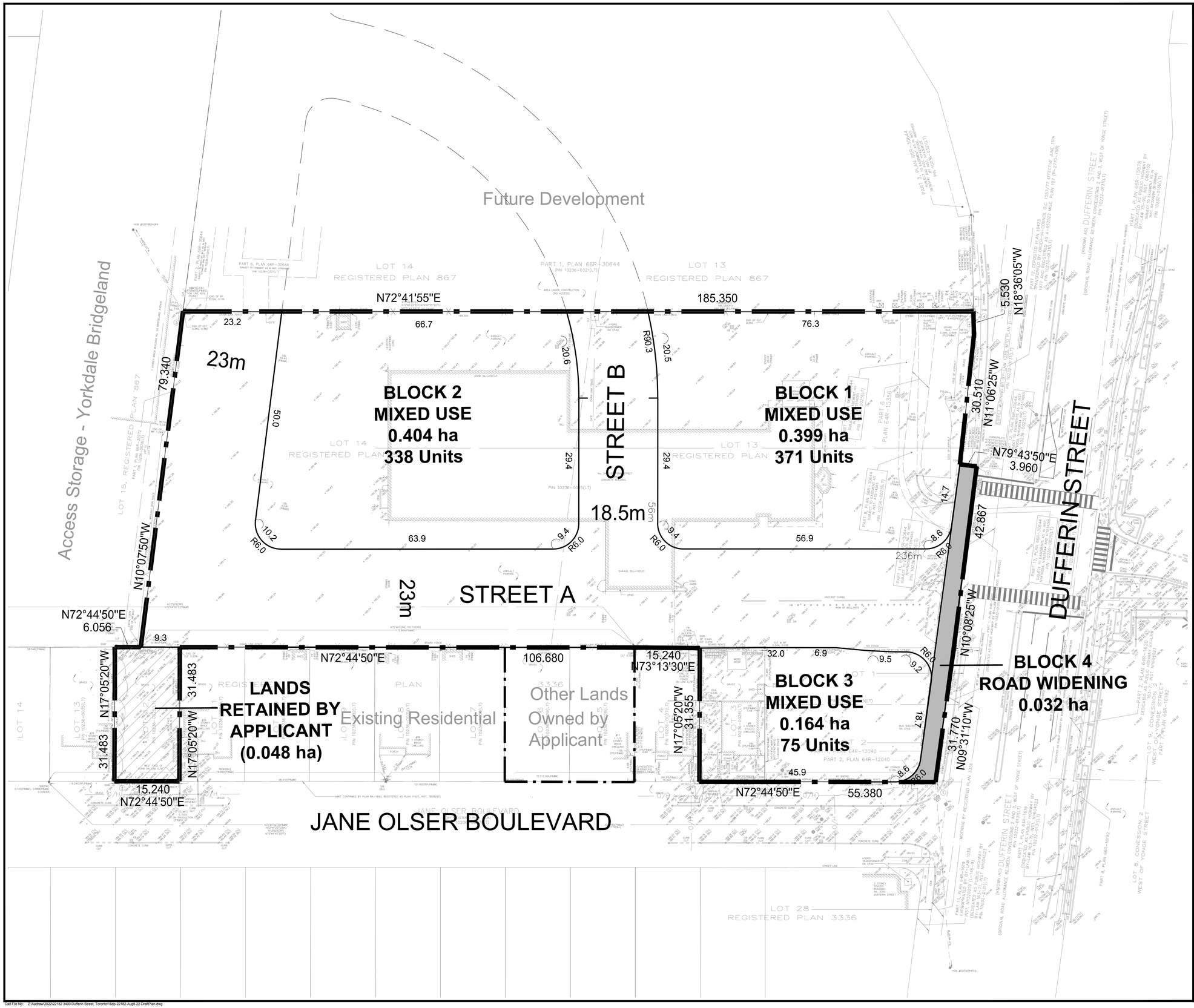

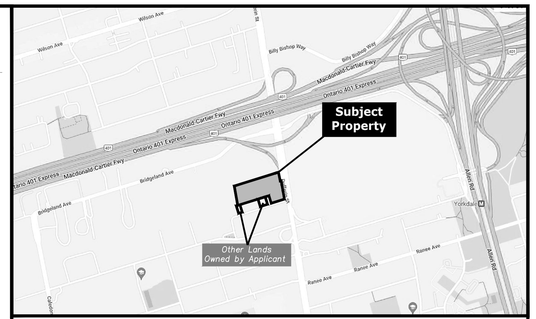

KEY PLAN

Subject Property

Additional Lands Owned by Applicant

LAND USE - AREA TABLE	22182 - 16dp		August 8 2022
Mixed Use Blocks	Blocks 1-3	56%	0.967 ha±
Road Widening	Block 6	2%	0.032
Lands Retained by Applicant			0.048
Public ROW		39%	0.669
Total		**97%**	**1.716 ha±**

ROADS		
18.5m R.O.W	56 m	0.105
23.0m R,O,W,	236 m	0.564
Total	**292 m**	**0.564 m**

UNITS	
Residential	784
Total	**784 units**

VEHICULAR PARKING	RESIDENTIAL
Proposed @ 0.49 spaces /unit	383 **spaces**

BICYCLE PARKING	
Proposed:	
Long-term	580
Short-term	56
Total	**636 spaces**

LEGEND

Subject Property

NOTES

All dimensions are in metres.
All area measurements are computer generated.
All elevations refer to Geodetic Datum.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

A, B, E, F, G, J, L - As Shown on Plan
C. Additional lands owned by the applicant as shown on plan & key plan.
D. Mixed Use blocks, Road Widening, Roads and Other lands Owned bu Applicant.
H. Piped water to be provided.
I. Clay loam soil.
K. Sanitary & storm sewers to be provided.

SURVEYOR'S CERTIFICATE

I certify that: the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.

Eduardo Linhares O.L.S. 10 08 2022
KIRCMAR SURVEYORS LTD. Day Month Year

OWNER'S AUTHORIZATION

I/we, **Dufferin - 401 Properties Limited**
being the registered owner(s) of the subject lands hereby authorize **BOUSFIELDs INC.** to prepare and submit a draft plan of subdivision for approval.

Robert Stein, Owner 10 8 2022
Day Month Year

0 4 8 12 16 20m
SCALE 1:400

DRAFT PLAN OF PROPOSED SUBDIVISION
PART OF LOT 13 & 14, REGISTERED PLAN 867, AND LOT 12 AND PART OF LOTS 1 & 2 REGISTERED PLAN 3336,
(FORMELY TOWNSHIP OF NORTH YORK)
CITY OF TORONTO

BOUSFIELDs INC.
3 Church Street, Suite 200
Toronto, Ontario M5E 1M2
P (416) 947-9744
F (416) 947-0781
W www.bousfields.ca

1 : 400	Aug. 8, 2022	22182 - 16dp
Scale	Date	Drawing Number

Cad File No: Z:\Aadraw\2022\22182 3400 Dufferin Street, Toronto\16dp-22182-Aug8-22-DraftPlan.dwg