



TOWN OF LUNENBURG
RFP #TOL2022016

REQUEST FOR PROPOSALS
Upper King Street Extension Development

Proposals will be received no later than:
2:00 p.m. LOCAL TIME
June 30, 2022

Addressed to:
Business Coordinator
Town of Lunenburg
119 Cumberland Street
Lunenburg, NS B0J 2C0

TABLE OF CONTENTS

1.0 GENERAL TERMS AND CONDITIONS.....	3
1.1 Purpose.....	3
1.2 Proposal Submissions.....	3
1.3 Irrevocable Offer.....	4
1.4 Proposal Costs.....	4
1.5 Municipal Contact for RFP.....	4
1.6 Opening.....	4
1.7 Selection Process.....	5
1.8 Modification and Withdrawal of Proposals.....	5
1.9 Acceptance and/or Rejection of Proposals and Reservation of Rights.....	5
1.10 Governing Law and Jurisdiction.....	6
1.11 Proposal Form.....	6
1.12 Freedom of Information and Protection of Privacy Act.....	7
1.13 Insurance Requirements.....	7
1.14 Conflict of Interest.....	7
1.15 Nova Scotia Worker’s Compensation.....	7
1.16 Human Rights Act.....	7
1.17 Ownership of Data and Information.....	7
2.0 SPECIFICATIONS AND REQUIREMENTS.....	8
2.1 Background and Overview.....	8
2.2 Scope of Work.....	10
2.3 Proposal Deliverables.....	11
2.4 Project Deliverables.....	11
3.0 PROPOSAL FORM.....	13
4.0 APPENDICES.....	14
Appendix “A” - Map of PID 60057387, PID 60057379, PID 60057460, PID 60057395 and Upper King Street Extension - portion of PID 60579687.....	14
Appendix “B” - World Heritage Site Map with Buffer.....	15
Appendix “C” - World Heritage Site – Outstanding Universal Value’s.....	16
Appendix “D” – National Historic Site – Statement of Significance.....	18
Appendix “E” – Electrical Easement Plan	22

1.0 GENERAL TERMS AND CONDITIONS

Section 1 of this proposal document sets out a summary of requirements and outlines the general terms and conditions. The Town of Lunenburg shall be referred to as the “Town” throughout this document.

1.1 Purpose

The Town is seeking proposals regarding the development of lands at Upper King Street Extension in the Town of Lunenburg. This area of land is known as PID 60057387, PID 60057379, PID 60057395 and Upper King Street Extension - portion of PID 60579687 and consists of roughly 4 acres located on the north side of Old Town sloping towards Lunenburg’s Back Harbour. The properties are shown on a map attached as Appendix “A”. The Town is in the process of migrating the lots into the Land Registry system.

The purpose of this RFP is to receive residential concept proposals for development of the land in-keeping with the Town’s Comprehensive Community Plan (CCP), Municipal Planning Strategy (MPS), Land Use By-law (LUB) and Subdivision By-law. The Town is looking for a mixed-use residential development with a good mixture of affordable and accessible units. This RFP is seeking consultants to undertake design proposals and not seeking developers to undertake the actual physical build-out of the development. The physical built-out of the development and the divestiture of the lands will follow much later in the process following a public information session.

This RFP sets out the instructions for submitting proposals and procedures and criteria by which the successful Proponent may be evaluated, subject to the Town’s overriding discretion to determine what is in its best overall interests.

1.2 Proposal Submissions

Any change notices, appendices and addenda issued for this RFP shall be considered part of this proposal document. The proposal is to be submitted, clearly marked with **“Upper King Street Extension Development RFP”** and proposal document number **TOL2022016**, to Business Coordinator at 119 Cumberland Street, Lunenburg, NS, B0J 2C0 before the closing time on the closing date (Closing Time). Proponents must submit one (1) PDF copy via email to purchasing@townoflunenburg.ca or on a USB drive. Erasure, overwriting or strike-outs must be initialed by the person signing on behalf of the Proponent. Proposals will not be accepted after the Closing Time. The Town shall have the right in its absolute and unfettered discretion to determine whether a proposal has been received prior to the Closing Time. Proposal prices must remain open and available for acceptance by the Town for 90 days after the Closing Time. All proposals shall become the property of the Town of Lunenburg. It is the responsibility of each Proponent to submit all required documents as outlined in this RFP. Failure to quote on all options set out may disqualify your proposal.

1.3 Irrevocable Offer

The Proponent hereby acknowledges that offers contained within your response to this RFP shall remain open for acceptance by the Town of Lunenburg for a period of not less than ninety (90) days from the Closing Time specified in Section 1.6. Proponents may not make modifications to their Proposals after the Closing Time.

1.4 Proposal Costs

The Proponent shall be solely and fully responsible for all costs associated with the development, preparation, transmittal, submission of proposal, and any work performed prior to official appointment by the Town of Lunenburg.

1.5 Municipal Contact for RFP

It shall be the Proponent's responsibility to clarify any points in question with the Town of Lunenburg prior to submitting the proposal. Deadline for all inquiries is June 23, 2022. Inquiries regarding the specifications of the RFP and the RFP process should be directed to:

Title: Business Coordinator
Email Address: purchasing@townoflunenburg.ca

If a Proponent discovers any inconsistency, discrepancy, ambiguity, error, or omission in this Request for Proposal, they must notify the Town of Lunenburg immediately in writing.

Any revision to this Request for Proposal will be issued as an addendum to all known potential Proponents.

Please check the Town website townoflunenburg.ca/purchasing.html to determine if any addendums have been issued prior to the submission deadline.

1.6 Opening

Proposals will only be received by:

Title: Business Coordinator
Email Address: purchasing@townoflunenburg.ca

One (1) PDF copy of your proposal must be received by email prior to **2:00 p.m.** local time, **June 30, 2022**. Proposals will be signed by an official authorized to bind the Proponents will provide the name(s), title(s), address, and telephone number of the individual(s) to be contacted during the evaluation process. Proposals received later than the specified Closing Time may be returned unopened to the Proponent.

There will not be a public opening for this RFP. As this is a proposal document for which a number of criteria will be evaluated, the names of the Proponents who have submitted a proposal will be identified after the opening, upon request.

1.7 Selection Process

Selection – Subject to Section 1.9 of this RFP, the Town will not necessarily accept the lowest price or any proposal. Any implication that the lowest price or any proposal will

be accepted is hereby expressly negated. The successful Proponent(s) will be selected based upon evaluation criteria developed by the Town which in its sole discretion will determine the manner in which each response to this RFP meets the evaluation criteria. The proposal may be awarded to one Proponent only or more as the Town determines.

Evaluation Criteria – Subject to Section 1.9 of this RFP, each response to this RFP will be evaluated by the Town to determine the degree to which it responds to the requirements as set out herein. Because this is an RFP other factors in addition to price will be considered when submissions are evaluated.

Please indicate any requirements not met in your proposal with a brief description and reasons therefor.

The Town will read, review and evaluate each proposal. The below evaluation criteria table should be used as a reference only. The Town may in its sole and absolute discretion use or alter the below criteria or use some other evaluation criteria in its entirety.

Evaluation Criteria	Percentage
Price – value for money	25%
Ability to complete all RFP components	15%
Demonstrated understanding of project, work plan, methodology and schedule	25%
Project timeline	10%
Knowledge, experience, and technical competence of the Proponent and the proposed project team members as well as their ability to address the project scope	25%
TOTAL	100%

1.8 Modification and Withdrawal of Proposals

Proposal prices must remain open and available for acceptance by the Town for 90 days after the Closing Time. Proponents may not make modifications to their proposals after this. Proponents will not have the right to change conditions, terms or prices of the proposal once the proposal has been submitted in writing to the Town. All proposals shall become the Town's property. It is the responsibility of each Proponent to submit all required documents as outlined in this RFP.

1.9 Acceptance and/or Rejection of Proposals and Reservation of Rights

The Town is not under any obligation to award a contract, and reserves the right to terminate this RFP at any time for any reason, and to withdraw from discussions with all

REQUEST FOR PROPOSALS
Upper King Street Extension Development

or any of the Proponents who have responded. The receipt and opening of a proposal does not constitute acceptance of any proposal.

The Town reserves the right to reject all or any proposals, and to not necessarily accept the lowest proposal. The Town may accept any proposal that may be considered in the

best interests of the Town in its sole and absolute discretion. The Town also reserves the right in its sole and absolute discretion to waive any formality, informality, or technicality in any proposal. This includes the right to accept a proposal that is not strictly compliant with the instructions in the RFP document.

The Town reserves the right to negotiate, after the RFP Closing Time, with any Proponent to finalize service arrangements in the best interests of the Town.

The Town shall not be bound by trade or custom in dealing with and/or evaluating the responses to the RFP. The Town reserves the right to interpret any and all aspects of this RFP as may be most favorable to the Town.

Proponents will be deemed to have familiarized themselves with existing conditions and any other conditions which may affect performance of the contract. No plea of ignorance of such conditions as a result of failure to make all necessary examinations will be accepted as a basis for any claims for extra compensation.

Proponents waive any claim against the Town for compensation of any kind whatsoever as a result of its participation in or providing a response to this RFP process, including without limitation any claim for costs of proposal preparation or participation in negotiations, or for loss of anticipated profits, whether based in contract including fundamental breach, tort, equity, breach of any duty, including, but not limited to breach of the duty of fairness, breach of any obligation not to accept non-compliant proposals or any other cause of action whatsoever.

In submitting a proposal, the Proponent has accepted the reservation of rights as set out herein and agrees to be bound by same.

1.10 Governing Law and Jurisdiction

Any contract resulting from this RFP shall be governed by and interpreted in accordance with the laws of the Province of Nova Scotia. Any disputes shall be determined in the courts of Nova Scotia.

1.11 Proposal Form

The attached Proposal Form (3.0) must be completed and submitted with all proposals for consideration. Failure to complete and submit the proposal form could lead to the rejection of the proposal.

1.12 Freedom of Information and Protection of Privacy Act

The Town of Lunenburg is subject to the Municipal Government Act provisions relating to the freedom of information and protection of privacy provisions Freedom of Information and Protection of Privacy Act (FOIPOP) and associated Provincial legislation. Any proposal submitted to the Town may be required to be disclosed publicly if any request is to be made under FOIPOP. All proposals received in response to this RFP will be considered public.

1.13 Insurance Requirements

The successful Proponent shall at its own expense obtain and maintain until the completion of the contract and provide the Town with a Certificate of Insurance providing proof of:

- a. Professional Liability insurance covering the work and services described in this Agreement for an amount not less than \$2.0 Million per occurrence;
- b. Comprehensive General Liability insurance for an amount not less than \$2.0 Million per occurrence;
- c. Automobile Liability insurance for an amount not less than \$2.0 Million covering all vehicles used in any manner in connection with the performance of the work described in this RFP.

1.14 Conflict of Interest

The Proponent warrants that no conflict of interest exists with any Town staff, Council or Committee member regarding their RFP submission or with the Town's evaluation process. Should a conflict of interest exist or arise, the Town at its sole discretion may disqualify the proposal submission and/or contract as applicable.

1.15 Nova Scotia Worker's Compensation

The successful Proponent must be registered and remain in good standing with NS WCB throughout the term of a contract issued pursuant to this RFP.

1.16 Human Rights Act

The successful Proponent shall ensure full observance of the NS Human Rights Act in all dealings related to this project.

1.17 Ownership of Data and Information

All data, other information and all resulting reports and materials prepared by the successful Proponent shall be the exclusive property of the Town who reserves ownership rights to all ideas, plans, concepts, etc.

2.0 SPECIFICATIONS AND REQUIREMENTS

2.1 Background and Overview

The Town is seeking proposals regarding the development of lands at Upper King Street Extension in the Town of Lunenburg. This area of land is known as PID 60057387, PID 60057379, PID 60057395 and Upper King Street Extension - portion of PID 60579687 and consists of roughly 4 acres located on the north side of Old Town sloping towards Lunenburg's Back Harbour. This RFP is to receive residential concept proposals for development of the land in-keeping with the Town's Comprehensive Community Plan (CCP), Municipal Planning Strategy (MPS), Land Use By-law (LUB) and Subdivision By-law. The Town is looking for a mixed-use residential development with a good mixture of affordable and accessible units. This RFP is seeking consultants to undertake design proposals and not seeking developers to undertake the actual physical build-out of the development. The physical built-out of the development and the divestiture of the lands will follow much later in the process following a public information session.

Connectivity with the existing streets, walkways, open space (parks and playgrounds) and trails systems in support of a pedestrian-friendly streetscape and active transportation system are important aspects of any development proposal. Any development proposal should demonstrate the use of "complete" streets that are built in such a fashion for all users, no matter of age or ability. Barrier-free design of streets and other public areas should be demonstrated in the proposal. In addition, the Town will be requesting as part of the subdivision process a land dedication equal to 10% of the land mass to be transferred back to the Town as open space pursuant to Part 9.1 of the Town's Subdivision By-law.

The lands are located within the World Heritage Site (WHS) Buffer area as shown on the map in Appendix "B". The WHS Outstanding Universal Values (OUV's) are attached in Appendix "C". The National Historic Site's Statement of Significance is attached in Appendix "D". Any development proposal should be complimentary to the OUV's of the WHS as well as the Statement of Significance for the National Historic Site.

The proposed development scheme shall demonstrate the density and number of dwellings, the type of dwellings and the percentage and number of affordable and accessible dwelling units. 10 percent of the dwelling units shall be affordable units. Affordable housing development is defined here as housing which costs no more than 30% of the median household income within the applicable census dissemination area. The number of accessible units will be based upon the national building code based on the complete developed site scheme as presented by the proponent (not on individual aspects of the development).

Proponents should note that the properties are known to be archaeological hot spots and if any artifacts are found they must contact the Provincial Department of Communities, Culture and Heritage. Developers are encouraged to undertake a Resource Impact Assessment Report prior to any development.

Zoning Information – Current Zoning

PID 60057387

- Located in the Medium Density Residential (RM) Use Zone;
- Located in the Old Town New Town 2 (ONT2) Form Zone; and
- Located in Lot Zone 3 (LZ3).

PID 60057379

- Located in the Medium Density Residential (RM) Use Zone;
- Located in the Old Town New Town 2 (ONT2) Form Zone; and
- Located in Lot Zone 3 (LZ3).

PID 60057395

- Located in the Medium Density Residential (RM) Use Zone;
- Located in the Old Town New Town 2 (ONT2) Form Zone; and
- Located in Lot Zone 3 (LZ3).

PID 60579687 (Upper King Street Extension)

- Located in the Medium Density Residential (RM) Use Zone and the Lower Density Residential (RL) Use Zone;
- Located in the Old Town New Town 2 (ONT2) Form Zone and the OLD Town New Town 1 Form Zone; and
- Located in Lot Zone 3 (LZ3).

The Old Town New Town 2 (ONT2) Form Zone enables multiple main buildings on the lot. However, the Medium Density Residential (RM) Use Zone only permits four (4) residential dwellings plus one accessory dwelling for a maximum of five (5) dwelling units on the lot. The Town is looking for two (2) development schemes associated with the Old Town New Town 2 (ONT2) Form Zone; the Medium Density Residential (RM) Use Zone; and Lot Zone 3. To obtain the highest and best use of the property, a public street system needs to be implemented. The scheme may incorporate other existing rights-of-way, such as the extension of Duke Street and the perpendicular right-of-way from Cornwallis Street to accommodate the proposed street network.

The public street layout shall demonstrate the feasible of a sustainable and practical means of extending the street network and the extension of services including, but not limited to, storm, sewer and water services, curb and gutters, sidewalks, fire hydrants, pumping stations, and other services such as telephone, internet, electrical services and cable. Views down King Street extension through the development to the Back Harbour should be maintained if feasible.

The Town is also looking for two (2) development schemes associated with the Old Town New Town 2 (ONT2) Form Zone; the High Density Residential (RH) Use Zone; and Lot Zone 3. This would require a rezoning to the High Density Residential (RH) Use Zone where group dwellings are permitted without a restriction on the potential number of residential units per lot. In this fashion, no new public streets would be required. A

REQUEST FOR PROPOSALS
Upper King Street Extension Development

driveway with sewer and water laterals could be developed from Creighton Street, along King Street extension to service the development. Views down King Street extension through the development to the Back Harbour should be maintained if feasible.

2.2 Scope of Work

The scope of work shall include two (2) development schemes for a mixed use residential development that is consistent with the Town's CCP, MPS, LUB and Subdivision By-law (Existing zoning of Old Town New Town 2 (ONT2) Form Zone; the Medium Density Residential (RM) Use Zone; and Lot Zone 3) as well as two (2) development schemes for a mixed use residential development that is consistent with the Town's CCP, MPS, LUB and Subdivision By-law (with the proposed zoning of Old Town New Town 2 (ONT2) Form Zone; the High Density Residential (RH) Use Zone; and Lot Zone 3).

The four (4) development schemes will provide four (4) subdivision layouts or alternatively four (4) site plan layouts including as the case may be, but not limited to, the street layout, proposed servicing plan, proposed lot configurations, proposed use (number of dwelling units) of each lot configuration including the height and massing of the developments.

Each of the four (4) development schemes shall demonstrate how the proposals comply with the CCP, MPS, LUB and Subdivision By-law; how each demonstrates a good mixture of affordable and accessible units; how each provides a connectivity to the existing streets, walkways, open space (parks and playgrounds) and trails systems in support of a pedestrian-friendly streetscape and active transportation system consistent with the "complete street" concept and barrier-free design; how each provides the 10% land dedication pursuant to the Town's Subdivision By-law including but not limited to the location, grade analysis, type of open space uses and proposed infrastructure keeping in mind the concept of barrier free design and age friendly facilities (if indeed a subdivision scheme is considered); how each development scheme is complimentary to the WHS; and how each development scheme is respectful of the views overlooking Back Harbour.

The scope of work shall include a general financial cost analysis for the four (4) development schemes.

The scope of work shall include a draft restrictive covenant or other means, such as, but not restricted to, an Agreement for each of the four (4) development schemes as a means of ensuring any prospective purchaser will be legally required to fulfill the development scheme as presented.

The successful proponent shall be mindful of the electrical easement as shown on Appendix "E" – Electrical Easement Plan, where no structures (accessory or main buildings) can be located, but may be used as locations for roadways, driveways and/or parking areas.

2.3 Proposal Deliverables

The proposal shall include the following:

- a)** A cover letter signed by an officer of the company authorized to execute a contract with the Town.
- b)** Detailed project work plan description including a statement of understanding, research, analysis, detailed work approach and methodology purposed to be used in the development of the four (4) development schemes. The work plan should list specific tasks and any options or alternatives. A Gantt chart containing the key tasks, milestones, meetings, presentations, sequence and duration of each task as well as the personnel assigned to each task and their anticipated number of hours devoted to each task.
- c)** Demonstrated experience working with municipalities or companies on similar projects. A list of these relevant projects completed, sample documents and the names and contact information of three references who can speak to the quality of the work performed.
- d)** Identify the key contacts for the project and all personnel and sub-contractors who will be assigned to work on this project, including a description of their relevant qualifications and experience.
- e)** Identify any Town staff or other resource support and/or additional information the Proponent will seek to complete the RFP components.
- f)** Proposed budget and breakdown of costs and expenses related to the project. A charge out rate list for all Proponent staff and relevant sub-contractors is required complete with their assigned tasks and hours devoted as per b) above.

2.4 Project Deliverables

The successful proponent shall be responsible for submitting the following project deliverables:

- a)** The submission of the four (4) development schemes in-keeping with this RFP and its Scope of Work with an Adobe PDF (300dpi) electronic copy as well as a Word Document if required or otherwise deemed appropriate by the proponent.
- b)** All designs, drawings, illustrations, and plans must be submitted in the original software that they were created as well as JPEG or GIF format and all maps submitted in an ArcGIS format.
- c)** All pictures and photographs must be dated and captioned with the location and brief description of the activity being documented. Electronic data for all pictures and photographs must be submitted in JPEG or GIF format.

REQUEST FOR PROPOSALS
Upper King Street Extension Development

d) A draft restrictive covenant or other means, such as, but not restricted to, an Agreement for each of the four (4) development schemes as a means of ensuring any prospective purchaser will be legally required to fulfill the development scheme as presented.

The successful proponent will be responsible for providing all necessary materials including drafts and other materials for review. All materials to be provided to Town staff in electronic format. All documents shall become the property of the Town.

3.0 PROPOSAL FORM

NAME OF PROPONENT: _____

Do not include HST in the Amount of Proposal. All of the below pricing is to be in Canadian Dollars.

Amount of Proposal..... \$ _____

HST..... \$ _____

Total..... \$ _____

Please attach the following additional information:

- Start and end time required to complete the work.
- Two relevant work references and contact phone numbers.

Mailing Address _____

Phone Number _____

Email Address _____

Signature _____

Print Name & Title _____

Date _____

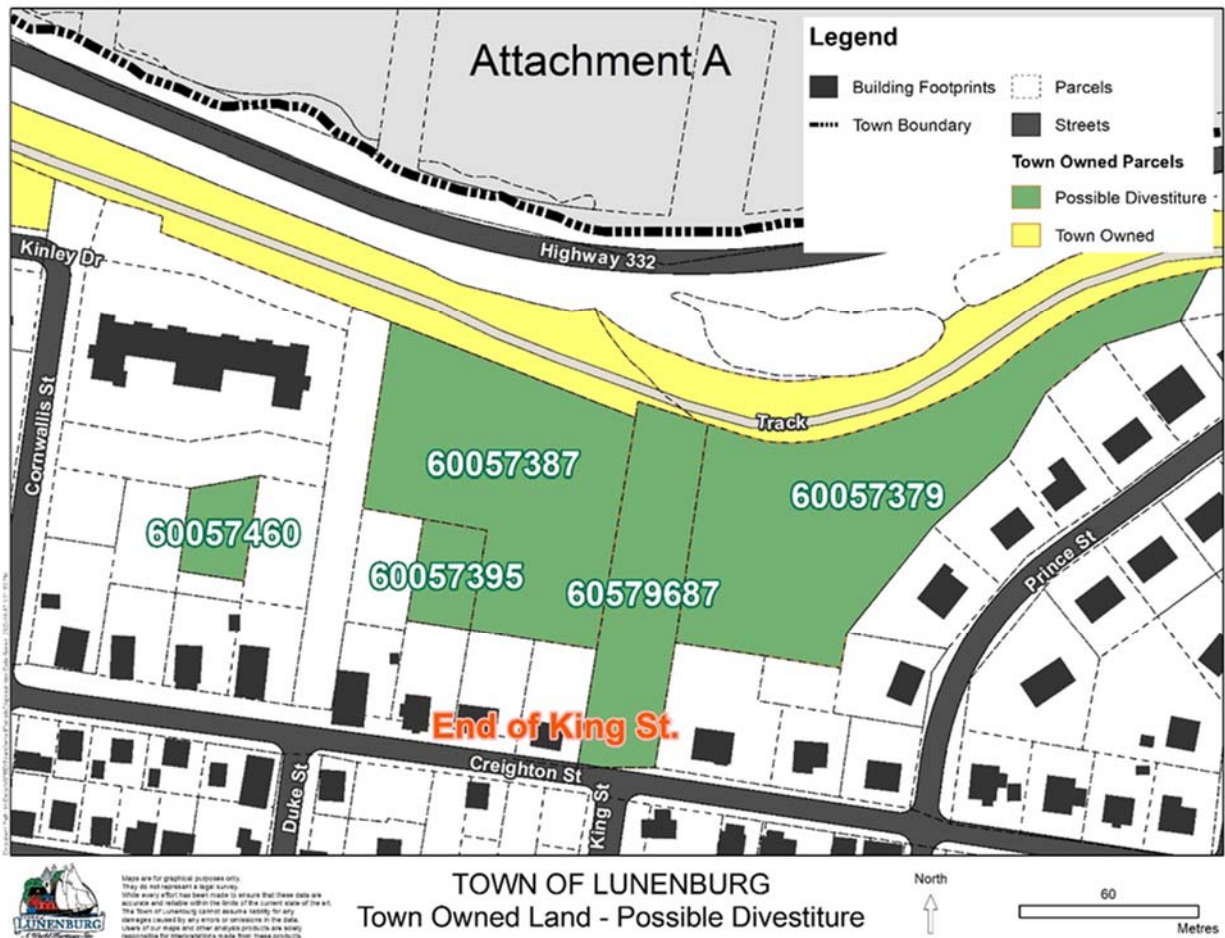
Witness _____

Date _____

Details of Proposal – please attach your submission details as required in this RFP.

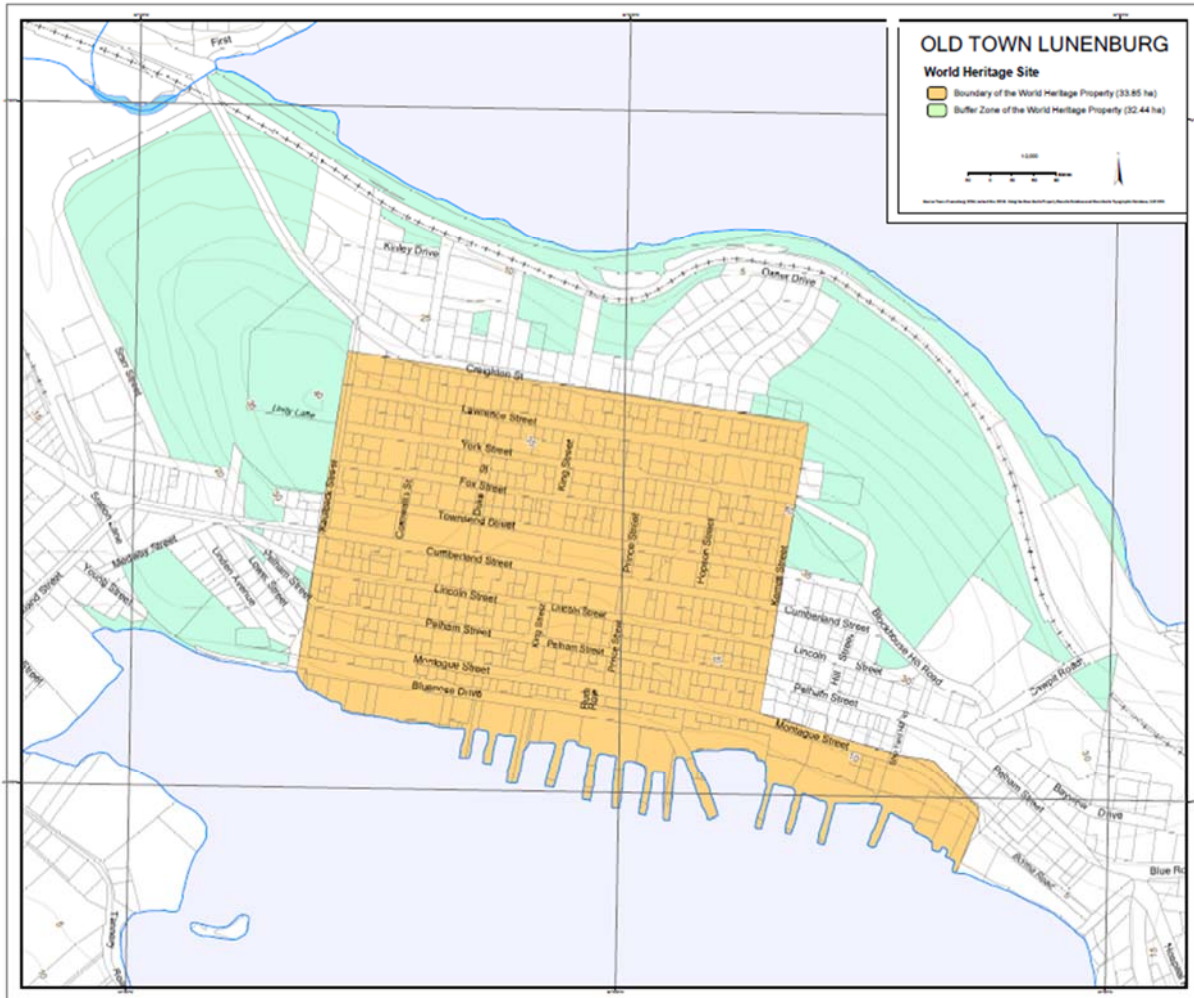
4.0 APPENDICES

Appendix "A" - Map of PID 60057387, PID 60057379, PID 60057460, PID 60057395 and Upper King Street Extension - portion of PID 60579687



REQUEST FOR PROPOSALS
Upper King Street Extension Development

Appendix “B” - World Heritage Site Map with Buffer



Appendix “C” - World Heritage Site – Outstanding Universal Value’s

Old Town Lunenburg

Lunenburg is the best surviving example of a planned British colonial settlement in North America. Established in 1753, it has retained its original layout and overall appearance, based on a rectangular grid pattern drawn up in the home country. The inhabitants have managed to safeguard the city's identity throughout the centuries by preserving the wooden architecture of the houses, some of which date from the 18th century.

Outstanding Universal Value

Brief synthesis

Old Town Lunenburg is the best surviving example of a planned British colonial settlement in North America. Established in 1753, it has retained its original layout and overall appearance, based on a rectangular grid pattern drawn up in the home country. The inhabitants have safeguarded the town's identity throughout the centuries by preserving the wooden architecture of the houses and public buildings, some of which date from the 18th century and constitute an excellent example of a sustained vernacular architectural tradition. Its economic basis has traditionally been the offshore Atlantic fishery, the future of which is highly questionable at the present time.

Criterion (iv): Old Town Lunenburg is a well-preserved example of 18th century British colonial urban planning, which has undergone no significant changes since its foundation, and which largely continues to fulfil the economic and social purposes for which it was designed. Of special importance is its diversified and well-preserved vernacular architectural tradition, which spans over 250 years.

Criterion (v): Old Town Lunenburg is an excellent example of an urban community and culture designed for and based on the offshore Atlantic fishery which is undergoing irreversible change and is evolving in a form that cannot yet be fully defined.

Integrity

Within the boundaries of the 33 ha property are located all the elements necessary to express the Outstanding Universal Value of Old Town Lunenburg. The property encompasses the intact original town plan in its entirety, missing only the fortifications that surrounded the town in its early years, but of which there are no surviving above-ground remains. Its boundaries adequately ensure the complete representation of the features and processes that convey the property's significance, and there is a 48.72 ha buffer zone. The property does not suffer unduly from adverse effects of development and/or neglect.

Authenticity

Old Town Lunenburg is authentic in location and setting, forms and designs, materials and substances, and uses and functions. The original British colonial town plan remains

REQUEST FOR PROPOSALS
Upper King Street Extension Development

evident, including the regular layout of property parcels in a grid pattern with geometrically regular streets, central public spaces, and key community structures, with a functioning waterfront as its focus. In terms of forms and materials, there is a harmony of scale, siting and materials (predominantly wood) throughout the property, and a regional architectural vocabulary that includes the 'Lunenburg bump', an indigenous five-sided dormer. While a continuing vernacular architectural tradition is integral to the property's Outstanding Universal Value, there has been very limited infill in the modern era. Many of the property's historic uses and functions survive.

Most of the recent changes to the property are renovations to specific buildings, some of which have better conveyed the heritage value of Old Town Lunenburg than others. Due to long-term economic circumstances, there are also ongoing pressures on property owners in terms of rising property values, maintenance costs, and the challenges of retaining historical accuracy in restoration planning.

Protection and management requirements

Old Town Lunenburg, which is almost entirely in private ownership, is commemorated by the Government of Canada as a National Historic Site (1991) and protected under two key pieces of provincial legislation, the Municipal Government Act (1998) and the Heritage Property Act (1989), which enable the municipality to create, respectively, land-use and heritage bylaws. In this context, the municipality adopted the Heritage Conservation District Plan, Bylaw and Guidelines in 2000 (consolidated in 2001). In order to better manage the community as a World Heritage property and ensure the continuing protection of the town's heritage resources, the Town of Lunenburg Heritage Sustainability Strategy (2010) has been developed to guide its development, including the identification of heritage, culture and tourism prospects that may produce economic opportunities for the community.

Sustaining the Outstanding Universal Value of the property over time will require managing, to the degree possible, ongoing pressures on property owners related to rising property values, maintenance costs, and the challenges of retaining historical accuracy in restoration planning. It will also require developing and implementing mechanisms to encourage building renovations that fully respect the heritage value of Old Town Lunenburg. Special attention will be given over the long term to monitoring and taking appropriate actions related to a number of factors in and near the property. Specifically, these include the potential impacts of climate change, and the impacts of tourism and visitation.

Appendix “D” – National Historic Site – Statement of Significance

Lunenburg Old Town Heritage Conservation District

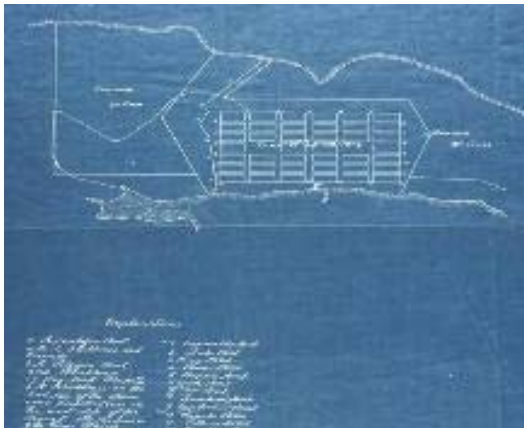
Old Town, Lunenburg, Nova Scotia, B0J, Canada
Formally Recognized: 2000/05/11



Lunenburg from Haulback Head



Aerial view of Lunenburg



Plan of Lunenburg

OTHER NAME(S)

- Lunenburg Old Town Heritage Conservation District
- Old Town Lunenburg

LISTED ON THE CANADIAN REGISTER: 2005/02/04

STATEMENT OF SIGNIFICANCE – DESCRIPTION OF HISTORIC PLACE

Lunenburg is located on the southwest coast of Nova Scotia. The Old Town Heritage Conservation District is located on a hilly peninsula between Lunenburg (Front) Harbour and the Back Harbour. The Heritage Conservation District includes waterfront and shipyard buildings, and continues north up the slope of the peninsula's hills, encompassing the downtown commercial district; the institutional area of the town, with a parade square, town hall, Anglican church, former courthouse and rectory; and the

REQUEST FOR PROPOSALS
Upper King Street Extension Development

private wood-construction homes to the north of the town centre. All streets in the Old Town run north-south and east-west on a grid.

HERITAGE VALUE

Lunenburg Old Town Heritage Conservation District is valued for its historical origins as a planned colonial town, for its well-preserved vernacular architecture, and as a longstanding centre for marine-related industries and the culture that surrounds them. Established in 1753 by the British as a colonial town for over 1,400 mostly German-speaking Protestant German, Swiss and Montbéliardian French colonists, Old Town Lunenburg has retained its original layout and overall appearance, based on the rectangular grid pattern commonly used in colonial planning of its era. The townsite, true to then-current convention, consisted of seven north-south streets, 48 feet wide (with the exception of King Street, which is 80 feet), intersected at right angles by nine east-west streets, each 40 feet wide, creating blocks that were further divided into 14 lots of 40 by 60 feet each. As well, different sections of the town were set aside for industrial use (the blocks closest to the harbour); commercial use (to the north of the waterfront); and institutional use, such as the parade square, the courthouse and Anglican Church (the central blocks in the Old Town). Each immigrating family received one town lot, drawn from playing cards. The London-based Board of Trade and Plantations developed the plans without regard to local topography, resulting in Lunenburg's unusually straight but very steep streets. There are approximately 400 major buildings within the old town, most of them dating from the 18th and 19th centuries, almost all of them wood, and many with colourfully painted exteriors and trims.

The Old Town Heritage Conservation District also includes many waterfront warehouses and outbuildings, reflecting Lunenburg's long tradition of economic dependence on both the shipbuilding and fishing industries. While these industries have grown smaller in Lunenburg, they are still of vital importance, and the industrial area has many shops specializing in marine-related crafts. Lunenburg is also home to the iconic schooners "Bluenose" and the "Bluenose II," both built in a shipyard within the Old Town Heritage Conservation District.

Lunenburg is the best surviving example of a planned British colonial settlement in North America. The inhabitants have managed to safeguard the town's identity and their German heritage throughout the centuries by preserving the wooden architecture of their homes and commercial buildings. One unique regional architectural feature is the "Lunenburg Bump:" a projection traditionally located on the centre of the front façade, and comprised of a large, extended, overhanging dormer, usually of the five-sided Scottish style, and seen throughout the Heritage Conservation District on many homes. By the end of the nineteenth century the local architectural tradition, including Bumps, had reached a level of complexity and variation that reflected the social cohesion and growing prosperity of Lunenburg society. Eventually this growth also resulted in new development, mainly to the west, in an area given the name 'New Town'.

Source: Heritage Conservation District Plan and By-law with Design Guidelines, 2001, found in Town of Lunenburg Heritage Files, no. 62.

CHARACTER-DEFINING ELEMENTS

The Lunenburg Old Town Heritage Conservation District has many defining elements that relate to its value as a well-preserved planned colonial town, an area of architectural interest and an important centre for marine-related industries, including:

- The dense concentration of historic architecture, seen in the 403 buildings of the Old Town, ranging in age from the eighteenth to early twentieth century, and creating cohesive streetscapes. The main types of buildings include waterfront industrial buildings in the Maritime Vernacular warehouse style, commercial buildings in the late Victorian and Edwardian styles, and a variety of homes in Georgian, Cape Cod, Gothic Revival, Classical Revival and Second Empire styles, accentuated with vernacular architectural elements;
- All elements that are typical of a longstanding building tradition particular to the Lunenburg area, including the sturdy wooden construction of the majority of the buildings, with clapboard or shingle cladding and wooden trim elements. The most noticeable vernacular building element in Lunenburg is the "Lunenburg Bump:" an enlarged dormer extended out over the eaves, either five-sided or rectangular. Most are situated in the centre of the front façade over the entrance, which may be in an attached storm porch. Decorative elements include complex dormer roofs (from bellcast to triple-tiered varieties), bracketry, panelling and fretwork, gablets on the dormers, cornices and window ornamentation;
- All elements of the town's still preserved original form, which is based on eighteenth century colonial planning theory: using a very specific rectangular grid form layout of seven north-south streets, 48 feet wide (with the exception of King Street, which is 80 feet), intersected at right angles by nine east-west streets, each 40 feet wide, and with each block divided into 40 foot by 60 foot lots. The geometrically regular streets have most buildings close to the street line, public spaces in the centre of town and a well-defined distinction between urban and non-urban areas;
- The distinction between the industrial, commercial, institutional and residential areas of the Old Town, reflecting the original town plans. In particular, the layout and use of the institutional area of the Old Town, in its geographic centre. The buildings in this area include (from west to east) Saint John's Anglican Church building and open space surrounding the building, the old fire hall and electric lights building, town hall with park space to either side, the open park space to the east of town hall including war memorials, a heritage bandstand and the King Street right-of-way, and the Armouries site (now the Town of Lunenburg Public Works Department) at the far eastern end. The land between the Armouries and Prince Street were sold in 1894 and are now private lots with houses;
- All original elements reflecting the fishing and shipbuilding industries, especially the inter-related warehouses and wharves, the marine railway, outbuildings, parking and loading areas, all located on or close to the waterfront. Also, all elements contributing

REQUEST FOR PROPOSALS
Upper King Street Extension Development

to the visual character and related harbour views of the area, without constricting its function;

- Elements used by the town in the protection of the district such as former cannons put in place at corners to slow carriage traffic, significant trees located in public areas, monuments, and outbuildings considered to add value to the surrounding streetscape.

RECOGNITION JURISDICTION

Nova Scotia

RECOGNITION AUTHORITY

Local Governments (NS)

RECOGNITION STATUTE

Heritage Property Act

RECOGNITION TYPE

Heritage Conservation District

RECOGNITION DATE

2000/05/11

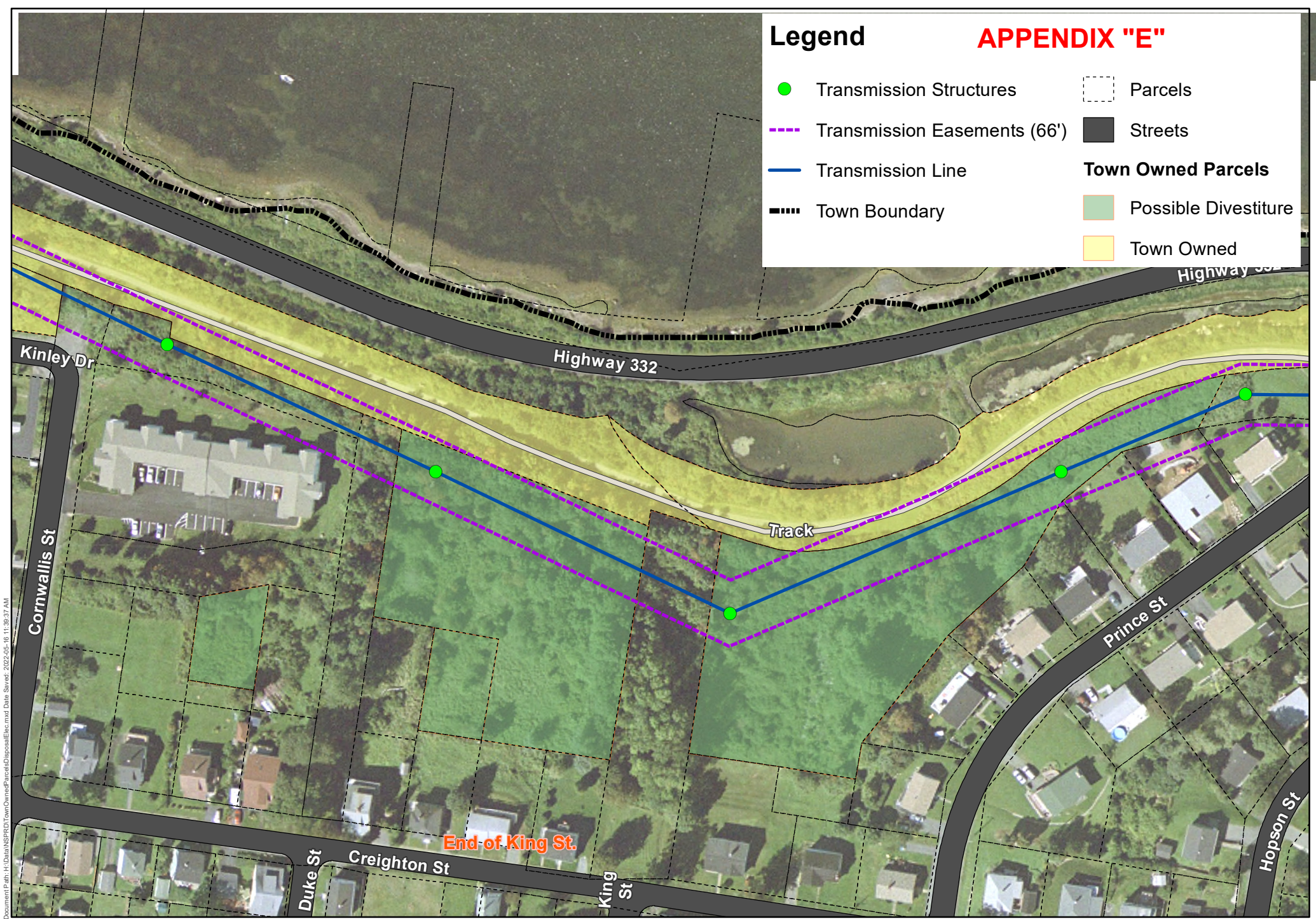
HISTORICAL INFORMATION – SIGNIFICANT DATE(S)

1753/01/01 to 1940/01/01

THEME - CATEGORY AND TYPE

Developing Economies
Trade and Commerce
Expressing Intellectual and Cultural Life
Architecture and Design
Peopling the Land
Settlement

Document Path: H:\Data\NSPFD\TownOwned\ParcelDisposalElec.mxd Date Saved: 2022-05-16 11:30:37 AM



Legend

- Transmission Structures
- Transmission Easements (66')
- Transmission Line
- - - Town Boundary

APPENDIX "E"

- ▭ Parcels
- ▭ Streets
- Town Owned Parcels**
 - ▭ Possible Divestiture
 - ▭ Town Owned