

# Design Rational

## Project Brief

This design rational forms part of the application to amend the existing Development Agreement for the property identified as civic number 185 Gary Martin Drive (PID # 41466723) which is under ownership of 185 Gary Martin Drive Incorporated Northwoodcare Bedford Inc.

The purpose of the amendment is to:

- a) Incorporate the abutting property 123 Gary Martine Drive (PID # 41257593), under the ownership of Northwood Bedford Inc. into the Development Agreement;
- b) Permit the existing use of the facility constructed at 123 Gary Martin Drive (seniors care facility) under a site-specific amendment

The objective of the proposed amendment is to permit the construction of a pedway connecting the existing buildings located on the above-mentioned properties. Interconnection of the existing facilities (the 73 unit multi-unit residential building and adjacent 155 bed long term care facility) byway of enclosed pedestrian walkway in order to foster and encourage safe interaction between residents of the two facilities.

Interconnection provides.

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

**BW-20 – (b)** Amendment to include 123 Gary Martin Drive under the existing development agreement for 185 Gary Martin Drive 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 two buildings located on 185 & 123 Gary Martin Drive 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 for 185 Gary Martin Drive. 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 185 & 123 Gary Martin Drive.

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 185 Gary Martin Drive to have

access to facilities located in 123 Gary Martin Drive. This consolidation of facilities in one building allows for more efficient design that will contribute positively to the overall density and open space allocations envisioned by the Regional 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;**

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;**

The majority of the proposed pedway structure will be elevated above the ground allowing for uninterrupted landscaping and open space below. The structure of elevated portion of the pedway will require one new concrete foundation and structural frame therefore touching down on the landscape lightly.

#### **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 two 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. A resting alcove is incorporated into the pedway design to facilitate use by residents with physical challenges. This rest space also creates a sense of place, offering a momentary animation of a space that otherwise would only serve as circulation between the two buildings.

#### **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 two 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.