

WITHOUT PREJUDICE

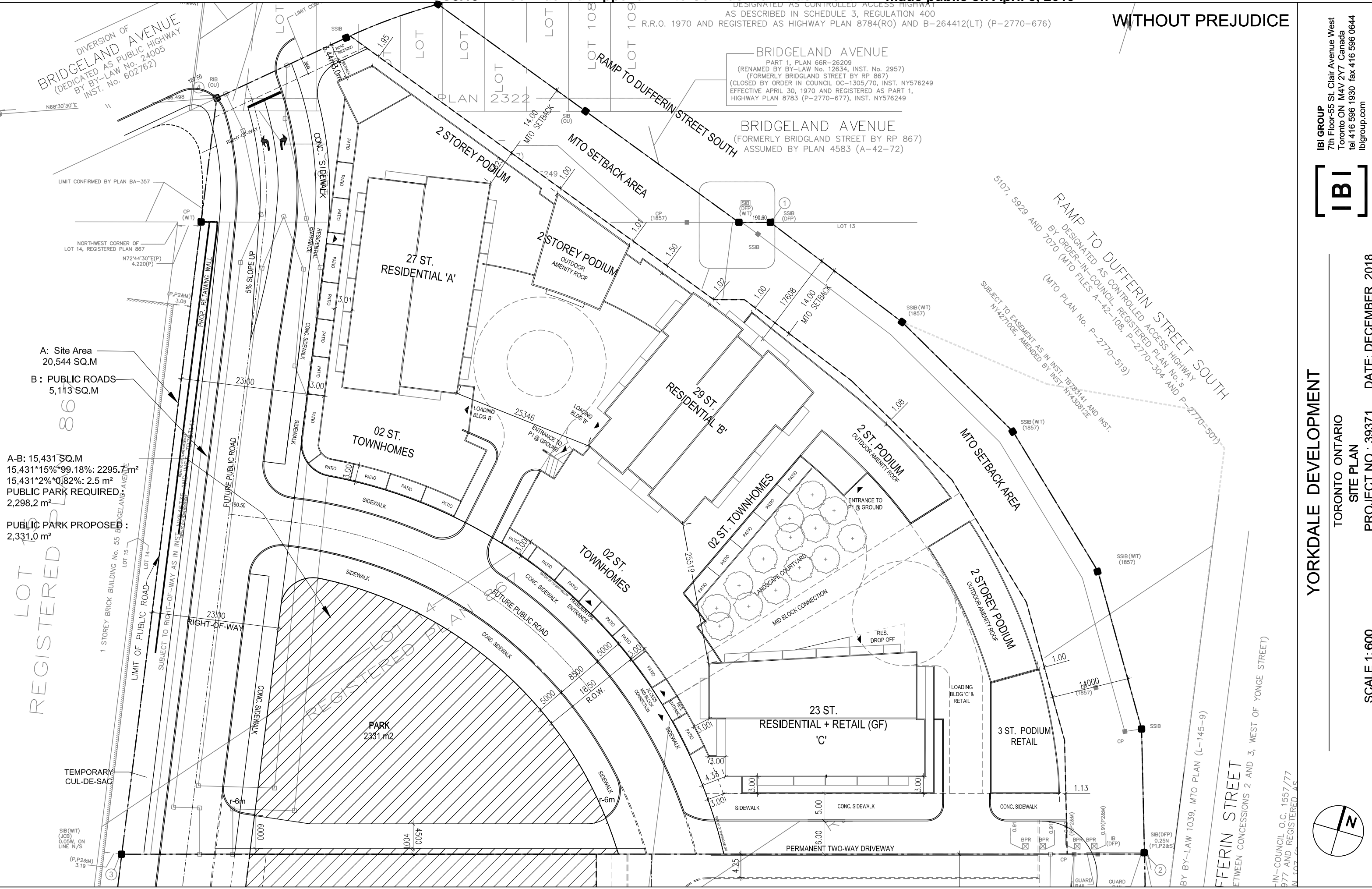
DIVERSION OF BRIDGLAND AVENUE (DEDICATED AS PUBLIC HIGHWAY BY BY-LAW No. 24005 INST. No. 602762)

DESIGNATED AS CONTROLLED ACCESS HIGHWAY AS DESCRIBED IN SCHEDULE 3, REGULATION 400 R.R.O. 1970 AND REGISTERED AS HIGHWAY PLAN 8784(RO) AND B-264412(LT) (P-2770-676)

BRIDGLAND AVENUE PART 1, PLAN 66R-26209 (RENAMED BY BY-LAW No. 12634, INST. No. 2957) (FORMERLY BRIDGLAND STREET BY RP 867) (CLOSED BY ORDER IN COUNCIL OC-1305/70, INST. NY576249 EFFECTIVE APRIL 30, 1970 AND REGISTERED AS PART 1, HIGHWAY PLAN 8783 (P-2770-677), INST. NY576249)

BRIDGLAND AVENUE (FORMERLY BRIDGLAND STREET BY RP 867) ASSUMED BY PLAN 4583 (A-42-72)

RAMP TO DUFFERIN STREET SOUTH
 DESIGNATED AS CONTROLLED ACCESS HIGHWAY BY ORDER-IN-COUNCIL REGISTERED PLAN No.'s 5107, 5929 AND 7070 (MTO FILES A-42-108, P-2770-304 AND P-2770-501) (MTO PLAN No. P-2770-519)



- A: Site Area
20,544 SQ.M
- B: PUBLIC ROADS
5,113 SQ.M
- A-B: 15,431 SQ.M
- 15,431*15%*99.18%: 2295.7 m²
- 15,431*2%*0.82%: 2.5 m²
- PUBLIC PARK REQUIRED:
2,298.2 m²
- PUBLIC PARK PROPOSED:
2,331.0 m²

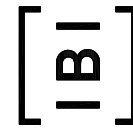
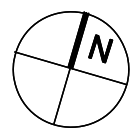
YORKDALE DEVELOPMENT

TORONTO ONTARIO
 SITE PLAN

SCALE 1: 600

PROJECT NO.: 39371

DATE: DECEMBER 2018

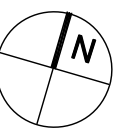
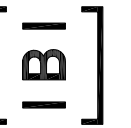


IBI GROUP
 7th Floor-55 St. Clair Avenue West
 Toronto ON M4V 2Y7 Canada
 tel 416 596 1930 fax 416 596 0644
 ibigroup.com

REGISTERED LOT 15
 REGISTERED LOT 14
 REGISTERED LOT 13

DUFFERIN STREET
 BETWEEN CONCESSIONS 2 AND 3, WEST OF YONGE STREET

IN-COUNCIL O.C. 1557/77
 977 AND REGISTERED AS
 N. 107-6

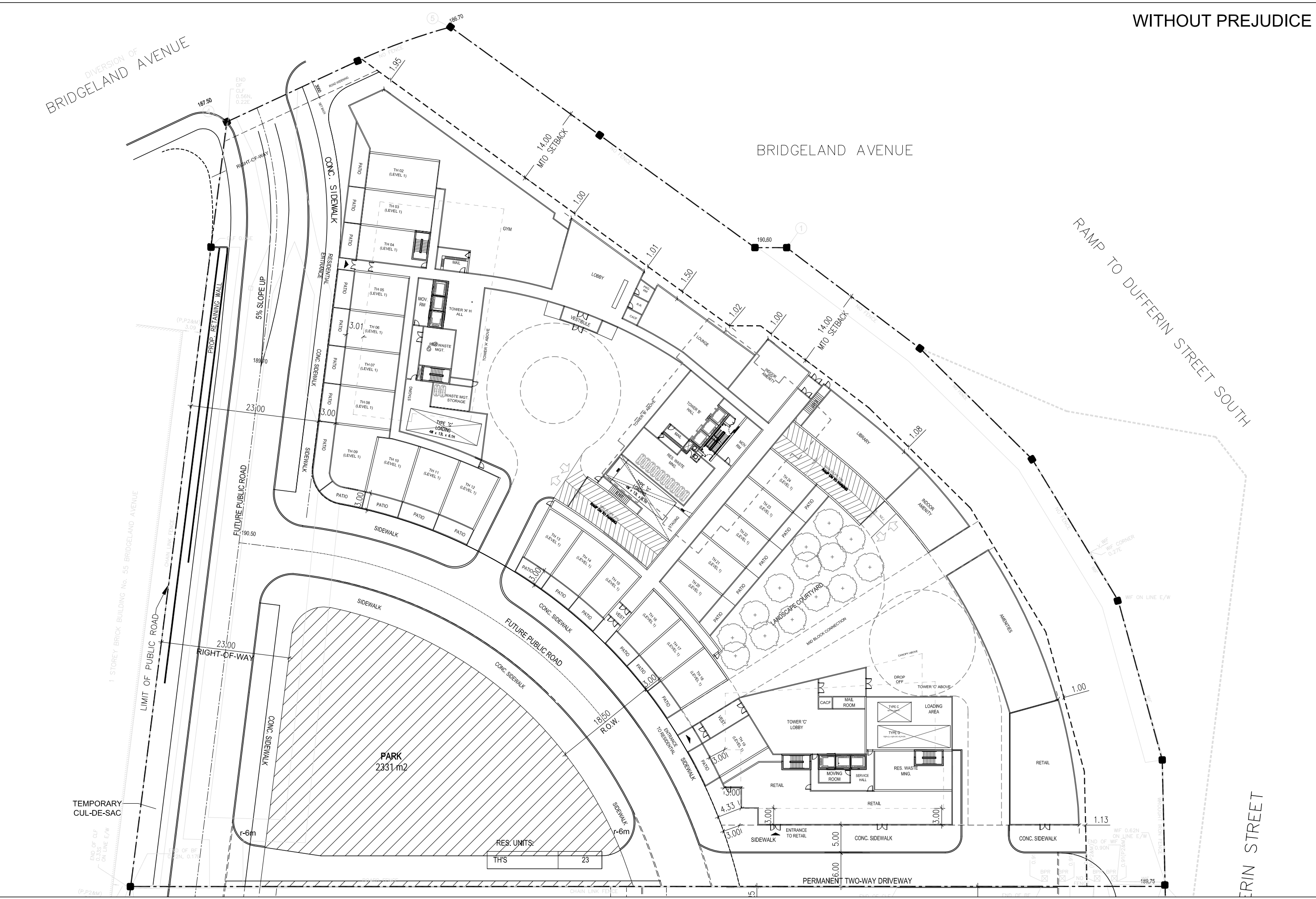


DIVERSION OF
BRIDGELAND AVENUE

BRIDGELAND AVENUE

RAMP TO DUFFERIN STREET SOUTH

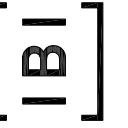
ERIN STREET



RES. UNITS:	
THS	23

DIVERSION OF
BRIDGELAND AVENUE

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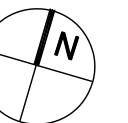


YORKDALE DEVELOPMENT

TORONTO ONTARIO
LEVEL 02 PLAN

PROJECT NO.: 39371 DATE: DECEMBER 2018

SCALE 1:600



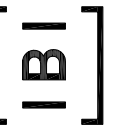
LEVEL 2:	
TOWER UNITS	09
TOWNHOMES	2ND LEVEL

ERIN STREET

RESIDENTIAL UNITS

L1	DWELLING UNITS:	23	23
L2	DWELLING UNITS:	09	09
L3-L23	DWELLING UNITS:	36	756
L24-L27	DWELLING UNITS:	24	96
L28-29	DWELLING UNITS:	12	24
			908

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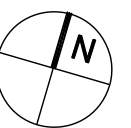


YORKDALE DEVELOPMENT

TORONTO ONTARIO
 TYPICAL FLOOR PLAN
 PROJECT NO.: 39371

SCALE 1: 600

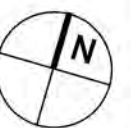
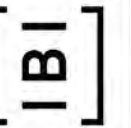
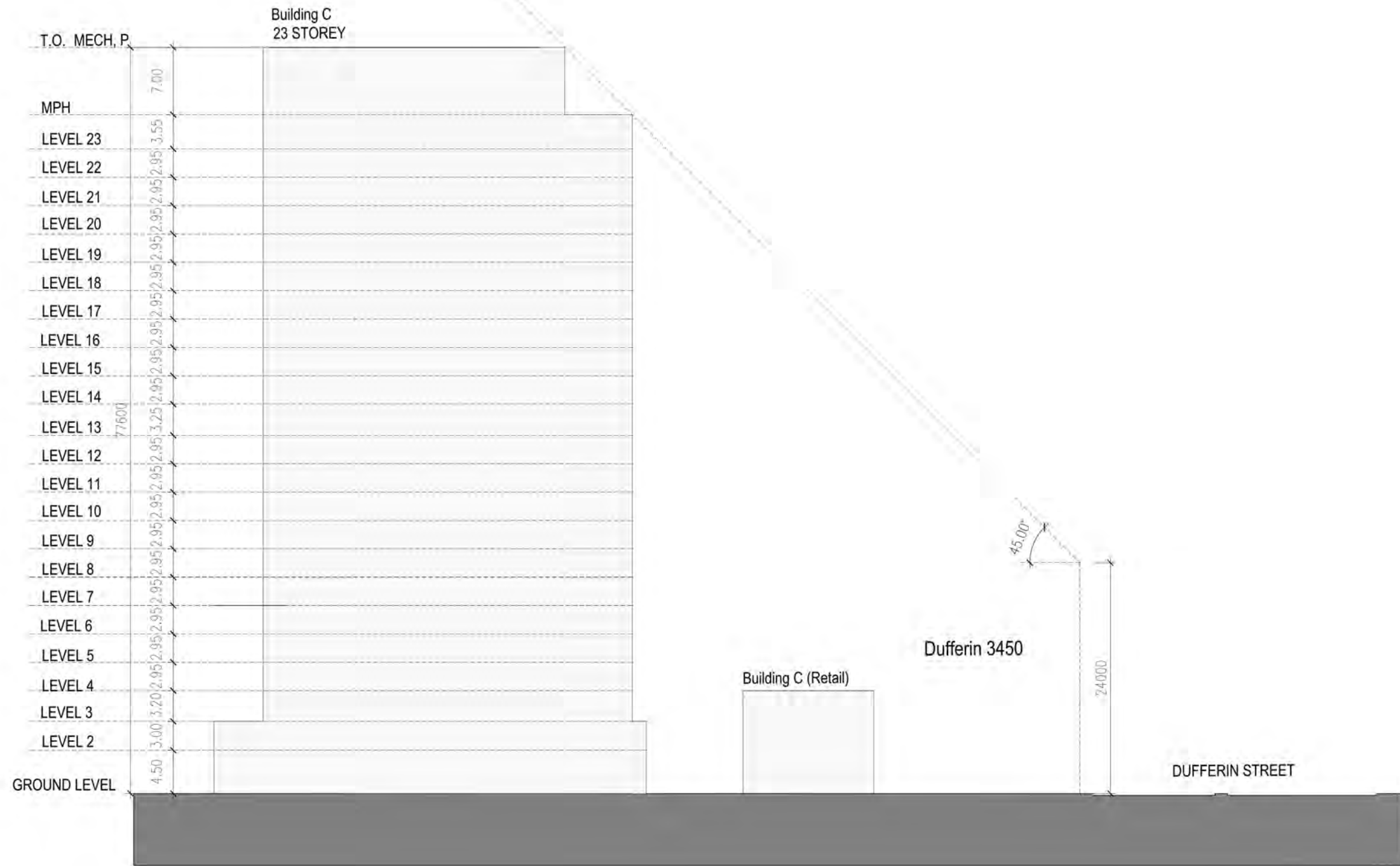
DATE: DECEMBER 2018



A: Site Area
20,544 SQ.M
 B: PUBLIC ROADS
5,113 SQ.M

A-B: 15,431 SQ.M
 $15,431 * 15\% * 99.18\% = 2295.7 \text{ m}^2$
 $15,431 * 2\% * 0.82\% = 2.5 \text{ m}^2$
 PUBLIC PARK REQUIRED
2,298.2 m²
 PUBLIC PARK PROPOSED :
2,331.0 m²

PARK
2331 m²



3450 DUFFERIN





DECEMBER, 2018

AREA CALCULATIONS

	BUILDING A 27				BUILDING B 29				BUILDING C (RESIDENTIAL) 23				BUILDING C (RETAIL)			
	GCA		GFA (569-2013)*		GCA		GFA (569-2013)*		GCA		GFA (569-2013)		GCA		GFA (569-2013)	
	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²
LEVEL 1	2,070	22,281	1,398	15,049	2,300	24,757	1,314	14,141	984	10,587	542	5,833	520	5,596	520	5,596
LEVEL 2	1,166	12,551	1,124	12,099	1,685	18,137	1,250	13,457	275	2,960	235	2,530				
LEVEL 3	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 4	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 5	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 6	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 7	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 8	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 9	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 10	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 11	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 12	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 13	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 14	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 15	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 16	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 17	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 18	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 19	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 20	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 21	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 22	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 23	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 24	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 25	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 26	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 27	792	8,525	750	8,073	847	9,117	800	8,612	792	8,525	750	8,073				
LEVEL 28					847	9,117	800	8,612								
LEVEL 29					847	9,117	800	8,612								
SUBTOTAL	23,036	247,957	21,272	228,971	26,854	289,054	24,167	260,127	17,891	192,573	16,527	177,895	520	5,596	520	5,596

BELOW GRADE				m ²	ft ²	m ²	ft ²
LEVEL P1				10,386	111,796	676	7,271
LEVEL P2				10,386	111,796	175	1,888
LEVEL P3				10,386	111,796	175	1,884
LEVEL P4				10,386	111,796	175	1,884
				41,545		1,201	12,926

NON-RESIDENTIAL								RESIDENTIAL		TOTAL	
RESTAURANT				RETAIL							
m ²		ft ²		m ²		ft ²		m ²		ft ²	
TOTAL CGA				520		5,596		109,325		1,176,769	
TOTAL GFA				520		5,596		63,167		679,919	
								63,687		1,182,365	
										685,521	

*GFA (CITY OF TORONTO 569-2013 BY LAW)

DENSITY (FSI)

SITE AREA	20544
SITE DENSITY (ZBL 569-2013)	3.10

AMENITY AREAS

INDOOR AMENITY AREAS PROVIDED				OUTDOOR AMENITY AREA PROVIDED			
m ²		ft ²		m ²		ft ²	
LEVEL 1	1360	14638.92	LEVEL 1	679	7308.70		
LEVEL 2	456	4908.34	LEVEL 3	1137	12238.57		
TOTAL INDOOR	1816	19547.261	TOTAL OUTDOOR	1816	19547.26		

REQUIRED INDOOR AMENITY

REQUIRED INDOOR AMENITY	UNITS	2.0X	908	1816
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REQUIRED OUTDOOR AMENITY

REQUIRED OUTDOOR AMENITY	UNITS	2.0X	908	1816
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UNITS

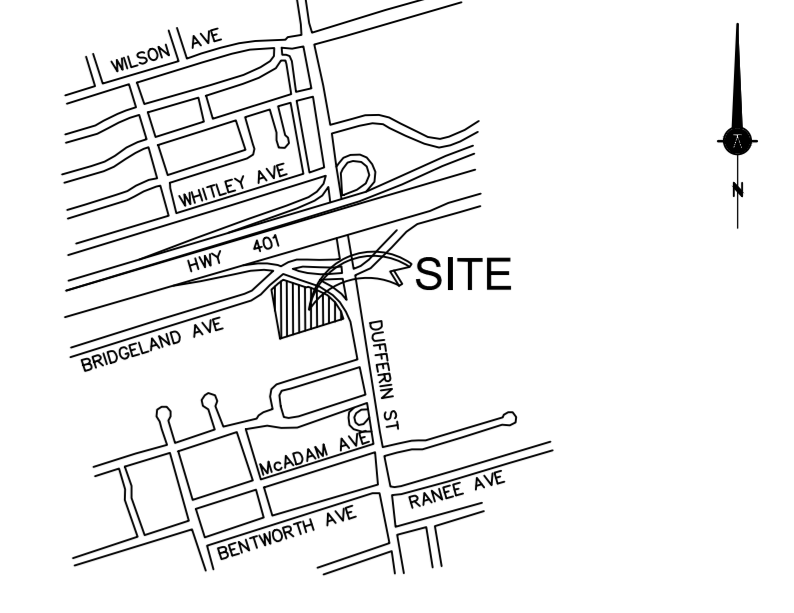
	LEVELS	1B	1B+D	2B	2B+D	3B	TH (2 BR)	TH (3 BEDR)	UNITS/ROOMS	DWELLING UN
BUILDING A										
LEVEL 1	1							11		11
LEVEL 2	1	2		1					3	3
LEVEL 3 - 27 (TOWER)	25	50	25	150	50	25			300	300
TOTAL BUILDING A UNITS		52	25	151	50	25		11		314
BUILDING B										
LEVEL 1	1			4			5	6		11
LEVEL 2	1			108						4
LEVEL 3 - 29 (TOWER)	27	81	27	54	54				324	324
TOTAL BUILDING B UNITS		81	27	112	54	54	5	6		339
BUILDING C										
LEVEL 1	1			2				1	0	1
LEVEL 2	1			84	42	21			2	2
LEVEL 3-23 (TOWER)	21	42	63	42	42	21			252	252
TOTAL BUILDING C UNITS		42	63	86	42	21		1		255
TOTAL UNITS										908

UNIT BREAKDOWN

1 BR	175
1BR+D	115
2 BR	349
2 BR +D	146
3 BR	100
TH (2BD)	5
TH (3BD)	18
TOTAL	908

PARKING

TOTAL PARKING REQUIRED	
RESIDENT	770
VISITOR	90
RETAIL	15
TOTAL PARKING REQUIRED	875
MINIM PARKING PROVIDED	875



KEY MAP (NOT TO SCALE)

DRAFT PLAN OF SUBDIVISION OF PART OF LOTS 13 AND 14 AND PART OF BRIDGELAND AVENUE (FORMERLY BRIDGELAND STREET) BY REGISTERED PLAN 867 (CLOSED BY ORDER IN COUNCIL OC-1305/70, INST. NY576249) REGISTERED PLAN 867 AND PART OF LOTS 101, 102, 103, 104, 105, 106, 107 AND 108 AND PART OF ASKIN STREET (FORMERLY AVA STREET BY REGISTERED PLAN 2322) (CLOSED BY ORDER IN COUNCIL OC-367/71, INST. NY583123) REGISTERED PLAN 2322 CITY OF TORONTO (FORMERLY CITY OF NORTH YORK) SCALE 1:400

KRCMAR SURVEYORS LTD. 2018

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM HORIZONTAL CONTROL MONUMENTS NO. C020924264 AND NO. C020184022, AND ARE REFERRED TO THE 17° 41' 00" NORTH COORDINATE SYSTEM ZONE 18, CENTRAL MERIDIAN 79° 50' WEST LONGITUDE. DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.99990.

- LEGEND: DENOTES SURVEY MONUMENT FOUND, DENOTES SURVEY MONUMENT PLANTED, DENOTES HORIZONTAL CONTROL MONUMENT, DENOTES STANDARD IRON BAR, DENOTES IRON BAR, DENOTES IRON ROD, DENOTES CONCRETE PIN, DENOTES GUT CROSS, DENOTES MEASURED, DENOTES UNDEVELOPED, DENOTES ORIGIN UNKNOWN, DENOTES WING, DENOTES REGISTERED PLAN, DENOTES PLAN 867-2009, DENOTES PLAN 867-2009, DENOTES INSTRUMENT NY583123, DENOTES KRCMAR SURVEYORS LTD. O.L.S., DENOTES SHANGHAI O.L.S., DENOTES J.C. BEATON, O.L.S., DENOTES SONGJIAN ELEMANN PETERICH LTD. O.L.S., DENOTES TOP OF CURB, DENOTES BOTTOM OF CURB, DENOTES TOP OF WALL, DENOTES BOTTOM OF WALL, DENOTES EXISTING GRADE ELEVATION, DENOTES BELL MANHOLE, DENOTES BELL PEDESTAL, DENOTES BOLLARD, DENOTES CATCH BASIN, DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER, DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER, DENOTES DOUBLE CATCH BASIN, DENOTES DOWN GUY ANCHOR, DENOTES FIRE HYDRANT, DENOTES GAS METER, DENOTES GAS VALVE, DENOTES HYDRO HAND WELL, DENOTES HYDRO MANHOLE, DENOTES HYDRO POLE, DENOTES IRRIGATION VALVE, DENOTES LAMP POST (PRIVATE), DENOTES LAMP STANDARD, DENOTES MANHOLE, DENOTES SIGN, DENOTES TRAFFIC LIGHT, DENOTES CABLE TV PEDESTAL, DENOTES WATER VALVE, DENOTES BOARD FENCE, DENOTES CONCRETE, DENOTES CONCRETE PAD, DENOTES CONCRETE PLANTER/URSEAU, DENOTES CONCRETE RETAINING WALL, DENOTES CONCRETE SIDEWALK, DENOTES STONE RETAINING WALL, DENOTES WROUGHT IRON FENCE, DENOTES FENCE, DENOTES GUARD RAIL, DENOTES HYDRO SERVICE (OVERHEAD), DENOTES SANITARY MANHOLE, DENOTES STORM MANHOLE, DENOTES TRAFFIC MANHOLE, DENOTES UTILITY POLE, DENOTES WELL PEDESTAL, DENOTES HYDRO VALVE, DENOTES WATER HYDRANT, DENOTES CONCRETE RETAINING WALL, DENOTES HYDRO POLE - WOOD, DENOTES ORNAMENTAL LIGHT, DENOTES WATER SHUTOFF VALVE, DENOTES BOLLARD, DENOTES SOLAR, DENOTES UTILITY LIGHT STANDARD, DENOTES TRAFFIC SIGN, DENOTES FINISHED FLOOR, DENOTES EXISTING GRADE ELEVATION BY MACKAY, MACKAY & PETERS LIMITED, U.S. DATED 2011

ELEVATION: ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK NO. NY18017 HAVING AN ELEVATION OF 100.086 METRES.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT: AS SHOWN ON DRAFT PLAN, AS SHOWN ON CITY PLAN, AS SHOWN IN LAND USE SCHEDULE, AS SHOWN ON DRAFT PLAN, AS SHOWN ON DRAFT PLAN, MUNICIPAL SERVICES TO BE PROVIDED, AS SHOWN ON DRAFT PLAN, MUNICIPAL SERVICES TO BE PROVIDED, AS SHOWN ON DRAFT PLAN.

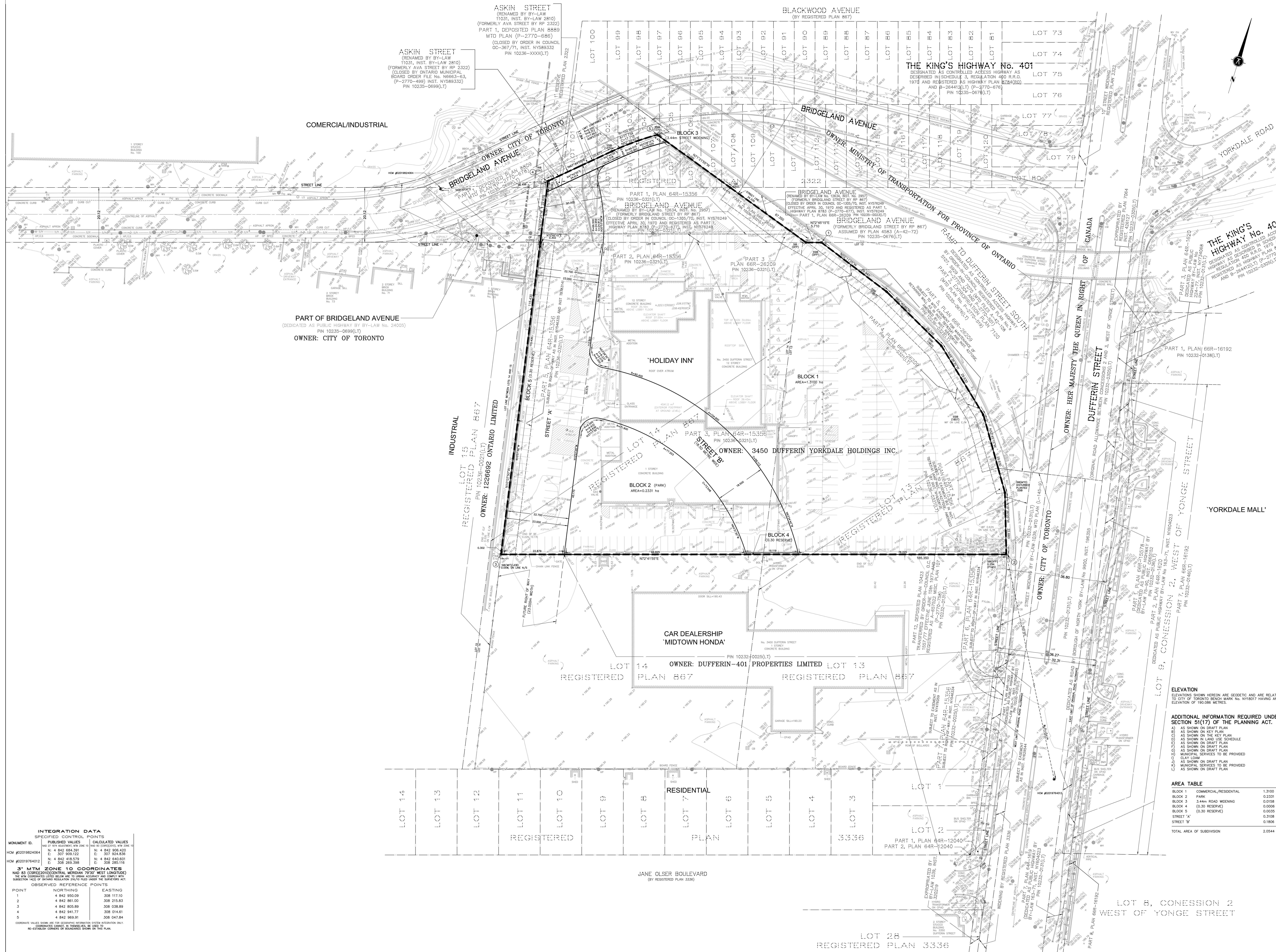
AREA TABLE: BLOCK 1 COMMERCIAL/RESIDENTIAL 1,5100 sq. ft., BLOCK 2 PARK 0,2331 sq. ft., BLOCK 3 3.4km ROAD WIDENING 0,0156 sq. ft., BLOCK 4 (0.30 RESERVE) 0,0000 sq. ft., BLOCK 5 (0.30 RESERVE) 0,0035 sq. ft., STREET 'M' 0,2108 sq. ft., STREET 'N' 0,1806 sq. ft., TOTAL AREA OF SUBDIVISION 2,0544 sq. ft.

NOTE: TOPOGRAPHY WITHIN PROPOSED SUBDIVISION WAS DONE BY MACKAY, MACKAY & PETERS LIMITED, ONTARIO LAND SURVEYOR IN 2011. MUNICIPAL ADDRESS: No. 3450 DUFFERIN STREET, TORONTO. SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS BEING SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

OWNER'S CERTIFICATE: I HEREBY AUTHORIZE KRCMAR SURVEYORS LTD., O.L.S. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL. 3450 DUFFERIN YORKDALE HOLDINGS INC. DATE: . 2018 STEVE GUPTA - A.S.O. 1846 KRCMAR 10 AND THE GEOGRAPHY

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FIELD: BMMW Sp. 1:000000. V.K. JOB NO. 14-151. DWG NAME: 14-151(001) PLOT NO. 1201-07(0)2018 WORK ORDER NO. 10471. 1107 Centre Street, Toronto, ON M4J 3M6 905.738.2003 F.905.738.0201 www.krcmar.ca



INTEGRATION DATA: TABLE with columns for MONUMENT ID, SPECIFIED CONTROL POINTS, PUBLISHED VALUES, and CALCULATED VALUES. Includes 3' MTM ZONE 10 COORDINATES and OBSERVED REFERENCE POINTS.

COPIED FROM: 14-151(001) PLOT NO. 1201-07(0)2018 WORK ORDER NO. 10471. 1107 Centre Street, Toronto, ON M4J 3M6 905.738.2003 F.905.738.0201 www.krcmar.ca

DIRECTOR, PLANNING & DEVELOPMENT DEPARTMENT
CITY OF TORONTO
(AUTHORITY GRANTED BY BY-LAW _____)
APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, e.p.13,
THIS _____ DAY OF _____ 2019.

PLAN 66M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF TORONTO (No. 66) AT _____ O'CLOCK ON THE _____ DAY OF _____, 2019 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIERS _____ AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No _____

Land Registrar

THIS PLAN COMPRISES ALL OF PIN 10236-XXXX(LT)
PART OF BLOCK 1 IS SUBJECT TO MTO EASEMENT FOR MAINTENANCE OF RETAINMENT WALL AS IN INST. T8783141 AND INST. 4271006, AMENDED BY INST. N543815E
ALL OF BLOCK 5 (0.30 RESERVE) AND PART OF STREET 'A' ARE SUBJECT SUBJECT TO RIGHT-OF-WAY AS IN INST. N546335S AND INST T8783141

PLAN OF SUBDIVISION
PART OF LOTS 13 AND 14 AND PART OF BRIDGELAND AVENUE
(FORMERLY BRIDGLAND STREET BY REGISTERED PLAN 867) (CLOSED BY ORDER IN COUNCIL OC-1305/70, INST. N576249)
REGISTERED PLAN 867
AND
PART OF LOTS 101, 102, 103 104, 105, 106, 107 AND 108 AND
PART OF ASKIN STREET
(FORMERLY AVA STREET BY REGISTERED PLAN 2322) (CLOSED BY ORDER IN COUNCIL OC-367/71, INST. N589332)
REGISTERED PLAN 2322
CITY OF TORONTO
(FORMERLY CITY OF NORTH YORK)
SCALE 1:400

KRCMAR SURVEYORS LTD. 2019

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM HORIZONTAL CONTROL MONUMENTS No. 02019824064 AND No. 02019764012, AND ARE REFERRED TO THE 3' MTM COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE.
(3' MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS)(1997)).
DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99990.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- DENOTES HORIZONTAL CONTROL MONUMENT
- SB DENOTES STANDARD IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RIB DENOTES ROUND IRON BAR
- CP DENOTES CONCRETE PIN
- CM DENOTES CUT CROSS
- (M) DENOTES MEASURED
- (S) DENOTES SET
- (OU) DENOTES ORIGIN UNKNOWN
- (WT) DENOTES WITNESS
- RA DENOTES REGISTERED PLAN
- (B) DENOTES PLAN 66-357
- (P) DENOTES PLAN 66-XXXX
- (1370) DENOTES KRCMAR SURVEYORS LTD. O.L.S.
- (1857) DENOTES T. SHANMUGARAJAN, O.L.S.
- (JCB) DENOTES J.C. BEATON, O.L.S.
- (DFF) DENOTES DONEVAN FLEISCHMANN PETRICH LTD. O.L.S.
- P.I. DENOTES POINT OF INTERSECTION

TOTAL AREA OF THIS SUBDIVISION = 2.0544 ha
NOTE
BEARINGS AND DISTANCES ARE IN AGREEMENT WITH PLAN 66R-XXXX UNLESS NOTED OTHERWISE.

INTEGRATION DATA
SPECIFIED CONTROL POINTS

MONUMENT ID.	PUBLISHED VALUES	CALCULATED VALUES
HCM #02019824064	NAD 27 1974 ADJUSTMENT, W.M. ZONE 10 N: 4 842 684.391 E: 307 808.122	NAD 83 (CSRS)(2010), W.M. ZONE 10 N: 4 842 908.420 E: 307 924.836
HCM #02019764012	N: 4 842 418.579 E: 308 269.398	N: 4 842 640.601 E: 308 285.116

3' MTM ZONE 10 COORDINATES
NAD 83 (CSRS)(2010) (CENTRAL MERIDIAN 79°30' WEST LONGITUDE)
THE W.M. COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

POINT	NORTHING	EASTING
1	4 842 950.09	308 117.10
2	4 842 861.00	308 215.83
3	4 842 805.89	308 038.89
4	4 842 941.77	308 014.61
5	4 842 969.91	308 047.84

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY.
COORDINATES CANNOT BE TRUSTED UNLESS THEY ARE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____, 2019

DATE: _____, 2019
SASA KRCMAR
ONTARIO LAND SURVEYOR

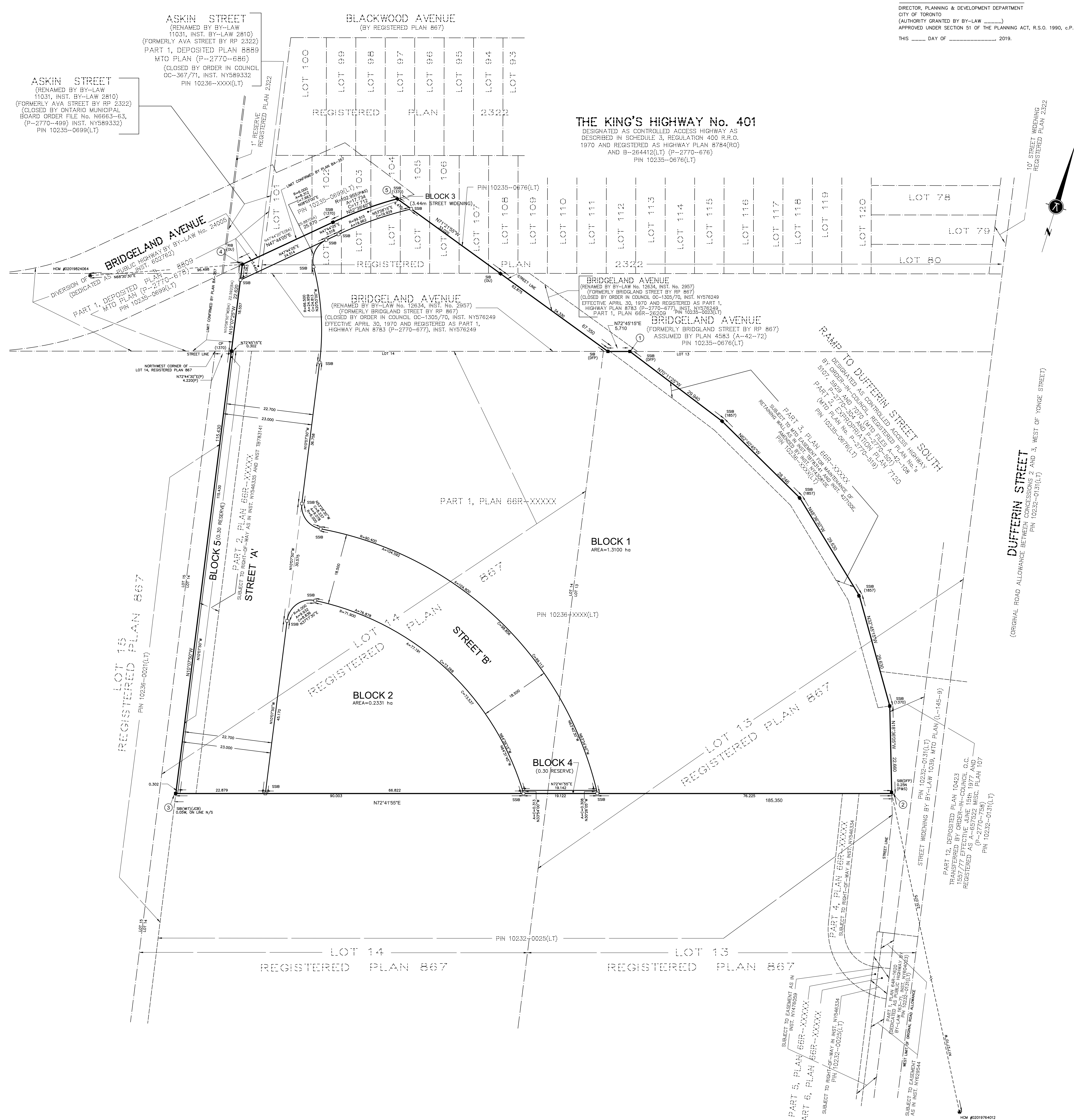
OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT:
1. BLOCKS 1 AND 2, STREET WIDENING NAMED BLOCK 3, 0.30 RESERVES, NAMED, BLOCKS 4 AND 5 AND STREETS, NAMED STREET 'A' AND STREET 'B' HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS AND STREET WIDENING ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS TO THE CITY OF TORONTO.

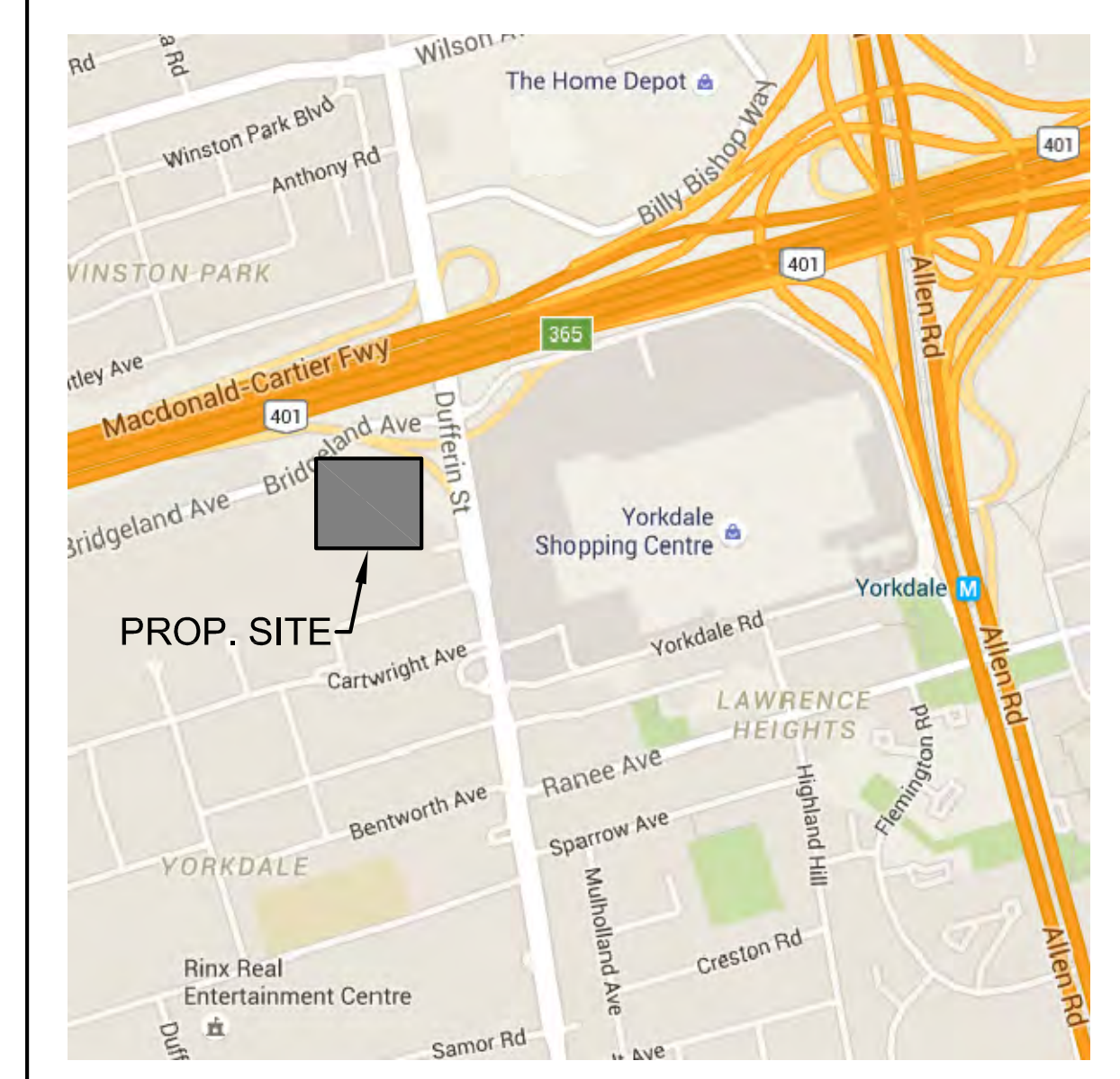
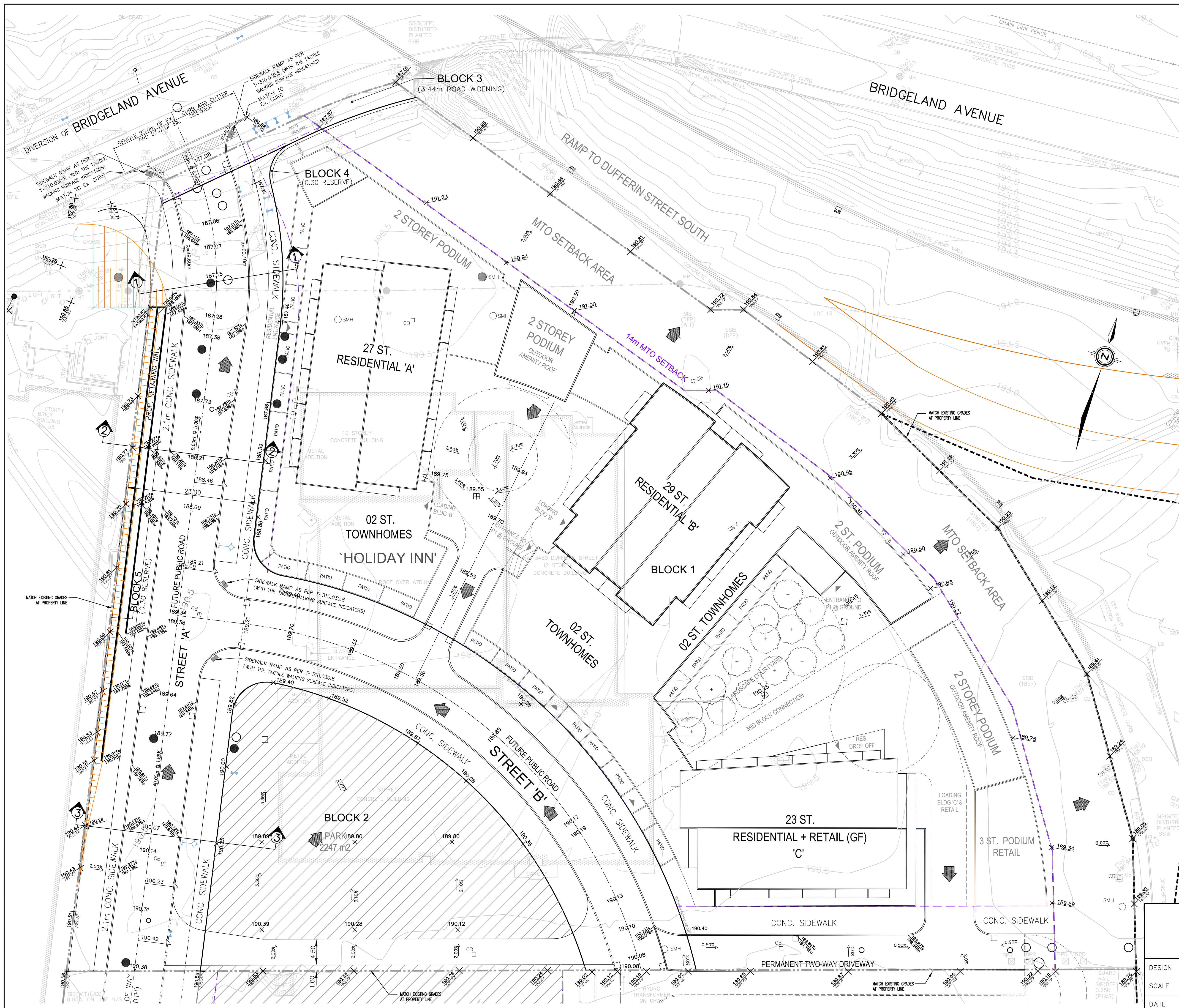
3450 DUFFERIN YORKDALE HOLDINGS INC.
DATED THIS _____ DAY OF _____ 2019
STEVE GUPTA
I HAVE THE AUTHORITY TO BIND THE CORPORATION

PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

FIELD:	DRAWN: S.D./Sam	CHECKED: V.K.	JOB NO: 14-151
DWG NAME: 14-151M01	PLOT INFO: 15-47-07/Dec2018	WORK ORDER NO: 8471	
1137 Centre Street, Toronto, ON M4J 3K6	905.738.0003	F 905.738.0221	www.krcmar.ca

KRCMAR





- LEGEND**
- DENOTES SANITARY MANHOLE
 - DENOTES STORM MANHOLE
 - DENOTES CATCHBASIN
 - DENOTES DOUBLE CATCHBASIN
 - DENOTES AREA DRAIN
 - RWH TANK DENOTES RAIN WATER HARVESTING TANK
 - DENOTES HYDRANT
 - DENOTES VALVE AND BOX
 - DENOTES WATER METER AND BACKFLOW PREVENTER
 - DENOTES PROPERTY LINE
 - DENOTES OVERLAND FLOW ARROW
 - 131.48 DENOTES PROPOSED ELEVATION
 - 131.48 TC DENOTES PROPOSED TOP OF CURB
 - 131.48 BC DENOTES PROPOSED BOTTOM OF CURB
 - 131.48 TW DENOTES PROPOSED TOP OF RETAINING WALL
 - 131.48 BW DENOTES PROPOSED BOTTOM OF RETAINING WALL
 - 130.29 DENOTES EXISTING ELEVATION
 - DENOTES SURFACE PONDING

PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY THE CONTRACTOR OR DEVELOPER OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT SECTION. CONTACT 416-394-8422.

TORONTO BENCH MARK No. 43030
 ELEVATIONS SHOWN HEREIN ARE GEODETIC AND ARE REFERRED TO THE CITY OF TORONTO BENCHMARK N° 43030 HAVING A PUBLISHED ELEVATION OF 193.213 METRES.
 KENTON DRIVE PUBLIC SCHOOL SOUTH FACE, 0.335m EAST OF SOUTHWEST CORNER, 0.396m ABOVE GROUND.

DIGITAL INFORMATION				
No.	DATE	REVISIONS	INITIAL	SIGNED
2.	05/12/18	ISSUED FOR DRAFT PLAN OF SUBDIVISION/ZBA		
1.	20/06/16	ISSUED FOR DRAFT PLAN OF SUBDIVISION/ZBA		

SCHAEFFERS
CONSULTING ENGINEERS
SCHAEFFER & ASSOCIATES LTD.

6 Ronrose Drive, Concord, Ontario L4K 4R3
Tel: (905) 738-6100
Fax: (905) 738-6875
design@schaeffers.com

REGISTERED PROFESSIONAL ENGINEER
 H. O. 10220
 PRE-05-2016
 PROVINCE OF ONTARIO

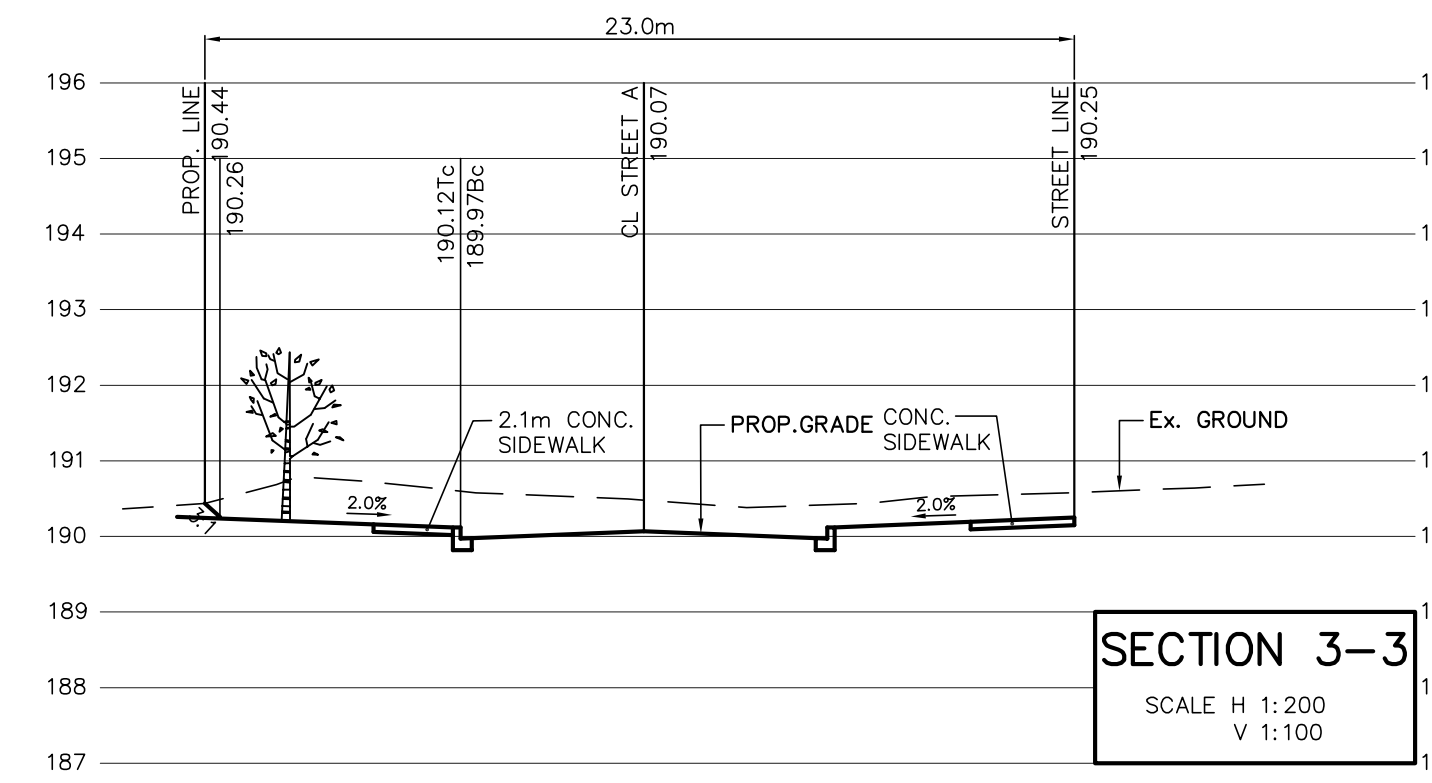
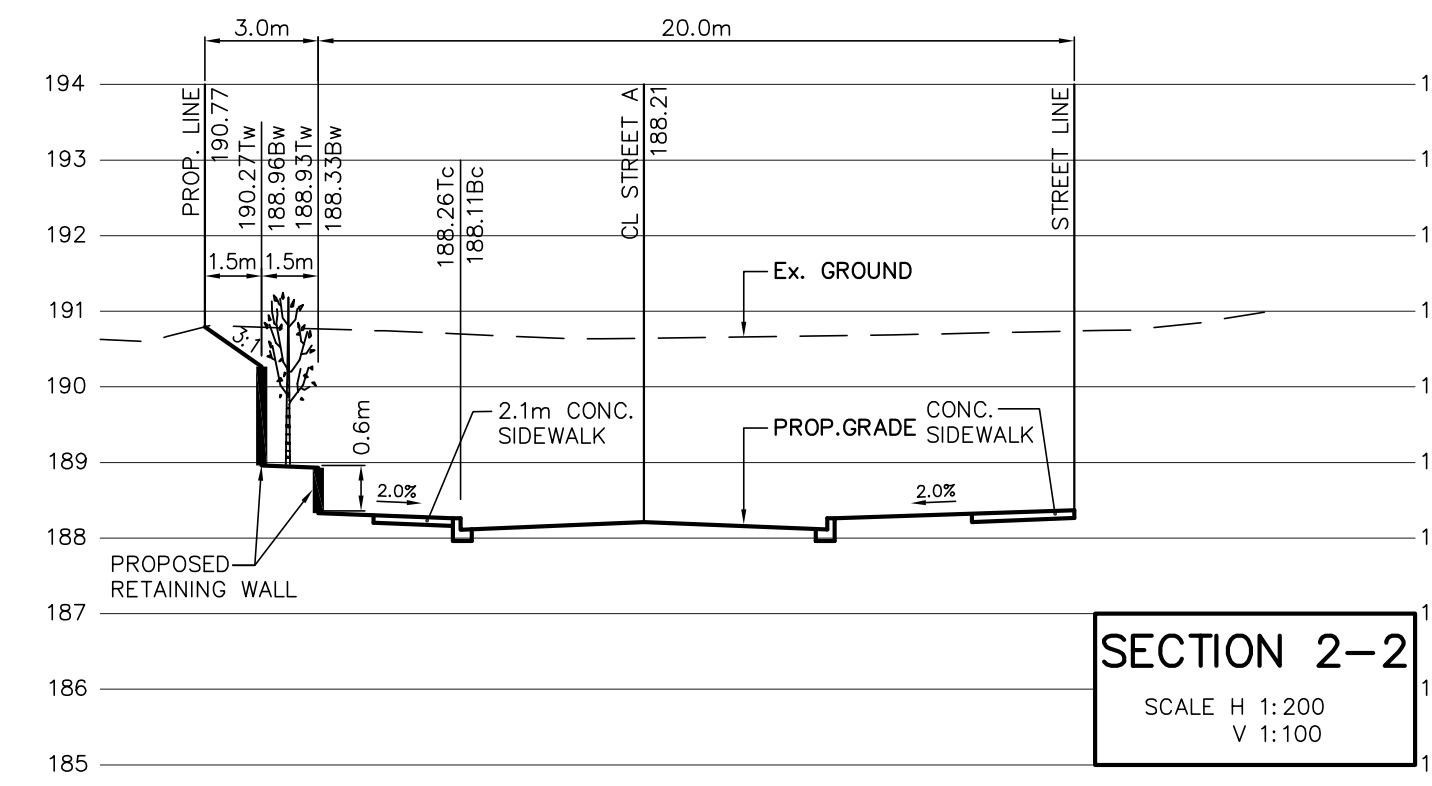
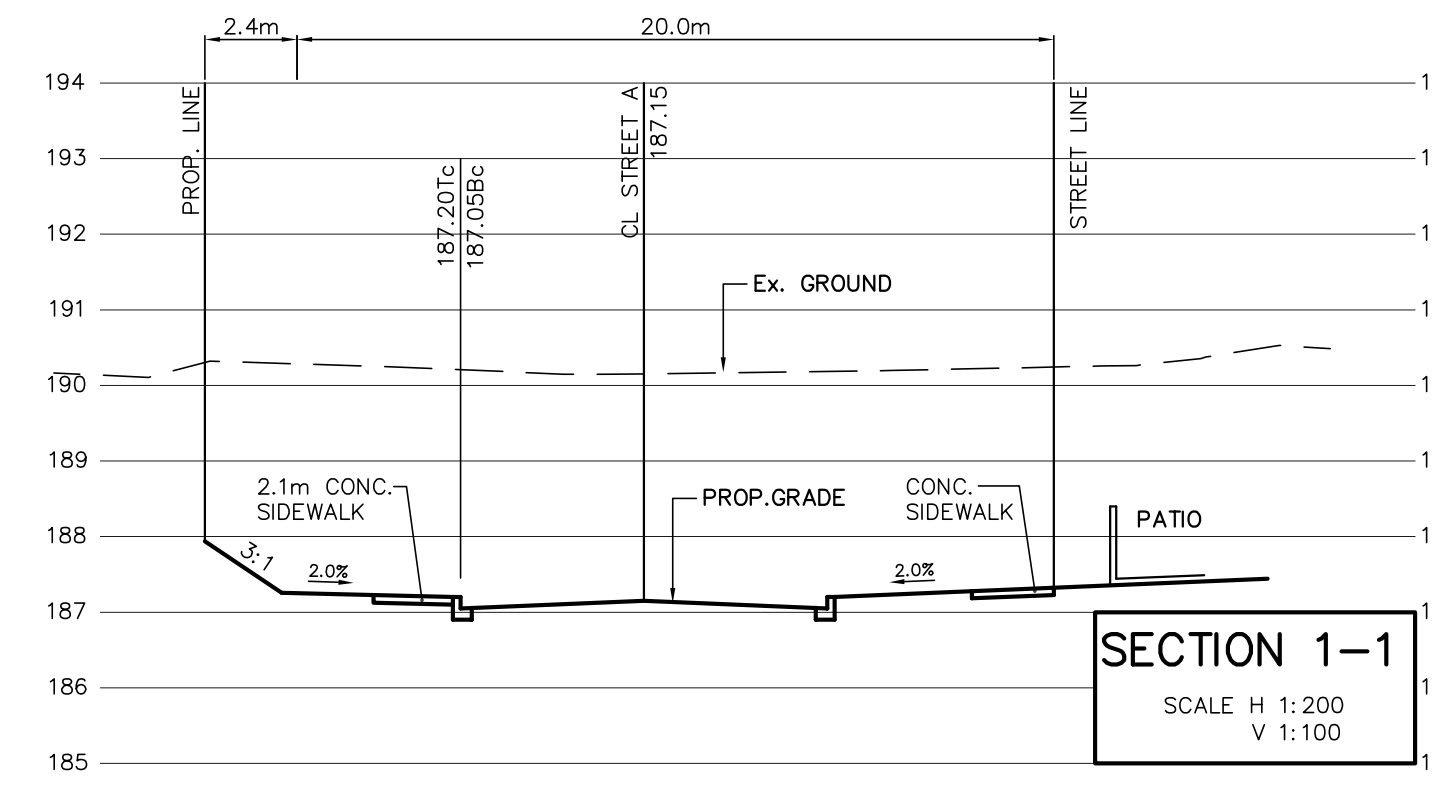
Toronto Engineering and Construction Services
 ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS.
 THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT.

MANAGER, DEVELOPMENT ENGINEERING DATE: _____

3450 DUFFERIN STREET
CITY OF TORONTO

GRADING PLAN

DESIGN	T.A.	DRAWN	I.V.	CHECKED	H.T.	PROJECT No.	2016 - 4404
SCALE	1: 300		DRAWING NUMBER		GR-1		
DATE	JUNE 2016						



PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY THE CONTRACTOR OR DEVELOPER OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT SECTION. CONTACT 416-394-8422.

TORONTO BENCH MARK No. 43030

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF TORONTO BENCHMARK N° 43030 HAVING A PUBLISHED ELEVATION OF 193.213 METRES.
KENTON DRIVE PUBLIC SCHOOL SOUTH FACE, 0.335m EAST OF SOUTHWEST CORNER, 0.396m ABOVE GROUND.

DIGITAL INFORMATION					
No.	DATE	REVISIONS	INITIAL	SIGNED	
2.	05/12/18	ISSUED FOR DRAFT PLAN OF SUBDIVISION/ZBA			
1.	20/06/16	ISSUED FOR DRAFT PLAN OF SUBDIVISION/ZBA			



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Ontario L4K 4R3
Tel: (905) 738-6100
Fax: (905) 738-6875
design@schaeffers.com



REGISTERED PROFESSIONAL ENGINEER
H. O. 10221
Dec. 03, 2016
PROVINCE OF ONTARIO

Toronto Engineering and Construction Services
ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS.
THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT.
MANAGER, DEVELOPMENT ENGINEERING DATE: _____

3450 DUFFERIN STREET
CITY OF TORONTO
SECTIONS

DESIGN	T.A.	DRAWN	I.V.	CHECKED	H.T.	PROJECT No. 2016 - 4404
SCALE	H 1:200 V 1:100		DRAWING NUMBER SEC - 1			
DATE	JUNE 2016					