



Subject:	Zoning By-law Amendment Application by Arcadis for 3411-3429 Rittenhouse Road, Vineland
To:	Committee of the Whole – Planning & Economic Development
From:	Planning and Development Department

Report Number:	PD-42-24
Wards Affected:	Ward 4
Date to Committee:	December 2, 2024
Date to Council:	December 16, 2024

Recommendation:

That Committee recommend to Council the approval of Zoning By-law Amendment Application PLZBA20210234 by Arcadis on behalf of 2366158 Ontario Inc., Cui Zhang, Ying Yi Su; and

That Committee recommend that Council enact and pass the Zoning By-law Amendment attached as Appendix D of Report PD-42-24 to amend the zoning regulations for the subject lands; and

That Committee deem that the Zoning By-law Amendment conforms to the Official Plan for the Town of Lincoln; and

That Committee declare that they have considered all of the written and oral submissions and agrees with the planning report analysis and recommendations and finds that, subject to the conditions of approval, this application meets the Planning Act criteria, is consistent with the Provincial Planning Statement and complies with the Growth Plan, the Niagara Region Official Plan and the Town Official Plan.

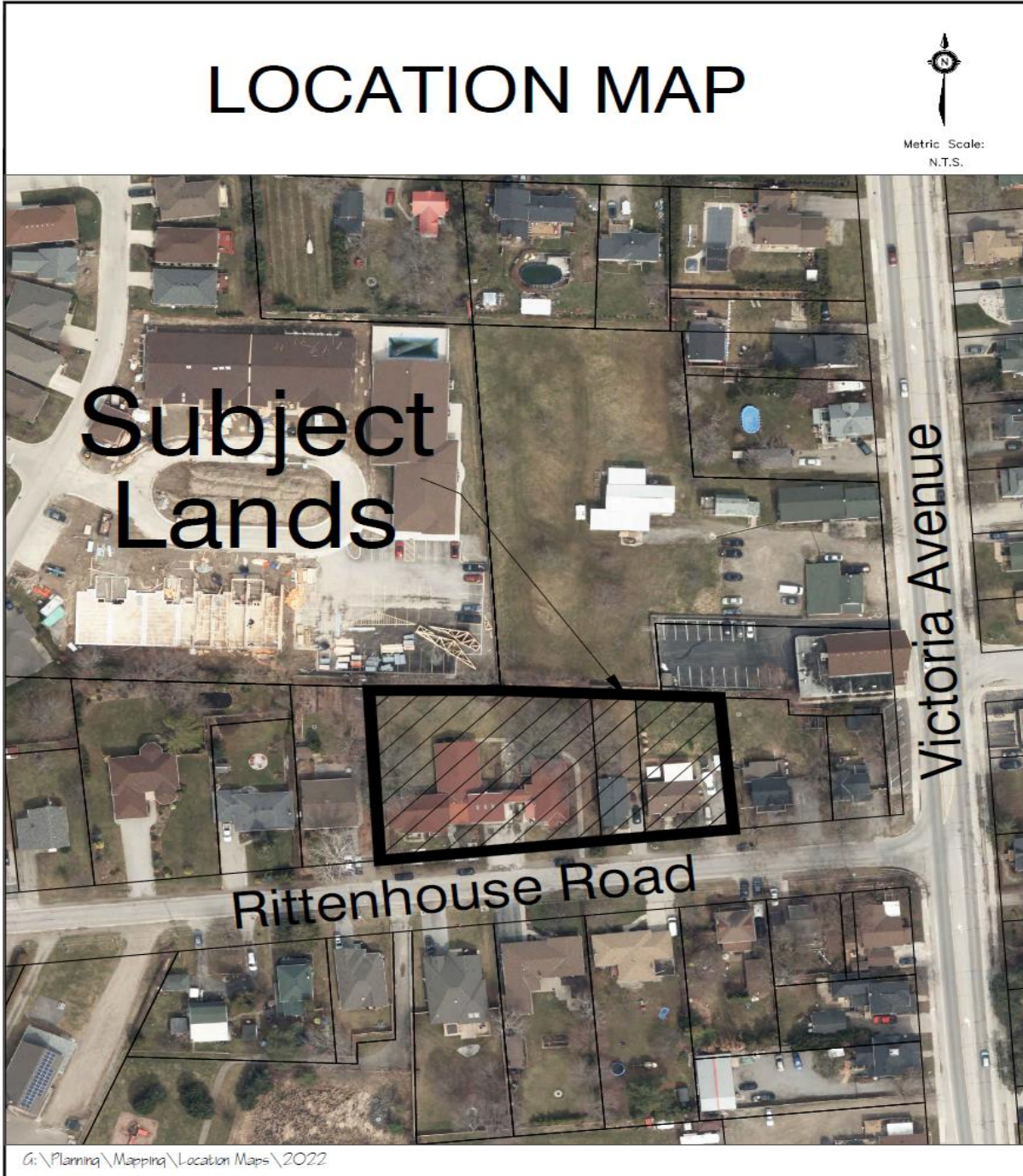
Purpose:

The purpose of this report is to provide a recommendation to Committee and Council and the general public regarding the Zoning By-law Amendment Application to permit a 31 bed home for special care (in place of the existing 31-bed facility) and a 26 unit residential apartment building.

Background:

The subject lands are located on the north side of Rittenhouse Road, west of Victoria Avenue in Vineland. The lands are legally described as Lot 221 to 224, Plan M-2, and are municipally known as 3411, 3417, 3423, 3429 Rittenhouse Road.

A map outlining the location of the subject lands is included below.



The subject lands consist of three separate properties with a combined frontage of 90.62 metres and lot area of 3,599.98 square metres (0.36 hectares). 3423 & 3429 Rittenhouse Road consists of Lincoln Lodge, the existing home for special care, while 3411 & 3417 Rittenhouse Road each consist of a single detached dwelling.

The surrounding area is largely characterized by residential uses (including an apartment building to the north), institutional uses (churches), commercial uses along Victoria Avenue and Rittenhouse Park to the south. The subject lands are located within the Urban Area of Vineland.

The lands are designated Residential according to the Official Plan. 3411 and 3417 Rittenhouse Road are presently zoned Residential 2 (R2) and 3423 and 3429 Rittenhouse Road are presently zoned Institutional (I) according to Zoning By-law No. 93-14-Z1.

The Zoning By-law Amendment application is proposed to rezone the subject lands to a Residential (RM2) Zone with site specific provisions to redevelop the lands for a new 31 bed home for special care to replace the existing 31 bed Lincoln Lodge facility and a 26-unit residential apartment building with a total of 42 parking spaces. The details of the site-specific zoning provisions are provided further in this report.

This application represents the resubmission of an application submitted in 2022 that proposed a 60-bed home for special care and an 80-bed long term care facility with 23 parking spaces. As a result of comments received at the time and Town staff’s evaluation from a compatibility perspective, the application was revised considerably. Details of the previous iteration and comments received are provided further in this report.

A copy of the new preliminary site plan and renderings are included as Appendix A and B.

Application Details	
Applicant/Agent:	Arcadis
Owner:	2366158 Ontario Inc., Cui Zhang, Ying Yi Su
Type of Application:	Zoning By-law Amendment
Policy Context	
Official Plan Existing:	Residential
Official Plan Proposed:	No change proposed
Zoning By-law Existing:	Residential 2 (R2) & Institutional (I)
Zoning By-law Proposed:	Residential Multiple 2 (RM2 with Site Specific Changes)
Processing Details	

Date of Pre-Consultation Meeting with Town:	April 25, 2019
Date of Application Submission:	December 16, 2021
Date of Receipt of Complete Application:	January 13, 2022
Notice of Public Meeting Circulated On:	February 22, 2022 & June 17, 2024
Statutory Deadline for Decision:	See note below
<p>Note: Section 34(11) of the Planning Act permits an applicant to file an appeal to the Ontario Land Tribunal if Council refuses or neglects to make a decision on a Zoning By-law Amendment within 120 days of the submission of a complete application.</p> <p>Following the Open House in March 2022, the owner/applicant requested to postpone the subsequent public meeting as a result of comments received at the open house. Following discussions with Town staff, the application was revised and resubmitted in early 2024.</p> <p>In consideration of the significant changes to the proposed development, another open house and public meeting was held in June/July 2024.</p> <p>Following the public meeting, additional revisions were made to the design of the building, parking and landscaping and resubmitted for review. Staff and Council site visits also occurred during this time.</p> <p>The significant revisions and additional public engagement extended processing timelines.</p>	

Report:

It is required that municipal decisions affecting planning matters be consistent with the Provincial Policy Statement, Growth Plan, and other provincial legislation. The following policies are particularly relevant to this application.

Provincial Policy Statement 2020:

The lands are located within a settlement area as defined by the PPS. Policy 1.1.1 promotes healthy, livable, and safe communities by promoting efficient development and land use patterns which sustain the financial well-being of municipalities over the long-term and by accommodating an appropriate range of residential uses to meet long-term needs. Such communities are sustained by:

- Avoiding development and land use patterns which may cause environmental or public health and safety concerns.

- Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.
- Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.
- Promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

Policy 1.1.3.1 states that settlement areas will be the focus of growth and development, and their vitality and regeneration shall be promoted.

Policy 1.1.3.2 states that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources, are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available and avoid the need for their unjustified and/or uneconomical expansion.

Policy 1.1.3.2 also states that land use patterns within settlement areas shall be based on a range of uses and opportunities for intensification and redevelopment where this can be accommodated considering existing building stock or areas, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Policy 1.1.3.4 states that appropriate development standards should be promoted which facilitate intensification and development, and compact form, while avoiding or mitigating risks to public health and safety.

Policy 1.1.3.5 states that planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.

Policy 1.1.3.6 states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and intensification that allow for the efficient use of land, infrastructure, and public service facilities.

Policy 1.4.3 requires planning authorities to provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by establishing and implementing minimum targets for the provisions of housing which is affordable to low and moderate income households including all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements and all forms of residential intensification.

Policy 1.6.1 states that infrastructure and public service facilities shall be provided in a coordinated, efficient, and cost-effective manner to accommodate projected needs. Planning for infrastructure and public service facilities shall be integrated with planning for growth so that these are available to meet current and projected needs.

Policy 1.6.3 states that the use of existing infrastructure and public service facilities should be optimized, where feasible, before consideration is given to developing new infrastructure and public service facilities.

Policy 1.6.6.1 (a) states the expected growth shall be accommodated in a manner that promotes the efficient use of existing municipal sewage services and municipal water services.

Policy 1.7.1 states that long-term economic prosperity should be supported by promoting opportunities for economic development and community investment-readiness, encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce, optimizing the long-term availability and use of land, resources, infrastructure and public service facilities, and encouraging a sense of place, by promoting well-designed built form and cultural planning.

Provincial Planning Statement (2024):

The new Provincial Planning Statement, 2024 (PPS, 2024) similar to the previous 2020 Provincial Policy Statement, provides policy direction on land use planning and development matters of provincial interest. All planning decisions must be consistent with the PPS, 2024.

The development policies examined in the previous section of this report under the PPS 2020 have been carried forward into the new PPS, 2024 with a focus on complete communities by way of redevelopment and intensification of underutilized lands.

Planning staff are of the opinion that the proposed development conforms to both the previous PPS, 2020 and new PPS, 2024 policies pertaining to promoting efficient development in the Vineland Urban Area, allowing for a compact built form and adding to the range of mixed uses while utilizing existing infrastructure. The proposed development adds diversity to the Town's housing stock which is mainly comprised of single detached dwellings while maintaining similar building heights as adjacent uses. The proposed development also provides support for individuals requiring assisted living while allowing for them to be located within a community rather than being isolated. Planning staff are of the opinion that the proposed development aids in providing appropriate housing for residents with special needs which is also a component of a complete and inclusive community.

Places to Grow: Growth Plan for the Greater Golden Horseshoe (2020):

At the time of application submission, municipal decisions affecting planning matters were to be consistent with the principles and policies of the Growth Plan for the Greater Golden Horseshoe (Growth Plan). The Growth Plan provided a land use planning framework to guide where and how growth will occur in the Greater Golden Horseshoe (2051). The following policies were applicable at the time of application submission.

The subject lands are located within the "built-up" area and are identified as a "settlement area", in the Growth Plan.

Section 1.2.1 contains the following principles which guide decisions on how land is developed, resources are managed, and public dollars are invested:

- Support the achievement of complete communities.
- Prioritize compact built form to make efficient use of land and infrastructure and support transit viability.
- Support a range and mix of housing options to serve all sizes, incomes, and ages of households.
- Improve the integration of land use planning with planning and investment in infrastructure and public service facilities, including integrated service delivery through community hubs.
- Integrate climate change considerations into planning and managing growth such as planning for more resilient communities and infrastructure and moving towards low-carbon communities, with the long-term goal of net-zero communities, by incorporating approaches to reduce greenhouse gas emissions.

Section 2.2.2 of the Growth Plan directs a minimum of 50% of all residential development to occur within the delineated Built-Up Area of Niagara. The Growth Plan further directs that growth within settlement areas will be focused in delineated built-up areas, strategic growth areas, location with existing or planned transit, and areas with existing or planned public service facilities.

Section 2.2.6 of the Growth Plan supports the achievement of complete communities through:

- Planning to accommodate forecasted growth to the horizon of the Plan.
- Considering a range and mix of housing options and densities of the existing housing stock.
- Planning to diversify the overall housing stock across the municipality.

Section 3.2 of the Growth Plan identifies key policies for infrastructure to support growth. This includes:

- Leveraging infrastructure investment to direct growth and development in accordance with the policies and schedules of the Growth Plan, including the achievement of the minimum intensification and density targets.
- Providing sufficient infrastructure capacity in strategic growth areas.
- Identifying the full life cycle costs of infrastructure and developing options to pay for these costs over the long-term.
- Considering the impacts of a changing climate.
- Prioritizing areas with existing or planned higher residential or employment densities to optimize return on investment and the efficiency and viability of existing and planned transit service levels.
- Increasing the capacity of existing transit systems to support strategic growth areas.
- Expanding transit service to areas that have or will be planning to achieve transit-supportive densities and provide a mix of residential, office, institutional, and commercial development, wherever possible.

Planning staff are of the opinion that the proposed development conforms and supports the policies for the creation of complete communities by providing a mix of housing in a compact built form while making efficient use of the lands and infrastructure.

Under Bill 185, the new PPS 2024 has replaced the Growth Plan effective as of October 20, 2024. Going forward, all planning decisions must be consistent with the policies within the Provincial Planning Statement, 2024.

Greenbelt Plan (2017):

It is required that municipal planning decisions conform to the Greenbelt Plan; however, the subject lands are located within the Vineland Urban Area and are not subject to the policies of the Greenbelt Plan.

It is important to note that a significant amount of the Town's land area is protected by Greenbelt policy, with additional lands in the Niagara Escarpment Plan Area, which limits the availability of land to support projected growth targets. This emphasizes the importance for the Town to accommodate growth within the existing built-up areas and ensure the efficient use of land in those areas through compact built form.

The proposed development is supportive of the Greenbelt Plan by making efficient use of the subject lands within the urban area of Vineland.

Regional Official Plan 2022:

It is required that the municipality ensures proposed developments conform to the Regional Official Plan. The lands are located within the Vineland Urban Boundary Area, and the responsibility for regulating land uses within this area rests with the Town's Official Plan and Zoning By-law.

The Regional policies encourage and promote:

- Developing a framework for developing complete communities all across Niagara, including a diverse mix of land uses, a range of local employment opportunities and housing types, high quality public open spaces, and easy access to local stores and services via automobile, transit and active transportation.
- Sustainable, vibrant, complete communities by encouraging mixed and integrated land uses and promoting development that is compact, transit supportive and provides for active transportation.
- A range of housing types to serve a variety of people as they age.
- Urban design standards, municipal beautification, streetscape improvements, public art and public gardens to ensure communities remain attractive places, enhance the quality of life and encourage tourism.
- Complementary private realm site design that addresses public safety, active transportation and landscaping.

Planning staff are of the opinion that this infill development conforms to the Regional Official Plan by supporting intensification within the Vineland Urban Area and improving the community's housing stock to serve a variety of people including those with special needs, ensuring they continue to integrate within the existing community.

Council Policy:

The lands are subject to a number of planning policies, including the policies of the Town's Official Plan and the regulations of the Zoning By-law No. 93-14-Z1. Should the Zoning By-law Amendment application be supported and approved by the Committee and Council, the proposed development would be subject to Site Plan Approval.

Town of Lincoln Official Plan:

According to the Official Plan, the lands are designated Residential and lie within the Built-up Area of Vineland.

Section 1.3.2 speaks to the Protection of Small Town Character by:

- Promoting the maintenance and enhancement of settlement areas as distinct, diverse, livable, safe, accessible, and attractive communities.
- Respecting the character of existing development and ensuring that all applications for development are physically compatible with the character of the surrounding neighbourhood.
- Enhancing the character and stability of existing and well-established residential neighbourhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development.
- Encouraging the development of neighbourhoods which support active transportation and provide a range and mix of housing types and densities, community facilities, neighbourhood commercial centers and public open spaces.
- Fostering a sense of civic identity through a high standard of urban design in public and private development.

Section 1.3.4 of the Growth and Settlement Policies directs the majority of new development to the Urban Areas where full municipal water and sewer services are available, encourages diversity in housing, and intensification and redevelopment within the Urban Areas specifically within and in close proximity to the Central Business District.

Section 3.1.3 allows the use of Residential designated land to be used for dwellings of all types, including low, medium and high density housing types as well as special residential uses such as nursing homes, homes for the aged and retirement homes. Therefore, the proposed uses conform with these Town Official Plan policies. Uses that are deemed necessary to serve the needs of neighbourhood residents and which are compatible with surrounding residential uses may also be permitted. Such uses include but are not limited to:

- (a) Bed and breakfast establishments;
- (b) Group homes;
- (c) Home occupations;

- (d) Institutional uses including elementary and secondary schools, community facilities, churches and places of worship and day-care centers;
- (e) Neighbourhood commercial uses;
- (f) Parks and open space; and
- (g) Accessory buildings and structures.

Section 3.1.4 of the Residential General Policies directs that in considering new residential development, the building design, density, height and orientation of buildings, shadowing and site lines, open space, landscaping, buffering, parking and access, shall be considered with regard to the relationship of the proposed development to the existing development in the vicinity to ensure compatibility. Water, sanitary, and storm services shall also be adequate to accommodate increased residential densities.

Section 3.1.4 (d) of the Residential General Policies states that in the development of new residential areas and in the redevelopment of established areas the Town will require the following in order to achieve high standards of residential amenity:

- The provision and maintenance of adequate off-street parking for the development;
- The provision, improvement and/or maintenance of on-site landscaping, parks, and recreational areas; and
- The provisions and maintenance of adequate separation distances and the placement of buffer features between residential uses of differing densities as well as other land uses.

Section 3.1.10 (a) permits institutional uses in the Residential designation subject to a Zoning By-law Amendment, provided:

- (i) The use can easily be accessed by pedestrians;
 - (ii) The use is located on a site that has adequate land area to incorporate required parking, waste management facilities, landscaping and buffering on-site; and
 - (iii) The scale, massing and sitting of the development is compatible and consistent with development on adjoining lands.
- (b) The development of institutional uses shall conform to the urban design policies in Section 8.6.
 - (c) All institutional uses shall be subject to site plan control in accordance with the policies in Section 9.10.

Section 8.6.1 of the Urban Design Policies requires future growth to occur through intensification and redevelopment by designing development to be sensitive, to ensure compatibility and to create a sense of place. The Urban Design Principles for new development encourage and promote:

- A compact, walkable, and well-connected community;
- Mixed use and a range of housing;

- A linked public open space system;
- Quality architecture and to ensure that buildings provide an appropriate edge to the street
- Increased density in appropriate locations
- A range of transportation options, including walking and cycling
- Complete streets for all users
- Appropriate design of streets and public spaces in order to enhance and encourage pedestrian and public activity
- A strong sense of place
- Improvements to the public realm
- Compatibility with established development
- Protection of the heritage buildings and structures; and
- Protection of the natural environment.

Planning staff are of the opinion that the proposed development conforms and supports the intent of the Town's Official Plan by improving the vibrancy of the community and developing the land at a higher density than currently exists while at the same time encouraging inclusivity. As well, staff are of the opinion that the development is compatible with and has taken into consideration the surrounding area by proposing similar heights as surrounding buildings. Landscaping will also take into consideration adjacent uses during the site plan approval stage to provide further buffers. Building step backs have also been added to assist with transition. The existing home has been in this location for many years, and so Planning staff are of the opinion that a new facility would improve living conditions and inclusivity for its residents.

Town of Lincoln Zoning By-law:

3411 and 3417 Rittenhouse Road are presently zoned Residential 2 (R2) and 3423 and 3429 Rittenhouse Road are presently zoned Institutional (I) according to Zoning By-law No. 93-14-Z1.

The proposed Zoning By-law Amendment will establish a Residential Multiple 2 (RM2) Zone with site specific provisions to redevelop the lands for a new 31 bed home for special care and a 26-unit residential apartment building with a total of 42 parking spaces.

The current Institutional (I) Zone permits an ambulance service, cemetery, daycare center, accessory dwelling unit within a permitted use, accessory single detached dwelling, and institutional uses defined as:

Institutional use: means the use of land, buildings or structures for religious, charitable, educational, health or welfare purposes and without limiting the generality of the foregoing, may include churches, place of worship, public or private schools, public or private hospitals, community centers, government buildings, children's residents and special care residences.

It is important to note that the amount of beds proposed in the home for special care represents the same amount of beds currently occupied in the existing facility.

The Residential 2 (R2) Zone permits single detached, semi and duplex dwellings, bed & breakfast establishments, group homes, home occupations accessory to a single detached or semi-detached dwelling, and private home daycares. The RM2 site specific Zone is proposed to permit the proposed low-rise apartment building in addition to the current use.

The following chart outlines all applicable required and proposed provisions, including general provisions and parking provisions:

Section 6 - RM2 Permitted Uses	Proposed	
<ul style="list-style-type: none"> • Existing Single Detached Dwelling • Stacked Townhouse Dwelling • Block Townhouse Dwelling • Back to Back Townhouse Dwelling • Apartment Dwelling • Home for Special Care • Long-Term Care Home including Accessory Dwelling Units • Private Home Daycare, accessory to another permitted use • Retirement Home, including accessory dwelling units 	<ul style="list-style-type: none"> • Apartment Dwelling • Home for Special Care 	
Provisions	Required	Proposed
Minimum Lot Area Per Dwelling Unit	166 square metres	137.9 square metres
Maximum Lot Area Per Dwelling Unit	400 square metres	Compliant
Minimum Front Yard	6 metres	3.8 metres (Apartment Dwelling), 5.4 metres (Home for Special Care)
Minimum Exterior Side Yard	6 metres	N/A
Minimum Interior Side Yard (Adjacent to an R1 and R2 Zone)	9 metres	3.5 metres (Apartment Dwelling), 5.8 metres (Home for Special Care)

Minimum Rear Yard	7.5 metres	5.7 metres (Apartment Dwelling), 7.4 metres (Home for Special Care)
Minimum Landscaped Open Space	30%	Compliant
Maximum Lot Coverage	40%	Compliant
Maximum Building Height	13 metres	14.5 metres (home for Special care)
Section 4 – Parking Provisions		
Provisions	Required	Proposed
Minimum Parking Requirement	Home for Special Care - 0.25 spaces per bed or per room, whichever is greater and 1 space per employee (11 spaces) Apartment Dwelling – 1.25 spaces per dwelling unit (33 spaces + 3 visitor parking spaces = 36 spaces) = 47 parking spaces total	42 parking spaces
Dimensional Requirements	2.75 metres wide x 5.8 metres long	Compliant
Two Way Traffic Aisle Width	6.7 metres	6 metres
Parking Location	No parking space, parking area, or driveway shall be located within 3 metres of the street line or 3 metres from a Residential Zone	1 metre (location of parking area from westerly property line) 1.6 metre (location of parking area from northerly property line)
Minimum Accessible Parking Stall Size	3.4 metres wide, plus 1.5 metre hatched access aisle	Compliant
Minimum Number of Accessible Parking Spaces	4 spaces	Compliant

Bicycle Parking Requirement	0.25 spaces per apartment dwelling unit = 7 spaces	Compliant
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Section 3 – General Provisions		
Provisions	Required	Proposed
Minimum Amenity Area for Apartment Dwelling (Section 3.6)	10 square metres/unit, 50 square metres of contiguous area	Compliant
Home for Special Care – Maximum Number of Residents (Section 3.16)	10 Residents	31 Residents
Minimum Landscaped Strip abutting a Residential Zones (Section 3.21)	3 metres	1 metre (westerly property line) 1.35 metres (easterly property line)

The Draft Zoning By-law Amendment is provided as Appendix D to this report.

Planning and Development Staff:

As noted earlier in this report, this application represents the resubmission of an application submitted in 2022 that proposed a 60-bed home for special care and an 80-bed long term care facility with 23 parking spaces. Both buildings were proposed to be 4-storeys in height. The following concerns were raised during public consultation for the initial proposal:

- Parking concerns
- Size of outdoor amenity space
- Facility is too large for the property
- Safety concerns for residents; and
- Size, scale, and design of the development does not fit in with the character of the neighbourhood.

Following the public consultation, the comments were taken into consideration and the applicant revised their proposed development. The long term care facility was removed, and the number of beds were reduced for the home for special care from 60 to 31 which

is the same amount that currently exists. A 26- unit apartment building replaced the 80-bed long term care facility.

Staff met with representatives from Good Shepard who oversee Lincoln Lodge to discuss staff compliment suitability and setting up a hotline to serve as an interface with neighbours to better streamline resident safety solutions.

In addition, Town staff and members of Council visited and toured the site to gain a better understanding of how the facility functions both internally and externally. Representatives from Good Shepard were in attendance, as well as staff from the facility and residents' family members to answer any questions.

It was confirmed that 3 staff members are on site at any given time and staff from Good Shepard agreed that the staff compliment is satisfactory.

Further refinements were made following the second public meeting and based on input received. The number of apartment dwelling units was reduced from 33 units to 26 units and the height of the apartment dwelling was reduced from 4 storeys to 2-3 storeys with outdoor rooftop amenity space. Parking was also increased from 40 spaces to 42 spaces.

A Traffic and Parking Assessment was completed which concludes that the existing 3 parking spaces for the home for special care are sufficient to accommodate the staff complement and no increase in the number of staff are anticipated. In addition, the assessment notes that visitors are infrequent, and these trends are anticipated to remain the same.

With regards to the apartment dwelling, 1.16 parking spaces per dwelling unit are provided in recognition that most of the apartment uses will likely be one-bedroom units. In addition, this parking rate is comparable to other approved similar developments across the Region. Visitor and accessible parking comply with parking requirements. The proposed development is deficient 4 parking spaces in total, but recognizing that those 4 spaces are allocated to the home for special care residents who do not drive. There is also plenty of existing on-street parking.

If the application is approved, the lands would be subject to site plan control for the redevelopment. Through site plan control the Town can further address issues such as urban design, parking layout, landscaping, fencing, site drainage, as well as grading and access.

The Zoning By-law Amendment application included the following supporting documents:

- Preliminary Site Plan, Floor Plans, Elevations, and Renderings
- Planning Justification Report
- Traffic Generation and Parking Assessment
- Urban Design Brief

Financial, Legal, Staff Considerations:

Financial:

N/A

Staffing:

N/A

Legal:

In the event that Committee's decision regarding the application is appealed to the Ontario Land Tribunal (OLT), legal costs could be incurred by the Town.

Public Engagement Matters:

The following agency comments have been received:

- **Development Engineering:** Staff have reviewed the application and offer no objection to the approval of the application. Development Engineering staff note that specific details related to site drainage can be addressed at the site plan approval stage.

Staff note that a minor drainage concern at the north westerly portion of the property has been addressed by adjusting the parking area hammerhead further away from the lot line to meet the 1 metre requirement for drainage.

- **Fire Department, Niagara Region, Canada Post and Enbridge:** All advised that they have reviewed the application and offer no objection to the approval of the application.

The Zoning By-law Amendment application, notice of open house, and notice of public meeting were also circulated to property owners within 120 metres of the subject lands and beyond, relevant government agencies and Town departments. A public notice sign was also posted on the property and supporting materials were posted on the Town's Speak Up Lincoln website. As previously mentioned, an open house and public meeting were held in 2022 and comments were provided which are outlined in the Planning and Development Staff section above. As a result of this feedback, the submission was considerably revised and recirculated to all those who participated in the initial public engagement sessions. Staff then held a second open house and public meeting in 2024. Further refinements were made as a result of comments received during the 2nd round of the public engagement sessions including adjusting the rooftop amenity further from the residential use to the west, increasing the parking area setback at the westerly lot line, adding parking spaces and a landscape strip along the northerly property line.

Comments received by Town staff through the public engagement sessions including the open house and public meeting are summarized below. Written correspondence is provided as Appendix C to this report.

Compatibility, Building Design and Height:

Concerns were raised about the architectural design of the proposed buildings and its compatibility with the surrounding neighbourhood.

Staff response: Staff are of the opinion that the surrounding area is made up of several architectural design styles from century homes to more modern buildings including a new 4-storey apartment building directly north of the proposed development with similar design features including colours and materials used.

Regarding height, the west side of the apartment dwelling is 2 storeys which is well under the 13 metre maximum height in the (RM2) Zone. It is also important to note that the westerly side of the building is under the 12.5 metre maximum height of the existing Institutional (I) Zone or any other Residential Zone. As such, with the proposed step back design of the apartment building coupled with the maximum of three storeys, there is considerable demonstration regarding commitment to maximize compatibility. In addition, landscaping considerations to further contribute to this initiative will be explored during the site plan stage.

The 1.5 metre increased height of the proposed home for special care (14.5 metres in total) takes into account an additional storey and is of similar height to the existing apartment dwelling to the north. There is a greater setback from the structure to the east and therefore staff are of the opinion that the transition in building heights is appropriate.

Staff also note that a subsequent site plan approval application would further address the detailed design aspects of the development.

Question with regard to Public Notification:

Staff response: Public notification requirements have been met, as well as went above and beyond the requirements of the *Planning Act*. Multiple consultations occurred as refinements were made including 2 open houses and 2 public meetings resulting in a fulsome consultation process.

Question with regard to Building Plans, Shadow and Traffic Studies:

Staff response: Preliminary building plans and a traffic and parking assessment were submitted as part of this application. All submitted materials are located on the Town's Speak Up Lincoln webpage. Additional details are typically submitted at the site plan approval stage along with the final site plan drawings, grading/servicing, elevations, landscaping and a shadow study, if required.

Impact on Property Value:

A comment was made suggesting that the proposed development will negatively impact property values in the area.

Staff response: Studies have shown that the impact of new and/or mixed-income housing developments do not adversely affect single detached home prices. In fact, in many cases, new development has a positive effect on single detached homes.

Traffic Concerns:

Staff response: A traffic and parking assessment was completed which notes that the volume increase would likely be imperceptible to other road users and suggests that the proposed development will have a very small impact on the transportation network.

The proposed development is expected to generate less than 33 trips during the AM peak hour and less than 35 trips during the PM peak hour, representing 1 vehicle every 2 minutes during peak times. It is important to note that the number of residential units in the apartment building has decreased from 33 units to 26 units since the traffic assessment was completed, so the traffic generated counts are less than noted above.

With regards to the home for special care, given that the number of beds is not increasing, and staff compliment will likely not change, there is no anticipated traffic increase generated by this development. In addition, it is important to note that the residents within this facility do not drive.

Safety Concerns:

Staff response: A new facility with additional features will allow residents of the special care home to enjoy new indoor recreational activities which will allow them to congregate indoors more frequently. The new facility will contain security cameras, FOB or ID Controls at entrances/exits for safety monitoring. New fencing will also provide additional safety measures.

Loss of Trees:

Staff response: Landscaping will be added along the northern boundary as a result of this concern and the parking area has been adjusted to provide a planting strip. Any existing trees along the rear property line will be maintained as much as possible. A landscape plan will be submitted for a fulsome review and approval at the site plan approval stage. In addition, any trees proposed to be removed will be subject to an inventory plan and replaced at appropriate ratios as per the Town’s tree policies.

Privacy Concerns:

Staff response: With regard to privacy concerns from residents in the apartment building to the north, staff note that the orientation of the existing apartment building and proposed buildings will have minimal impacts on privacy.

The proposed home for special care is set back a considerable distance from the existing apartment building to the north and no balconies are proposed on that building.

Landscaping and fencing will also help mitigate any privacy concerns along the northerly property boundary.

The rooftop amenity area of the proposed apartment building has been adjusted 3 metres to the east to mitigate any privacy concerns on the west side of the property.

Lack of Green Space:

Staff response: The proposed development consists of 38.5% landscaped open space whereas 30% is required in the Town's Zoning By-law. The proposed apartment building also contains a 268 square metre rooftop amenity area and balconies are proposed for each unit.

The proposed home for special care contains landscaped areas at the rear and on the east side of the building.

Parking Concerns:

Staff response: The parking assessment confirms that a parking supply of 3 spaces should be dedicated to the home for special care as residents do not operate private vehicles, there is no increase in the staff compliment, and visitors are infrequent. A total of 7 spaces has been provided with 2 new spaces added on the easterly side of the building as a result of this comment.

The proposed apartment building has a ratio of 1.16 spaces per unit, whereas the Town's Zoning By-law requires 1.25 spaces representing a deficiency of only 3 spaces. This is representative of the predominately one-bedroom units that will be provided. There is sufficient on-street parking that can be utilized on the north side of Rittenhouse Road as well as on-site parking spaces dedicated to the home for special care if not utilized for that purpose. 3 visitor parking spaces are also proposed on site. The parking assessment concludes that the proposed parking is sufficient and staff are satisfied with the proposed parking ratio.

Existing Social Concerns (ie. staff to resident ratio, care/supervision of residents, facility licensing, trespassing, smoking on site):

Staff response: Lincoln Lodge is a 'Community Home for Opportunity' (CHO) contracted facility overseen by Good Shepard who are closely affiliated with the Ontario Ministry of Health and Long-term Care. CHO is supportive living housing for people with mental illness, and/or other special needs. The CHO program is intended to assist residents by providing appropriate housing and support services in a stable, safe and affordable environment to increase the quality of life, development, and improved life skills through participation in a variety of activities and programs.

As previously mentioned in this report, the staff to resident ratio is satisfactory to the Good Shepard who regularly attend the site. Residents of CHO homes live as independently as possible, but can include those that require assistance and some level of 24-hour support. Priority is given to those who are experiencing or are at risk of homelessness or transitioning from hospital.

Good Shepard staff and the owner have addressed complaints with regard to trespassing. A complaint form has been posted to the home's website with complaints responded to within 48 hours. This to provide an opportunity for the surrounding neighbours to report anything they feel compelled to bring to the attention of the facility so that solutions can be realized. The intention is to ensure there are continuously improving opportunities for communication between neighbours and Lincoln Lodge.

Staff at Good Shepard and the owners of the home have been cooperative in an attempted to address these matters.

Support and need for a new facility:

Letters were received by Town staff expressing that the new home for special care will benefit its residents stating that there will be more room and activities to keep residents occupied which in turn would enrich their lives.

Staff response: Staff note that the facility has operated in the same location and building for 70 years and agree that a new facility would provide improved housing and services for its residents.

Conclusion:

As outlined in this report, staff are of the opinion that the Zoning By-law Amendment application is consistent with Provincial Policy, conforms to the Regional Official Plan, and supports the policies and regulations of the Town's Official Plan and Zoning By-law No. 2022-50. The applicant has made refinements through the Zoning By-law Amendment process based on input received and further detailed design considerations can be addressed through the subsequent site plan approval phase. Based on the above, staff recommend approval of the Zoning By-law Amendment application subject to the conditions outlined on the first page of this report.

Respectfully submitted,

Monika Cocchiara
Manager of Planning & Development
905-563-2799 Ext. 270

Appendices:

Appendix A Preliminary Site Plan
Appendix B Preliminary Renderings
Appendix C Public Comments
Appendix D Draft Zoning By-law Amendment

Notification:

Notification of Council's decision will be in accordance with the requirements of the *Planning Act*.

Report Approval:

Report has been approved by Director of Planning. Final approval is by the Chief Administrative Officer.