

Contents

Character Area:	2
Character Defining Elements:	2
Village Core	2
2: Village Residential and Commercial Population	2
3: Building Sizes and Protected Views	3
4: Building Types	4
5: Building Placement and Lot Size	4
6: Architecture: Styles and Materials.....	5
7: Architecture: Facades and their Appearances.....	5
Other Village Core comments:.....	6
Village Estate Residential.....	6
Village Residential & Community.....	7
Village Downtown.....	9
North Street	10

On August 19, the Municipality of the District of Chester hosted a consultation session with community members to gain feedback on the revision of the land-use planning documents. This meeting was the second in a series of meetings, the first of which took place in the winter of 2015. 76 participants attended the consultation session.

In addition to the evening consultation session, an open house took place during the day with Municipal staff available for in-depth discussion and questions. Approximately 40 people attended the open house.

Workbooks were provided to most session participants during the evening consultation and the following notes are the comments received from the public. Most of the following notes are organized by the questions as they appeared in the workbook, although some of the notes are general, free-flowing comments. The notes are divided by their topic, as shown in the table of contents seen above. These are the raw notes from the consultation session – no analysis of these notes has taken place and there has only been minimal editing.

Please review these notes and let us know if something has been missed, if something has been reflected incorrectly, or if you have something you would like to add that you did not have an opportunity to mention during the session on the 19th.

Comments can be sent to chantal@thirdsectorenancement.com.

Character Area:

- Redefine Village Core to exclude Walker Cut and Front Harbour Residential
- Create a new Character Area called “Recreational Lands” to include rink complex, schools, skate park and Lordly Park
- Create a new character area called “Ecumenical Spaces” to include churches, cemeteries and church halls.
- Village Core should include all property south of North Street, including Village Estate
- Walker Cut would be better classified as estate to restrict dense development that restricts/limits views
- North Street remains mixed use, ie: Streetscape Plan
- Recreation space and Island should be included in Character Areas
- Agree with Village Core
- Need to correct Walker Road – estate lines
- Add North Street residential to Village Core

Character Defining Elements:

- All Character Defining Elements are relevant with bullet #4 being the most important
- Additional character defining elements as suggested during the meeting:
 - Heritage Buildings
 - Community Green Space
 - Public Access and views of the water
 - To what degree – traditional building materials
 - Small business (workshops, studios)
 - Street walking safety (seniors, children) and use (wants to see kids skateboarding)
 - Religious/Spiritual Character

Village Core

2: Village Residential and Commercial Population

A) Residential: Should we have more people living in the Village Core? If not, why? If yes, what services might we need?

Responses:

- Density is good:
 - Mixed use/mixture of incomes
 - So many homes go empty for much of the year
 - To increase density, we will have to go up. Is this good or bad?
 - Walkable
 - Cheaper services
 - Affordable housing and year round rentals
 - More constant population
 - Nice atmosphere/heritage
 - Used to be more retail – it was nice
- Need more businesses downtown, not residential, and more people on Hwy 3.

- Yes and no
 - Yes: Where/How/Sewer
 - No: Don't want neighbours in my space
- Density is appropriate for size of core, but is low in off-season
- Need a public water supply to support any increase in density.
- No increase in density – water supply cannot support more people
- No more people living in the Village Core (do not increase density using multi-unit structure). Although some do say yes (we need more density).
- Yes, more year-round people. Need water – expensive for small businesses, need sidewalks and Lordly Park.
- No increase in density. More shops would be good.
- More people but water is the major issue – revise current ramp for easier access

B) Commercial: Should we have more home-based businesses in the Village Core? If so, how big, how many and what types are the most appropriate? Eg. Doctor's or dentists offices

Responses:

- Home-based businesses in specific industries can be operated without changing look
- Many businesses do not need public facing
- Cost of properties is prohibitive to business start-ups
- Keep up with needs of residents
- Yes, we need more businesses in the village core
- Yes, exemptions for home-based businesses from eg: handicapped regulations. Doctors/dentists – good.
- Ok – home based businesses, crafts, artists, etc. Issues: signage, lighting, parking, viability of 3/12 months of business
- Add another B and B
- For filling infill lots – help new builders make beneficial design decisions for the long term – to main the scale, detail in relation to the street
- If the core is maintained it will make the rest of the community stronger – encourage small business – maintain the mixed use!
- Group medical office together

3: Building Sizes and Protected Views

A) Building Size: What building heights are most appropriate?

Responses:

- Size is dependent:
 - Don't want to obstruct views
 - 3 floors or less is probably ok, especially if it was a multi-unit building
 - Maybe over 3 floors if it was built into a hill
- 2 floor, or 2+ floor height ok (3 or more not ok)
- Storys: 2 + attic
- 2 ½ floors, see height of fire ladders, maintain wood construction single framing to Rte. 3. Single parking away from waterfront. Cut trees to preserve waterview.
- 2 floor + attic MAX

- 2 stories + attic if within current height limit
- 2 story + attic
- New house construction of homes to be on present footprint
- 3 floor limit – maintain current height limit

B) Protected Views: Are there public views that should be protected? Where are they and what do we think is special about them?

Responses:

- Should be protected
- Hedges cut low (3ft or less)
- Avoid new tree planting if it would obstruct public views
- Views – sometimes taken away by parked cars – maybe have a one way Water Street.
- Yes but must have off street parking. One way streets for more parking.
- We need protected views (need more time to determine where)
- Yes, protect views. Fencing/hedges, mixed views
- Signage for public water access, protect all water views. Don't subdivide exists lots.
- Protect the view
- Purchase available lands to increase public views
- Public views protected – South Street, Victoria Street, Old Bridge and Harbour, Water Street

4: Building Types

What building types are the most appropriate in this area? eg. Townhouses, duplex, accessory suites, etc.

Responses

- Bldg type – allow “granny suites” to increase density
- Reflect character of New England style of housing
- Consider “bunkies” with proper control
- No condos or apartment buildings
- Accommodations within the existing home to have more people, but not apartments (multi-unit structures) – ie: seniors in children's home
- Examples do not represent Chester
- Ok to have rental but some height limits in keeping architecturally.

5: Building Placement and Lot Size

A) Lot Size: If new lots are created, should they be smaller, bigger, or of similar size to the existing lots in Chester Village?

Responses:

- Placement – consistent with what else is on their block. Placement generally seems good as it currently is.
- Maintain existing lot sizes – no subdividing if possible
- Similar sized lot sizes
- Lot sizes “as is”
- No subdivision of lots – Keep same size lots

B) Building Placement: Is it important to ensure buildings are not too close, or too far, from the street?

Responses:

- Building placement – consistent to the street (currently)
- Maintain streetscape and distance from street.

6: Architecture: Styles and Materials**What architectural style and features are most appropriate for this area?**

Responses:

- Heritage is very important
- Question about limiting someone's use of their own land? Should we?
- Stick with character of your neighbourhood
 - Façade is important – easily changed from commercial to residents and vice versa
 - Historic styles (colonial, Georgian, Victorian)
 - Shingle/siding and other "traditional" materials only
 - Architectural style (no brick, no contemporary, no modern)
 - Restricting materials? Issues:
 - Insurances
 - Building codes
 - Grandfathering
 - Cost
 - Availability

We want character to stay, historical homes not sure how to regulate. Provide tax incentive to help new owners stay with character.

7: Architecture: Facades and their Appearances

Responses:

- Wide mouldings and trim
- Greenery, planter boxes and plants
- Wooden siding
- Protect existing heritage structures, identify by plaques, or similar.
- Maintain existing density of core
- Require building street faces to have a minimum percentage of glazed or other openings
- Entries are important – street level
- Less appealing: no windows, vinyl siding, out of character windows (like width of trim)
- What about a picture book of local buildings that point out the character of the village and building elements that make that character for when people come to ask about architectural controls.
- Very important façade/appearances – no garages on front
- Roof pitch should be 8 to 12 (street appropriate)
- Maintain and enhance existing architectural controls and promote a traditional style of building.
- Maintain mixes uses throughout with façade restrictions
- Implement/activate architectural committee (authority) not government driven

Other Village Core comments:

- Maintain and increase public areas, if possible, like core gardens, bench at end of Queen Street.
- Street design and speed of traffic controls – traffic goes too fast up by the schools for comfortable walking – speed bump? Planting close to the road to decrease the apparent width.
- Easy public access to the water should increase
- Green space/recreational maintained
- Walking friendly and biking friendly
- Could be a walk-in village? What about park and display outside? Downtown to walk-in?
- Need sidewalks along Water Street for walkability and safety, ideally a boardwalk – no parking along this side, park on Hwy. 3? What about Tancookers?
- Better/safe boat ramp
- Provide parking, water/sewage, health care
- Bury power lines
- Act like planning officer, not tax revenue development person
- Preserve public access to water
- School zone marked
- Add implement active transportation path for seniors and kids
- Parking
 - Where can people park (residents and visitors)
 - Blocks views currently
 - No room for walkers
 - Is there a location for a parking garage with a Chester façade “Hawboldt pit”?
 - More effective use of 1-way streets
 - Concentration of ownership of properties limits options
 - More public purchases of suitable locations
 - Parking for water access

Village Estate Residential

1. Village Estate Residential Designation

Walker Road is to be designated differently. Draw line to extend brown line to waterfront. (with this amendment it is right).

2. Public Access

A) How much public access should there be to the waterfront?

Public Access vs private should be marked. Careful assessment by Municipality of implications of public access (ie; parking, toilet facilities)

3. Protected Views

A) Are there public views that should be protected? Where are they and what do we think is special about them?

Low fences, low hedges. We don't have enough information. Peninsula views should be kept intact. Nauss Point - keep present views. Don't change.

4. Lot Size

- A) If new lots are created, should they be smaller, bigger, or of similar size to the existing lots in the Estate Residential area of the Village?**

Keep to a minimum of an acre

5. Architecture: Styles and Materials

- A) What architectural styles and features are most appropriate for this area?**

Keep within vernacular of surrounding area. Keep heritage preserved.

- B) Materials and Design: What elements make a building more inviting? What elements make a building less appealing?**

Sympathetic to character of neighbourhood, village

Village Residential & Community

Facilitator's Note: The following comments were labeled Village Residential, however we believe the responses seen below relate to the Village Core.

2. Village Residential and Commercial Population

- A) Residential: Should we have more people living in the Village Core? If not, why? If yes, what services might we need?**

More people, no- lack of water. Services needed (good water, adequate sewer system, adequate, suitable parking. Result too costly to add services to increase population.

- B) Commercial: Should we have more home-based businesses in the Village Core? If so, how big, how many, and what types are the most appropriate?**

Commercial, home based businesses –yes (size, number, type) depending on parking facilities (employees, clients/customers)

3. Building Sizes and Protected Views

- A) Building size: what building heights are most appropriate?**

Building sizes

- 2 floors with dormer
- stay within existing bylaws
- stay within lot coverage size

- (B) Protected Views: are there public views that should be protected? Where are they and what do we think is special about them?**

- protect –yes
- around parade square/Lido
- scenic, gorgeous, vista views, waterfront
- nurtures mental health

4. Building Types

- (A) What building types are the most appropriate for this area?**

Building type appropriate – single family and senior apartment

5. Building Placement and Lot Size

A) Lot size: If new lots are created, should they be smaller, bigger, or of similar size to the existing lots in Chester Village:

They are as exists. Supersize lots by amalgamation

B) Building Placement: Is it important to ensure buildings are not too close or too far from the street?

Possible set up 25 feet, from street minimum. Variety of distances OK not too close to back line

6. Architecture: Styles and Materials:

A) What architectural styles and features are most appropriate for this area?

Appropriate architectural features (page 12 top left, middle right-ok)

7. Architecture: Facades and their appearances

A) How important is the appearance of a building from the street? What elements make a building more inviting? What elements make a building less appealing?

- facade- importance of appearances – very important
- elements inviting, siding, windows, roof pitch, entry way, compliments existing building character
- maintenance of the buildings and of the yard, building material type (brick house, log cabin, lake cottage color)
- less appealing

Village Downtown

2. Downtown Expansion and Use

A) Should there be more businesses in the Downtown core? Should we allow or encourage the downtown to expand?

- Yes
- repurpose residential for retail spaces
- we do not need to expand the area

B) What kind of commercial uses are most appropriate in the downtown? Are there uses that shouldn't be allowed?

- Industrial- no!
- retail
- restaurants
- Mahone Bay good example of a vibrant downtown business area
- small scale entrepreneurship
- Don't want – Tim Horton's, franchises.
- Do want local grocery downtown.
- needs to be more incentive (\$) for businesses to want to come here
- in 20 years we would like the business district to increase 2 fold
- Yes to more businesses – small independent retailers/restaurants, studios (size dependent), cafes (keep chain stores on North Street)
- rents are high

3. What building heights are appropriate for the downtown?

A) How many floors/stories should a building have in the downtown core? Does this differ between residential, commercial and mixed use buildings?

- 3 stories max height
- downtown good at 3 floors (appropriately heighted floors within the village – specific streets)

4. Multi-unit residential in downtown core?

A) Should we allow multi-unit residential buildings in the downtown core? If so, what types are most appropriate in this area?

- Water issues are a challenge to supporting multi-unit buildings
- could be mixed use buildings –residential and businesses in same building
- no multi-unit buildings in downtown
- Buildings- historical character (charming)

5. Building placement in the downtown core

The character of the streets are based on buildings placed close to the sidewalk. Should the Municipality require developers to build close to the sidewalk? Should we mandate ground floor commercial with traditional storefronts?

- street appropriate building placement

6. Public space and safety

Do you feel the streets are good places to walk? Is it safe to cross the roads? Should there be more benches or more space for people to walk, sit or chat?

- Parking at the schools in the summer season
- streets need speed bumps (stop drag racing on central/king st to stop drag racing) to make safer
- more benches

Other Village Residential comments:

- idea- a tool library (eg. a co-operative endeavour)
- Signage- very important
- Facade – very important
- active transportation
- fill up existing vacant buildings
- Our historical Chester is our future
- maintain current green spaces (not sure we need more spaces)
- leisure working waterfront
- Marine area around fire wharf to Peninsula Bridge. Important to maintain. Should be on map.
- Equally restrictive as village core but a different profile
- aesthetically important (shop/commercial spaces not residential)
- architectural guidelines –how lenient can you be and still maintain historical character
- enhance downtown for historical walking village

North Street

1. Commercial zones – Is the size of the current commercial area on North Street appropriate?

- Maintain North Street on the North side as residential
- DO NOT ALLOW the residential areas to be chipped away to become commercial
- It happens to other communities-it changes with too much commercialization
- Reflect a unique community.
- No commercial changes unless it moves towards the ideal Chester
- Upfront Capital costs of standards could turn off new business
- Tim Horton's and other businesses can make the effort to look in place. Fit in.
- If we are just a commercial strip people drive on through. In Mahone Bay you get the sense of the place-but not here in Chester
- Highway is desirable for visibility, but the guidelines are expensive
- Why should property owners bear all the cost? Trees-sidewalks are municipal.
- There is not enough traffic capacity for more business on North Street
- Pedestrian trail/sidewalk has no room on commercial side of street.
- Concentration of big property owners- very little flexibility. Will there be development?
- No sidewalks are a dangerous problem. Need to slow down traffic. Mall to shopping centre slower and sidewalks. Better maintenance at roadside.
- New commercial should locate on straight stretches at road
- This is the area with growth potential. Economic potential.

- Multi-units (seniors)
- more stores, more services for residents

Comments received after participant review of notes

- There was a strong desire expressed to maintain the current height restrictions as well as lot coverage limits with in the area south of North Street. These should be added to the minutes.