

Lincoln Care – 3411, 3417, 3423 & 3429 Rittenhouse Road

Committee of the Whole

December 2nd, 2024

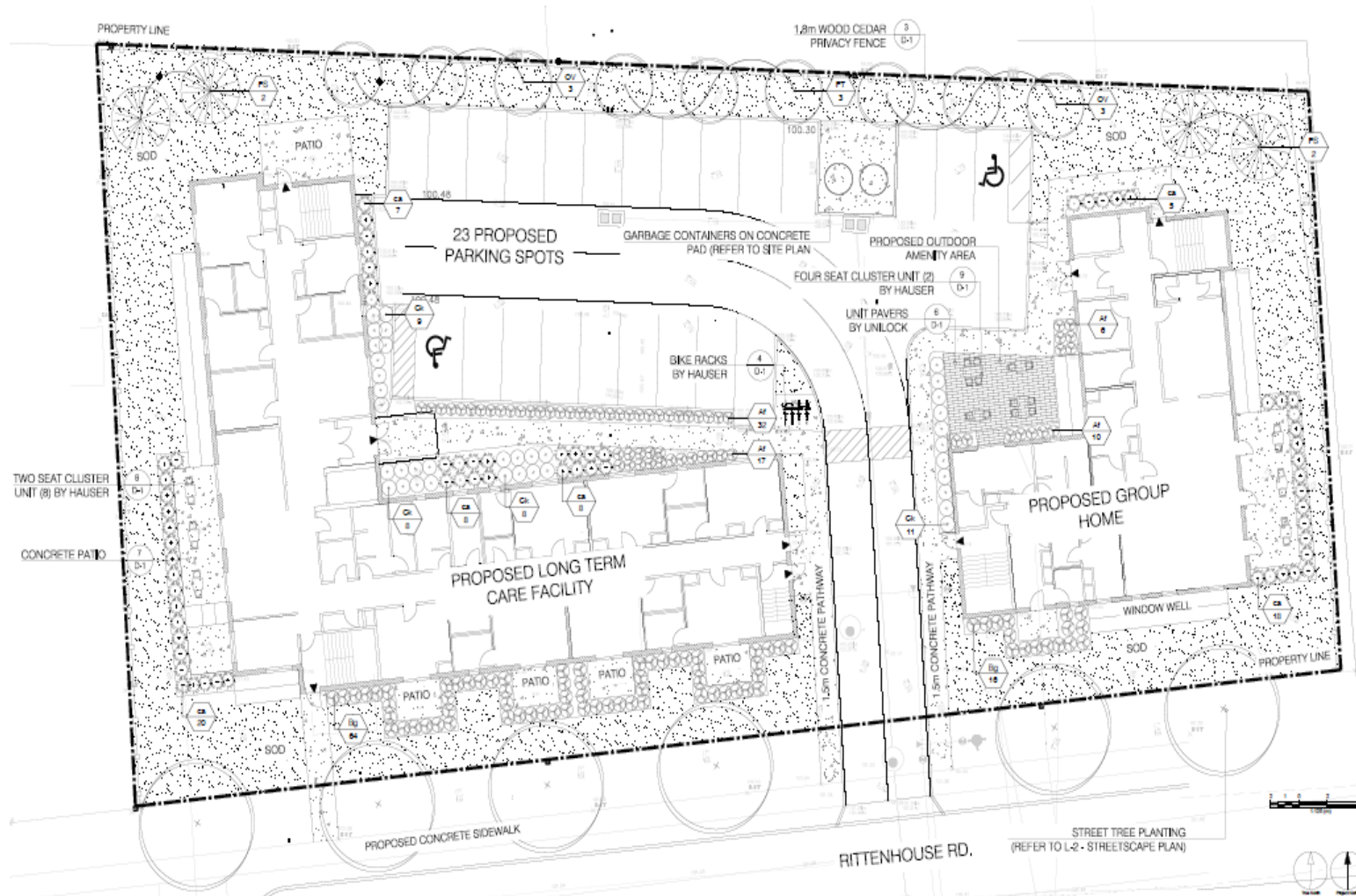
Subject Lands



Surrounding Context



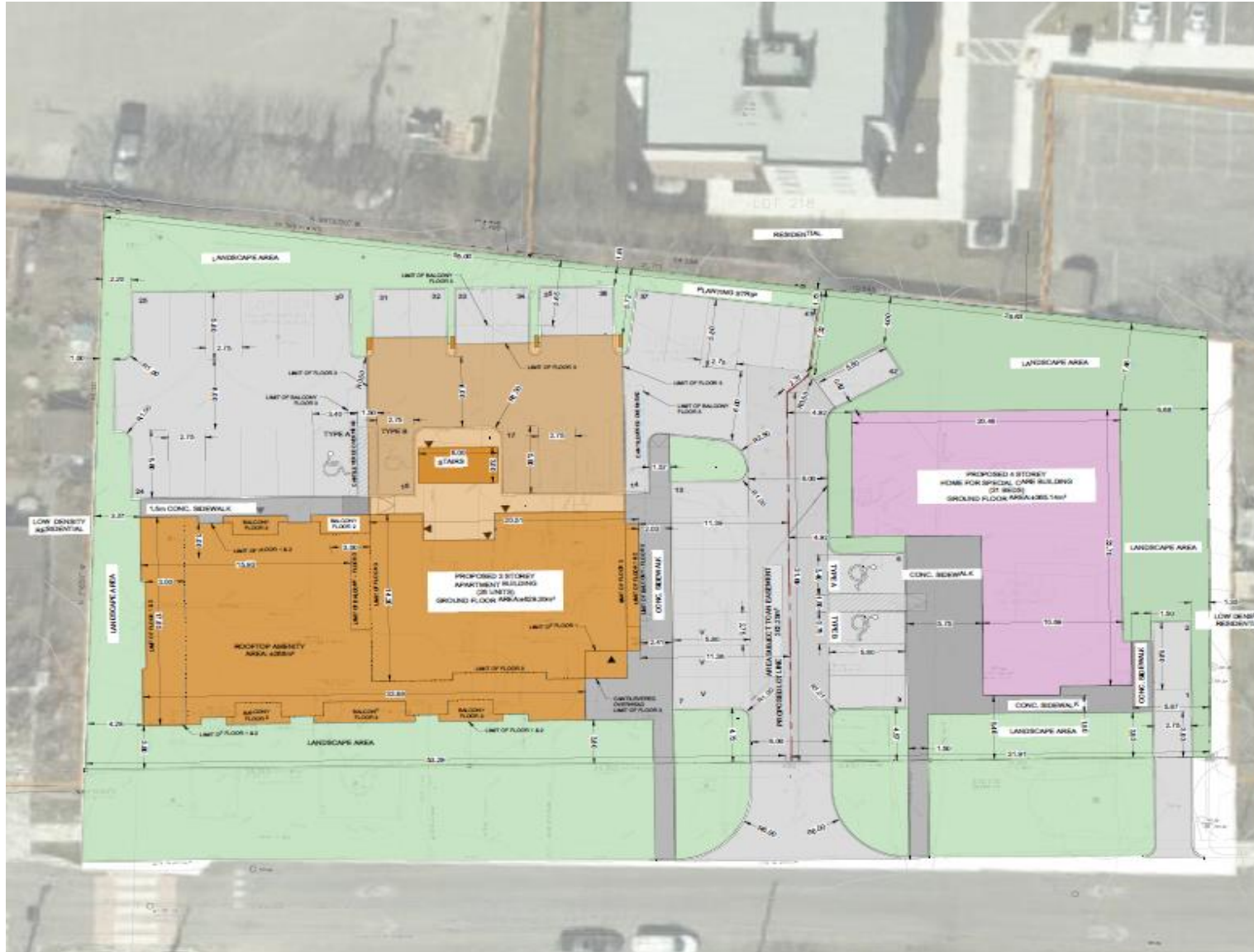
Original Development Proposal



Public Concerns heard at the 2022 Open House

- Land Use Compatibility
- Parking Supply
- Traffic
- Site Functionality
 - Provision of outdoor amenity spaces
 - Emergency services and loading
- Architectural Design and Scale

Revised Development Proposal



- Proposed Group Home has been revised to 31 beds and 7 spaces
 - Previously 5 spaces
- Long-term Care Facility has been replaced with a three-storey apartment building with 26 units and 35 spaces

Revised Development Proposal

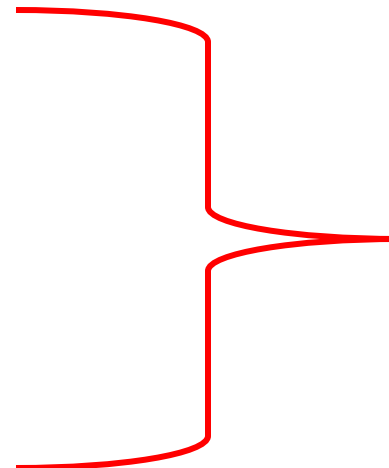


Revised Development Proposal



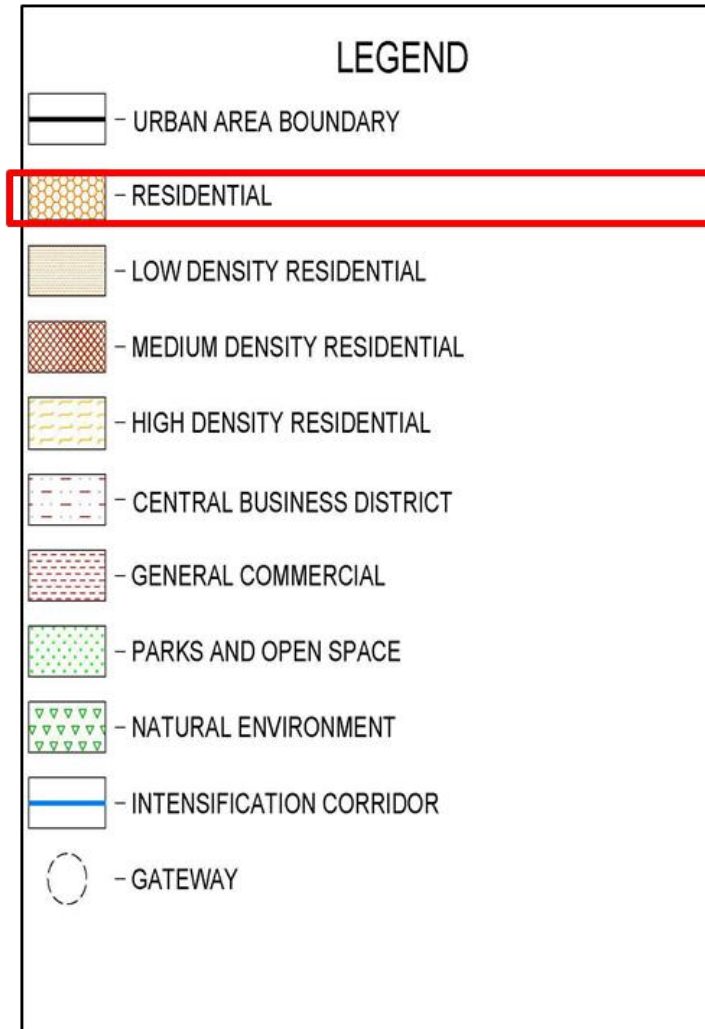
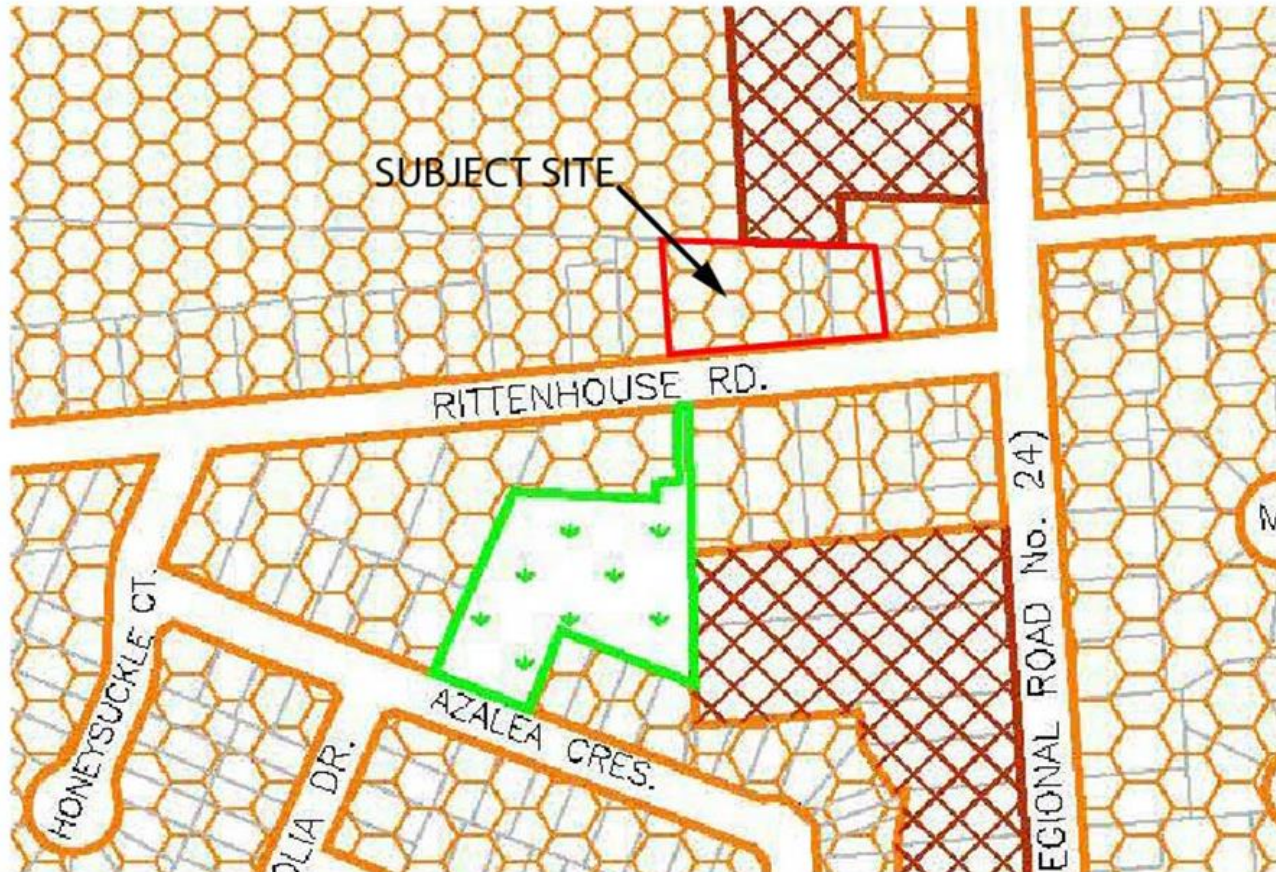
Public Concerns heard at the 2022 Open House and 2024 Open House

- Land Use Compatibility
- Parking Supply
- Traffic
- Site Functionality
 - Provision of outdoor amenity spaces
 - Emergency services and loading
- Architectural Design and Scale
- Operations

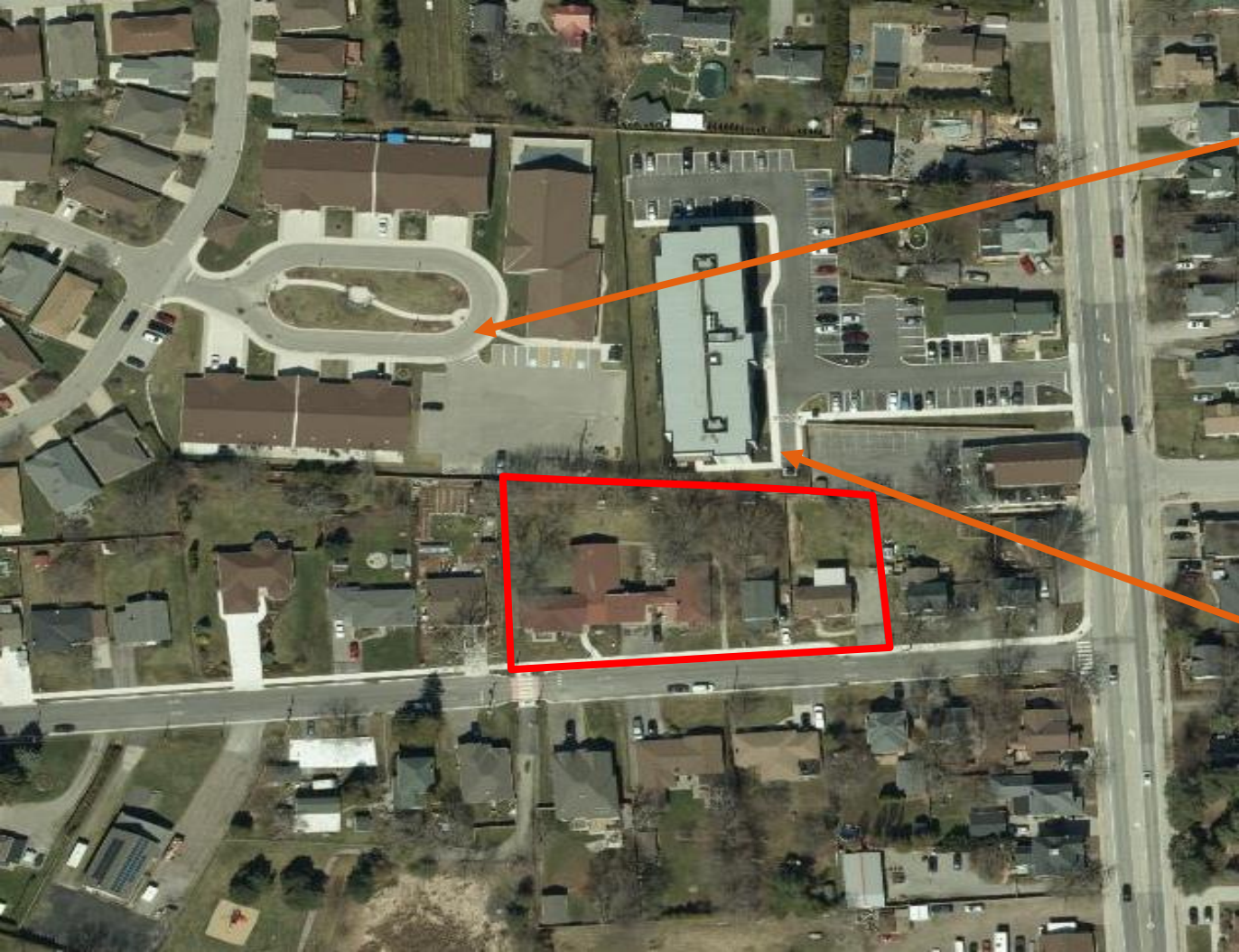


Revised through the updated development proposal

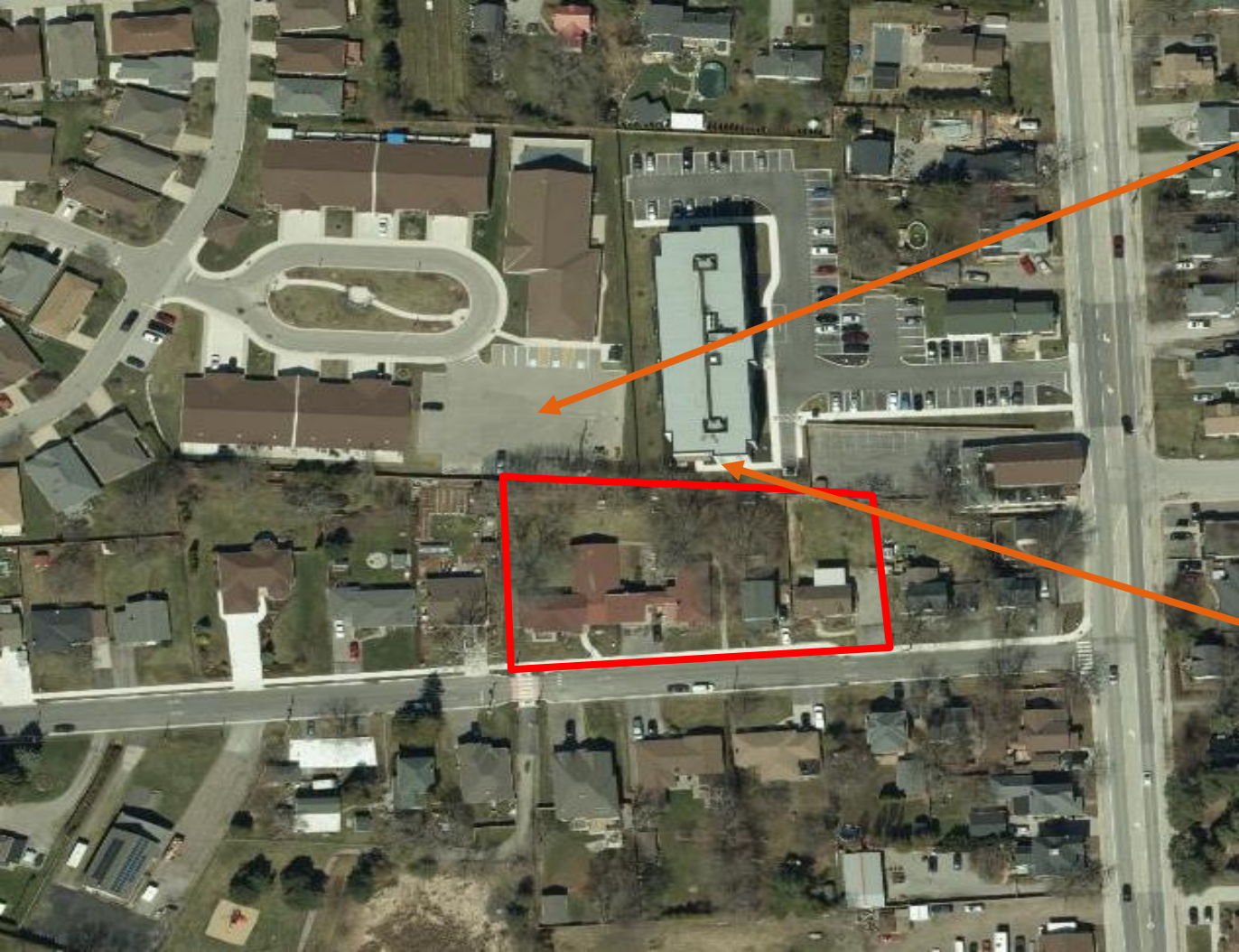
Land Use Compatibility



Land Use Compatibility



Land Use Compatibility



Parking Supply

- Parking Assessment confirmed that a parking supply of 3 spaces should be dedicated to the Special Care Residence
 - Residents do not operate private vehicles
 - No increase in staff required
 - Visitors are infrequent and visit are short

However, after hearing concerns on the proposed parking supply from the previous Committee of the Whole Meeting, the Site Plan has been revised to increase the parking supply for the Special Care Residence to 7 spaces.

Parking Supply

- The proposed apartment building is proposing a ratio of 1.16 spaces per unit, whereas the Zoning By-law requires 1.25 spaces per unit
 - We're deficient by 0.5 spaces

Traffic Calming Measures



Operations

Current Features

- Provides recreational activities (games and crafts) twice a week
- Meeting every Tuesday to discuss community behaviour
- Replaced the fence in the front lawn and backyard to prevent residents from trespassing to other properties
- Smoking area have been moved to the back and Fire Department is aware and satisfied with this change

Proposed Features

- Recreational Activities will be available on a daily basis
- Security Camera, FOB or ID Control with time stamp will be installed on the entrances and exists for better safety monitoring
- More fences, which will enhance resident's privacy
- Barber shop, convenience store and doctors officed proposed within the new group home buildin

Operations– Neighbourhood Liaison

- A Hotline Number has been provided so that the Community can bring their concerns directly to Lincoln Lodge
 - Any neighbour concerns forwarded to Lincoln Lodge will be addressed in a timely manner
- In addition, Lincoln Lodge will hold an open house summer barbeque, where neighbours will be invited to share their concerns with the Lodge

- Rear yard fencing will enhance privacy
- Rear yard patio and smoking areas will be strictly enforced
- Recreational activities, crafts and outings will continue
- Weekly mandatory resident meetings will re-inform “good neighbour” policies
- Enhanced security and monitoring will be installed

- Good Shepard regular attendance will continue: weekly/ daily as needed

Conclusions

The proposed development and associated planning application are:

- Consistent with PPS and conform to Provincial, Regional and local plans;
- Viable from a technical perspective (i.e. servicing, stormwater management, traffic, and parking);
- Increasing the mix and range of residential types and densities;
- Compatible with the adjacent land uses; and,
- Well-supported by existing municipal infrastructure and public service facilities

