



IVAN FRANKO LTC
 3070 WINSTON CHURCHILL BOULEVARD

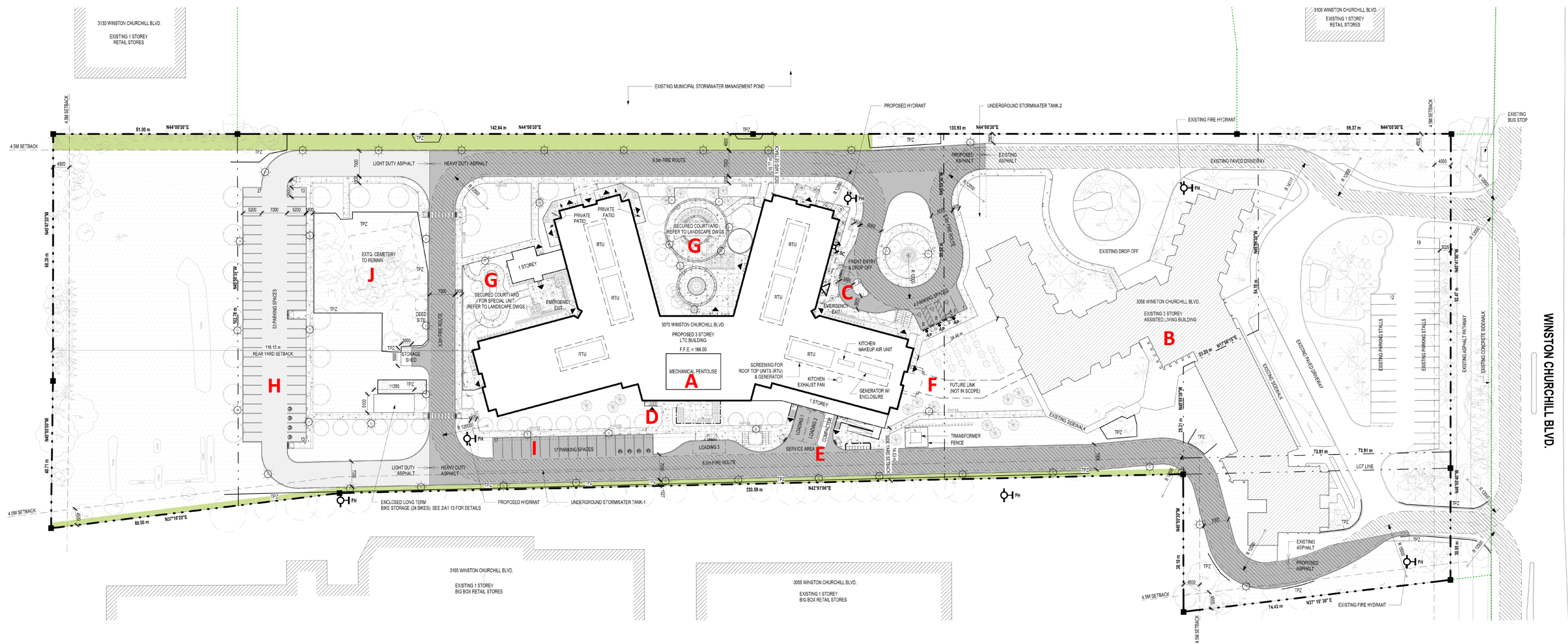
GENERAL COMMITTEE MEETING

February 22, 2023



APPROVALS PROCESS (KEY MILESTONES)

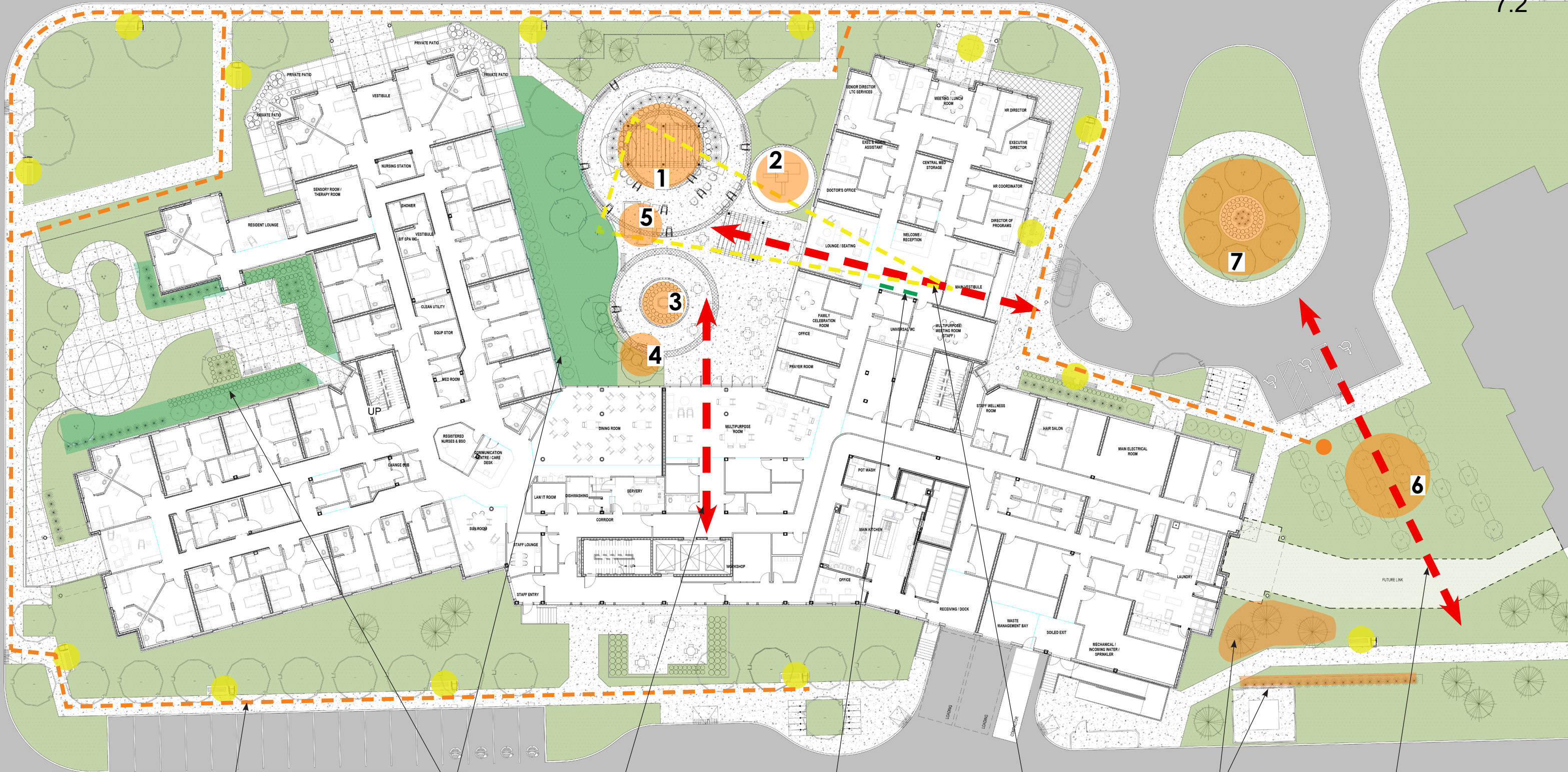
- 2018** Ivan Franko Homes met with the Development Application Review Committee to pre-consult with the City on the vision for 3058 Winston Churchill Boulevard ('Selo' Master Plan)
- 2019 - 2021** Ivan Franko Homes applied to the Ministry of Long Term Care to develop a new Long Term Care Home that would include the replacement of 78 LTC beds at their existing Etobicoke (767 Royal York) LTC home
- 2022** Ivan Franko Homes reengaged with the City to express a need for a Minister's Zoning Order to provide zoning certainty for the proposed LTC development.
- 2023** The Ministry of Long Term Care new capital funding subsidy requires the proposed LTC development to be ready to start construction as of August 31, 2023. This represents a \$51 Million funding grant for the project.
- 2025** IFH's license for the existing 78 LTC beds expires June 20, 2025 and porting these beds over to proposed Mississauga LTC development is required before June 20, 2025.



SITE PLAN

LEGEND

- A** PROPOSED LTC BUILDING
- B** EXISTING ASSISTED LIVING BUILDING TO REMAIN
- C** MAIN ENTRY AND DROP OFF
- D** STAFF ENTRANCE
- E** LOADING AREA
- F** FUTURE LINK
- G** SECURED COURTYARDS
- H** ON-GRADE PARKING LOT (53 PARKING SPACES)
- I** STAFF PARKING LOT (17 PARKING SPACES)
- J** EXISTING CEMETERY TO REMAIN



ANCHOR POINTS

- 1. MAIN STAGE
- 2. CHILDREN'S PLAY AREA
- 3. STUDNYA
- 4. BBQ AREA
- 5. ACCESSIBLE GARDEN
- 6. ORCHARD
- 7. BOSQUE

REST AREA

EXTENDED RESIDENT WALKING PATHS

PRIVACY PLANTING

CONNECTION FROM ELEVATOR TO MULTIPURPOSE ROOM AND COURTYARD

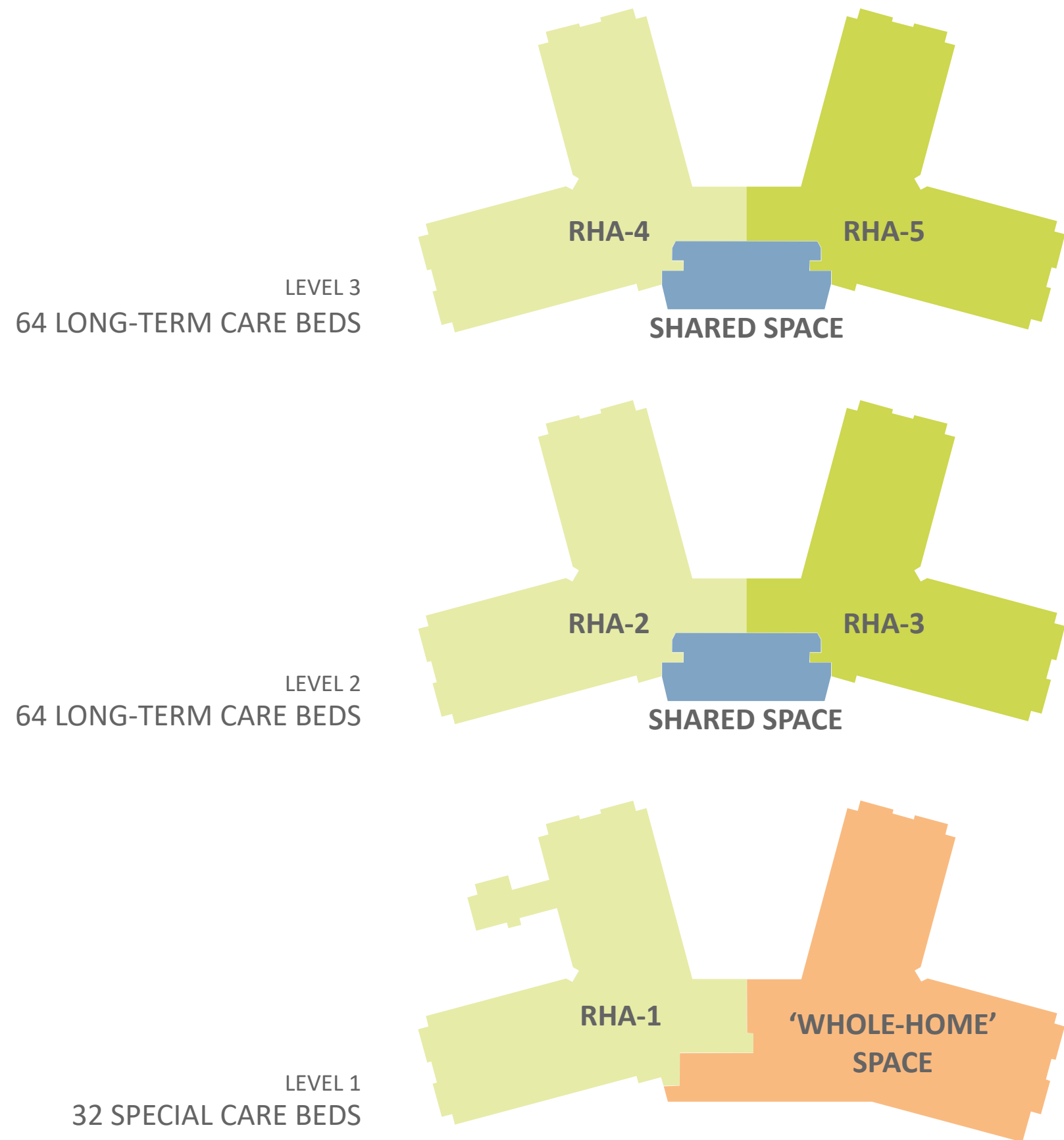
POTENTIAL LOCATION FOR GREEN WALL

ENTRY SEQUENCE CONNECTION AND VIEW TO COURTYARD

PLANTING TO SCREEN TRANSFORMER

CONNECTION FROM FUTURE LINK TO ORCHARD AND BOSQUE OF TREES

RELATIONSHIP BETWEEN BUILDING AND LANDSCAPE



BLOCK-STACK DIAGRAM



FRONT ENTRY VIEW



FRONT ENTRY VIEW



COURTYARD VIEW