

Runnymede Long-Term Care Home



October| 01 | 2019
MontgomerySisam



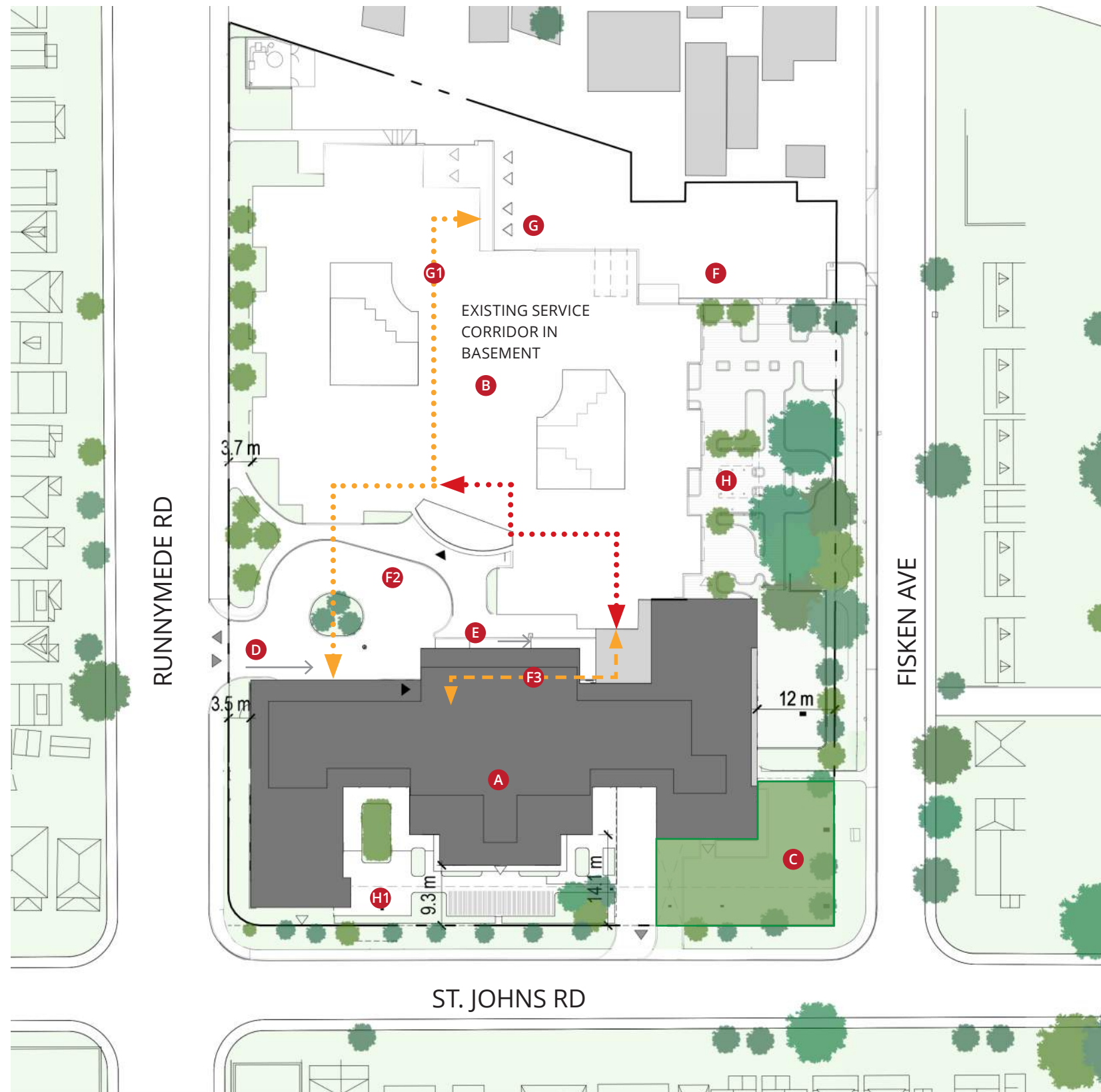
Proposed Area of Development

October | 01 | 2019

625 Runnymede Road | Runnymede Long-Term Care Facility

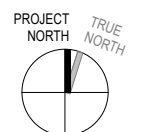
SCHEMATIC DEVELOPMENT PLAN - CHECKLIST

- ✓ • 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.
- ✓ • There will be no surface parking located at the south end of the proposed building.
- ✓ • We plan to use the existing loading area to serve the new addition via an underground link.

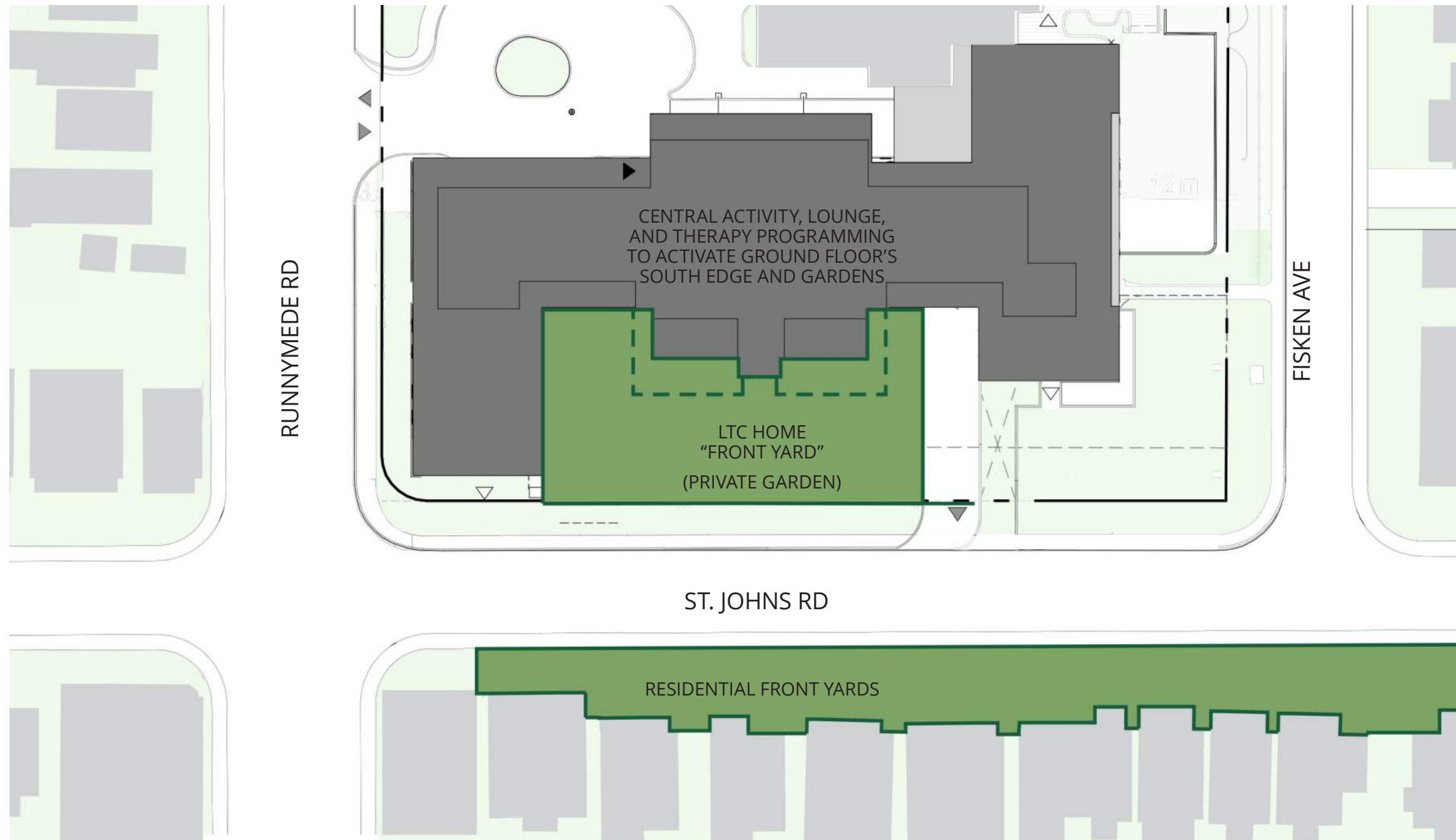


PRELIMINARY PROGRAM DISTRIBUTION (Subject to change as design develops)

- 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
 - 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)
- PROPOSED UNDERGROUND LINK
 - PROPOSED UNDERGROUND LINK (ALTERNATE)
 - - - PEDESTRIAN LINK

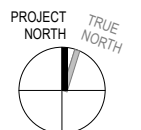


Proposed Site Plan



"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.





Massing Study | St. John's Road Looking West



Diagrammatic Street Section - St. Johns Road Looking West (Through the Centre of Building)



Runnymede LTC | View from Runnymede Road Looking Southeast

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625 Runnymede Road | Runnymede Long-Term Care Facility



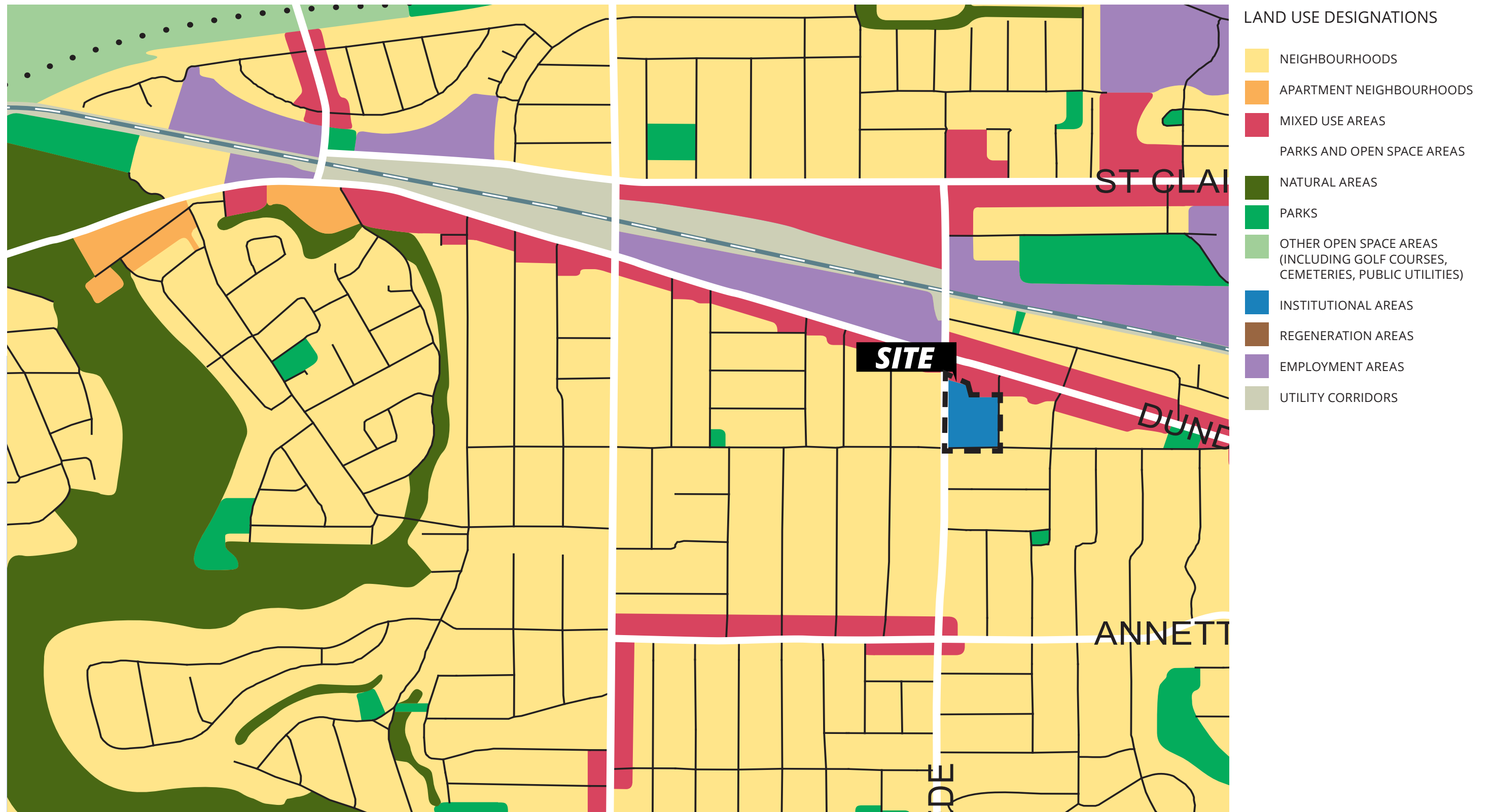
Runnymede LTC | View from St Johns Road

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625 Runnymede Road | Runnymede Long-Term Care Facility









Runnymede LTC | View of Public Access Private Owned Space (POPS) at Fiskin Avenue and St Johns Road



Official Plan | Land Use Plan

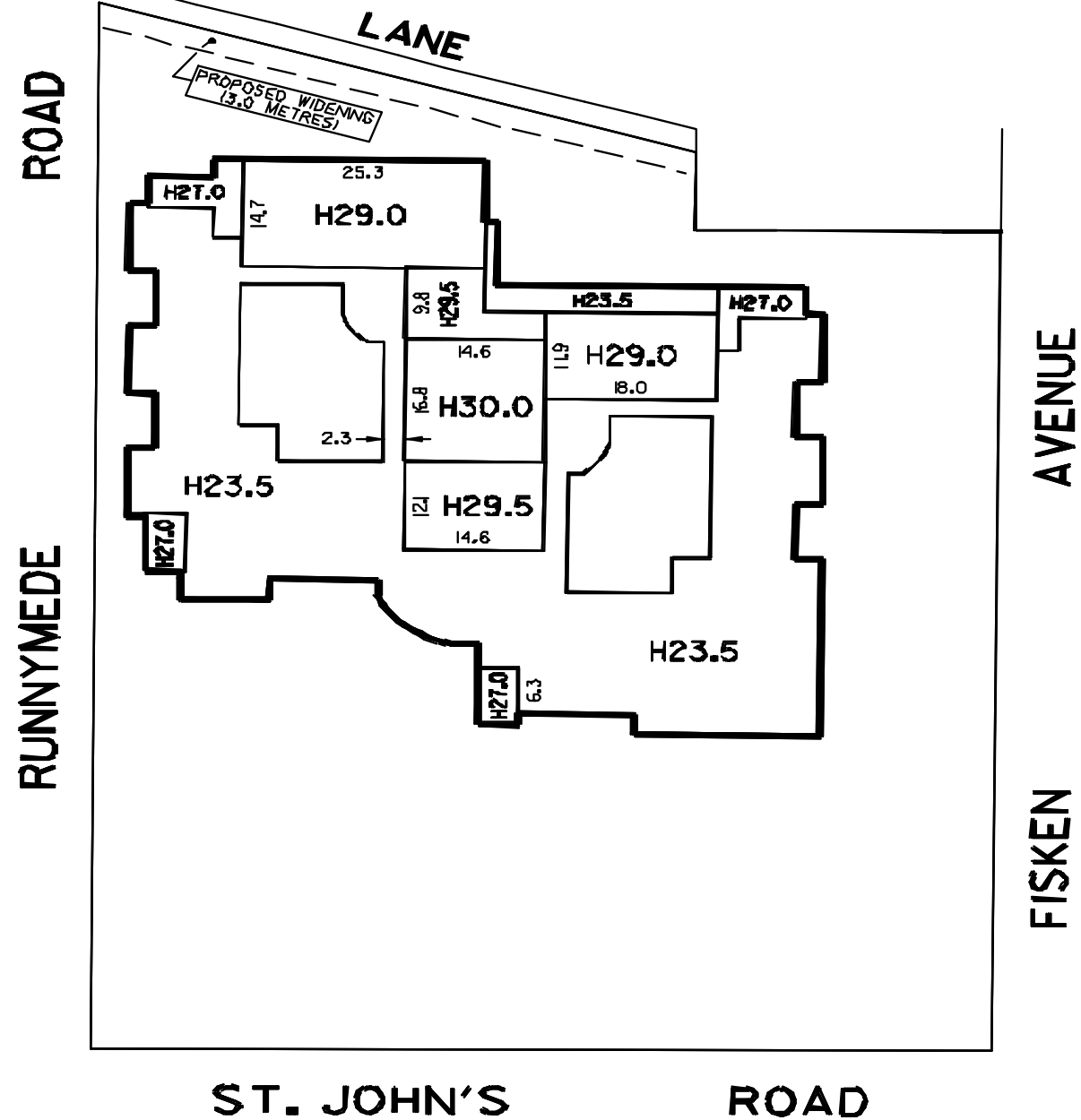


Zoning Chart

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	2,000 sq. m greater
Required number of parking spaces	110 parking spaces	Minimum 134 parking spaces provided 
Required number of driveways	2 full access driveways – one from Runnymede and one from St. John’s Road	2 access driveways maintained 
Required number of loading spaces	3 Type B and 2 Type C	Will maintain existing condition 
Landscaped POPS	350 sq. m at corner of Fisken and St. John’s	To be maintained and improved 

City of Toronto By-law No. 841-2002

MAP 3

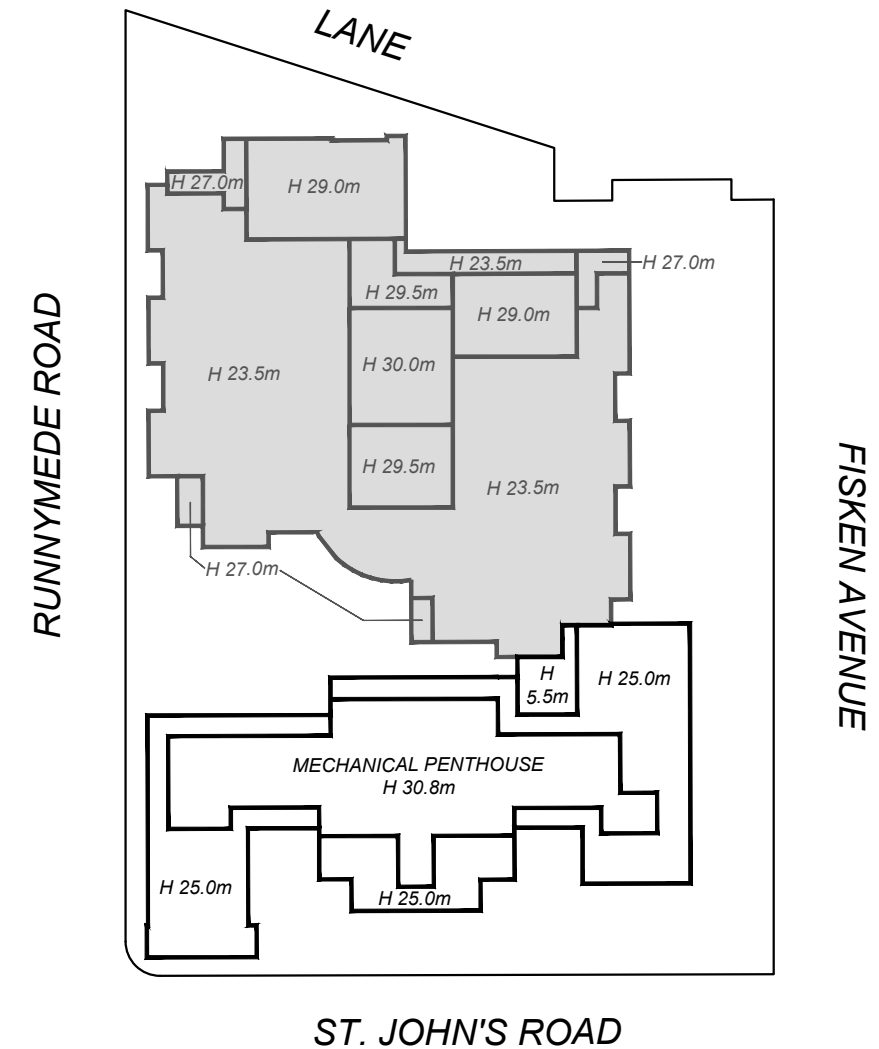


ST. JOHN'S ROAD
H_i DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO
BLO2/ 2745JOH3.DGN
FILE: R8-Z1
MAP No. 47J-322
OCTOBER, 2002
DRAWN: D.P.

Proposed Map 3



**274 St. John's Road, 625-637 Runnymede Road
and 40 Fiskin Avenue, Toronto**

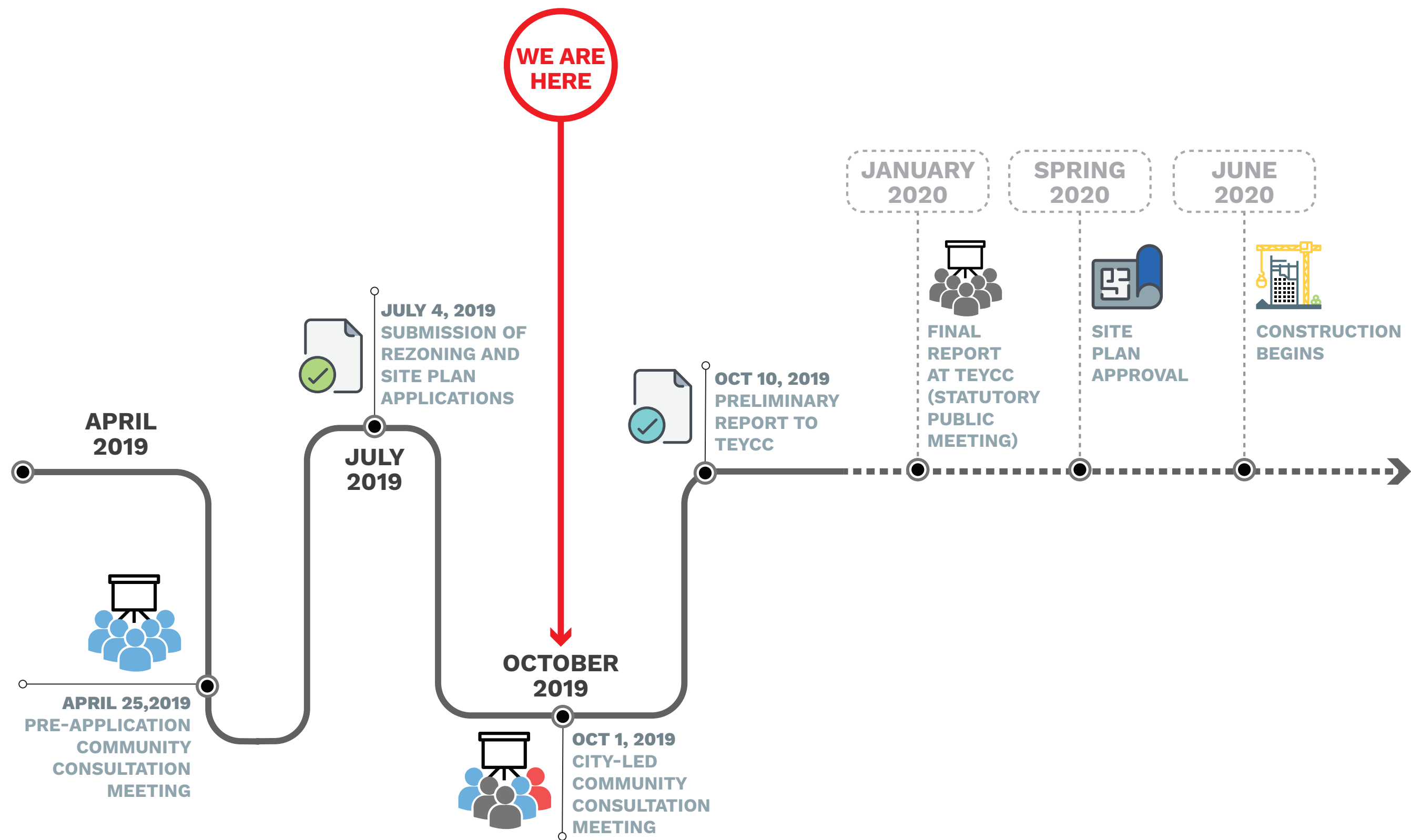


Map 3

File #19



Process Timeline



Want to stay up-to-date on the latest news and updates about our proposed long-term care home?

Email longtermcare@runnymedehc.ca and ask to opt in for email updates or visit www.runnymedehc.ca/newsroom/longtermcare