

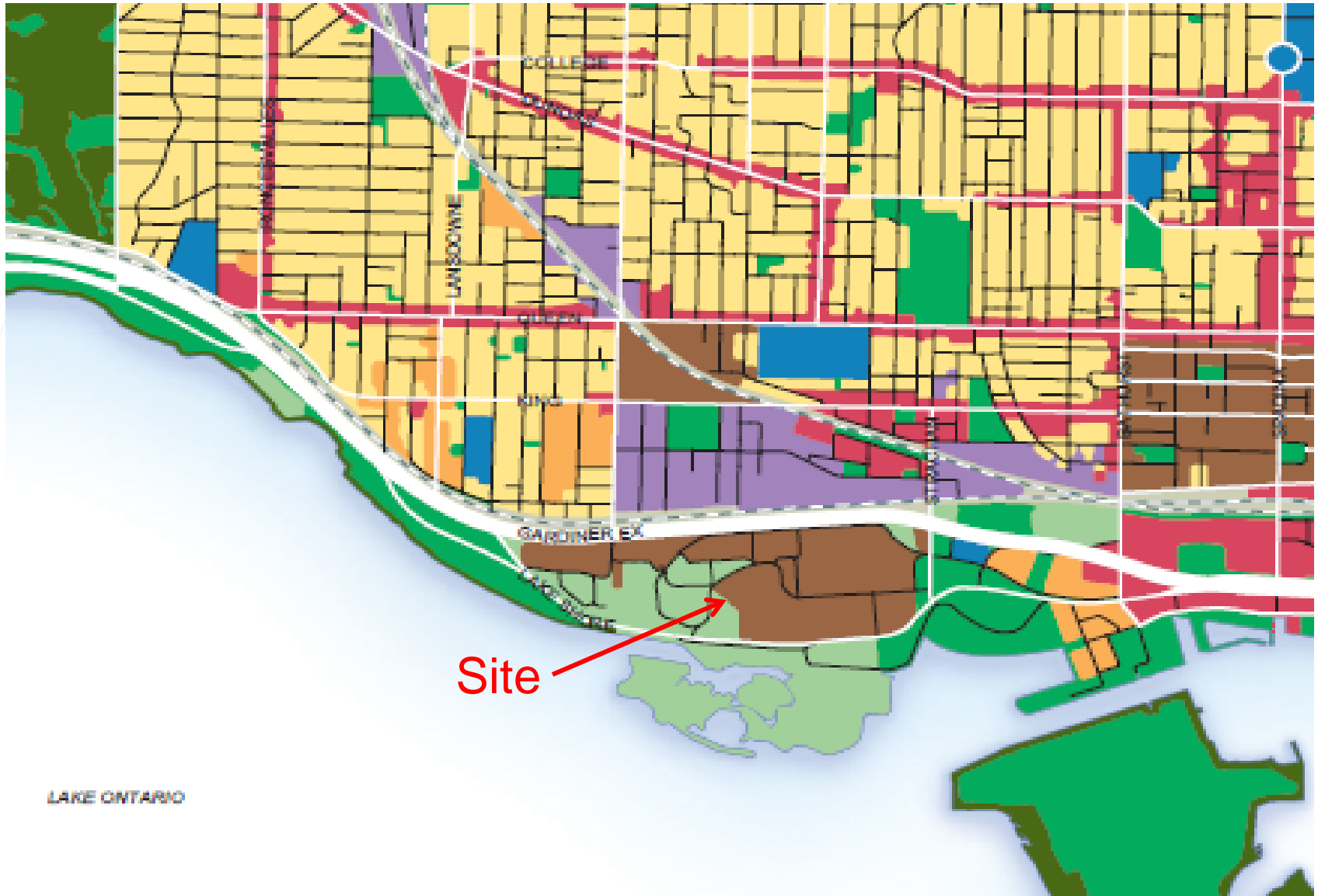
BMO Stadium Expansion Community Consultation Meeting

March 5, 2014

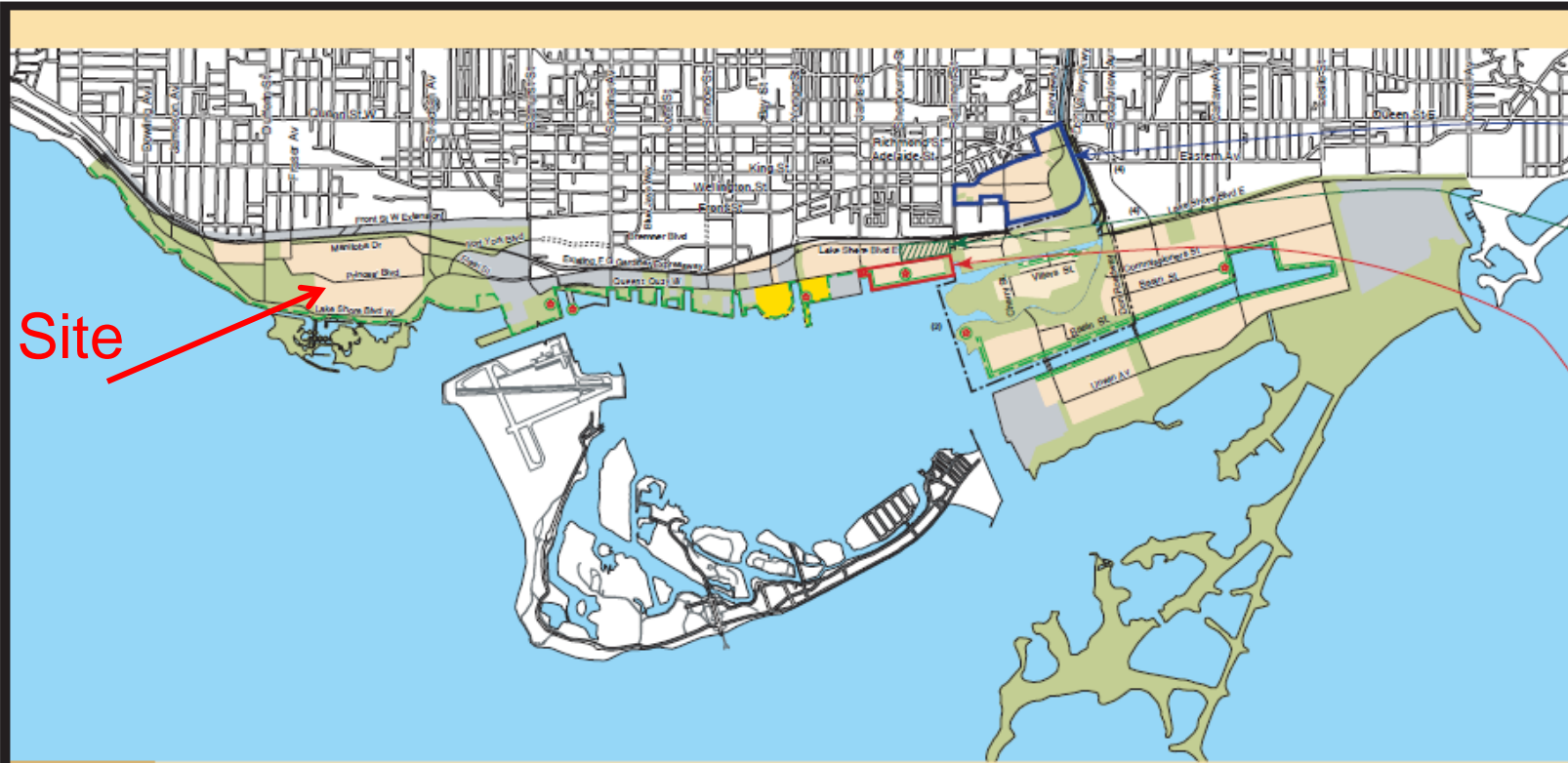
Site Location



Official Plan - Land Use



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

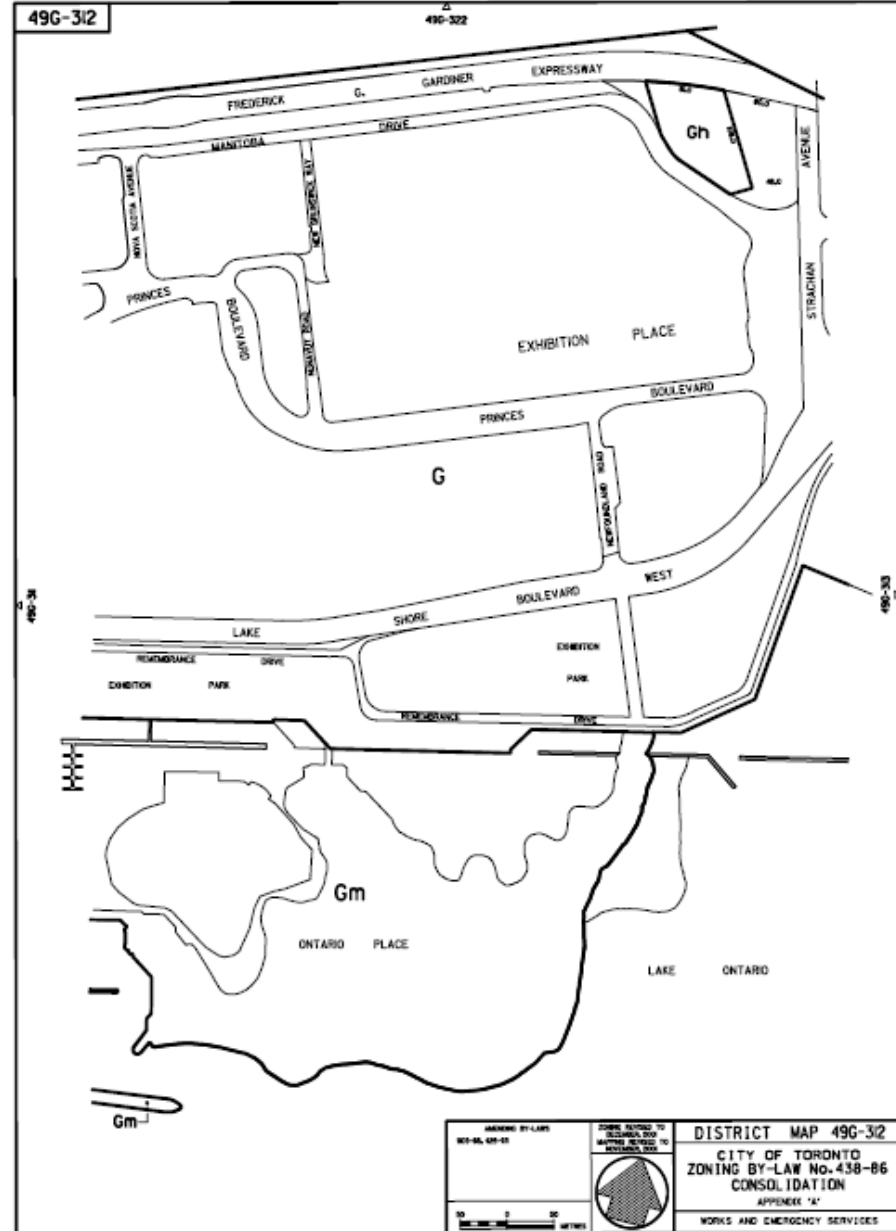
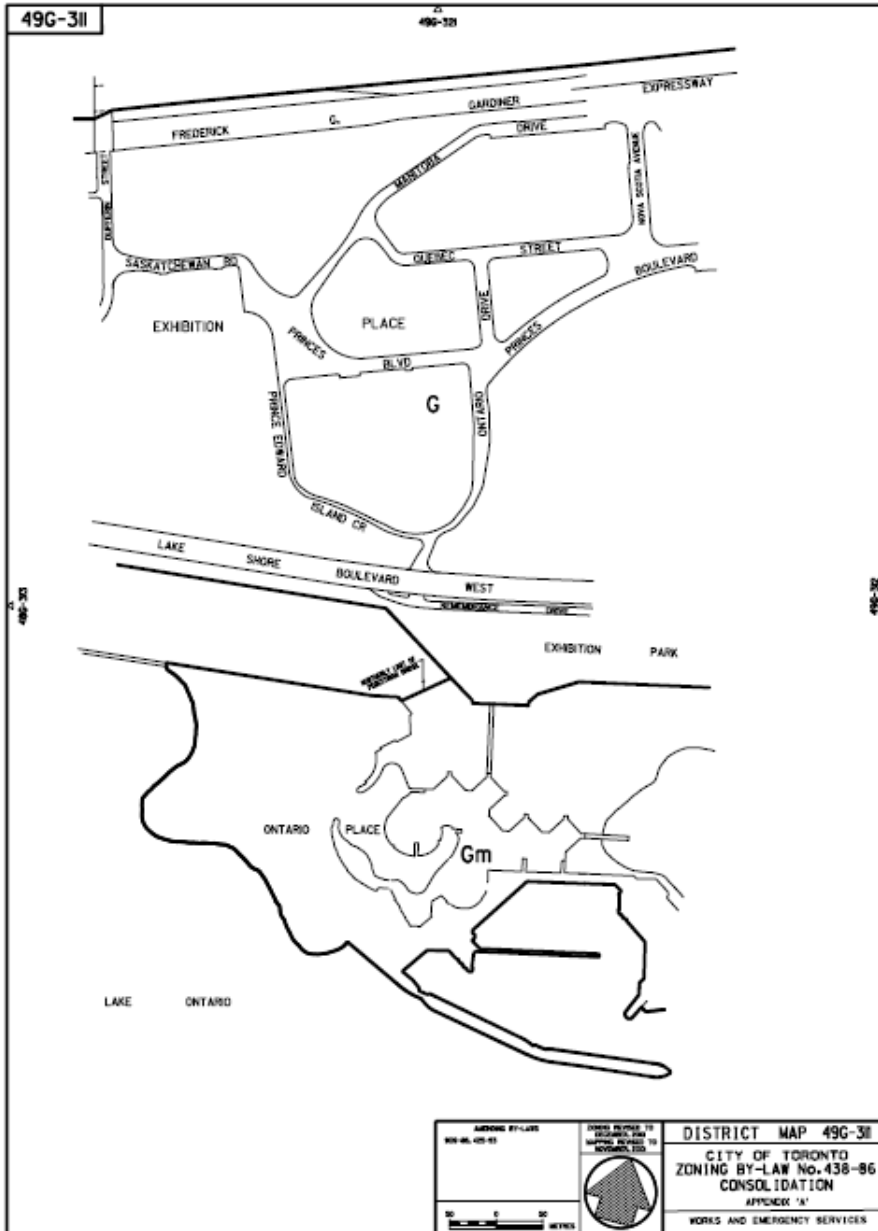
- | | |
|---|--|
| PARKS AND OPEN SPACE AREAS (1) (2) | FOOT OF YONGE SPECIAL STUDY AREA |
| REGENERATION AREAS (3) | PUBLIC PROMENADE (DOCKWALL / WATER'S EDGE) |
| EXISTING USE AREAS (4) | INNER HARBOUR SPECIAL PLACES |
| | AREA OF AMENDMENT FOR LOWER DON LANDS |

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

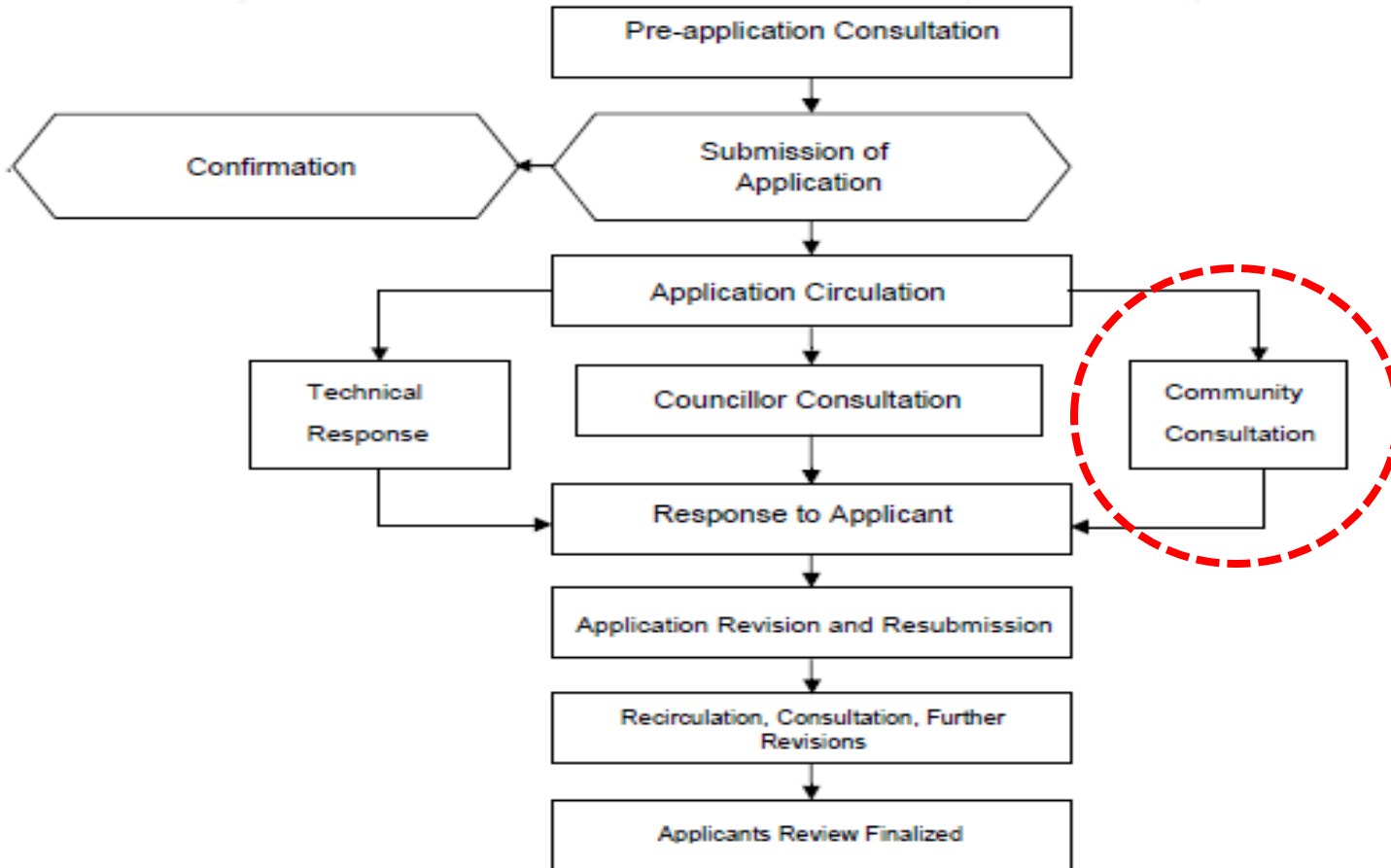
January 28, 2008

Revised July 2010
Revised Nov. 2011

Zoning By-law 438-86



Site Plan Application Process



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
- Conserving the view corridors
- Traffic impacts
- Parking
- Landscape improvements
- Pedestrian connectivity