

Design Rational

Project Brief

This design rational forms part of the application to amend the existing Development Agreement for the properties identified as; PID 41508607 NORTHWOODCARE REALTY INCORPORATED (NORTHWOOD GARDEN) (PID 41508581) NORTHWOOD RELATED ENTITY – 239 GARY MARTIN DRIVE INCORPORATED (NORTHWOOD PLACE) (PID 41508607) NORTHWOOD RELATED ENTITY – NORTHWOODVARE REALTY INC.

The objective of the amendment is to:

- a) PID # - 41508607 (the “Northwood Property”) remains undeveloped and it is Northwood’s intention to build a long-term care facility on that site. This facility will feature 48 beds and is being designed by the team at Harvey Architecture. The current agreement does not allow for Long Term Care units Northwood would like to amend the agreement to include this use.
- b) Link the following properties with pedways that will cross property lines. PID 41508607 NORTHWOODCARE REALTY INCORPORATED (NORTHWOOD GARDEN) (PID 41508581) NORTHWOOD RELATED ENTITY – 239 GARY MARTIN DRIVE INCORPORATED (NORTHWOOD PLACE) (PID 41508607) NORTHWOOD RELATED ENTITY – NORTHWOODVARE REALTY INC. The proposed amendment is to permit the construction of a pedway connecting the existing buildings located on the above-mentioned properties by way of enclosed pedestrian walkway to foster and encourage safe interaction and shared use of facilities between residents of the adjacent buildings.

Interconnection provides.

- All weather connectivity
- Ability for residents to co-mingle assisting in volunteerism
- Provide better access to social programming and services
- Reduction in social isolation

BW-20 – (b) Amendment to allow for, (objective a) Long Term Care units and (objective b) Pedway connection, under the existing development agreement shall include provisions for all new development intended within the Sub-Area. The Sub-Area being Sub-Area 3 on schedule BW-6 of the Municipal Planning Strategy.

BW-23 – The proposed pedway that will connect the properties noted above will adhere to the framework of the “Community Concept Plan” as shown on schedule BW-7. The objectives of the development district will be incorporated into the proposed amendment to the development agreement already in place. The development district being “Residential Neighborhoods”

BW-24 – The proposed pedway seeks to have consideration given to varying the development standards established under the Bedford Municipal Planning Strategy and Land Use By-law. Specifically, the standards pertaining to lot coverage and setbacks. The variation requested through this proposed

amendment would be to allow lot coverage and setback requirements to facilitate a pedway to cross over the property line between PID 41508607, 41508581, & 41508607.

Providing a safe and weather protected circulation corridor between two types of senior living facilities would allow for greater connection and diversity between the two types that would otherwise be isolated from each other. The pedway connection allows residents in all properties to have access to facilities located within each building. Northwood envisions a multi-use senior living campus by interconnecting the buildings located on each adjacent property. This senior living campus will contribute positively to the overall density and open space allocations envisioned by the Reginal Plan.

Residential Neighborhoods

Objectives;

To plan neighborhood development on a comprehensive basis;

The plan to consolidate some building facilities in one building for shared use of another building demonstrates a comprehensive approach to development of the two adjacent sites.

To support and integrate housing opportunities for a variety of income levels, lifestyles and age groups;

Allowing for the construction of a long term care facility on PID 41508607 and connecting the two types of senior living facilities will allow for more integration of residents with a variety of income levels, lifestyles and age groups.

To foster individual neighborhood identities with attractive streetscapes and distinctive architectural and landscaping themes;

The pedway will offer a distinctive architectural element that will contribute to the identity of the site within the neighborhood fabric. Planned landscape schemes surrounding the proposed pedway will foster a cohesive connection and identity of place between the two buildings.

To preserve natural drainage systems and areas of unique or sensitive terrain and vegetation and to encourage development designed to suite the natural terrain and reduce negative impacts on the natural environment;

Portions of the proposed pedway structure will be elevated above the ground allowing for uninterrupted landscaping and open space below. The proposed design for the pedways will allow for clear glazing on each side of the structure allowing for minimal interruption of sight lines to the landscape beyond.

To provide attractive, comfortable and convenient routes for pedestrians and cyclists that connect with the community trail system, local commercial and community facilities and public transit stops;

The proposed pedway will provide attractive, comfortable, and convenient routes for the residents to pass between the buildings and allow for connection to shared facilities. With many residents having mobility issues and compromised immune systems this pedway will provide a crucial means of independent movement critical to physical and mental health.

To provide neighborhood parks at convenient locations that are comfortable, visible and conform with the principles of crime prevention through environmental design (CPTED);

The proposed landscape design surrounding the pedway will provide a convenient and comfortable park like environment that will be visible to the surrounding neighborhood inviting social interaction. Measures will be provide to deter crime through the principles of (CPTED).

To encourage innovative design within clearly defined performance criterion;

The innovative design of the pedway has been developed on the performance criterion; Safety, Weather protection and efficient consolidation of building facilities and services.

To provide an effective integration with established neighborhoods and to provide for adequate buffers from abutting commercial and industrial developments;

The proposed pedway and surrounding landscape design will help to integrate the building lots offering a connection. Without the connection of the pedway and surrounding landscaping the area between the buildings would remain an unanimated space. The pedway and surrounding landscape design will offer a buffer between the adjacent industrial park and the residential neighborhoods.