

1350 Sheppard Avenue West – Subdivision Application – Decision Report - Approval

Date: January 10, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 6 - York Centre

Planning Application Number: 21 119572 NNY 06 SB

SUMMARY

This draft plan of subdivision application proposes to create three residential development blocks, three natural heritage woodlot blocks, two public park blocks, a 22 metre wide new public road extending from Keele Street to Sheppard Avenue at 1350 Sheppard Avenue West, road widening and 0.3 metre wide reserve blocks. There is also a Block 23B which will be retained in the applicant's ownership and subject to a public access easement in favour of the City.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposed development also conforms to the City's Official Plan including the Downsview Area Secondary Plan, the Council endorsed William Baker District Plan for Phase 1, and has regard for the criteria in Section 51(24) of the Planning Act, subject to addressing outstanding matters from the ongoing technical review of the application.

This report advises that the Chief Planner intends to approve the Draft Plan of Subdivision, subject to conditions as set out below, after outstanding matters arising from the technical review of the application, as set out in this report, have been addressed.

RECOMMENDATIONS

The City Planning Division recommends that:

1. In accordance with the delegated approval under By-law 229-2000, as amended, City Council be advised that the Chief Planner and Executive Director, City Planning intends to approve the Draft Plan of Subdivision for 1350 Sheppard Avenue West as generally illustrated in Attachment 4 to the report dated January 10, 2024 from the Director, Community Planning, North York District, subject to:

- a. the conditions as generally listed in Attachment 3 to the report dated January 10, 2024, from the Director, Community Planning, North York District, which, except as otherwise noted, must be fulfilled prior to final approval and the release of the Plan of Subdivision for registration;
- b. resolution of outstanding matters arising from the technical review of the application, as set out in this report dated January 10, 2024, to the satisfaction of the City; and
- c. any such revisions to the proposed subdivision plan or any such additional or modified conditions as the Chief Planner and Executive Director, City Planning may deem to be appropriate to address matters arising from the on-going technical review of this development.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

Downsview Area Secondary Plan

The Downsview Area Secondary Plan was approved as modified by the Ontario Municipal Board on June 29, 2011. A copy of the Plan can be found at the following link: <https://www.toronto.ca/wp-content/uploads/2017/11/902d-cp-official-plan-SP-7-Downsview.pdf>

Site Specific Applications

At its meeting of June 23, 2021, North York Community Council adopted the 1350 Sheppard Avenue West (Downsview Lands Secondary Plan, William Baker District) - Zoning By-law Amendment and Plan of Subdivision Application – Preliminary Report from the Director, Community Planning, North York District, dated May 31, 2021. North York Community Council directed City Planning staff to conduct community consultation to consult the landowners and residents in the area of the William Baker District. The 1350 Sheppard Avenue West (Downsview Lands Secondary Plan, William Baker District) - Zoning By-law Amendment and Plan of Subdivision Application – Preliminary Report and Community Council's direction can be found at the following link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.NY25.10>

On July 19, 2022, [City](#) Council adopted the 1350 Sheppard Avenue West (Downsview Area Secondary Plan - William Baker District) - Zoning By-law Amendment Application - Final Report for Phase 1 Lands. Amongst the recommendations, were that the William Baker Neighbourhood District Plan be endorsed, that the Zoning By-law Amendment be approved and that a Section 37 Agreement be registered on the lands to secure for a

number of matters, services and, or facilities. The report and Council's direction can be found at the following link: [Agenda Item History - 2022.NY34.2 \(toronto.ca\)](#)

Update Downsview

On May 31, 2022, the Planning and Housing Committee adopted Item No. PH34.11, Update Downsview Study and 123 Garratt Boulevard and 70 Canuck Avenue - Official Plan Amendment - Status Report.

This report provided a status update on the Update Downsview Study, a two-year inter-divisional and inter-agency project led by City Planning to update the in-force Downsview Area Secondary Plan. This report also provided an update on the review of the Official Plan Amendment application submitted by Canada Lands Company Ltd. and Northcrest Developments for the lands at 123 Garratt Boulevard and 70 Canuck Avenue, which includes the Bombardier Downsview Airport. The William Baker District is within the Update Downsview study area. The report can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH34.11>. The [draft Plan of Subdivision](#) application for Phase 1 are proceeding in advance of the Update Downsview Study.

On April 27, 2023, the Planning and Housing Committee adopted Item No. PH3.17, Update Downsview: Draft Secondary Plan and Draft Community Development Plan Priorities - Status Report. This report brings forward the draft Downsview Secondary Plan, the draft Priorities for the Community Development Plan and provides updates on the Urban Design and Public Realm Guidelines and the Master Environment Servicing Plan all under development for Update Downsview. The report can be found at the following link:

<https://www.toronto.ca/legdocs/mmis/2023/ph/bgrd/backgroundfile-235842.pdf>

William Baker District Plan - Phase 1

The William Baker District Plan for the Phase 1 lands was endorsed by City Council on July 19, 2022. This District Plan will help to implement the Downsview Area Secondary Plan by establishing development principles and guidelines at a greater level of detail than the Secondary Plan. Direction is provided on built form, parkland, natural heritage protection, infrastructure, affordable housing, and other matters. The District Plan will guide and inform how the zoning by-law is prepared, future site plan and draft plan of subdivision applications. The District Plan can be found at the following link:

<https://www.toronto.ca/legdocs/mmis/2022/ny/bgrd/backgroundfile-228362.pdf>

Accompanying the William Baker District Plan was a zoning by-law amendment application that established land uses, including new parks and open spaces, a natural heritage woodlot, housing (a variety of housing types, including options for seniors' housing), built form requirements, densities, and heights. The Zoning By-law Amendment report can be found at the following link:

<https://www.toronto.ca/legdocs/mmis/2022/ny/bgrd/backgroundfile-228419.pdf>

Zoning By-law No. 1082-2022 can be found here:
<https://www.toronto.ca/legdocs/bylaws/2022/law1082.pdf>

PROPOSAL

The draft plan of subdivision application proposes to implement the zoning by-law amendment by way of creating three residential development blocks, three natural heritage woodlot blocks, two public park blocks, a 22 metre wide new public road extending from Keele Street to Sheppard Avenue at 1350 Sheppard Avenue West, road widening and reserve blocks. There is also a Block 23B which will be retained in the applicant's ownership and subject to a public access easement in favour of the City.

Refer to Attachment No. 4 - Draft Plan of Subdivision for additional details.

Reasons for Application

An application for a Plan of Subdivision is required under section 51 of the Planning Act in order to create a new public street, new public parks, natural heritage and open space blocks, and development blocks.

APPLICATION BACKGROUND

Application Submission Requirements

The following reports/studies were submitted in support of the application:

- Application form and fees;
- District Plan for the William Baker Neighbourhood (including Context, Land Use Plan and Phasing Plan);
- Cover Letter;
- Planning and Urban Design Rationale;
- Draft Zoning By-law Amendment;
- Urban and Architectural Design Guidelines;
- Pedestrian Wind Assessment;
- Public Consultation Strategy;
- Sun/Shadow Study;
- Community Services and Facilities Study;
- Urban Transportation Considerations Report;
- Housing Issues Report;
- Natural Heritage Impact Study Addendum (Including the Ecological Management Plan Terms of Reference);
- Stage 3 Archaeological Report
- Arborist Report and Tree Preservation Plan;
- Stormwater Management Report;
- Functional Servicing Report;
- Geotechnical Study;

- Hydrogeological Report;
- Energy Strategy Report;
- Phase 1 and 2 Environmental Site Assessment;
- Toronto Green Standard Checklist and Statistics;
- Topographic and Boundary Survey with the Staked Natural Heritage Feature Boundaries; and
- Application Drawing Package includes: Development Plan, Land Use Plan, Built Form Concept Plan, Building Height Plan, Draft Plan of Subdivision, Demonstration Plan, Conceptual Massing Model and Building Typology Conceptual Elevations.

See Application Information Centre (AIC) link below for additional information:

<https://www.toronto.ca/city-government/planning-development/application-details/?id=4884058&pid=922660>

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate conditions of Draft Plan of Subdivision approval. Additional refinements may take place prior to issuance of the official draft approval.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan, the Downsview Area Secondary Plan and the Council endorsed William Baker District Plan.

The William Baker District Plan Report together with the other reports and strategies that form the William Baker District Plan for Phase 1, address the District Plan requirements listed under Policy 7.1.3 of the Downsview Area Secondary Plan. The William Baker District Plan is guided by six principles that represent the broader planning and urban design objectives for the District, which include:

1. Create a Resilient and Sustainable Neighbourhood
2. Create a Place for All
3. Provide a Range of Housing Options
4. Create a Neighbourhood Focus to Support Community Life
5. Provide a Well-connected Network of Mobility Options
6. Design the Park and Woodlot as the Focus for the Neighbourhood

These guiding principles are the building blocks that shape the design of the neighbourhood's streets, open spaces and buildings, and that inform placemaking opportunities as the site specific development applications are submitted to the City.

The William Baker District Plan Report provides an overview of the District Plan, including character and key elements of the District Plan, context and land use plan, building location and massing concept plan, urban and architectural design guidelines, natural heritage, public art, affordable housing strategy, community services and facilities, transportation, sustainability, implementation and phasing. These elements come together to form the development framework and the demonstration plan for the Phase 1 lands within the District. These elements are consistent with the policy direction of the Official Plan, the in-force Downsview Area Secondary Plan, and subsequently the proposed draft plan of subdivision.

The District Plan Concept is comprised of four land use designations that include *Mixed Use Areas*, *Apartment Neighbourhoods*, *Natural Areas* and *Parks*. The draft Plan of Subdivision implements the concept as follows:

- the proposed residential blocks 1, 3A and 3B serves to implement the *Mixed Use Areas* and *Apartment Neighbourhood* designations;
- the District Plan for Phase 1 proposed an overall area of approximately 4.3 hectares of parkland to be dedicated to the City. This was an over-dedication and because there is not a mechanism to provide future parkland credits, this parkland dedication was scaled back to 1.5476 hectares (Block 6 and Block 23A on the attached Draft Plan of Subdivision). Two park areas, each of which will satisfy and provide a different function and will collectively provide a wide range of active and passive uses to serve the District. Block 23B, 2.69 hectares in size, are other lands owned by Canada Lands Company and they will form part of the passive Park and will be subject to a public access easement in favor of the City;
- the conveyance of the Parkland blocks, and associated park improvements in Phase 1 will be secured through the section 37 agreement. Detailed programming for each park and open space will be confirmed during the detailed design phase; and,
- the centrally located mature Natural Heritage - Woodlot comprises the *Natural Areas* land use designation within the William Baker District. *Natural Areas* will be the heart and focal point of the District and the existing Natural Heritage - Woodlot will be preserved and enhanced through the implementation of an Ecological Management Plan. As directed by the Secondary Plan, a multi-use trail connection will be created through the Natural Heritage - Woodlot, providing a linkage with Downsview Park and through the neighbourhood. The conveyance of the woodlot blocks in Phase 1 (Blocks 27, 28, and 8 on the draft plan of subdivision), and associated terms and obligations will be secured through the section 37 agreement. The northern limit of the woodlot boundary and its related buffer will be further refined through Phase 2.

The proposed Draft Plan of Subdivision conforms to provincial policies and Toronto's Official Plan policies. The proposed street and blocks are appropriate and will form part of a future street network to support the future development in the area.

COMMENTS

Provincial Policy Statement and Provincial Plans

The PPS provides for appropriate development while protecting matters of provincial interest, public health and safety, and the quality of the natural and built environment. The PPS states that healthy and active communities should be promoted by planning public roads, and open spaces that are safe, meet the needs of pedestrians, create community connectivity, and foster social interaction. In addition, redevelopment should promote densities for a range of new development types that efficiently make wise use of land, resources, infrastructure and public services.

The Draft Plan of Subdivision supports the creation of a future street network that will support appropriate future development. The creation of a public street supports the extension of an existing and future transportation network and improves the multi-modal travel options. The new street will allow for enhancement of the local area transportation network within the William Baker District.

The proposed Draft Plan of Subdivision will facilitate orderly development that supports the key objectives of the PPS for building strong healthy communities, wise use and management of land, infrastructure, public services and public investments. The Draft Plan of Subdivision is consistent with the PPS.

The Growth Plan (2020) encourages intensification by promoting compact and complete communities. The proposed new street, will also improve pedestrian connections, cycling and active transportation that will improve access and travel options to surrounding public facilities, transit, and the natural environment. The Draft Plan of Subdivision conforms to the Growth Plan for the Greater Golden Horseshoe (2020).

Draft Plan of Subdivision

Section 51(24) of the Planning Act outlines the criteria for determining whether or not a proposed subdivision is appropriate. These criteria include conformity to provincial plans, whether the plan conforms to the Official Plan and adjacent plans of subdivision, the appropriateness of the proposed land use, the dimensions and shapes of the proposed blocks, and the adequacy of utilities and municipal services.

The Chief Planner has delegated authority for Plans of Subdivision under By-law 229-2000, as amended. The Plan of Subdivision application is reviewed against the relevant matters under Section 51(24) of the Planning Act, including, but not limited to:

- (b) whether the proposed subdivision is premature or in the public interest;
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision;

- (d) the suitability of the land for the purposes for which it is to be subdivided;
- (f) the dimensions and shapes of the proposed lots;
- (h) conservation of natural resources and flood control;
- (i) the adequacy of utilities and municipal services;
- (j) the adequacy of school sites; and
- (k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.

Public Street

The Draft Plan of Subdivision provides for a new 22 metre wide public street (Street A) in a east-west direction from Keele Street to Sheppard Avenue West. This new public street will connect to an existing street network to support development in the William Baker District.

The new street meets Official Plan, Downsview Area Secondary Plan and William Baker District objectives. The proposed street is also identified on Map 7-4 Proposed Street Network in the Downsview Secondary Plan. It will provide appropriate access to future mixed use development in the area and provide building entrances and address on public streets, pedestrian amenities such as street tree planting, landscaping and new sidewalks. Staff notes that the signalization of the intersection of Street A and Keele Street continues to be reviewed by Transportation Services staff.

In addition to the preceding, staff note that the interim servicing solution noted in the paragraph below appears to include a portion of the private services within the new street right-of-way. Amongst others, Policies 2.3.9 and 3.9.6 of the Downsview Secondary Plan notes that municipal streets are to be conveyed to the City free of encumbrances, prior to occupancy of development requiring that infrastructure. In this regard, the proposed interim servicing must be removed from portions of Street A.

The conditions of Draft Plan of Subdivision approval, as outlined in Attachment No. 3, represents the City's typical standard conditions for new street construction. Staff notes that further detailed conditions of approval will be included to address more site specific conditions through the detailed review by staff.

There is a new accessible public pedestrian and cycling bridge proposed to span the public right-of-way of Sheppard Avenue West providing a direct connection to Downsview Park. This requirements around the design and construction of the bridge will be secured in the section 37 agreement. Transportation Services staff will determine if additional conditions of approval are required given the bridge will cross the Sheppard Avenue West right-of-way.

Sanitary Servicing

The proposed development is to be serviced by a new sanitary sewer, design and constructed by the Owner, on Keele Street in accordance with the Downsview Secondary Plan Master Environmental Servicing Plan (MESP) to connect to the Keele Relief Sanitary Sewer (KRS) which will be constructed by the City under Keele Street.

However, as the KRS is not scheduled to be completed until 2030 at the earliest. The Owner's proposed solution is to use the existing private sanitary sewer within Downsview Park as an interim sanitary servicing for the proposed development. A portion of the proposed interim servicing also appears to be located partly within Street A.

Engineering and Construction Services staff is currently assessing the sanitary capacity and feasibility of this interim solution. The lands are presently subject to a holding provision which requires, amongst other matters, an updated Functional Servicing Report that addresses these matters. Furthermore, part of the existing private sewer appears to conflict with the future Downsview community centre and may need to be relocated. In the event that interim sanitary servicing for this development will be permitted by the City, the applicant will be required to make satisfactory arrangements with the City to address interim servicing and make satisfactory arrangements to secure permanent sanitary servicing requirements for the development. A Hold continues to be in place under the Zoning By-law.

Parkland

The City of Toronto Parkland Strategy is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The Strategy includes a new methodology to measure and assess parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the Strategy's methodology, the development site is currently in an area with no population (< 300), which was not included in assessing the parkland provision per person for the subject lands. Given the future expected growth both on the development site itself and surrounding sites, a parkland deficit will be generated if no new parks are created. This anticipated parkland deficit must be addressed through the creation of a new park to serve the future population.

As demonstrated in the Downsview Area Secondary Plan (DASP), parkland in the William Baker District should be located surrounding the Natural Heritage - Woodlot feature, as well as south of Street A in the area identified in the DASP as a Greenway. All parkland shall conform with Policy 3.2.3.8 of the Toronto Official Plan. The Owner is required to satisfy the parkland dedication requirement through an on-site parkland dedication.

The Draft Plan of Subdivision ([Attachment No. 4](#)) demonstrates that the owner has proposed to dedicate Block 23A (10,636 square metres) and Block 6 (4,840 square metres), a total of 15,476 square metres, to the City for parkland purposes. The parkland in Block 23A partially surrounds the natural heritage - woodlot feature, while the parkland in Block 6 serves as a connection from Street A to the pedestrian bridge leading to Downsview Park to the south. This proposed parkland dedication is acceptable to Parks, Forestry and Recreation. The obligations for the proposed parkland and conveyance to the City will be secured through the the Section 37 agreement.

Natural Heritage Feature/Woodlot

Situated in the immediate context of the 118 hectare Downsview Park to the south, the William Baker lands contain additional unique and valuable natural features. The Natural Heritage - Woodlot, centrally located within the William Baker lands, was the original setting for the former military housing and associated local roads constructed in the 1950's. The Natural Heritage - Woodlot contains large, mature trees and a forest canopy which remains largely intact, presenting an optimal case for ecological preservation and enhancement.

The Draft Plan of Subdivision (Attachment 4) identifies Blocks 8, 27 and 28 as the woodlots. The draft plan of subdivision will create the blocks necessary to be conveyed to the City to protect this important natural feature within the William Baker District and the Downsview Secondary Plan area. The obligations for the proposed blocks and conveyance to the City will be secured through the Section 37 agreement.

Privately-Owned Publicly Accessible Open Space (POPS)

Privately-owned publicly accessible open space (POPS) of approximately 26,900 square metres is being proposed. It is identified as Block 23B on the attached Plan of Subdivision. Staff consider the proposed POPS to be a positive element of the proposal. This POPS block will be created through this draft Plan of subdivision and the corresponding obligations and public access easement will be secured in the Section 37 Agreement and through the Site Plan Approval process.

In addition to Block 23B, the William Baker District Plan proposes a neighbourhood focus area at the north-east corner of Keele Street and Sheppard Avenue West. It also proposes a mid-block connection approximately in the centre of development block number 3. These pedestrian amenities will be secured as Privately-Owned Publicly Accessible Open Spaces (POPS).

Conclusion

The proposed Draft Plan of Subdivision application has been reviewed against the policies of the the City of Toronto Official Plan, the Downsview Area Secondary Plan, the Council endorsed William Baker District Plan, and the criteria set out in Section 51(24) of the Planning Act.

The proposed Draft Plan of Subdivision is consistent with and conforms with the above policy framework, subject to the ongoing technical review of the application. In this regard, the Chief Planner and Executive Director, City Planning, intends to approve the Draft Plan of Subdivision, as generally illustrated in Attachment 4 to this report, subject to conditions, after the outstanding matters arising from the technical review of the application, as set out in this report, have been addressed to the satisfaction of the City.

CONTACT

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SIGNATURE

David Sit, MCIP, RPP,
Director, Community Planning
North York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Conditions of Draft Plan of Subdivision

Applicant Submitted Drawings

Attachment 4: Draft Plan of Subdivision

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 1350 SHEPPARD AVE W Date Received: February 24, 2021

Application Number: 21 119572 NNY 06 SB

Application Type: Subdivision Approval

Project Description: Draft plan of Subdivision and concurrent Rezoning applications to create 13 blocks within the William Baker Neighbourhood. Planned to become a new inclusive, compact and complete community that is highly walkable and well served by transit and active transportation. The Neighbourhood is intended to be developed over phases with a broad range and mix of uses, built forms, densities, housing and unit types and tenures (including affordable and seniors options), all supported by an existing excellent service level of higher order transit and existing and planned community services and facilities. The District Plan for the William Baker Neighbourhood includes development blocks at the south end proposed for a mix of high-, mid-, and low-rise residential as well as mixed use blocks near the intersection of Keele Street and Sheppard Avenue, creating a "Neighbourhood Focus" at that gateway to the community featuring commercial uses and parks, in a location well served by transit. Building heights in this area are proposed to range from 4 to 20 storeys. Residential blocks proposed in the north portion, which will be developed through subsequent phases, provide for similar heights in the range of 4 to 20 storeys, with potential for some taller elements near the Downsview Park subway/GO station/hub. Of great importance to the future of the Neighbourhood is preservation and enhancement of the woodlot. It will be a central feature of the new community and further enhanced with additional parkland being added around its edges as contemplated by the Secondary Plan. Additionally, a park at the southern end of the Neighbourhood is proposed to feature a new pedestrian/cycling bridge that will provide a convenient link to Downsview Park to the south.

Applicant
PARC DOWNSVIEW
PARK INC

Agent

Architect

Owner

PARC
DOWNSVIEW
PARK INC

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:
 Zoning: Open Space and RM6(H) Heritage Designation:
 Height Limit (m): Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq m): 81,780 Frontage (m): 240 Depth (m): 333

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			20,000	20,000
Residential GFA (sq m):			142,000	142,000
Non-Residential GFA (sq m):			5,000	5,000
Total GFA (sq m):			147,000	147,000
Height - Storeys:			20	20
Height - Metres:				

Lot Coverage Ratio (%) : 24.46 Floor Space Index: 1.8

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	142,000	
Retail GFA:	5,000	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			70	70
Freehold:				
Condominium:			1,330	1,330
Other:				
Total Units:			1,400	1,400

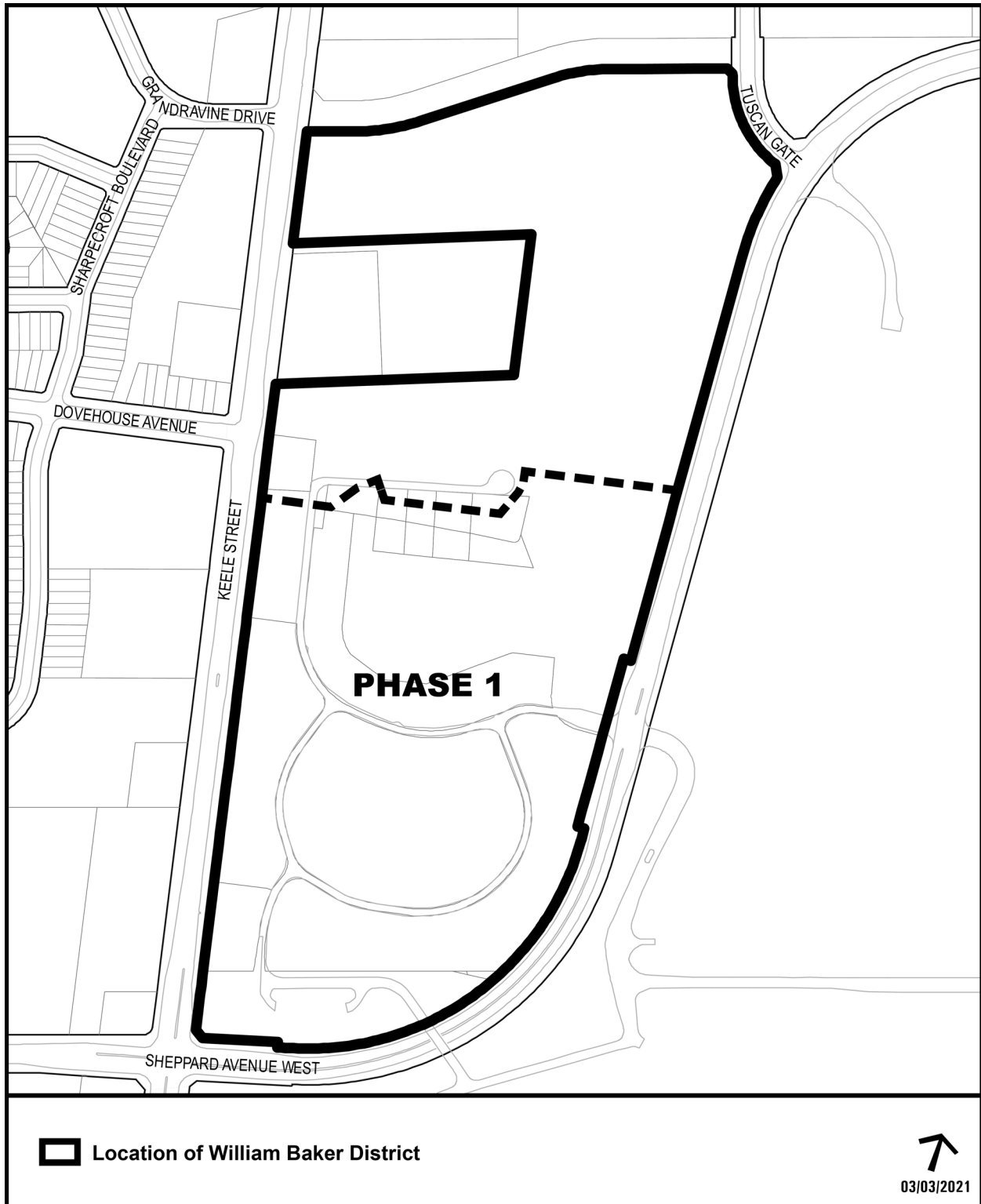
CONTACT:

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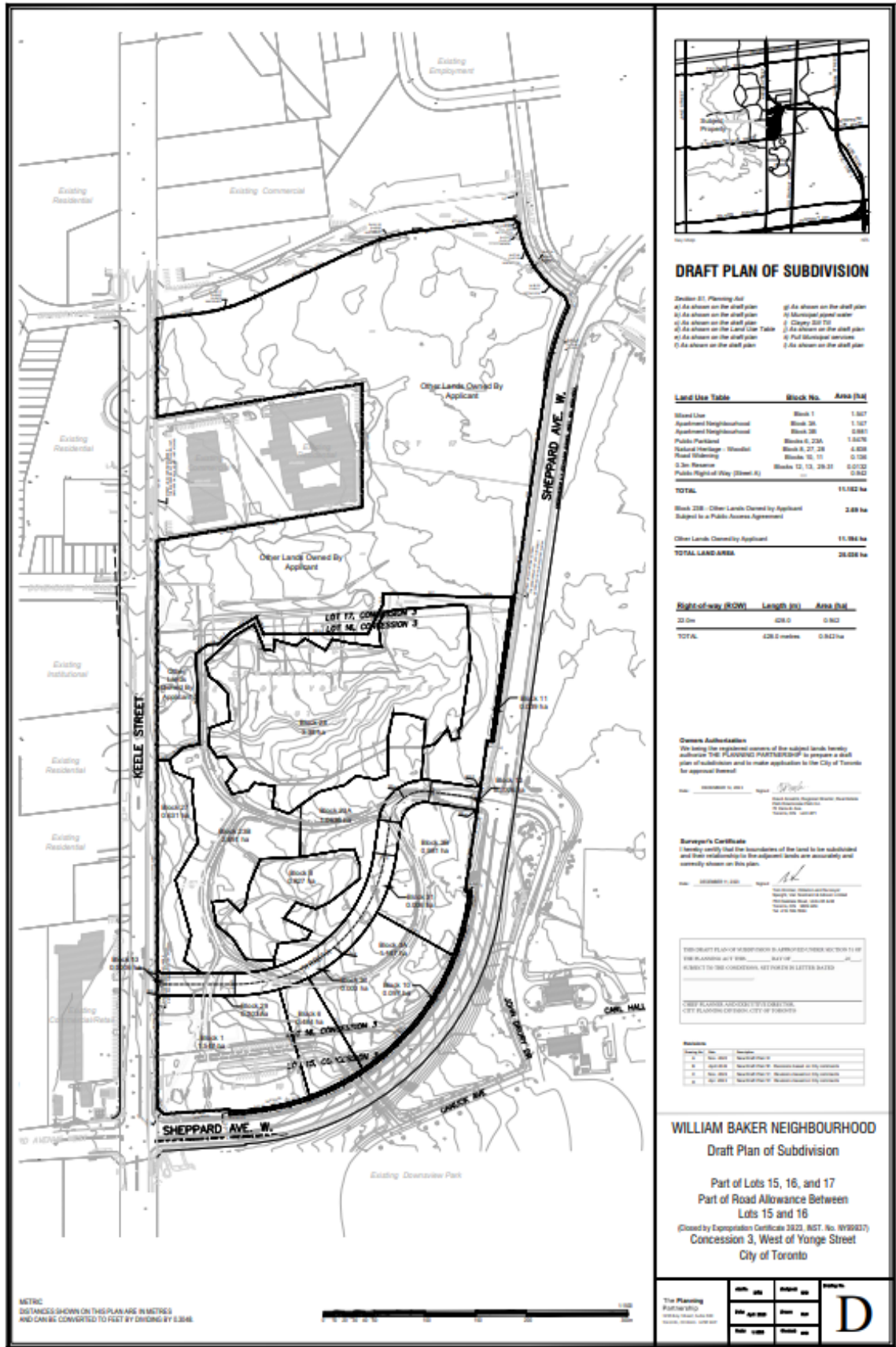
perry.korouyenis@toronto.ca

Attachment 2: Location Map



Attachment 3: Draft Plan of Subdivision Conditions
[under separate cover]

Attachment 4: Draft Plan of Subdivision



DRAFT PLAN OF SUBDIVISION

Section 87 - Planning Act
 a) As shown on the draft plan
 b) As shown on the draft plan
 c) As shown on the draft plan
 d) As shown on the Land Use Table
 e) As shown on the draft plan
 f) As shown on the draft plan
 g) Municipal plan water
 h) City of Toronto
 i) As shown on the draft plan
 j) Full municipal services
 k) As shown on the draft plan

Land Use Table	Block No.	Area (ha)
Mixed Use	Block 1	1.107
Apartment Neighbourhood	Block 26	1.107
Apartment Neighbourhood	Block 26	0.881
Public Parkland	Blocks 2, 23a, 23b	1.0176
Natural Heritage - Woodlot	Block 6, 27, 28	4.038
Road Widening	Blocks 10, 11	0.136
3.2m Reserve	Blocks 12, 13, 29, 31	0.0122
Public Right of Way (Street 4)		0.842
TOTAL		11.182 ha
Block 23B - Other Lands Owned by Applicant Subject to a Public Access Agreement		2.88 ha
Other Lands Owned by Applicant		11.364 ha
TOTAL LAND AREA		24.028 ha

Right-of-way (ROW)	Length (m)	Area (ha)
23.0m	428.0	0.983
TOTAL	428.0 metres	0.983 ha

Owner Authorisation
 We being the registered owners of the subject lands hereby authorize the PLANNING DEPARTMENT to prepare a draft plan of subdivision and to make application to the City of Toronto for approval thereof.

Surveyor's Certificate
 I hereby certify that the boundaries of the land to be subdivided and the relationships to adjacent lands are accurately and correctly shown on this plan.

FOR BEST COPY OF SUBDIVISION APPROVED UNDER SECTION 87 OF THE PLANNING ACT, 1990, SEE THE CITY OF TORONTO ARCHIVES.
 SUBJECT TO THE CONDITIONS SET FORTH IN LISTED SCHEDULES.
 THIS PLAN IS SUBJECT TO THE CITY OF TORONTO CITY PLANNING DEPARTMENT CITY OF TORONTO

Block	Lot	Area	Notes
1	15	0.136 ha	Subject to the conditions set forth in the schedule.
1	16	0.136 ha	Subject to the conditions set forth in the schedule.
1	17	0.136 ha	Subject to the conditions set forth in the schedule.

WILLIAM BAKER NEIGHBOURHOOD
 Draft Plan of Subdivision
 Part of Lots 15, 16, and 17
 Part of Road Allowance Between
 Lots 15 and 16
 Closed by Expropriation Certificate 3823, RST. No. W999317
 Concession 3, West of Yonge Street
 City of Toronto

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 100 Adelaide Street West
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