there is no impact of its massing as viewed from Main Street.

11. There should be depressed curves provided between pedestrian walkways and paved areas as shown in the exert below. Please provide detail drawings for these depressed curves.

Response: Walkways slope down to RAP - no depressed curb detail required; VTLA to provide sloped walkway detail.

12. Bollard details provided in drawing A-1010; however, the location of bollards is not indicated on the site plan. Please update the site plan to indicate the location of bollards or remove this detail if it is not needed.

Response: Bollards are shown on site plan drawings A-101 and A-101A, near barrier-free parking spaces.

13. Please provide a detail for the intersection between the driveway and Main Street that shows left and right-hand turning radius'. It is unclear whether those entering from the east will need to traverse 186 Wellington Main Street to access the property.

Response: Refer to detail of entrance curb radii intersection with Main Street curb; entrance from east side of driveway does not traverse the neighbouring property. Refer to detail 1/A-100.

14. Will curbs be provided around the perimeter for all parking areas? If so, please provide this detail.

Response: Curbs are not provided around the entire perimeter for all parking areas; curb is shown along eastern side of the entrance drive - refer to A-100, A-101, A-101A. Refer to curb detail OPSD 600.040 on A-101B.

15. Please move loading space. We suggest moving toward the seasonal sales stand. The driveway separates the loading space from the kitchen entry on the east façade and this is likely to create a conflict for traffic circulation within the property.

Response: This location is the most ideal based on numerous configurations/parking lot iterations; provides access to kitchen receiving. The length of the loading space has been increased to 7.8m from 6.0m to accommodate delivery and waste removal vehicles. Refer to A-100, A-101A, A-101A.

16. Please indicate the width of the walkway around the yoga studio and annex. This should be a minimum of 1.8 metres.

Response: Dimensions added to drawings A-100, A-101 and A101A.

17. A landing is required at the bottom of the ramp in accordance with the Integrated Accessibility Standards (O. Reg. 191/11). Please provide cross slopes for landings at the top and bottom of the ramp.

Response: Refer to A-601C. OBC and IASR compliant landings are provided. Cross slopes at landings are shown and are noted as 0.5% slope.

18. Railings for accessibility ramp appear to be squared off. This is permitted under O. Reg 191/11 where railings include a graspable portion. Please provide detail for this graspable portion or change railings to be circular in shape.

Response: Refer to A-601C and A-601D. Graspable handrail is detailed to comply with OBC and Section 80.24 of IASR. Handrail is circular in shape with a diameter of 1 1/2" or 38mm.

19. Please indicate height and diameter of railings

Response: Refer to A-601C and A-601D for heights of railings and guards. Handrails are located 3'-0" or 915mm above the finished surface of the ramp. Handrails are 1 1/2" or 38mm in diameter.

Please refer to enclosed drawings and documents in Appendix A.

Responses to the balance of comments will be provided by the consultant team.

Trusting the above is satisfactory,

Yours truly,



Paolo Pivetta, B.Arch., OAA, MRAIC
Director, Associate Architect

Appendix A

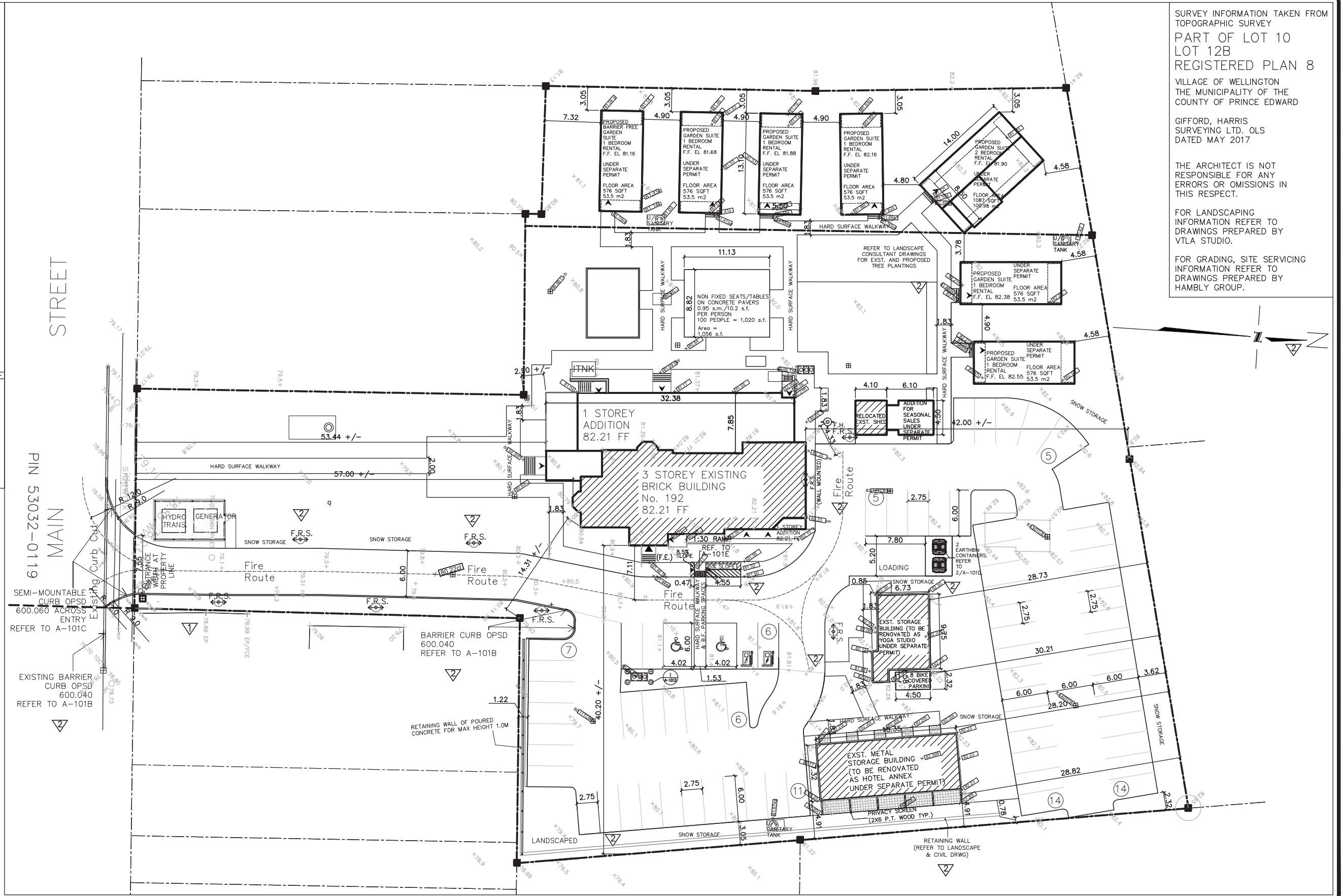


LEGEND OF SYMBOLS

- DENOTES FIRE HYDRANT
- DENOTES FIRE EXIT
- DENOTES MAIN ENTRANCE
- DENOTES CATCH BASIN
- DENOTES MANHOLE
- DENOTES AREA DRAIN
- DENOTES UTILITY POLE
- DENOTES EXST. TREE
- EXISTING GRADE ELEVATION
- PROPOSED NEW ELEVATION
- GRADE SLOPE DIRECTION WITH PERCENTAGE
- IRON BAR (EXISTING)
- IRON BAR (PROPOSED)
- FIRE ROUTE SIGNAGE
- 200mm REINFORCED CONCRETE PAD (REF. TO CIVIL DWGS)
- (F.E.) PRINCIPAL FIRE FIGHTER ENTRANCE
- 2x2 PRECAST CONCRETE PAVERS
- PARKING STALL WITH ELECTRIC CAR CHARGING STATION
- GREASE SEPARATOR



1 FIRE ROUTE SIGNAGE
A-101 SCALE N.T.S.



SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY
PART OF LOT 10
LOT 12B
REGISTERED PLAN 8

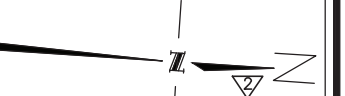
VILLAGE OF WELLINGTON
THE MUNICIPALITY OF THE
COUNTY OF PRINCE EDWARD

GIFFORD, HARRIS
SURVEYING LTD. OLS
DATED MAY 2017

THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS RESPECT.

FOR LANDSCAPING INFORMATION REFER TO DRAWINGS PREPARED BY VTLA STUDIO.

FOR GRADING, SITE SERVICING INFORMATION REFER TO DRAWINGS PREPARED BY HAMBLY GROUP.



GLOBAL architect inc
6 Leswyn Road
Toronto, Ontario, M6A 1K2
tel (416)256-4440
fax (416)256-4449

PROFESSIONAL ARCHITECTS
RANKER POSSAMA
LICENCE 5061

DATE	ISSUED FOR
11/19/2021	SITE PLAN APPROVAL
06/20/2022	SPA RESUBMISSION
04/04/2023	SPA RESUBMISSION
10/11/2023	SPA RESUBMISSION

WELLINGTON HOTEL
192 MAIN STREET
WELLINGTON, ONTARIO

DRAWN BY D.Q.	DATE OF PLOT SEPT. 27 2023
CHECKED BY P.P.	SCALE 1:500

DWG. TITLE
SITE PLAN

PROJECT NO.
20-06

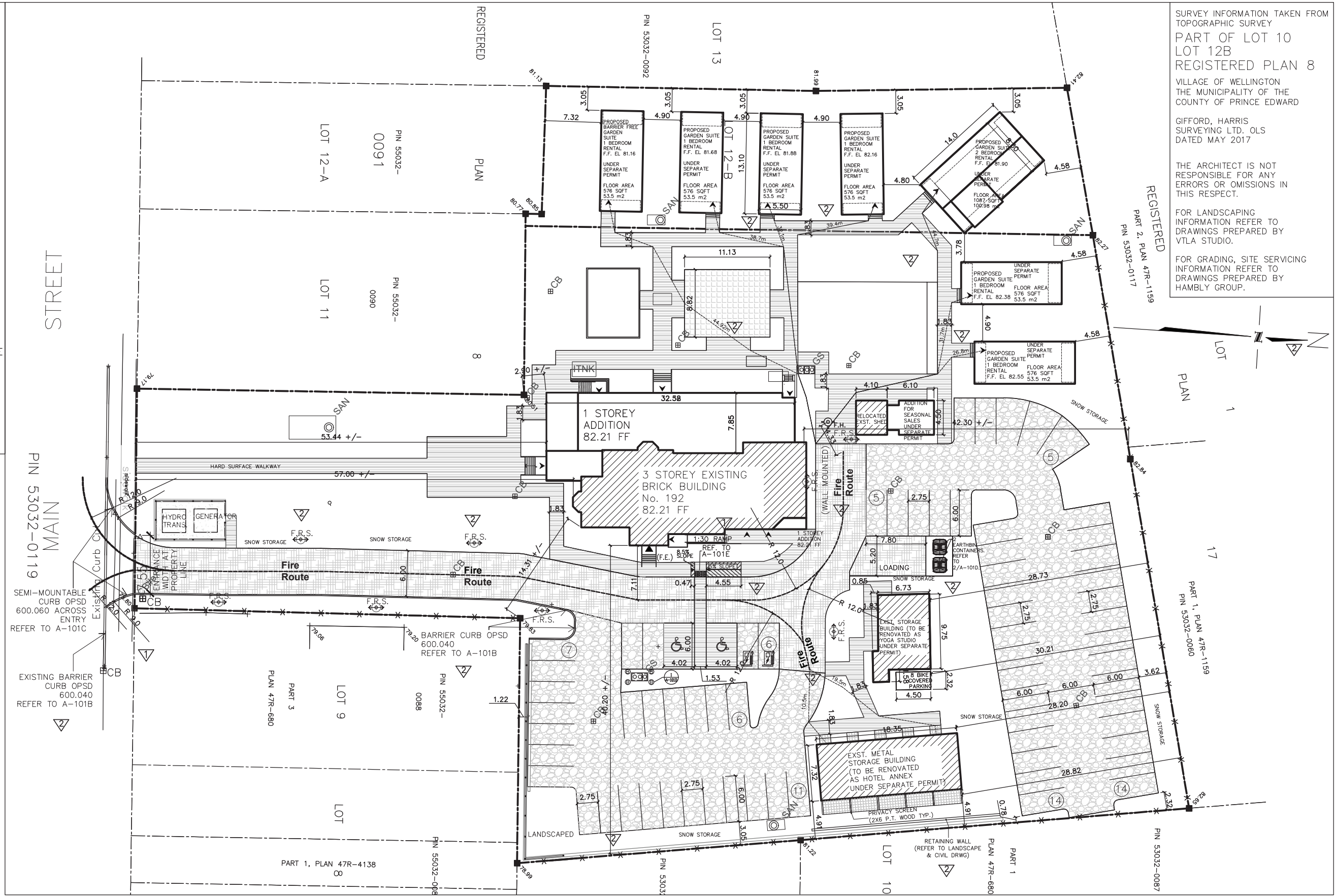
A-101

LEGEND OF SYMBOLS

- HEAVY DUTY ASPHALT PAVING
(50mm HL3, 50mm HL4,
150mm GRANULAR 'A'
300mm GRANULAR 'B')
- 2x2 PRECAST CONCRETE PAVERS
- HARD SURFACE WALKWAY
- R.A.P. (RECLAIMED ASPHALT
PAVEMENT)
- DENOTES FIRE HYDRANT
- DENOTES FIRE EXIT
- DENOTES MAIN ENTRANCE
- DENOTES CATCH BASIN
- EXISTING GRADE ELEVATION
- IRON BAR (EXISTING)
- F.R. FIRE ROUTE SIGNAGE
- (F.E.) PRINCIPAL FIRE FIGHTER ENTRANCE
- PARKING STALL WITH
ELECTRIC CAR CHARGING STATION
- GREASE SEPARATOR



1 FIRE ROUTE SIGNAGE
A-101 SCALE N.T.S.



SURVEY INFORMATION TAKEN FROM
TOPOGRAPHIC SURVEY
PART OF LOT 10
LOT 12B
REGISTERED PLAN 8
VILLAGE OF WELLINGTON
THE MUNICIPALITY OF THE
COUNTY OF PRINCE EDWARD
GIFFORD, HARRIS
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DATED MAY 2017
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6 Leswyn Road
Toronto, Ontario, M6A 1K2
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ONTARIO ASSOCIATION
OF ARCHITECTS
REGISTERED PROFESSIONAL
ARCHITECT
LICENCE
5081

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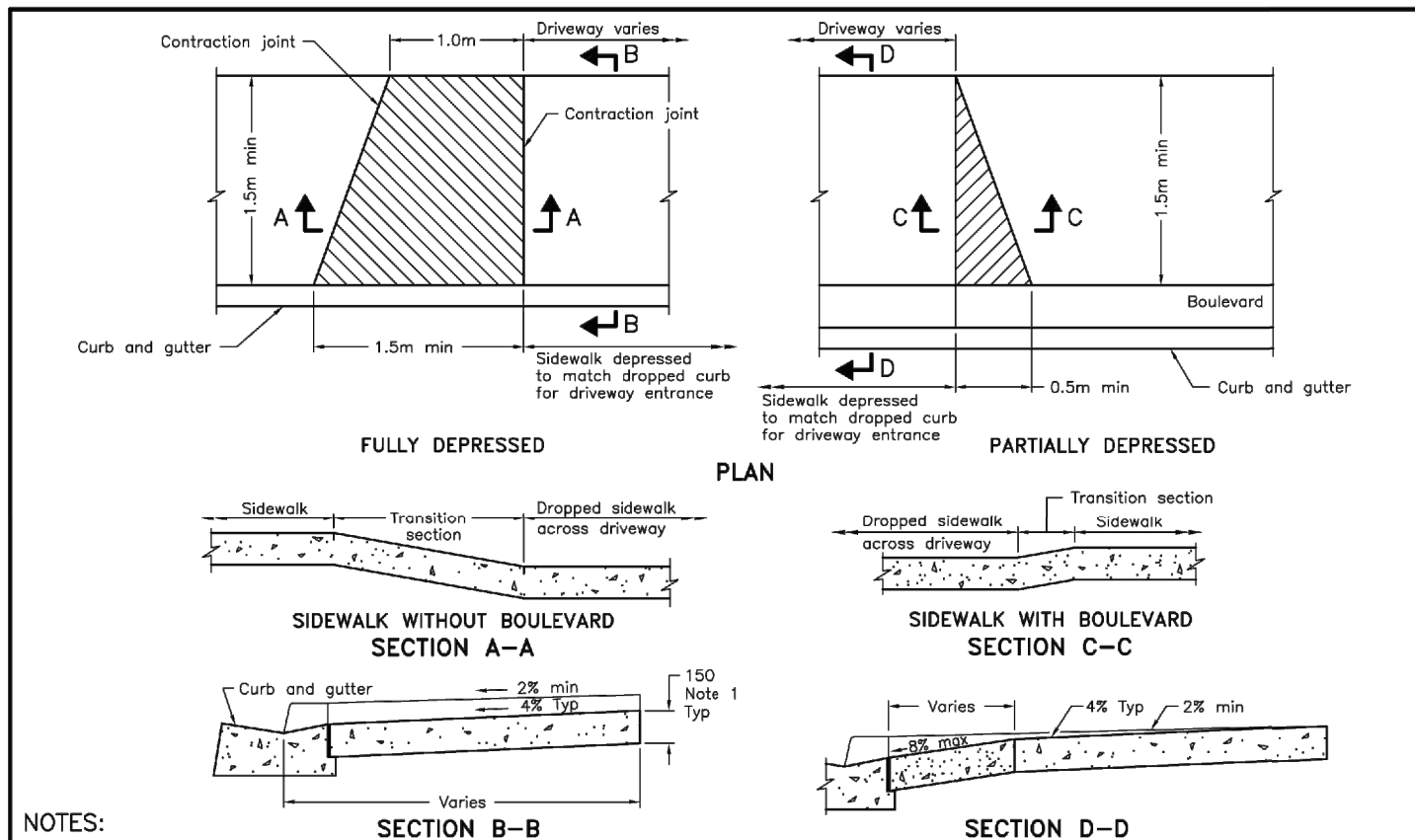
WELLINGTON HOTEL
192 MAIN STREET
WELLINGTON, ONTARIO

DRAWN BY D.Q.	DATE OF PLOT NOV. 19 2021
CHECKED BY P.P.	SCALE 1:500

DWG. TITLE
FIRE ROUTE PLAN

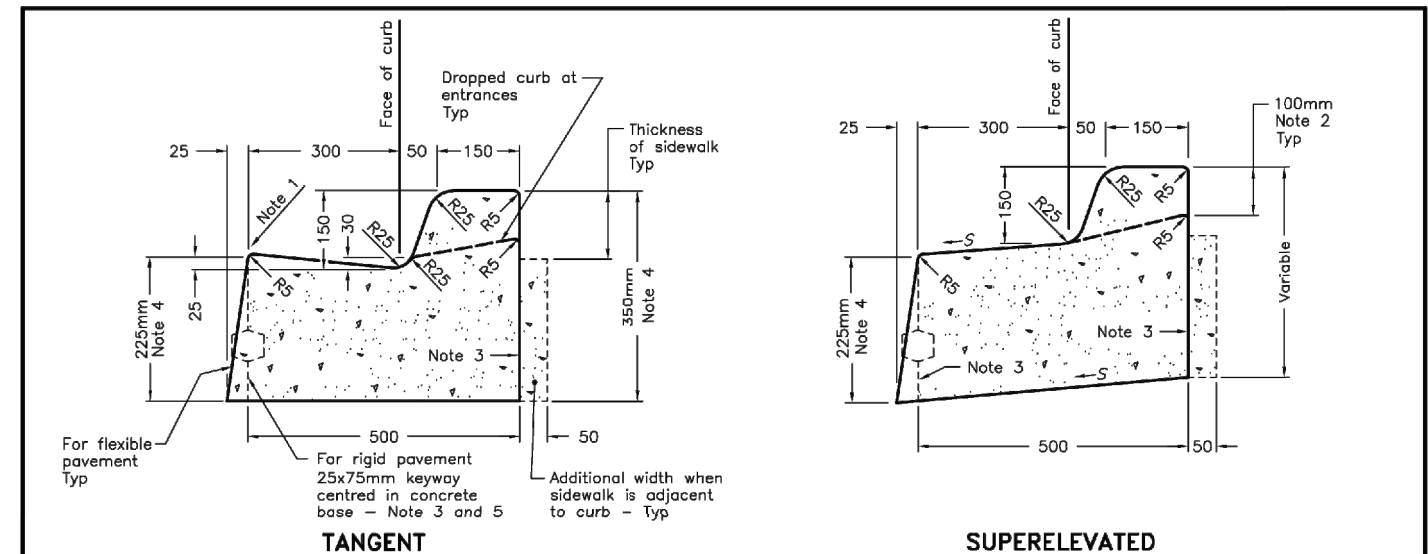
PROJECT NO.
20-06

A-101A



- NOTES:**
- At commercial and industrial driveways, the thickness shall be 200mm.
 - For contraction joint detail, see OPSD 310.010.
 - All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2019	Rev 3	
CONCRETE SIDEWALK DRIVEWAY ENTRANCE DETAILS			
OPSD 310.050			



- LEGEND:**
 S - Rate of pavement superelevation in percent, %.

- NOTES:**
- Flexible and composite pavement shall be placed 5mm above the adjacent edge of gutter.
 - When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.
 - For slipforming procedure a 5% batter is acceptable.
 - For composite pavement the depth of concrete curb shall be adjusted to depth of concrete pavement.
 - When tie bars are specified, refer to OPSD 552.010 and 552.020 for details.
- A Treatment at entrances shall be according to OPSD 351.010.
 B Outlet treatment shall be according to the OPSD 610 Series.
 C The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSD 900 Series.
 D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2012	Rev 2	
CONCRETE BARRIER CURB WITH STANDARD GUTTER			
OPSD 600.040			

SUMMARY OF AREAS (Site)

Site 2.25 Acres / 98,101 s.f.
0.91 ha / 9,113.8 s.m.

Building G.F.A.
(footprint)

EXST. Main Building	3,289 s.f. +/- / 305.6 s.m. +/-
1 Storey Addition	2,995 s.f. +/- / 278.2 s.m. +/-
EXST. Metal Garage Bldg. (PROP. Yoga Studio Reno.)	764 s.f. +/- / 71.0 s.m. +/-
EXST. Metal Storage Bldg. (PROP. Hotel Annex Reno.)	1444 s.f. +/- / 134.2 s.m. +/-
Seasonal Sales (Exst. Shed)	196 s.f. +/- / 18.3 s.m. +/-
Seasonal Sales Addition	274 s.f. +/- / 25.5 s.m. +/-
Garden Suites (7)	4,757 s.f. +/- / 441.9 s.m. +/-
TOTAL BUILDING	13,719 s.f. +/- / 1274.7 s.m. +/- (footprint)

Coverage = 13.9%

**SUMMARY OF AREAS
(Main Building)**

FLOOR AREA G.F.A.

Ground Floor (existing)	3,289 s.f. +/- / 305.6 s.m. +/-
Addition	2,995 s.f. +/- / 278.2 s.m. +/-
Second Floor (existing)	1,977 s.f. +/- / 183.7 s.m.
Addition	137 s.f. +/- / 12.8 s.m. +/-
Third Floor (existing)	1,178 s.f. +/- / 109.5 s.m.
Addition	936 s.f. +/- / 87.0 s.m. +/-
Total	10,512 +/- s.f. / 976.8 +/- s.m.

Exst. Basement Floor (excluded)	2,199 s.f. +/- / 204.3 s.m.
Basement Floor Addition (excluded)	2,862 s.f. +/- / 265.9 s.m.
Belvedere Stair Hall (excluded)	130.6 s.f. +/- / 12.2 s.m.
Belvedere Vestibule (excluded)	70.0 s.f. +/- / 6.6 s.m. +/-
Dining Room Patio (excluded)	323.0 s.f. +/- / 30.0 s.m.

Parking Required

Restaurant (Incl. Patio over bsmt, Dining room, Bar, kitchen-1 space per 97 s.f. / 9.0 s.m. = 3655 s.f. = 38 spaces)

Parlour - 1 space per 97 s.f. / 9.0 s.m. = 466 s.f. = 5 spaces

Lounge - 1 space per 97 s.f. / 9.0 s.m. = 262 s.f. = 3 spaces

Hotel - 1 space per Bedroom = 5 spaces (5 - 1 Bedroom Suites on 2nd Floor)

Hotel - Bedroom Suite No. 6/7 - 1 space per Bedroom = 2 spaces (1 - 2 Bedroom Suite on 3rd Floor)

Belvedere - 1 space per 97 s.f. / 9.0 s.m. = 293 s.f. = 3 spaces

Garden Suites - 1 space per Garden Suite = 7 spaces (6 - 1 Bedroom; 1 - 2 Bedroom)

Hotel Annex - 1 space per bedroom = 5 spaces (5 - 1 Bedroom Suites)

Parking Required per uses = 68 spaces
Min. Parking Required per By-law 2018-2006 section 18.6.37 = 58 spaces

Parking Provided = 68 Spaces

Note:
Garden Suite 1 Floor area = 53.5 s.m.
Garden Suite 2 Floor area = 100.98 s.m.

Restaurant Area Calculation:

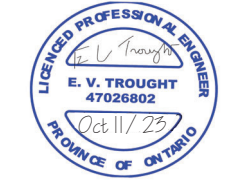
Dining Room Patio (over bsmt): 339 s.f.

Dining Room Restaurant Seating (incl. Bar and Open Kitchen): 2646 s.f.

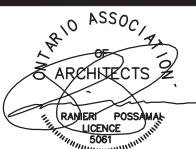
Kitchen: 670 s.f.

Total Restaurant Area: 3655 s.f.

ONTARIO BUILDING CODE DATA MATRIX		PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY	
Name of Practice: Global Architect Inc.		OBC REFERENCE!!!	
Address 1	6 Leswyn Road, Toronto, Ontario M6A 1K2		
Address 2			
Contact	Paolo Rivetta		
Name of Project	Wellington Hotel		
Location/Address	192 Main Street, Wellington, Ontario		
Date	11-Oct-23	Seal & Signature	
3.00 BUILDING CODE VERSION	O Reg. 332/12	LAST AMENDMENT O Reg. 191/14	
3.01 PROJECT TYPE	Addition and Renovation	[A] 1.1.2.	
3.02 MAJOR OCCUPANCY CLASSIFICATION	OCCUPANCY	USE	3.1.2.1.(1)
	D Business & Personal Services	Spa (Basement)	
	A2 Other assembly occupancies	Restaurant (Ground Floor)	
	C Residential	Hotel (2nd and 3rd Floors)	
3.03 SUPERIMPOSED MAJOR OCCUPANCIES	N/A	3.2.2.7.	
3.04 BUILDING AREA (m²)	DESCRIPTION	EXISTING	NEW
	Existing Building	305.60	305.6
	One Storey Additions to South, West and North East		278.2
	TOTAL	305.6	278.2
			583.8
3.05 GROSS AREA (m²)	DESCRIPTION	EXISTING	NEW
	Ground Floor	305.60	305.6
	Ground Floor Additions		278.20
	Second Floor	183.70	183.7
	Second Floor Addition		12.80
	Third Floor	109.50	109.5
	Third Floor Addition		87.00
	TOTAL	598.8	378.0
			976.8
3.06 MEZZANINE AREA (m²)	DESCRIPTION	EXISTING	NEW
	N/A		
3.07 BUILDING HEIGHT	3 STOREYS ABOVE GRADE	(m) ABOVE GRADE	[A] 1.4.1.2. & 3.2.1.1.
	1 STOREYS BELOW GRADE		
3.08 HIGH BUILDING	No	3.2.6	
3.09 NUMBER OF STREETS/ FIREFIGHTER ACCESS	1 STREET(S)	3.2.2.10. & 3.2.5	
3.10 BUILDING CLASSIFICATION (SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY)	3.2.2.53. Group D, up to 3 Storeys	3.2.2.20-83.	
	3.2.2.24. Group A, Division 2, up to 6 Storeys, Any Area, Sprinklered		
	3.2.2.47. Group C, up to 3 Storeys		
3.11 SPRINKLER SYSTEM	Required	PROVIDED Selected Floor Areas	3.2.1.5. & 3.2.2.17.
	DESCRIBE	Entire Ground Floor including Kitchen	
3.12 STANDPIPE SYSTEM	Not Required	3.2.9.	
3.13 FIRE ALARM SYSTEM	Required	TYPE PROVIDED Single Stage	3.2.4.
3.14 WATER SERVICE/ SUPPLY IS ADEQUATE	Yes		
3.15 CONSTRUCTION TYPE	RESTRICTIONS Combustible Permitted	3.2.2.20-83.	
	ACTUAL Combination	HEAVY TIMBER CONSTRUCTION	N/A
			3.2.1.4.
3.16 IMPORTANCE CATEGORY	Normal	4.1.2.1.(3), 14.1.2.1.B.	
3.17 SEISMIC HAZARD INDEX (I _s , S _e , (R _e)) =	0.21 Seismic Design Not Required for Table 4.1.8.18. Items 6 to 21	4.1.8.18.(1)	
3.18 OCCUPANT LOAD	FLOOR LEVEL/AREA	OCCUPANCY TYPE	BASED ON OCCUPANT LOAD (PERSONS)
	Basement	D	Design of space 18
	Ground Floor	A2	m² per person 222
	Second Floor	C	m² per person 11
	Third Floor	C	m² per person 5
	TOTAL		256
3.19 BARRIER-FREE DESIGN	Yes	Ground Floor only	3.8.
3.20 HAZARDOUS SUBSTANCES	No	3.3.1.2. & 3.3.1.9.	
3.21 REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY	RATING (H)	SUPPORTING ASSEMBLY (H)
	FLOORS OVER BSMT	1.00	1.00
	FLOORS	1.00	1.00
	MEZZANINE	N/A	N/A
	ROOF	N/A	N/A
			3.2.2.20-83. 3.2.1.4.
3.22 SPATIAL SEPARATION	WALL	EBF AREA (m²)	L.D. (m)
	Ground Floor Walls	9.00	100.00
	2nd and 3rd Floors	11.00	100.00
		% OF UNPROTECTED OPENINGS	REQUIRED FRR (H)
			CONSTRUCTION TYPE CLADDING TYPE
			3.2.3.
3.23 PLUMBING FIXTURE REQUIREMENTS	RATIO	MALE:FEMALE = 50:50 EXCEPT AS NOTED OTHERWISE	
	FLOOR LEVEL/AREA	OCCUPANT LOAD	OBC SENTENCE
	Basement Spa (D Occupancy)	18	3.7.4.7.(1)
	Ground Floor Restaurant (A2 Occupancy)	210	3.7.4.3.(4)
	Restaurant Staff	12	3.7.4.3.(6)
	Hotel Suites (C Occupancy)	3.7.4.6.(1)	Each hotel suite served by private w ater closet
3.24 ENERGY EFFICIENCY	COMPLIANCE PATH	Table SB5.5-5	
	CLIMATIC ZONE	Zone 5	
		1	



GLOBAL architect inc.
6 Leswyn Road
Toronto, Ontario, M6A 1K2
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WELLINGTON HOTEL
192 MAIN STREET
WELLINGTON, ONTARIO

DRAWN BY
D.Q.

CHECKED BY
P.P.

DATE OF PLOT
SEPT. 27 2023

SCALE
N.T.S.

DWG. TITLE
SITE PLAN STATS/O.B.C. MATRIX

PROJECT NO.
20-06

A-102

