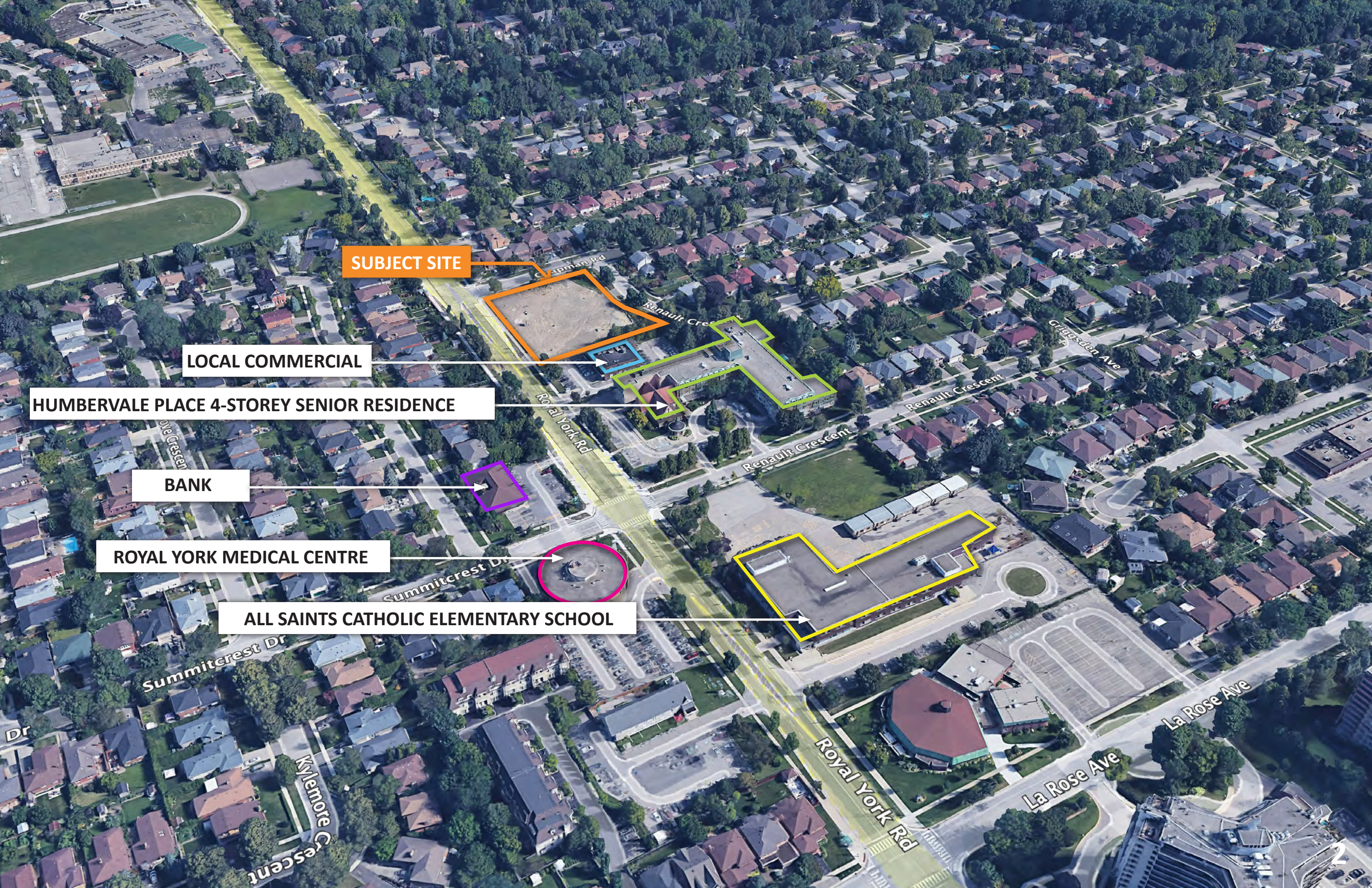




**Sunrise of Etobicoke - 1455 Royal York Road**  
*Etobicoke York Community Council Meeting*  
*February 24, 2022*



**SUBJECT SITE**

**LOCAL COMMERCIAL**

**HUMBERVALE PLACE 4-STOREY SENIOR RESIDENCE**

**BANK**

**ROYAL YORK MEDICAL CENTRE**

**ALL SAINTS CATHOLIC ELEMENTARY SCHOOL**

Summitcrest Dr

Kylemore Crescent

Chapman Rd

Renault Cres

Royal York Rd

Renault Crescent

Renault Crescent

Griggisdale Ave

Royal York Rd

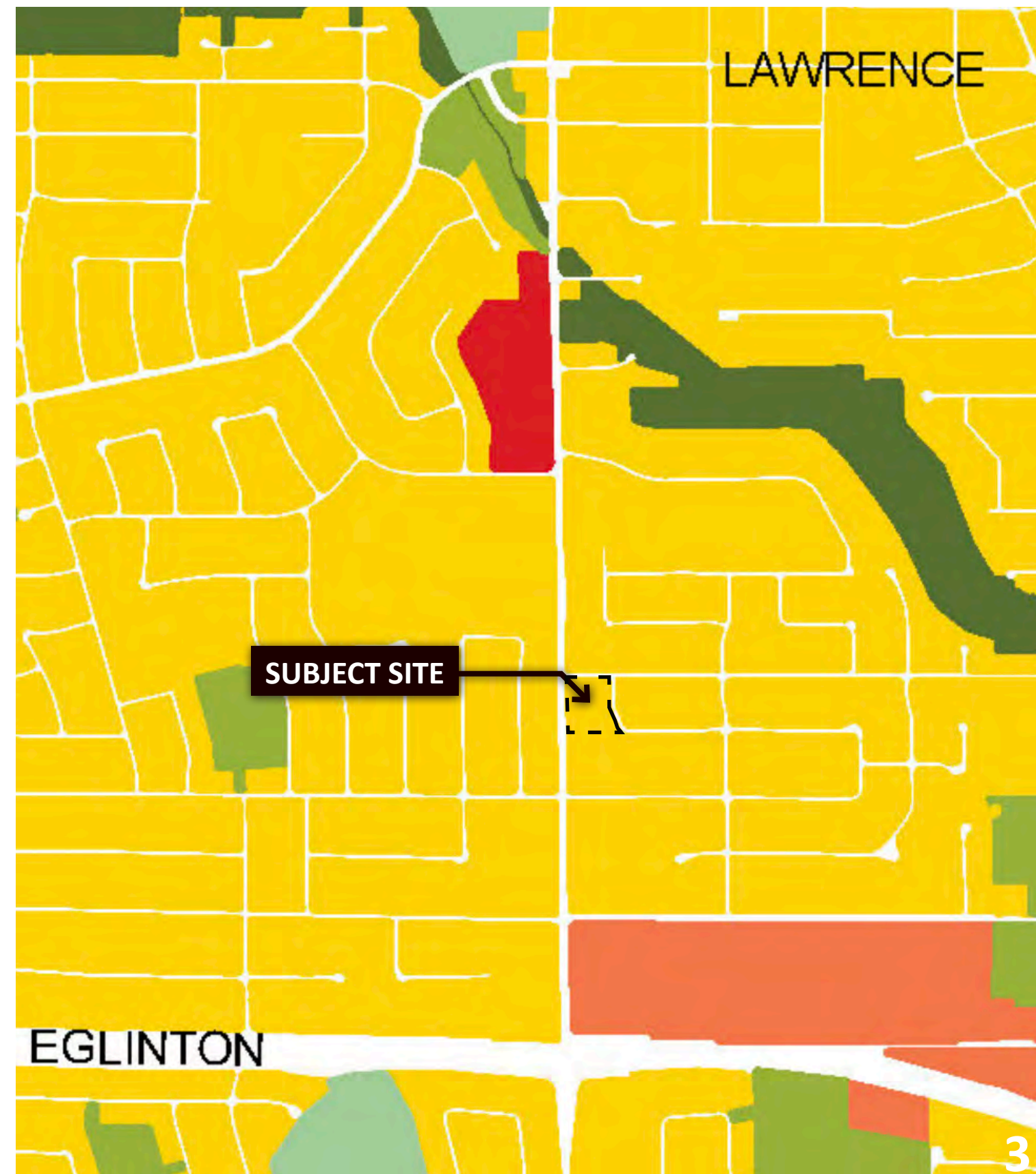
La Rose Ave

La Rose Ave

# CITY OF TORONTO OFFICIAL PLAN

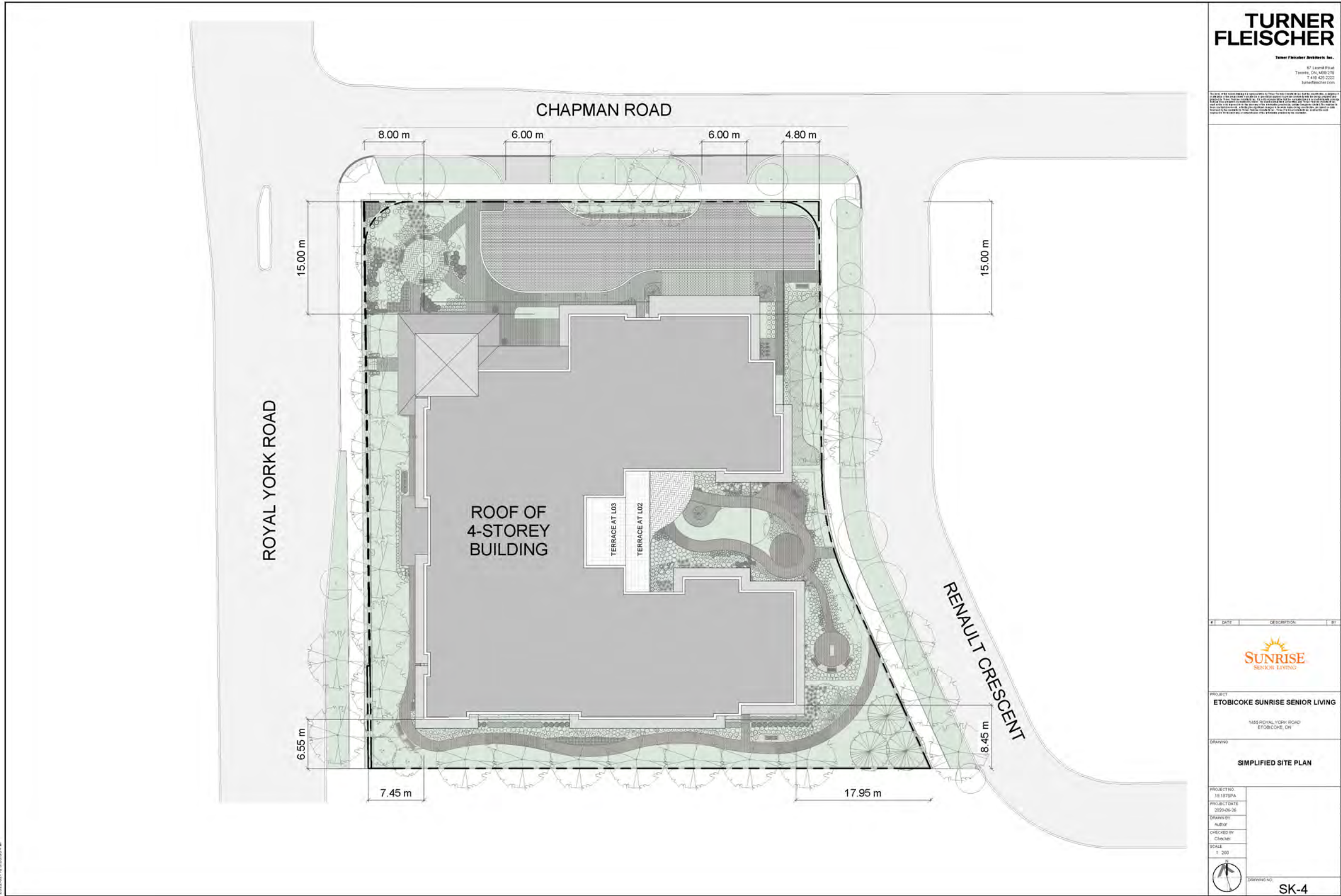
## LAND USE

- » Neighbourhoods permit a variety of lower-scale residential uses, including apartment buildings up to four storeys, seniors and nursing homes and long-term care facilities, as well as small-scale retail and office uses.
- » The Official Plan recognizes that the redevelopment of sites of former non-residential uses for residential uses provides a genuine opportunity to add to the quality of Neighbourhood life.
- » Major Streets within Neighbourhoods are expected to accommodate more intense infill development than the interior of Neighbourhoods areas.
- » No amendment to the Official Plan is required to permit the proposed development.



# SITE PLAN

Turner Fleischer Architects Inc.



**TURNER FLEISCHER**  
 Turner Fleischer Architects Inc.  
 87 Laurel Road  
 Toronto, ON, M6R 2T6  
 416-492-2022  
 turnerfleischer.com

Turner Fleischer Architects Inc. is a registered professional corporation under the laws of the Province of Ontario. The firm is a member of the Ontario Association of Architects (OAA) and the American Institute of Architects (AIA). The firm is also a member of the International Brotherhood of Architects and Engineers (I.B.A.E.). The firm is a member of the United Brotherhood of Carpenters and Joiners of America (U.B.C.J.A.). The firm is a member of the International Union of Painters and Allied Trades (I.U.P.A.T.). The firm is a member of the International Union of Bricklayers and Allied Craftworkers (I.U.B.A.C.). The firm is a member of the International Union of Roofers, Waterproofers and Allied Trades (I.U.R.W.A.T.). The firm is a member of the International Union of Stone Carvers (I.U.S.C.). The firm is a member of the International Union of Sculptors and Sculptresses (I.U.S.S.). The firm is a member of the International Union of Woodworkers (I.U.W.). The firm is a member of the International Union of Plumbers and Pipefitters (I.U.P.F.). The firm is a member of the International Union of Electricians (I.U.E.). The firm is a member of the International Union of Marine Engineers (I.U.M.E.). The firm is a member of the International Union of Shipbuilders and Shipworkers (I.U.S.S.W.). The firm is a member of the International Union of Shipyard Workers (I.U.S.W.). The firm is a member of the International Union of Shipyard Workers of America (I.U.S.W.A.). The firm is a member of the International Union of Shipyard Workers of Canada (I.U.S.W.C.). The firm is a member of the International Union of Shipyard Workers of the United Kingdom (I.U.S.W.U.K.). The firm is a member of the International Union of Shipyard Workers of the United States (I.U.S.W.U.S.). The firm is a member of the International Union of Shipyard Workers of the United States of America (I.U.S.W.U.S.A.). The firm is a member of the International Union of Shipyard Workers of the United States of America (I.U.S.W.U.S.A.).

#	DATE	DESCRIPTION	BY
---	------	-------------	----



PROJECT: **ETOBICOKE SUNRISE SENIOR LIVING**  
 1455 ROYAL YORK ROAD  
 ETOBICOKE, ON

DRAWING: **SIMPLIFIED SITE PLAN**

PROJECT NO: 15-187SPA  
 PROJECT DATE: 2020-06-26  
 DRAWN BY: Author  
 CHECKED BY: Checker  
 SCALE: 1:200

DRAWING NO: **SK-4**

2022-05-18 1:30:51 PM



## PROPOSED DEVELOPMENT SUMMARY

- » 4 Storeys (15.8 metres)
- » 94 Seniors' Assisted Living and Memory Care Rooms
- » 1.59 FSI (7,678 sq.m. GFA)
- » 50 Parking Spaces (including visitor parking below grade)
- » 4 Short-term Bicycle Parking Spaces
- » One (1) Internal "Type B" Loading Space (screened from Chapman Road)
- » Improvements to the Royal York Road, Chapman Road and Renault Crescent pedestrian realm, including widened sidewalks and street trees

# PROPOSED DEVELOPMENT (ROYAL YORK ROAD)



# PROPOSED DEVELOPMENT (CHAPMAN ROAD)



# PROPOSED DEVELOPMENT (RENAULT CRESCENT)



# CITY PLANNING AND COMMUNITY CONSULTATION FEEDBACK

- » Sunrise provides Assisted Living and Memory Care in a home-like environment
- » More than 70% of all residents are typically from within a 15-kilometre radius of the community, and if coming from a farther distance, it's typically because they are moving to be closer to family
- » The proposed driveway location (not off Royal York Road) meets City policy and a new traffic light at Royal York Road and Chapman Road is not required
- » A transportation assessment (agreed to by the City) concludes that site traffic can be accommodated by area roads, and the traffic generated by the proposed assisted living and memory care building is significantly less than the as-of-right service station use
- » All loading and waste storage will be internal to the building and closed off by a garage door, Sunrise uses a private company for garbage/recycling pickup, with removal approximately 3 times per week
- » Working closely with City engineering staff, Sunrise has agreed to the relining of three sewers on Renault Crescent and Matane Court in advance of the City's capital works to address local basement flooding issues
- » A detailed Construction Management Plan is required at the Site Plan approval stage addressing noise, parking, vehicle access, material storage, fencing, community communication and other matters



**THANK YOU**  
*Comments & Questions*