

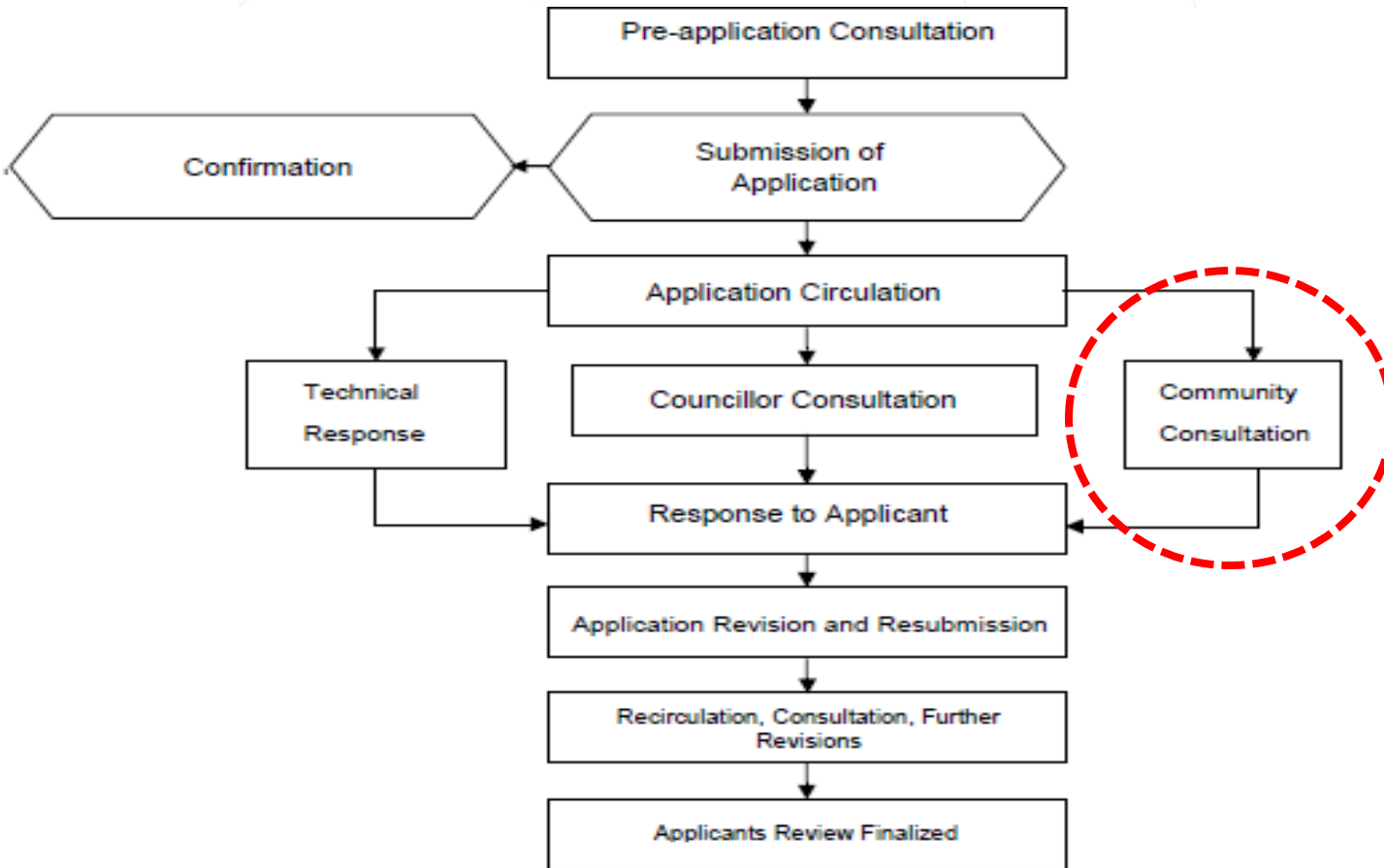
# Raptors Training Facility Community Consultation Meeting

August 11, 2014

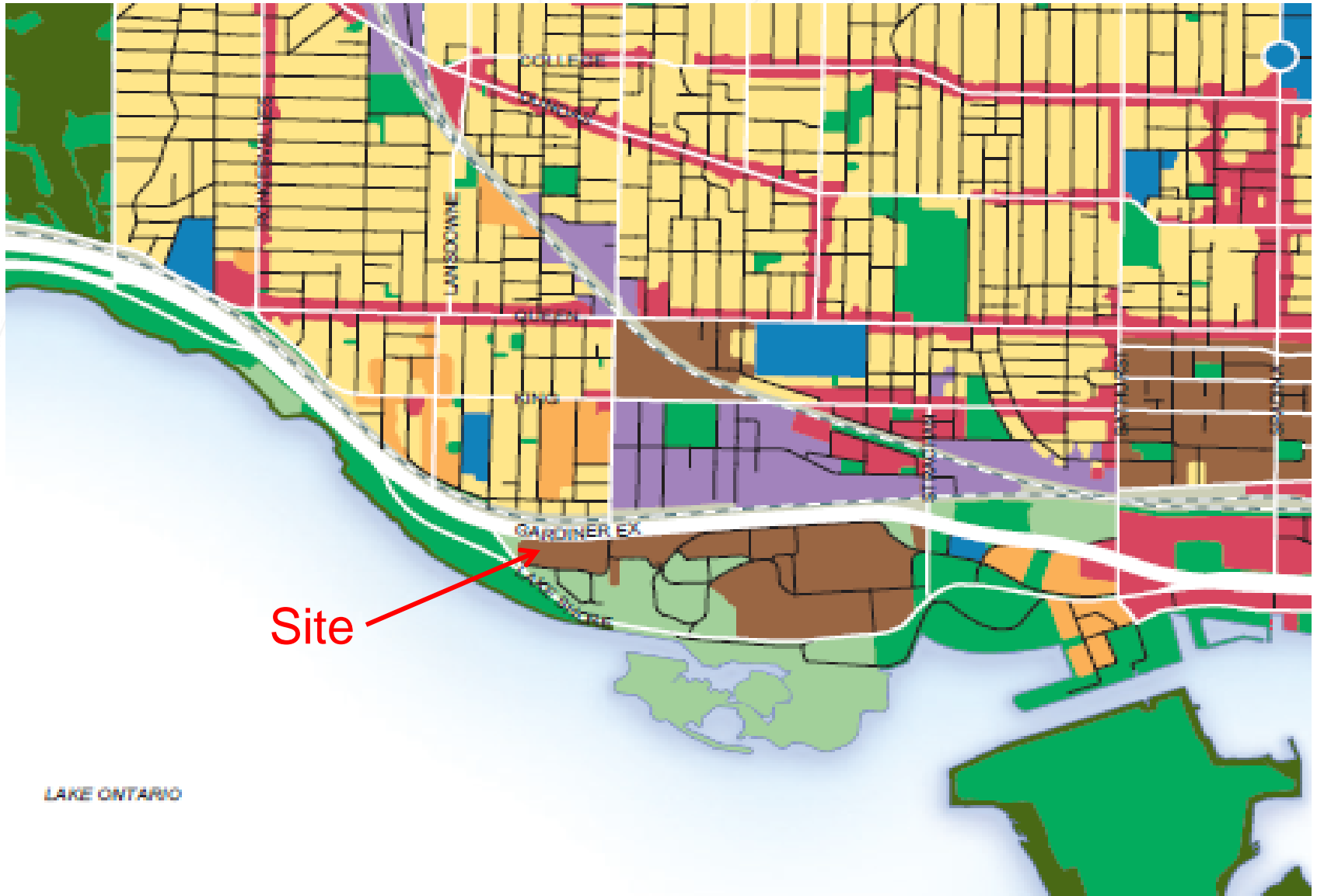
# Site Location



# Site Plan Application Process



# Official Plan - Land Use



LAKE ONTARIO

# Central Waterfront Secondary Plan

Site

- APPROVED BY ONTARIO MUNICIPAL BOARD FOR WEST DON LANDS
- APPROVED BY ONTARIO MUNICIPAL BOARD FOR EAST BAYFRONT WEST, LANDS ON THE NORTH SIDE OF QUEENS QUAY EAST, EAST OF SHERBOURNE ST
- APPROVED BY ONTARIO MUNICIPAL BOARD FOR FWP LANDS AND LANDS ON SOUTH SIDE OF QUEENS QUAY EAST

MAP E

## CENTRAL WATERFRONT SECONDARY PLAN LAND USE PLAN

MAP INDEX

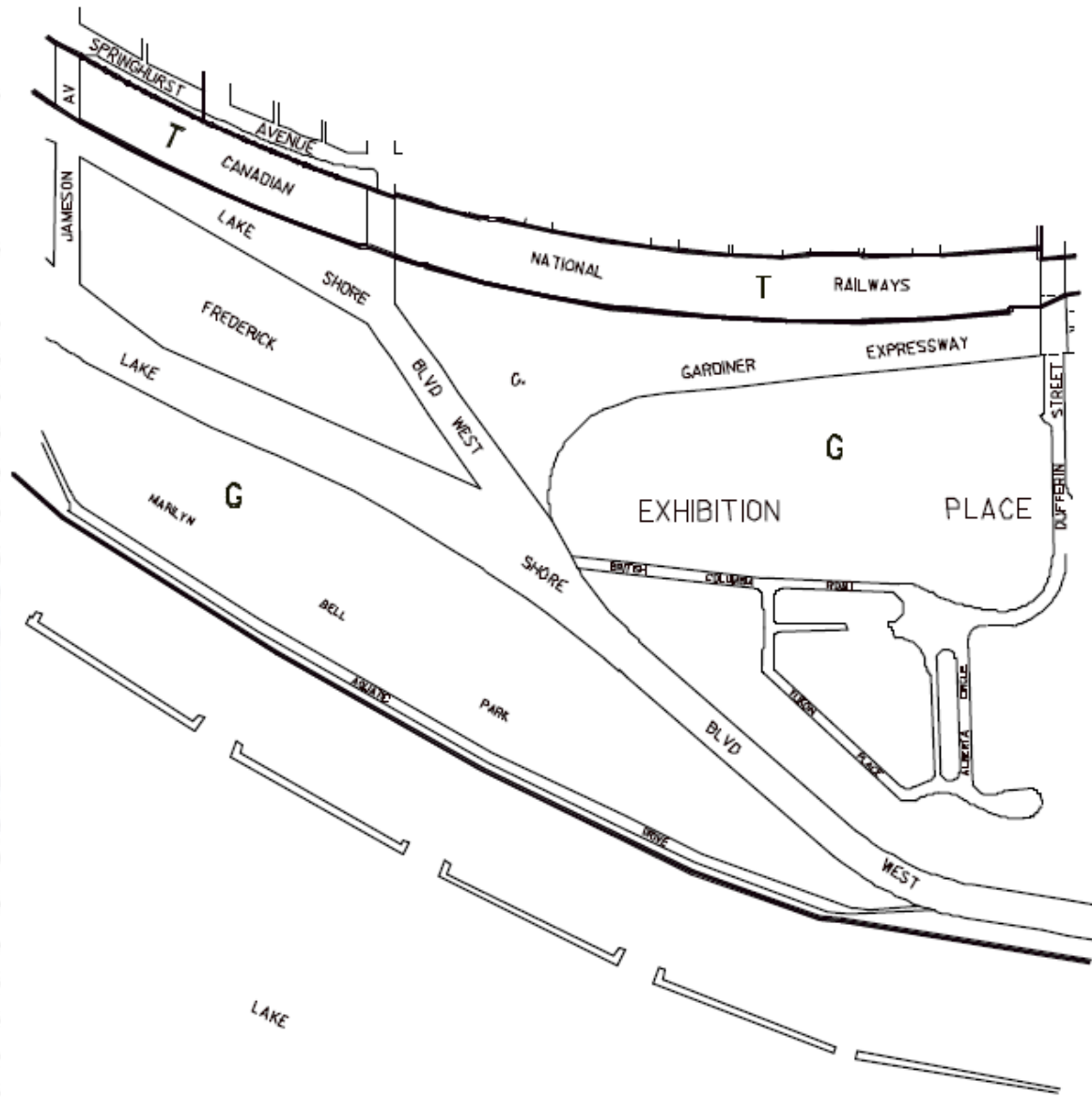
- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> PARKS AND OPEN SPACE AREAS (1) (2) | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black; margin-right: 5px;"></span> FOOT OF YONGE SPECIAL STUDY AREA |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; border: 1px solid black; margin-right: 5px;"></span> REGENERATION AREAS (3)             | <span style="display: inline-block; width: 15px; height: 15px; border-bottom: 2px solid black; margin-right: 5px;"></span> PUBLIC PROMENADE (DOCKWALL / WATER'S EDGE)           |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A9A9A9; border: 1px solid black; margin-right: 5px;"></span> EXISTING USE AREAS (4)             | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> INNER HARBOUR SPECIAL PLACES            |
|   | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></span> AREA OF AMENDMENT FOR LOWER DON LANDS                       |

NOTE: (1) SEE MAP C FOR FURTHER DETAIL  
 (2) NEW SOUTH OF DON RIVER SPRAIN CONCEPTUALLY  
 (3) SEE INFLECTION SECTION FIVE: MAKING IT HAPPEN, 1: A SIMPLIFIED APPROACH TO LAND USE REGULATION  
 (4) INTERSECTION AND / OR ALIGNMENT CONFIGURATION SUBJECT TO FURTHER STUDY

January 28, 2008

Revised July 2010  
 Revised Nov. 2011

# Zoning By-law 438-86



# Site Plan Application Requirements

- Completed Application Form & Fee
- Boundary Survey
- Dimensional Plans and Drawings such as Site Plan, Landscape Plan, Grading Plan
- Topographical Survey (if changing grade)
- Building Mass Model
- Pedestrian Level Wind Study
- Sun/Shadow Study
- Archaeological Assessment
- Heritage Impact Assessment
- Arborist Tree Preservation Report
- Green Development Standards Checklist
- Accessibility Design Standards Checklist
- Servicing and Stormwater Management Report
- Transportation Impact Study; Parking Study; and Loading Study

## Issues to consider

- Heritage context
- Landscaping Improvements
- Traffic impacts
- Parking
- Materials and Signage
- Pedestrian connectivity