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Runnymede Long-Term Care Home

RUNNYMEDE
HEALTHCARE CENTRE

April | 25 | 2019
MontgomerySisam

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Neighbourhood Analysis | Site Context

April | 25 | 2019

625 Runnymede Road | Runnymede Long-Term Care Facility

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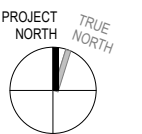
Neighbourhood Analysis | Site Context



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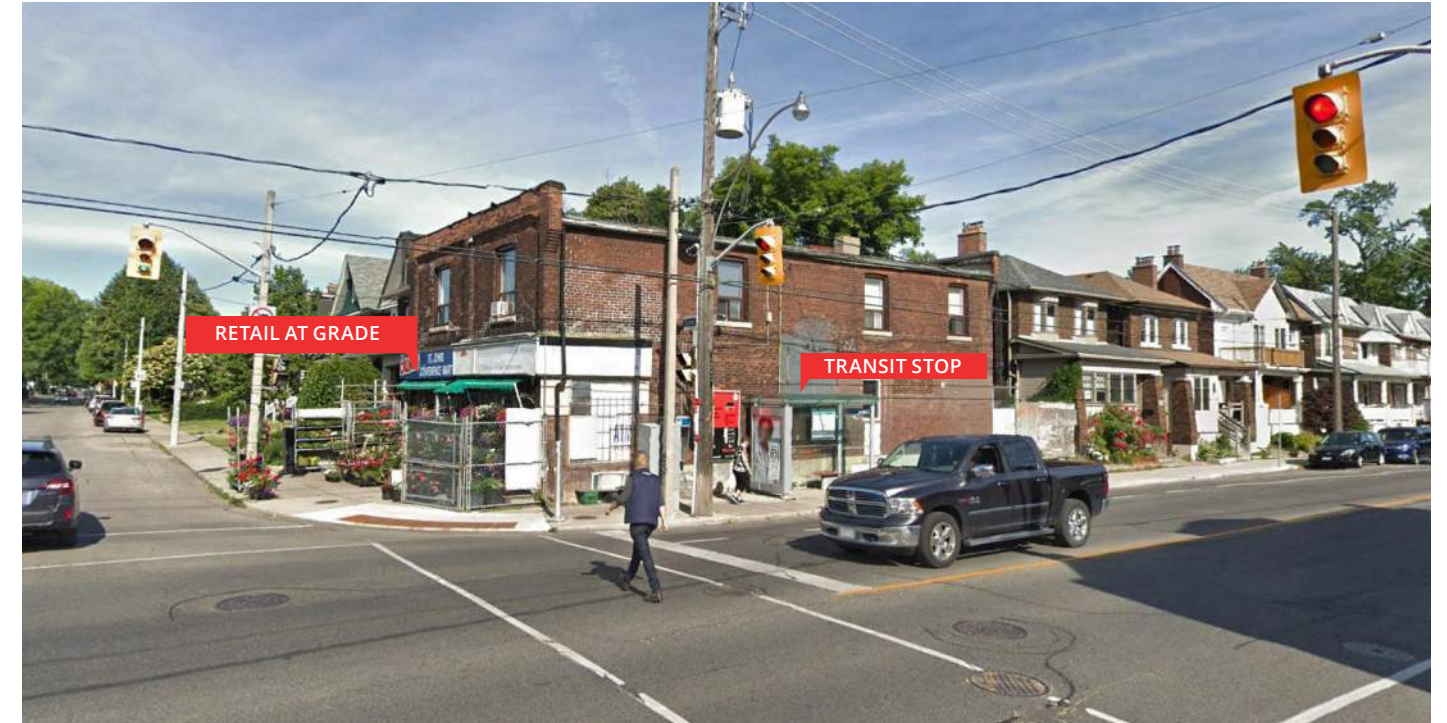
Proposed Area of Development



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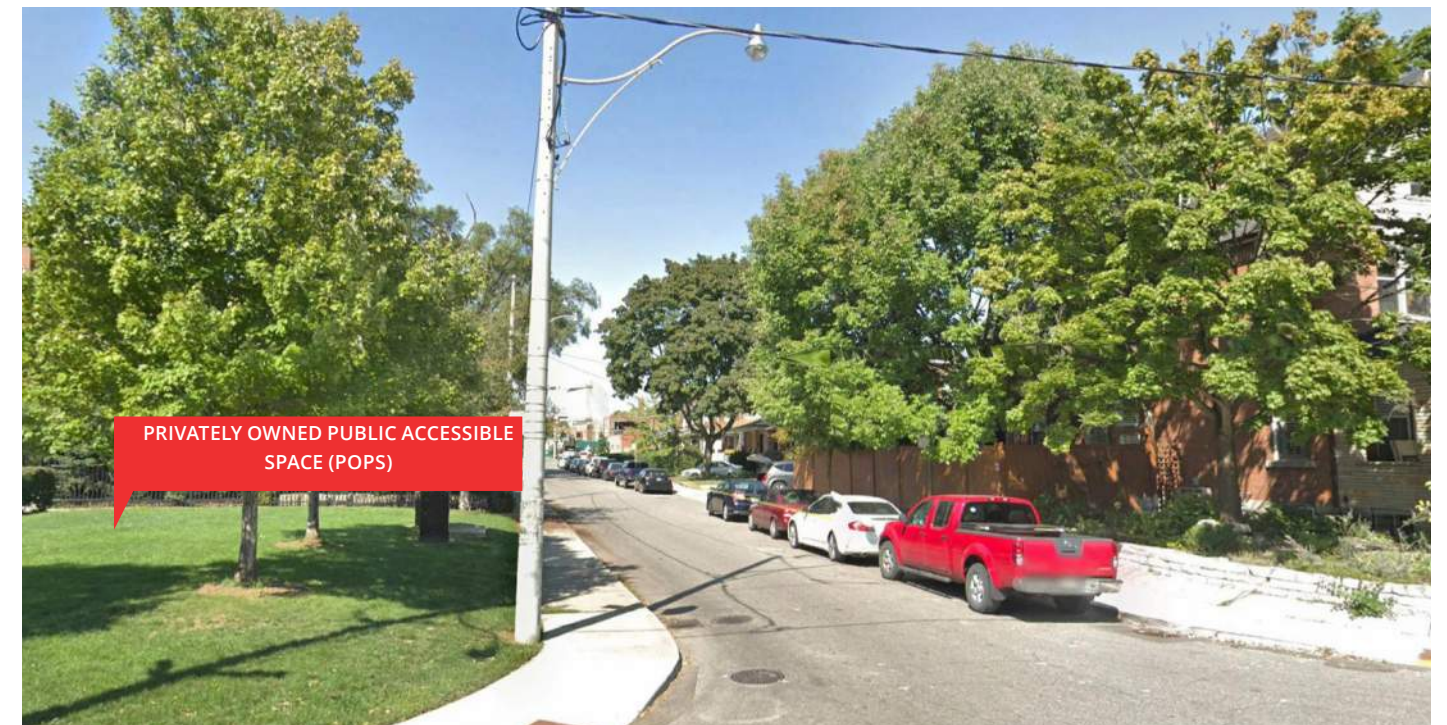
1. Runnymede Rd & St Johns Rd Looking East



2. Runnymede Rd & St Johns Rd Looking Southeast



3. Runnymede Rd & St Johns Rd Looking North



4. Fiskin Ave & St Johns Rd Looking North

Existing Conditions | Views

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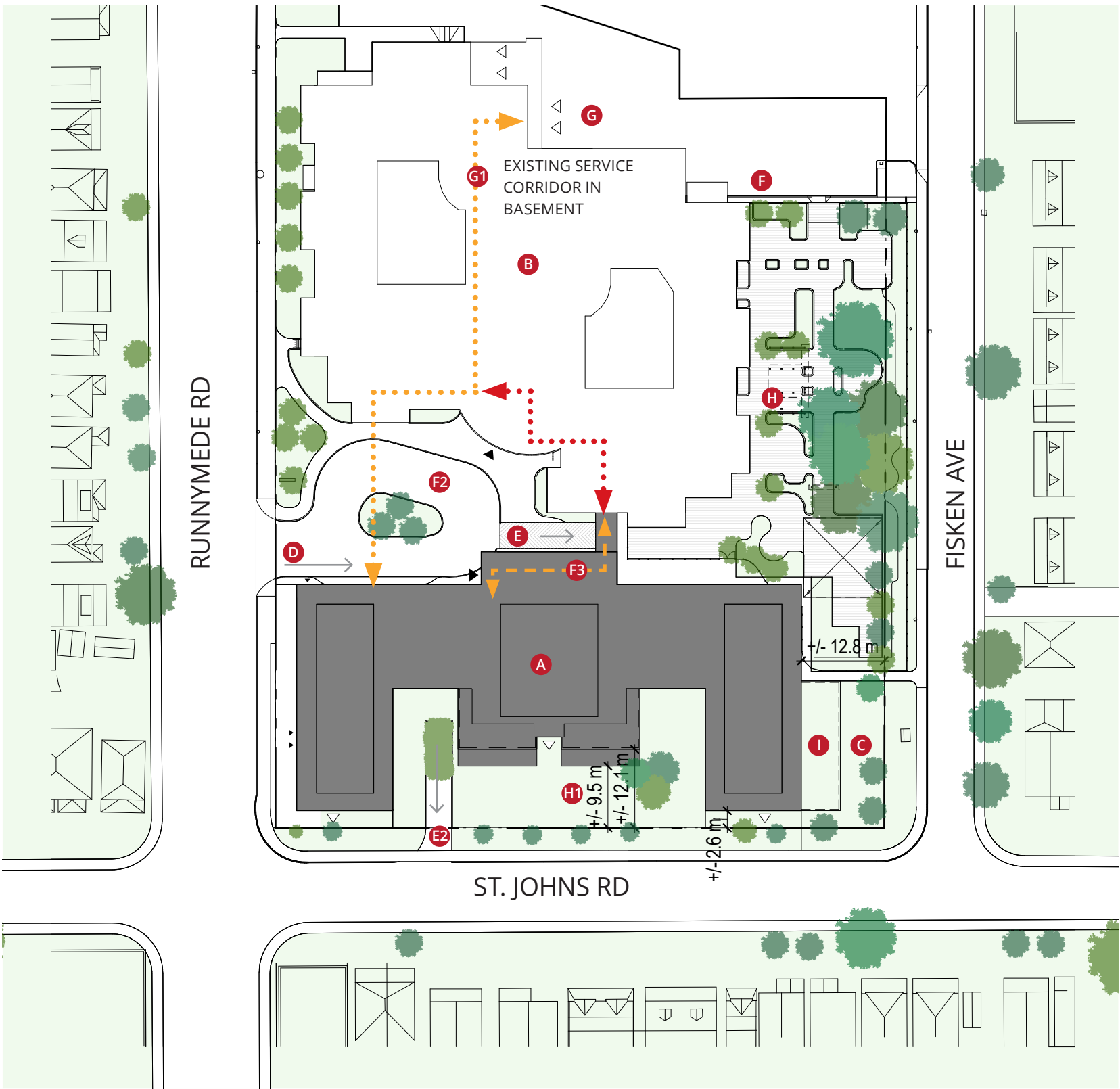
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SCHEMATIC DEVELOPMENT PLAN

- A large secured landscape garden faces the street replacing the current views to a parking lot.
- The community accessible private outdoor space will be retained.
- All surface parking will be relocated underground.
- We plan to use the existing loading area to serve the new addition via an underground link.

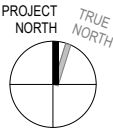
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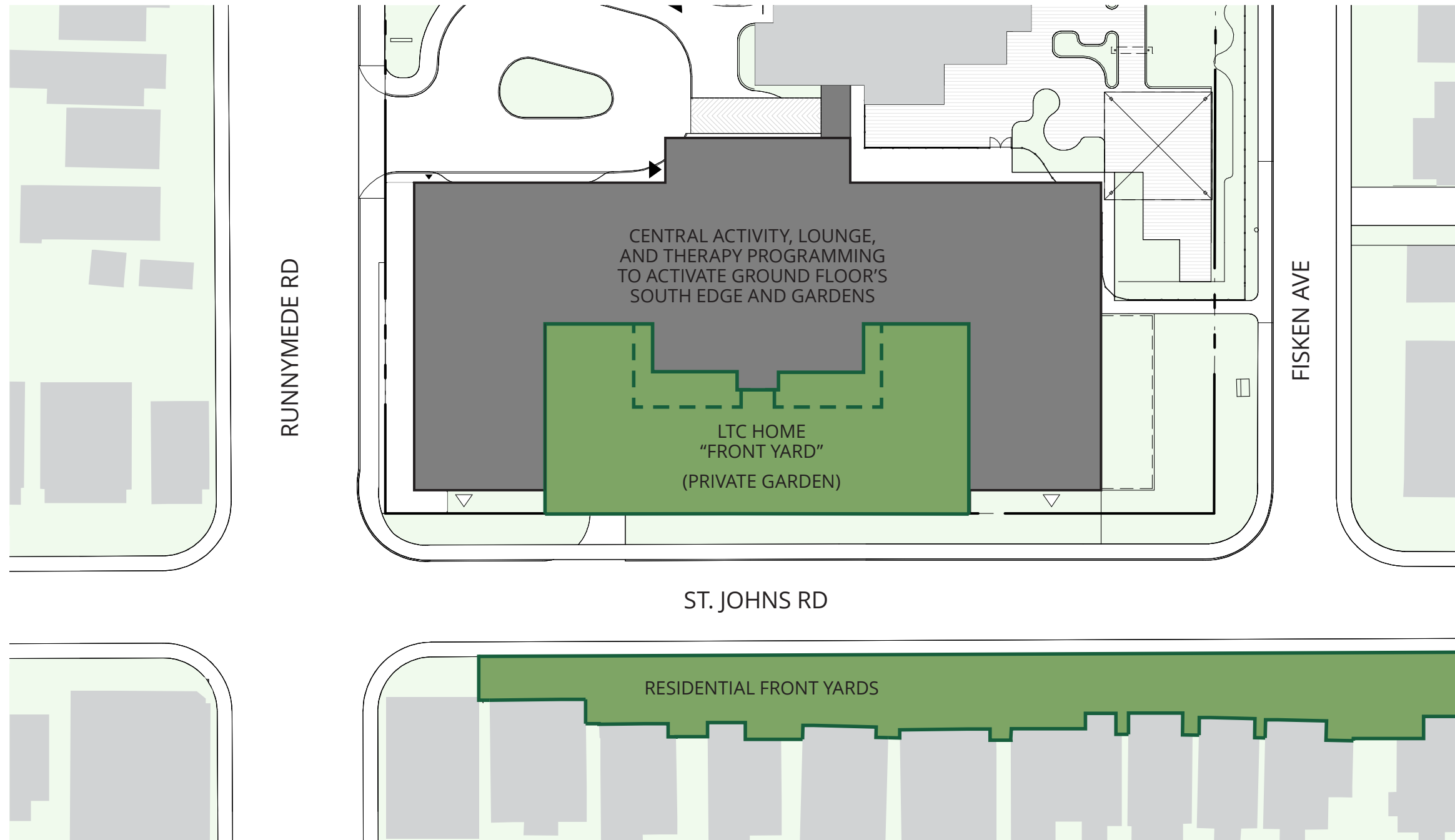
Proposed Site Plan

PRELIMINARY PROGRAM DISTRIBUTION (Subject to change as design develops)

- A** PROPOSED 200 BED LONG-TERM CARE HOME (6 STOREY PLUS PENTHOUSE)
 - B** EXISTING 4 STOREY PLUS PENTHOUSE CHRONIC CARE HEALTH CARE CENTRE
 - C** EXISTING COMMUNITY DEDICATED GREENSPACE
 - D** EXISTING VEHICULAR ENTRANCE
 - E** PROPOSED ENTRANCE RAMP TO U/G PARKING
 - E2** PROPOSED EXIT RAMP FROM U/G PARKING
 - F** EXISTING SURFACE PARKING
 - F2** EXISTING DROP-OFF
 - F3** PROPOSED PEDESTRIAN LINK
 - G** EXISTING LOADING
 - G1** PROPOSED U/G LINK TO LOADING
 - H** EXISTING THERAPEUTIC GARDENS
 - H1** PROPOSED COMMON OUTDOOR LANDSCAPED AREA (SECURED)
 - I** CANOPY OVERHEAD
- PROPOSED UNDERGROUND LINK
..... PROPOSED UNDERGROUND LINK (ALTERNATE)
--- PEDESTRIAN LINK

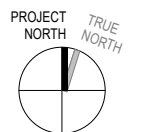


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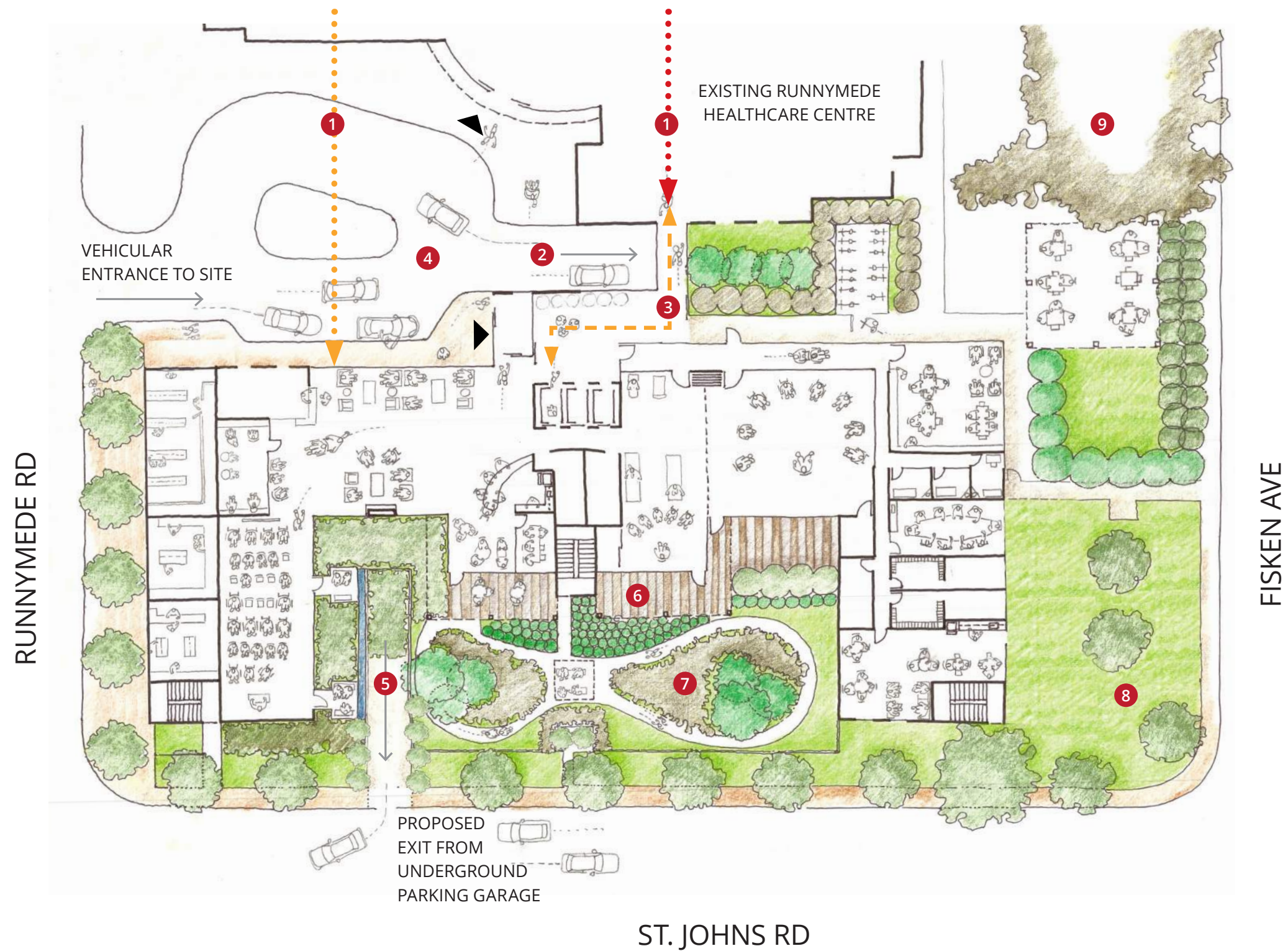


“ Front Yard ”

The large landscaped programmed area to the south of the building acts as the home’s front yard. It is accessible to all the LTC residents and visitors to the LTC and will be programmed to support therapeutic and leisure functions.



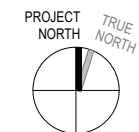
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PRELIMINARY PROGRAM DISTRIBUTION (Subject to change as design develops)

- | | |
|---|---|
| 1 UNDERGROUND LINK | ••• PROPOSED UNDERGROUND LINK |
| 2 RAMP TO UNDERGROUND PARKING | ••• PROPOSED UNDERGROUND LINK (ALTERNATE) |
| 3 PEDESTRIAN LINK | — PROPOSED PEDESTRIAN LINK |
| 4 EXISTING DROP-OFF | |
| 5 EXIT RAMP | |
| 6 COMMON PORCH | |
| 7 GARDEN/ FRONT YARD | |
| 8 EXISTING COMMUNITY DEDICATED GREENSPACE | |
| 9 EXISTING THERAPEUTIC GARDEN | |

Conceptual Animation Diagram | Ground Level



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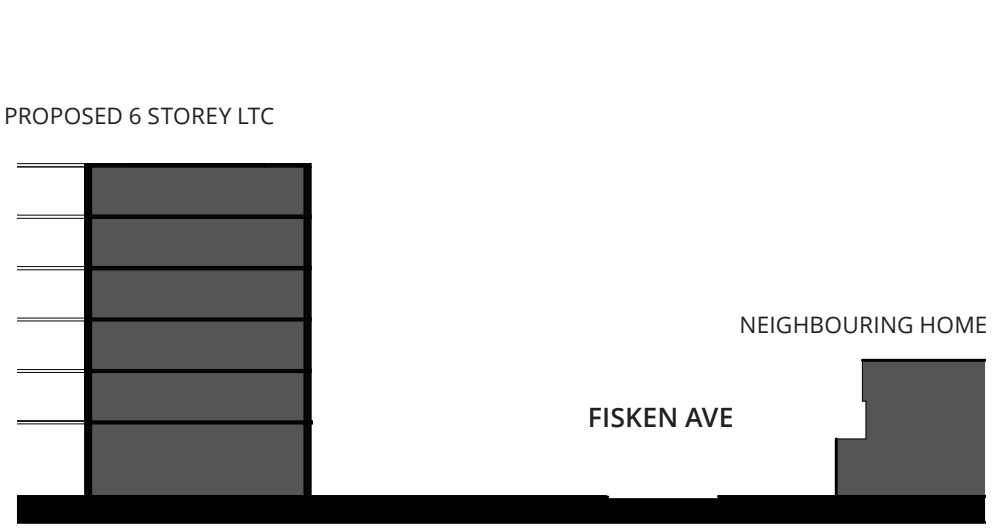
Massing Study | St. John's Road Looking West

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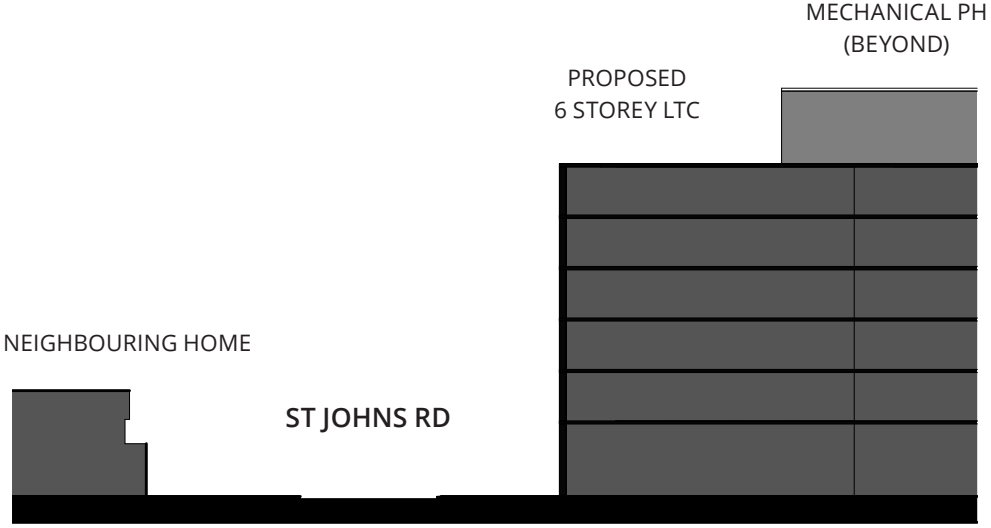


Massing Study | St. John's Road Looking East

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FISKEN AVE AT THE CORNER OF ST JOHNS RD, LOOKING NORTH



ST JOHNS RD LOOKING WEST



ST JOHNS RD LOOKING WEST



RUNNYMEDE RD, LOOKING NORTH

Diagrammatic Street Sections

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9:18 AM



10:18 AM



11:18 AM



12:18 PM



01:18 PM



02:18 PM



03:18 PM



04:18 PM



05:18 PM



06:18 PM

Shadow Studies | March 21

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9:18 AM



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Shadow Studies | September 21

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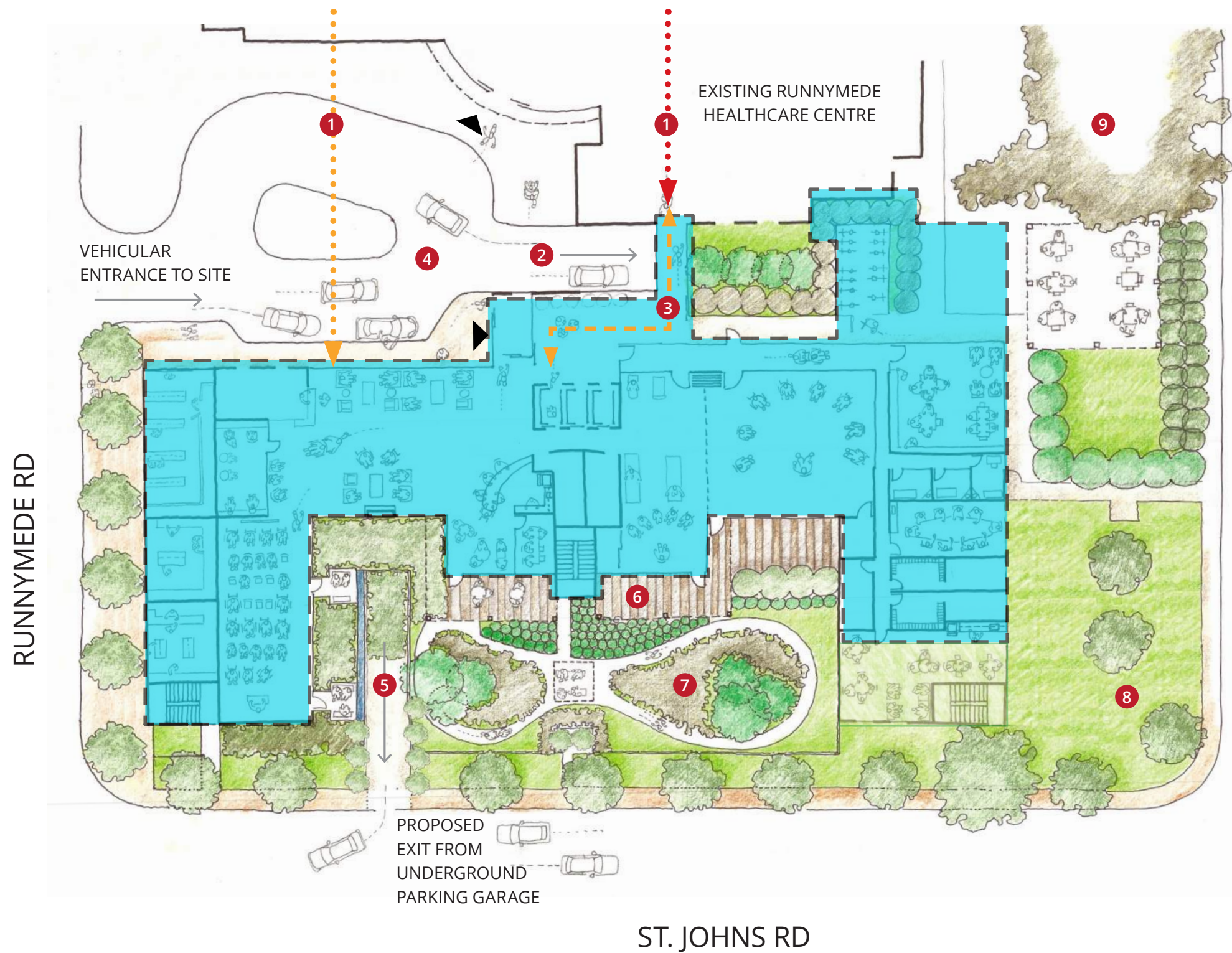


Concept Sketch | Elevation (Partial View)

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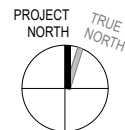
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PRELIMINARY PROGRAM DISTRIBUTION (Subject to change as design develops)

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 - PROPOSED UNDERGROUND LINK (ALTERNATE)
 - PROPOSED PEDESTRIAN LINK

Ground Level | Expanded POPS Area Option

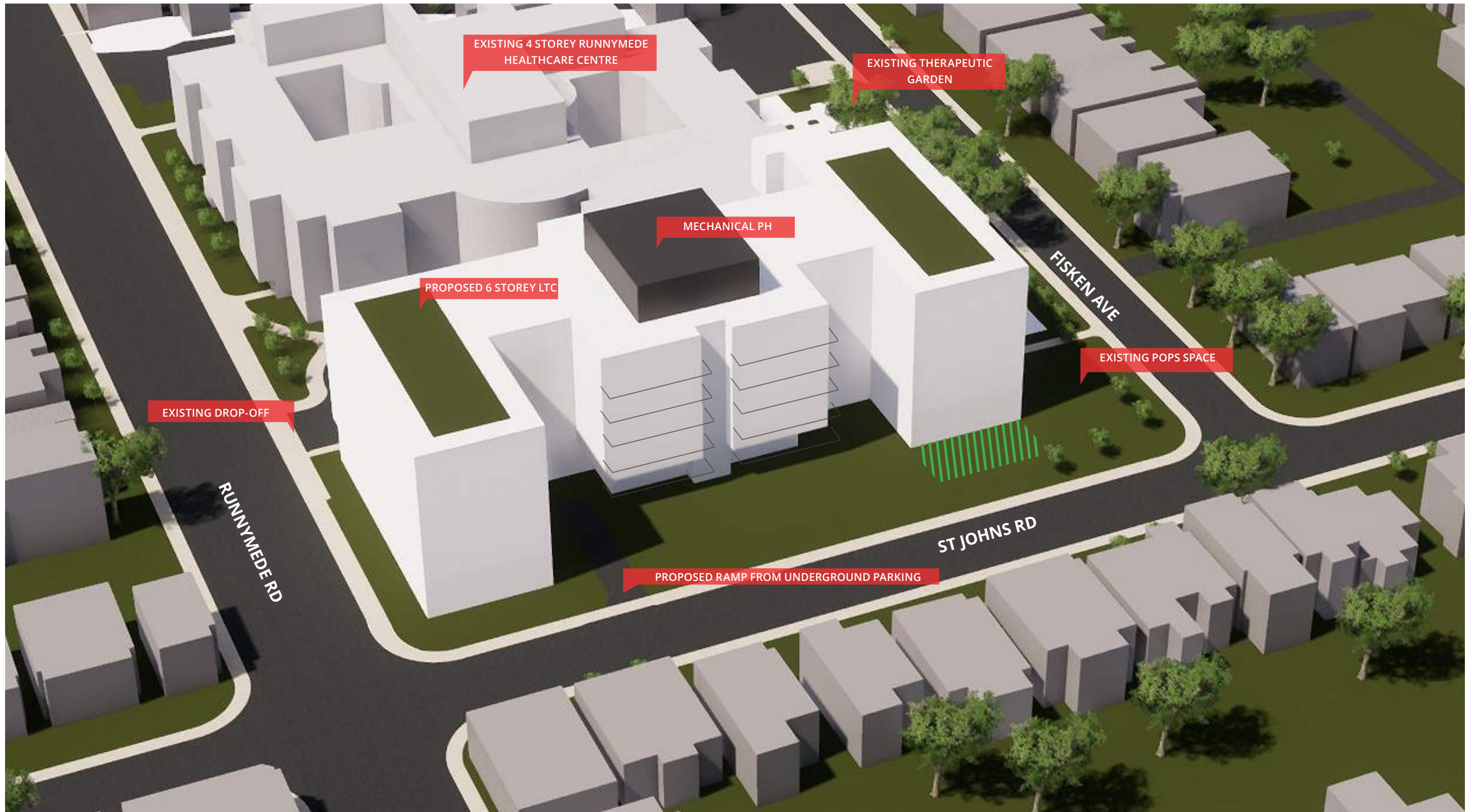


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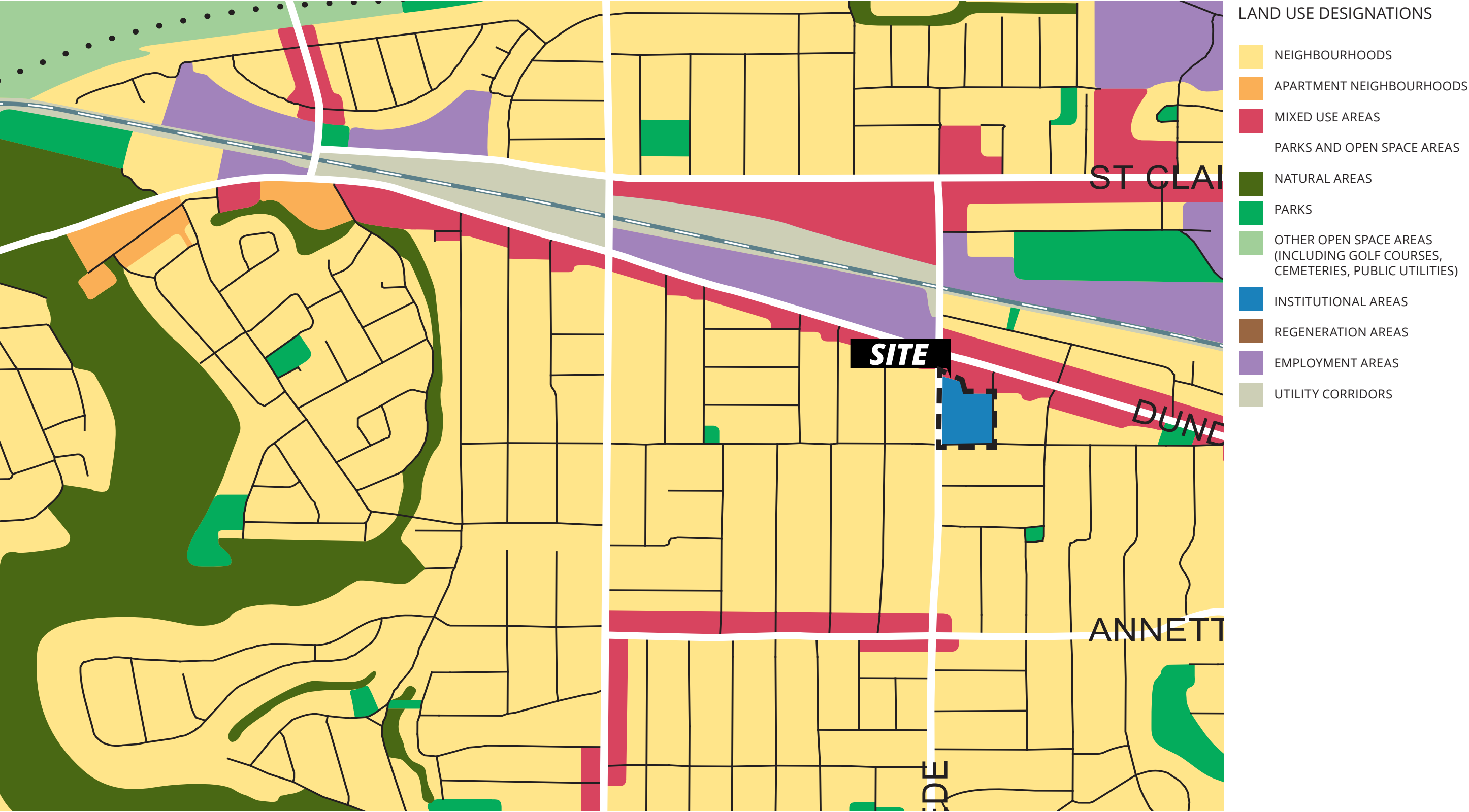
Massing Study | Expanded POPS Area Option | St. John's Road Looking West

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Massing Study | Expanded POPS Area Option | St. John's Road Looking East

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Land Use Plan



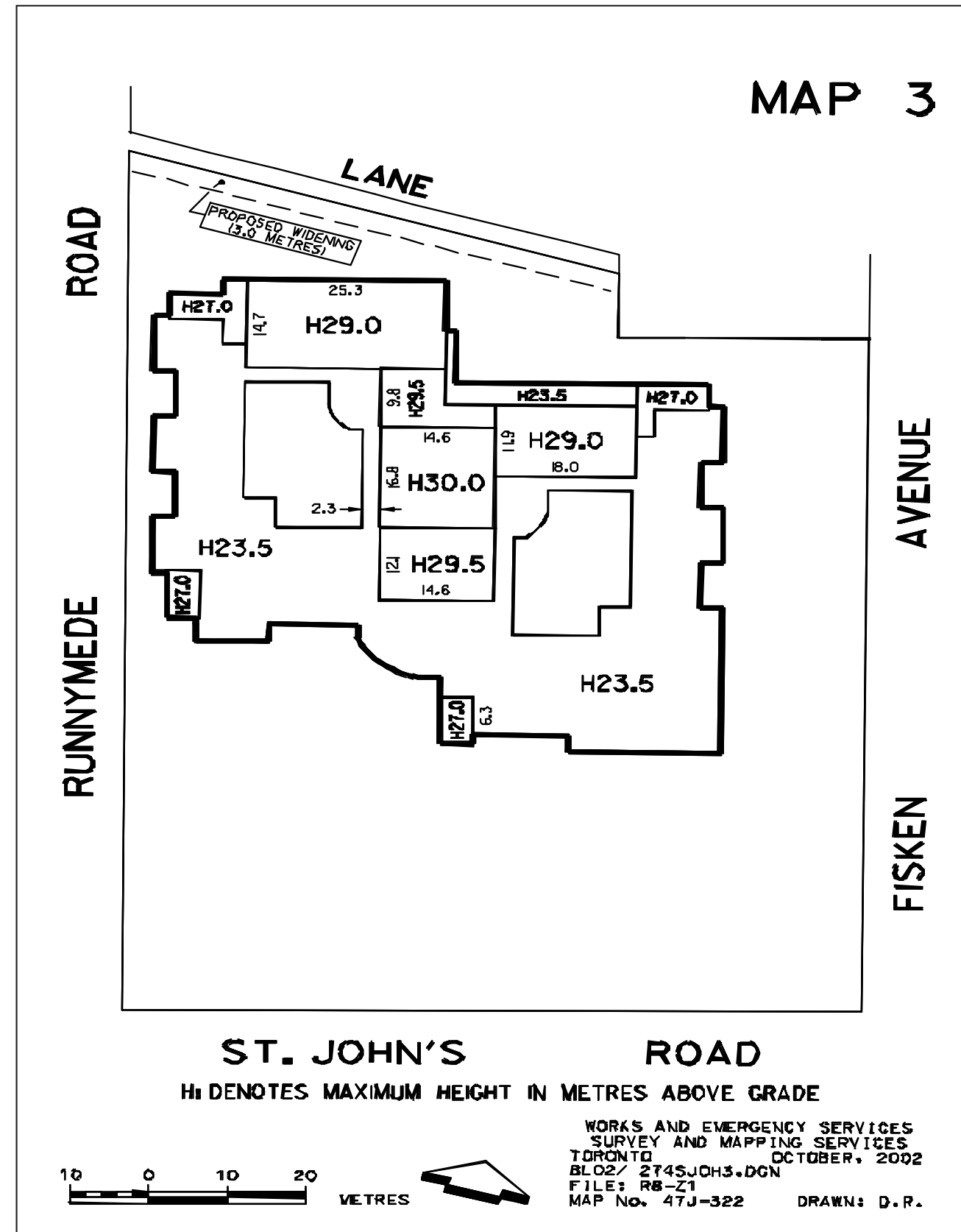
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Zoning Chart

Development Standard	Requirement in By-law 841-2002	Compliance
Permitted use	Long-term care facility and accessory uses	Use confirmed 
Permitted building envelope	Setbacks in accordance with Map 2	Updated map required
Permitted height	23.5 m to 30.0 m (inclusive of mech.), based on Map 3	Overall height complies 
Maximum non-residential gross floor area	26,000 sq. m	3,500 sq. m – 4,500 sq. m greater
Minimum number of parking spaces	110 parking spaces	Intent to comply 
Minimum number of driveways	2 full access driveways – one from Runnymede and one from St. John's Road	Intent to maintain existing condition 
Minimum number of loading spaces	3 Type B and 2 Type C	Will maintain existing condition 
Landscaped POPS	350 sq. m at corner of Fiskin and St. John's	To be maintained and improved 

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City of Toronto By-law No. 841-2002



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Q & A PERIOD