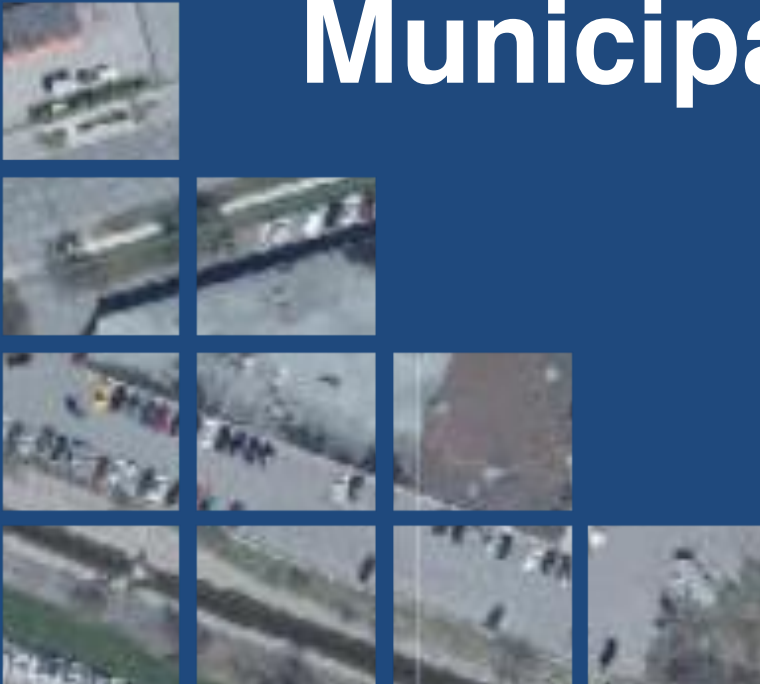


# 55 Nugget Avenue Employment Land Conversion Request Municipal Comprehensive Review

July 5, 2023



Source: Google Maps, 2023

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**GROUP** 

# SUBJECT SITE – 55 Nugget Avenue



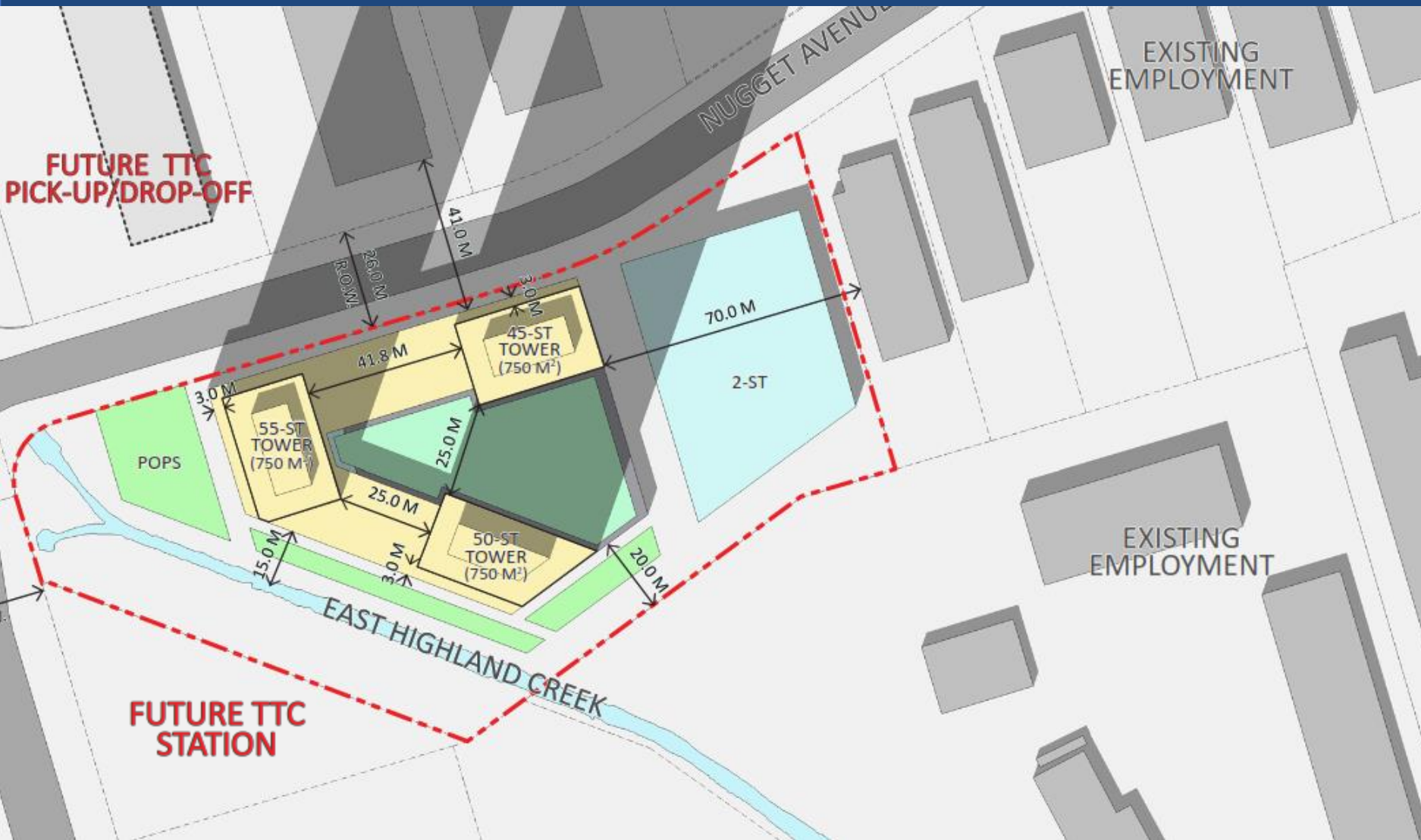
- Southeast corner of Nugget Avenue and McCowan Road in the City of Toronto.
- Located within McCowan Major Transit Station Area.
- Designated *General Employment Area* and *Core Employment Area* in OP.
- Site is within an area poised for future development.

# MCCOWAN MTSA: EMPLOYMENT & MIXED USE LANDS



- Growth is directed to existing or future transit.
- MTSA's must include a diverse mix of uses to secure transit-supportive densities.
- Only 2% of total MTSA is designated *Mixed Use Areas*, adjacent to the future Sheppard East Station.
- Therefore, only 2% of MTSA lands are in a designation planned for significant growth.




# ELC REQUEST: CONCEPTUAL DEVELOPMENT PLAN



- Proposes three, high-rise mixed use residential towers connected by common podium containing retail, commercial and community uses.
- Stand-alone 2-storey employment building is proposed on eastern side.
- POPS along western and southern periphery.
- Proposes approximately 1,260 units and 9,385m<sup>2</sup> of retail, commercial, and community uses.

# ELC REQUEST: MASSING MODEL

## LEGEND

 SUBJECT SITE	 POPS	 OUTDOOR AMENITY	 PARKING
 RESIDENTIAL	 RETAIL	 COMMERCIAL / COMMUNITY USE	 TO BE DEMOLISHED (TTC STATION)

## South-East View



- Proposes three, high-rise mixed use residential towers connected by common podium containing retail, commercial and community uses.
- Stand-alone 2-storey employment building is proposed on eastern side.
- POPS along western and southern periphery.
- Proposes approximately 1,260 units and 9,385m<sup>2</sup> of retail, commercial, and community uses.



Thank you

**BIGLIERI  
GROUP**

Source: Google Maps, 2022