

**ZONING TABLE**

Project Information	Review Date	August 7, 2024	Official Plan Designation	Lansdowne Special District
Municipal Address(es)	945 & 1015 Bank Street	Legal Description	Plan 4R-2635	
Scope of Work	Plan Control application	By-law Number	2024-08-07	
Existing Zoning Code	OSR-S, S258-A, S258-B, S487	OSR-S, S487	OSR-S, S487	
Schedule 17A Area	Area X	Overlay Application	Heritage Overlay	
Zoning Mechanism	L2C(2015)-A, S258-A, S258-B, S487	Proposed Event Centre	Compliance	
Minimum Lot Width	No minimum	15.4 m (distance to Exhibition Way)	Yes	
Minimum Lot Area	No minimum	37,300 m <sup>2</sup>	Yes	
Minimum Setback from Bank Street (FRS)	3 m	+3 m	Yes	
Minimum Setback from Exhibition Avenue (FRS)	3 m	+3 m	Yes	
Minimum Setback from Queen Elizabeth Drive (FRS)	7.5 m	+7.5 m	Yes	
Minimum Building Height	Area A: 6.1 m Area E: 15.5 m	Area A: no buildings proposed Area E: 13.96 m	Yes	
Schedule 205-A				
Maximum Non-Residential Gross Leasable Floor Area (GLFA) (FRS)	33,450 m <sup>2</sup>	Not applicable to the proposed event centre	Yes	
Maximum Office Gross Leasable Floor Area (GLFA) (FRS)	9,300 m <sup>2</sup>	Not applicable to the proposed event centre	Yes	
Maximum Vehicle Parking (S1) (does not apply to S258-A, S258-B, S487)	1200 spaces across L2C and O12 zones. No minimum parking rates are required for Area B on Schedule 487.	No parking is proposed.	Yes	
Minimum Driveway Width (S1)	2.6 m	7.6 m - this is a driveway for accessible drop-off, not for general parking.	Yes	
Minimum Bicycle Parking Spaces (Table 111A)	1 space per 1,500 m <sup>2</sup> of GLFA. 14,866 m <sup>2</sup> = 10 space	58 spaces	Yes	

**NOTE:**  
LOCATION OF WASTE MANAGEMENT AND RECYCLING ENCLOSURES LOCATED ONE LEVEL DOWN OFF OF THE LOADING DOCK

ALL SITE SIGNAGE DESIGN IS IN DEVELOPMENT AND WILL COMPLY TO CODE AND AHJ REQUIREMENTS

PROPERTY INFORMATION DERIVED FROM STANTEC SITE SURVEY ISSUED ON 16/08/2024

**PROPERTY PLAN - 4R-2635**  
**PIN - 04139-0264**



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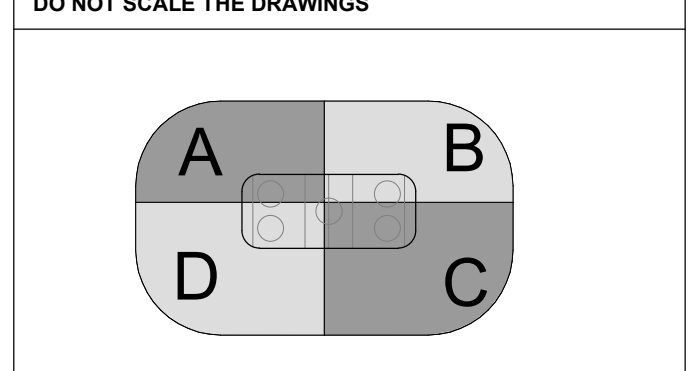
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LANDSCAPE ARCHITECT

NO.	DESCRIPTION	DATE
2	ISSUED FOR CITY SPA COMMENTS	2024-09-05
1	ISSUED FOR SITE PLAN APPROVAL	2024-08-07

**REVISIONS/ ISSUES**

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. **DO NOT SCALE THE DRAWINGS**



SEAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY SUBMITTAL

IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

DRAWN: **JJ**  
DATE: **01/24/24**  
CHECKED: **SJ**

**LANSDOWNE EVENT CENTRE**  
945 & 1015 BANK STREET

DWG. TITLE: **SITE PLAN - UPON COMPLETION OF EVENT CENTRE AND NEW NORTH STANDS**

SCALE: **1 : 400** DWG. NO.: **A1-004**  
PROJ. NO.: **2008**

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DATE PLOTTED: 2024-09-05 5:12:35 PM