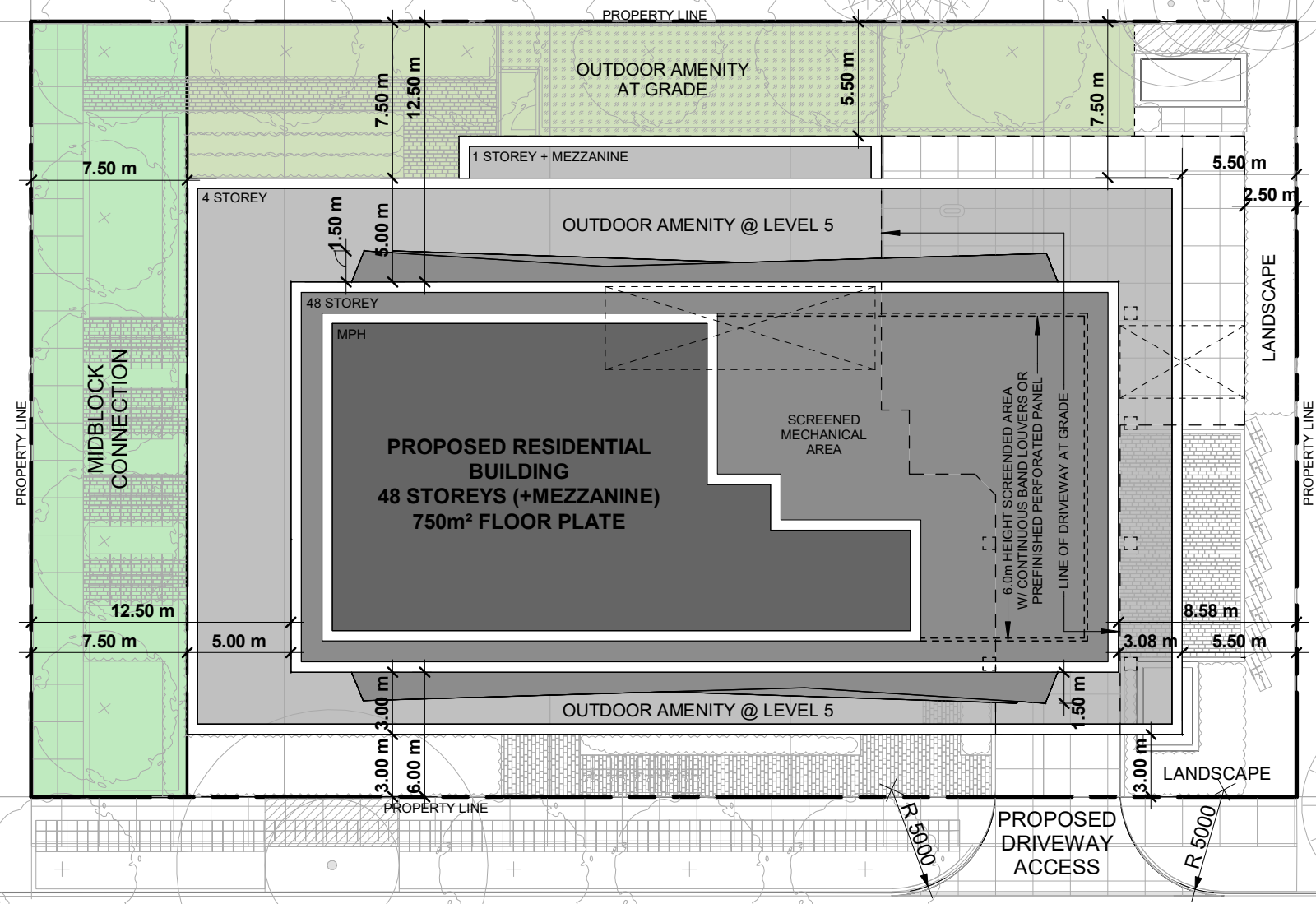


PROPOSED RESIDENTIAL DEVELOPMENT

26 - 34 NIPIGON AVENUE, TORONTO, ON.

26 - 34 Nipigon Ave.
Toronto, ON.

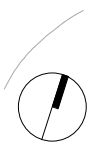
THE TTC DUMONT LOOP



NIPIGON AVENUE

1 : 300
SITE PLAN

26 - 34 Nipigon Ave.
Toronto, ON.



24-008

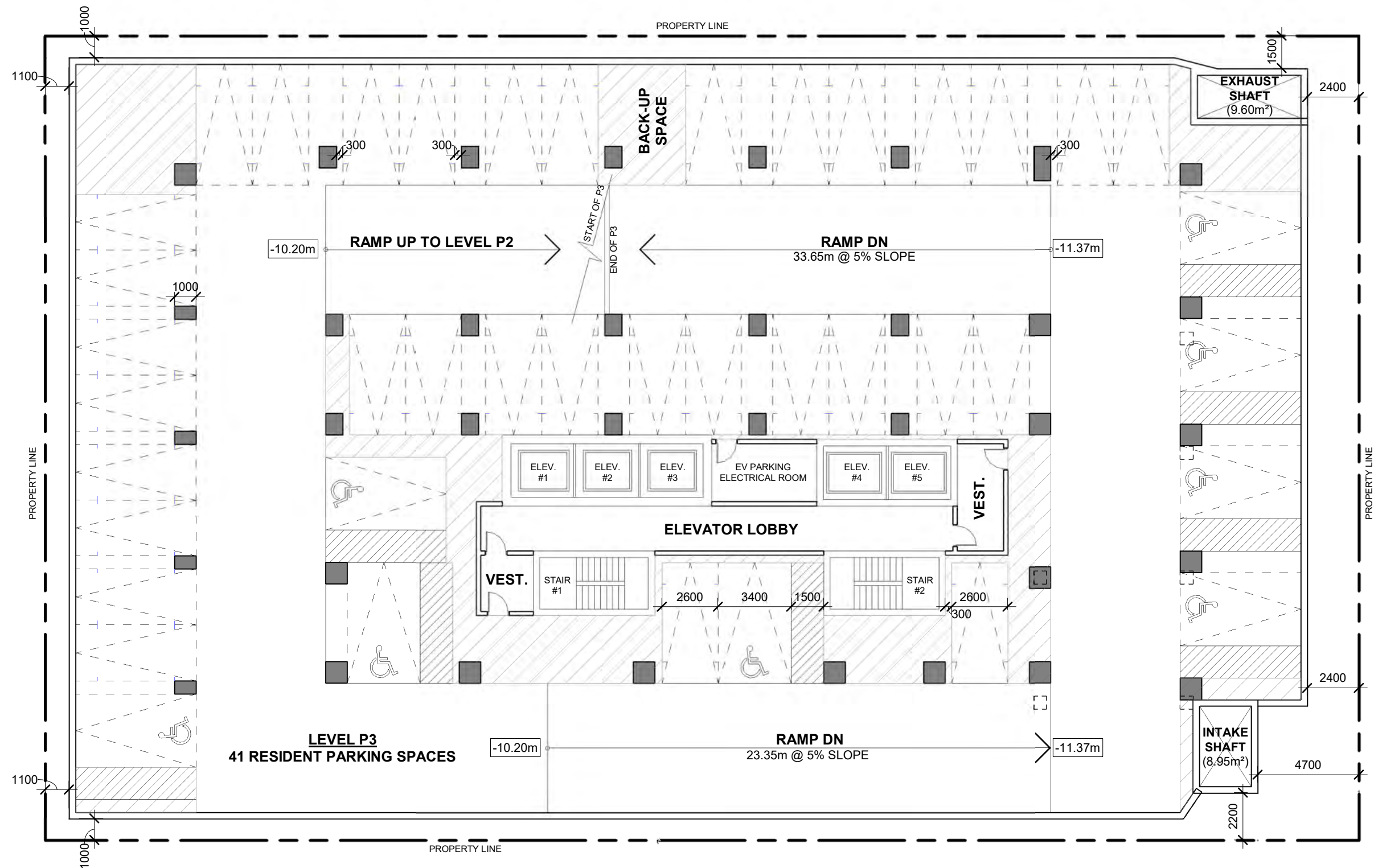
September 17, 2024

1.0	SITE INFORMATION				
		hectares	acres	m²	ft²
	Lot Area	0.20	0.49	1,996.39	21,489
	Midblock Pedestrian Connection Area	0.03	0.07	280.66	3,021
	Total Lot Area	0.23	0.56	2,277.05	24,510
2.0	PROPOSED GCA (Gross Construction Area)				
2.1	Proposed GCA - Below Grade				
		no. floors	m²/ftl	m²	ft²
	Levels P3 to P1	3 x	2,011.44	6,034.32	64,953
	Total Proposed GCA - Below Grade			6,034.32	64,953
2.2	Proposed GCA - Above Grade (Excluding balcony area)				
		no. floors	m²/ftl	m²	ft²
	Level 1	1 x	992.97	992.97	10,688
	Level Mezzanine	1 x	827.39	827.39	8,906
	Levels 2 to 4	3 x	1,286.50	3,859.50	41,543
	Levels 5 to 48	44 x	750.00	33,000.00	355,209
	MPH	1 x	365.63	365.63	3,936
	Total Proposed GCA - Above Grade			39,045.49	420,282
3.0	PROPOSED GFA (Gross Floor Area)				
	Gross Floor Area Calculations for an Apartment Building				
	In the Residential Apartment Zone category, the gross floor area of an apartment building is reduced by the area in the building used for:				
	(A) parking, loading and bicycle parking below established grade;				
	(B) required loading spaces and required bicycle parking spaces at or above established grade;				
	(C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;				
	(D) shower and change facilities required by this By-law for required bicycle parking spaces;				
	(E) indoor amenity space required by this By-law;				
	(F) elevator shafts;				
	(G) garbage shafts;				
	(H) mechanical penthouse; and				
	(I) exit stairwells in the building.				
3.1	Proposed GFA (included indoor amenity)				
		no. floors	m²/ftl	m²	ft²
	Level P3	1 x	95.08	95.08	1,023
	Level P2	1 x	99.32	99.32	1,069
	Level P1	1 x	251.11	251.11	2,703
	Level 1 (Retail)	1 x	92.90	92.90	1,000
	Level 1 (Residential)	1 x	590.22	590.22	6,353
	Level Mezzanine	1 x	308.96	308.96	3,326
	Level 2	1 x	1,224.33	1,224.33	13,179
	Levels 3 to 4	2 x	1,224.33	2,448.66	26,357
	Level 5	1 x	687.48	687.48	7,400
	Levels 6 to 25	20 x	687.48	13,749.60	147,999
	Levels 26 to 48	23 x	702.17	16,149.91	173,836
	Total Proposed GFA			35,697.57	384,245
3.2	Residential Amenity Required				
	An apartment building with 20 or more dwelling units must provide amenity space at a minimum rate of 4.0 square metres for each dwelling unit, of which:				
	(A) at least 2.0 square metres for each dwelling unit is indoor amenity space located at or above established grade;				
	(B) at least 40.0 square metres is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space; and				
	(C) no more than 25% of the outdoor component may be a green roof.				
		no. suites	ratio	m²	ft²
	Indoor Amenity Required	512 x	2.00 (min.)	1,024.00	11,022
	Total Amenity Required	512 x	4.00	2,048.00	22,044
3.3	Proposed Indoor Amenity				
				m²	ft²
	Level 1			157.11	1,691
	Level 2			528.69	5,691
	Level 5			621.16	6,686
	Total Proposed Indoor Amenity			1,306.96	14,068
3.4	Proposed Outdoor Amenity				
				m²	ft²
	Level 1			277.97	2,992
	Level 5			463.07	4,984
	Total Proposed Outdoor Amenity			741.04	7,976
3.5	Total Proposed Indoor & Outdoor Amenity				
				m²	ft²
	Total Proposed Indoor Amenity			1,306.96	14,068
	Total Proposed Outdoor Amenity			741.04	7,976
	Total Proposed Indoor & Outdoor Amenity			2,048.00	22,044
3.6	Total Proposed GFA				
				m²	ft²
	Total Proposed GFA			35,697.57	384,245
	Indoor Amenity Area required by this By-law			1,024.00	11,022
	Total Proposed GFA			34,673.57	373,223
4.0	PROPOSED FLOOR SPACE INDEX (DENSITY)				
	"Floor Space Index" the gross floor area on a lot divided by the total lot area				
					15.23

UNIT COUNT										
		no. floors			1BR	1BR+D	2BR	3BR	Total Units	
Level	1		1	x						0
Level	2		1	x						6
Levels	3	to 4	2	x			+ 3	+ 3		22
Level	5		1	x			+ 3	+ 8		0
Levels	6	to 25	20	x	+ 6	+ 2	+ 4			240
Levels	26	to 40	15	x	+ 5	+ 3	+ 4			180
Levels	41	to 48	8	x			+ 4	+ 4		64
Total Units					195	85	181	51	512	
Percentage					38.1%	16.6%	35.4%	10.0%	100.0%	
6.0										
VEHICULAR PARKING										
6.10										
Vehicular Parking Ratio Proposed										Ratio
Resident Parking										0.12 /unit
Visitors Parking										2 + 0.05 / unit
Electric Vehicular Parking - Resident										100%
Electric Vehicular Parking - Visitors										25%
6.20										
Vehicular Parking Proposed					Proposed Ratio	no. suites / net fl. m²			Total Parking	
Resident Parking					0.12 /unit	512			62	
Visitors Parking					2 + 0.05 / unit	512			27	
Total Parking Proposed								89		
6.21										
Vehicular Parking Provided					Car-Share	PUDO	Resident	Visitors	Total Parking	
Level	P3						41		41	
Level	P2						23	18	41	
Level	P1							9	9	
At Grade					2	2			4	
Total Vehicular Parking Provided					2	2	64	27	95	
6.30										
Total Electric Vehicular Parking Required (as per TGS V4.0 - AQ1.2)					Proposed Ratio			Total Parking		
Electric Vehicular Parking - Resident					100%			64		
Electric Vehicular Parking - Visitors					25%			7		
Total Electric Vehicular Parking Required								71		
6.31										
Total Electric Vehicular Parking Provided								Total Parking		
Electric Vehicular Parking - Resident								64		
Electric Vehicular Parking - Visitors								7		
Total Electric Vehicular Parking Provided								71		
6.40										
Accessible Vehicular Parking Required					Resident			Visitors	Total Parking	
Assessible Vehicular Parking Required					13			3	16	
6.41										
Accessible Vehicular Parking Provided					Resident			Visitors	Total Parking	
Level	P3				8				8	
Level	P2				5			1	6	
Level	P1							2	2	
Total Accessible Vehicular Parking Provided					13			3	16	
7.0										
BICYCLE PARKING										
7.10										
Bicycle Parking Ratio Proposed										Ratio
Resident - Long-Term										0.68 /unit
Resident - Short-Term										0.07 /unit
Publically Accessible Bike Parking @ Grade (as per TGS V4.0 - AQ2.6)										10 spaces
7.20										
Bicycle Parking Required					Ratio	no. suites / area (m²)			Total Parking	
Resident - Long-Term					0.68 /unit	512			349	
Resident - Short-Term					0.07 /unit	512			36	
Publically Accessible Bike Parking @ Grade (as per TGS V4.0 - AQ2.6)								10		
Total Bicycle Parking Required								395		
7.21										
Bicycle Parking Provided					At Grade / Level 1			Mezzanine	Total Parking	
Resident - Long-Term								350	350	
Resident - Short-Term					36				36	
Publically Accessible Bike Parking @ Grade (as per TGS V4.0 - AQ2.6)					10				10	
Total Bicycle Parking Provided					46			350	396	
7.30										
Bicycle Electric Vehicular Infrastructure Required (as per TGS V4.0 - AQ2.4)								Total Parking		
Required Resident Bicycle EV spaces					15% residential long-term			53		
7.31										
Bicycle Electric Vehicular Infrastructure Parking Provided								Total Parking		
Provided Resident Bicycle EV spaces								54		
8.0										
LOADING AREA										
Loading Space Provided										
Type G - 13.0m(L) x 4.0m(W) x 6.1m(H)										
Type C - 6.0m(L) x 3.5m(W) x 3.0m(H)										

26 - 34 Nipigon Ave.
Toronto, ON.

PROJECT STATISTICS



1 : 200

LEVEL P3 FLOOR PLAN

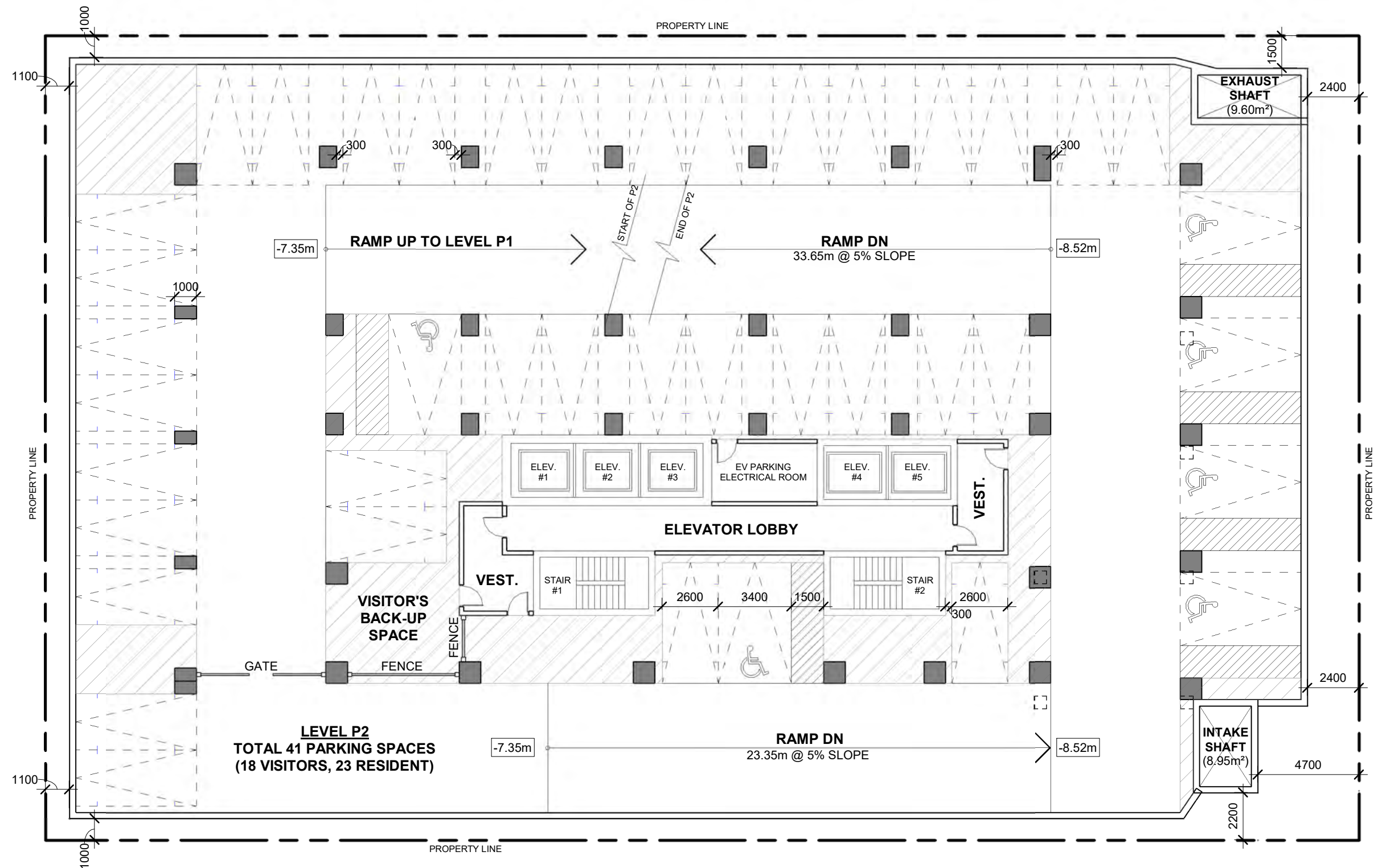
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1 : 200

LEVEL P2 FLOOR PLAN

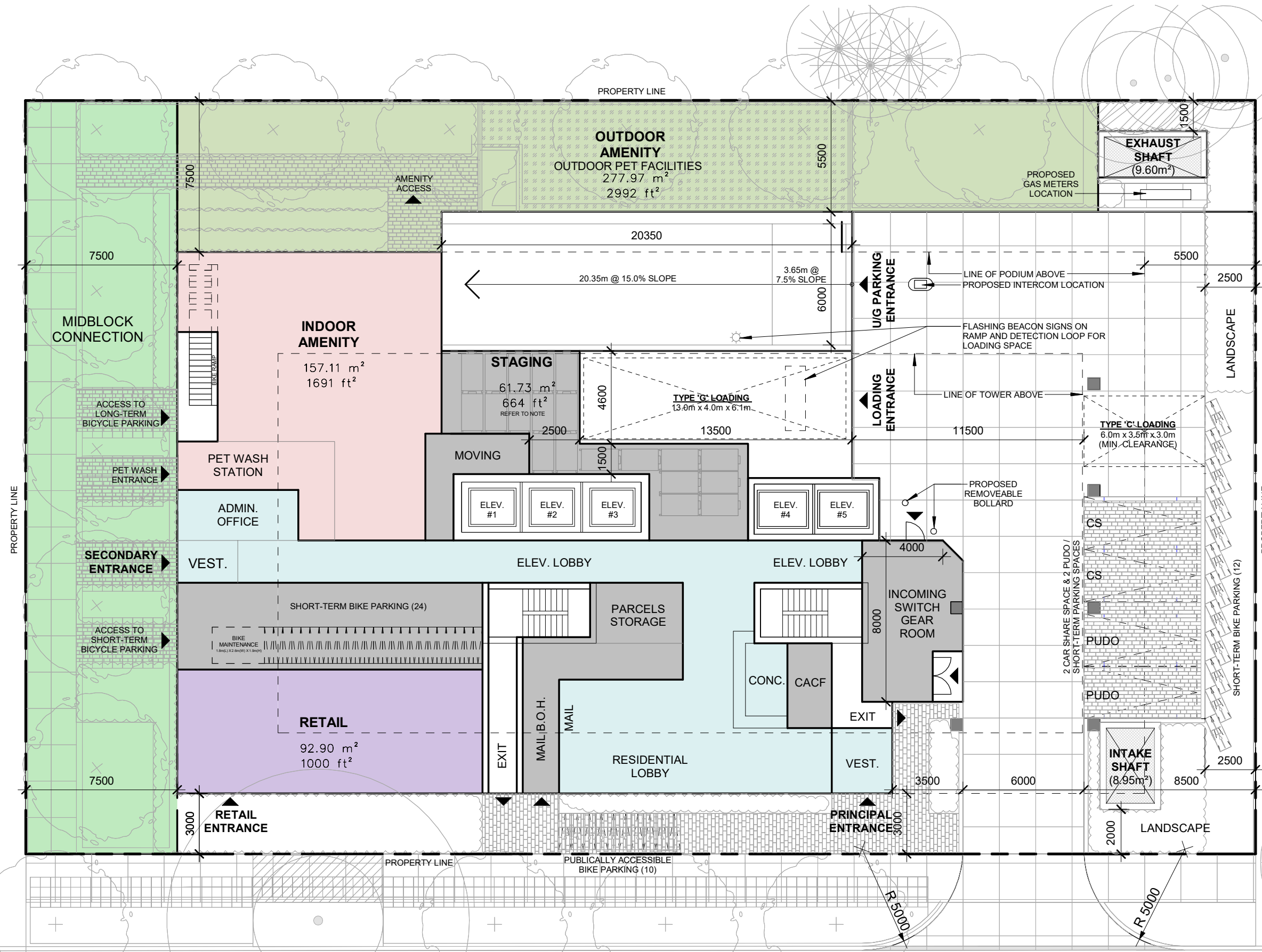
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NOTE:

A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

FINAL LOCATION OF PUBLICALLY ACCESSIBLE AND SHORT-TERM BICYCLE PARKING TO BE CONFIRMED WITH COMMUNITY PLANNING STAFF THROUGH SITE PLAN CONTROL.

FINAL LOCATION OF INTAKE AND EXHAUST SHAFTS AND ASSOCIATED SCREENING TO BE CONFIRMED WITH COMMUNITY PLANNING STAFF THROUGH SITE PLAN CONTROL.

1 : 200

LEVEL 1 FLOOR PLAN

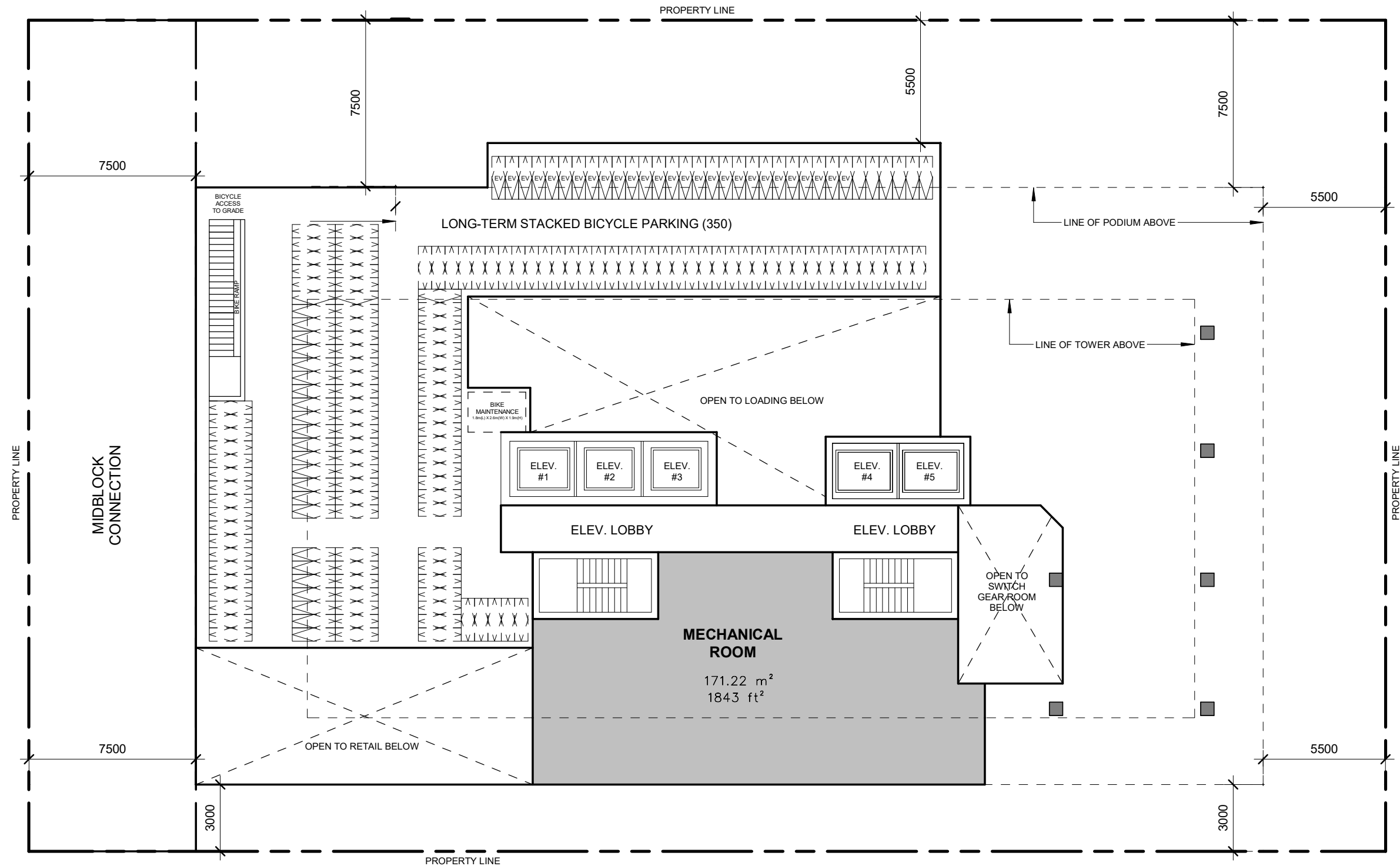
NIPIGON AVENUE

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1 : 200

MEZZANINE

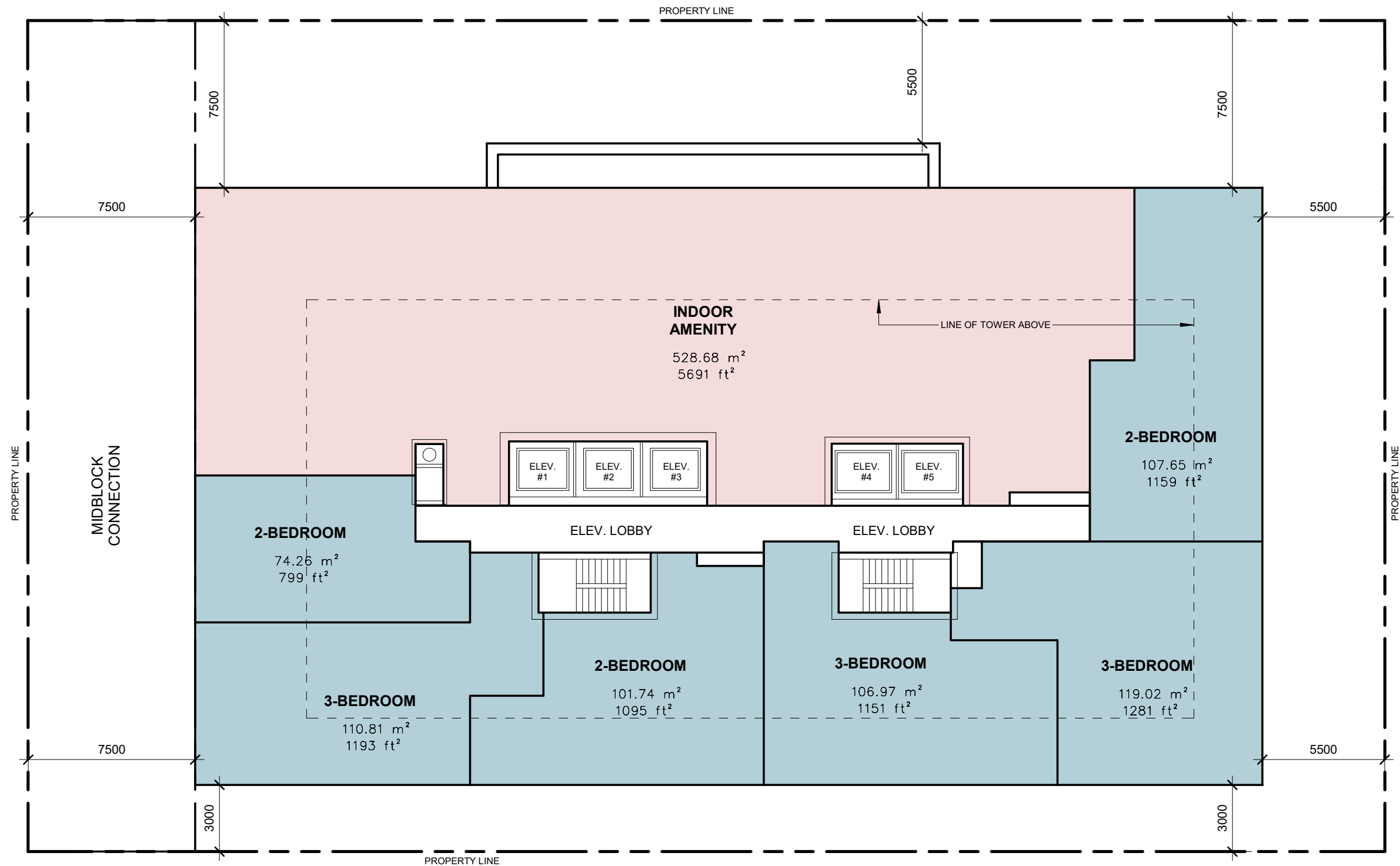
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1 : 200

LEVEL 2 FLOOR PLAN

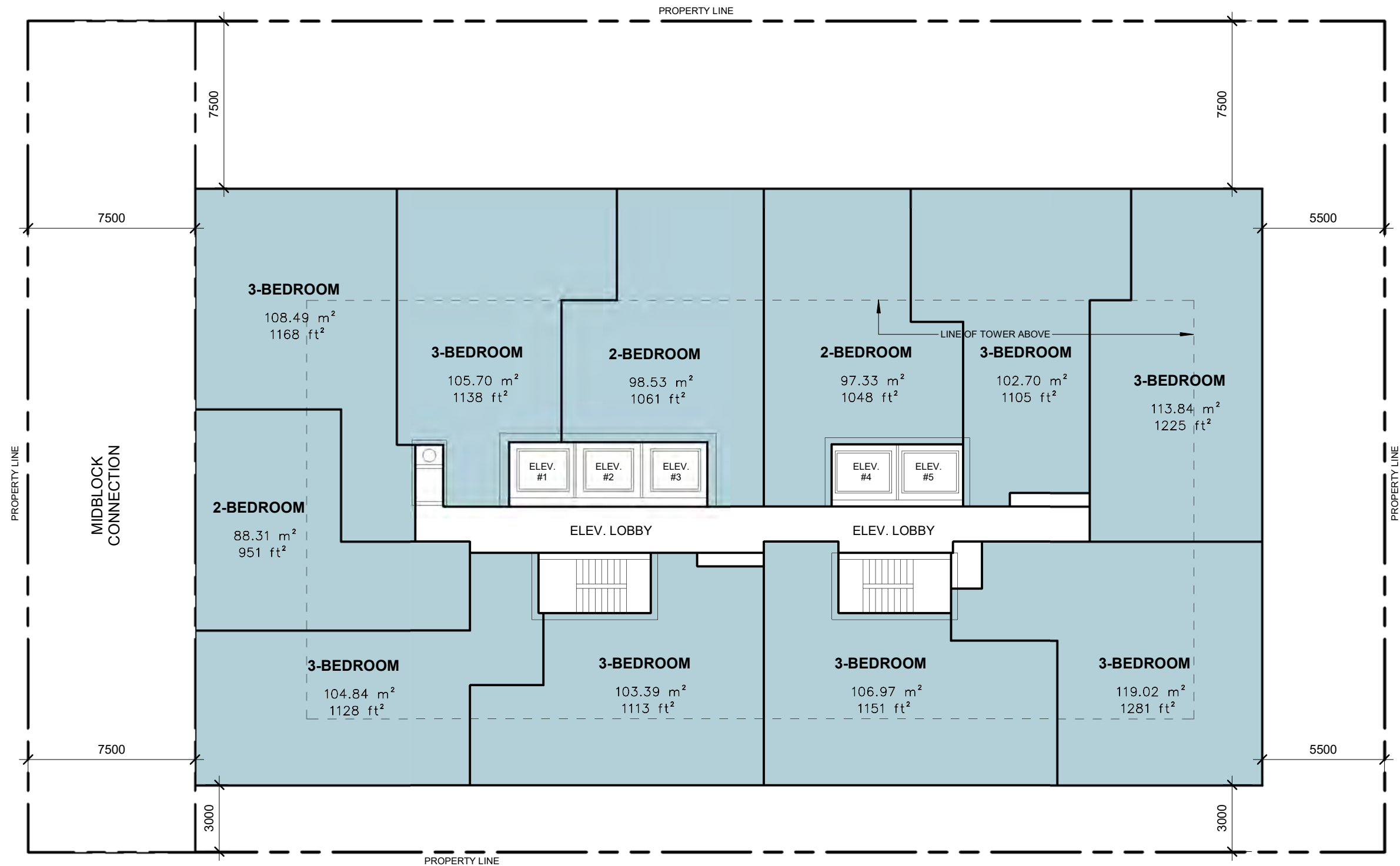
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1 : 200

LEVEL 3 - 4 FLOOR PLAN

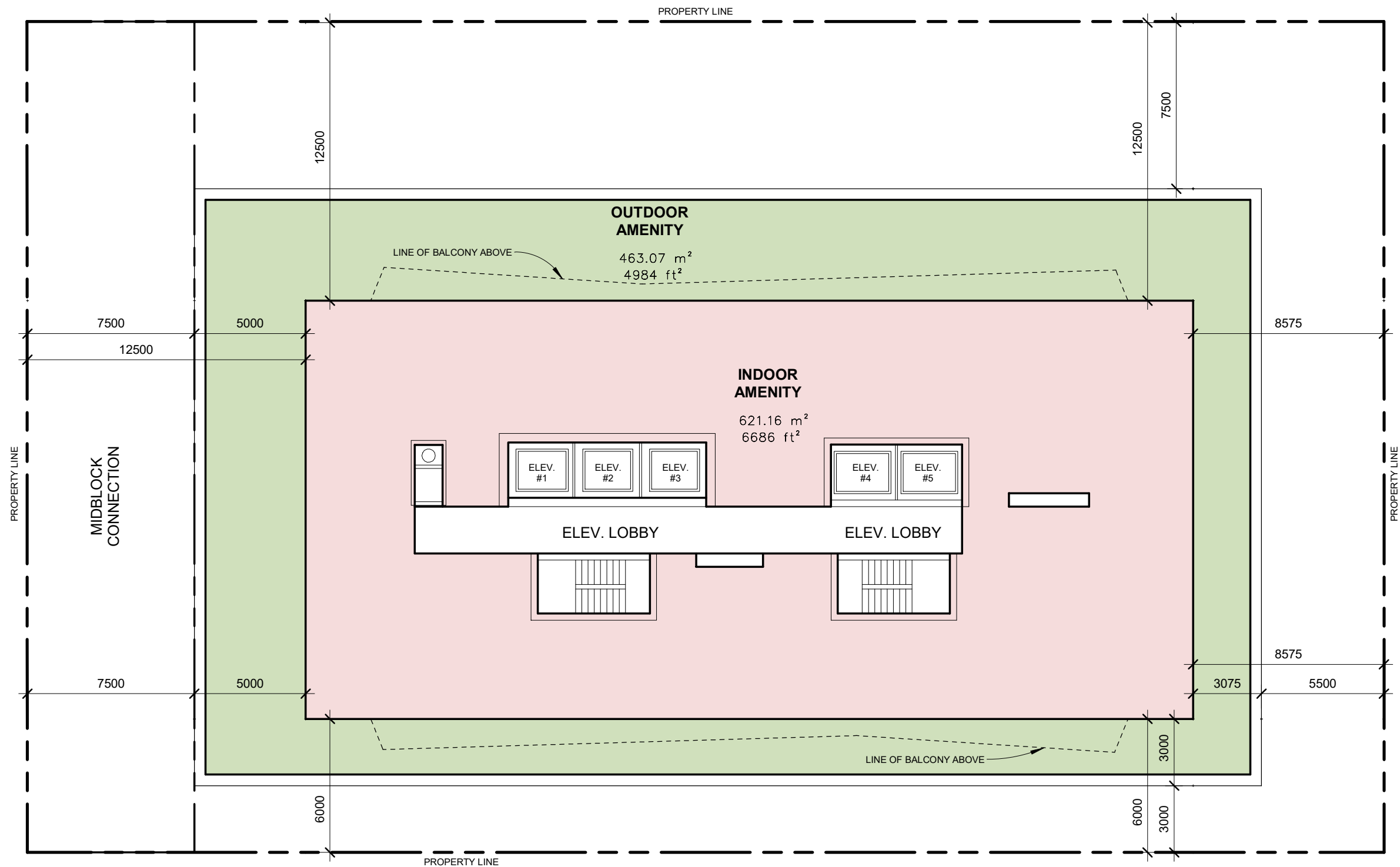
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1 : 200

LEVEL 5 FLOOR PLAN

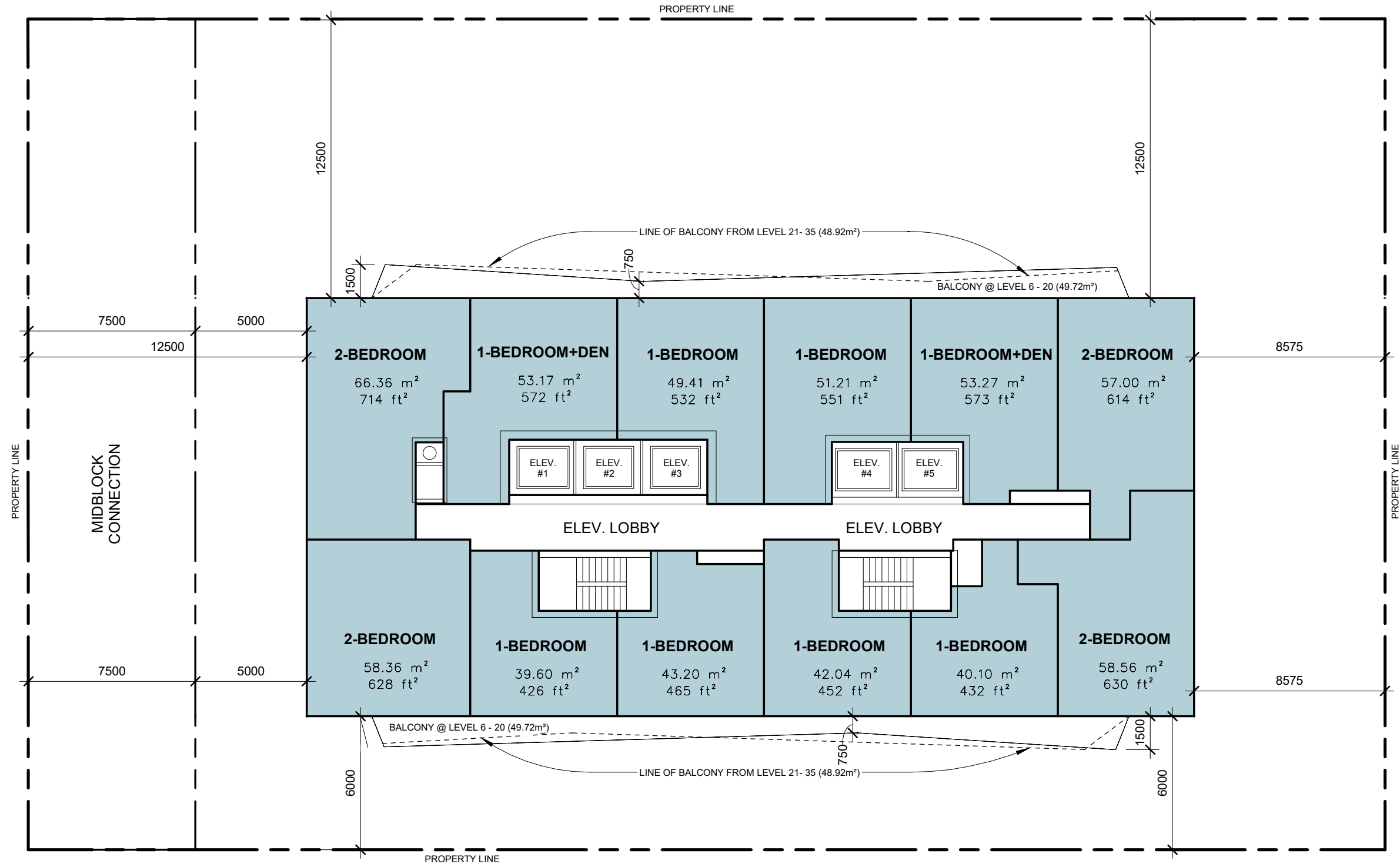
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1 : 200

LEVEL 6 - 24 FLOOR PLAN

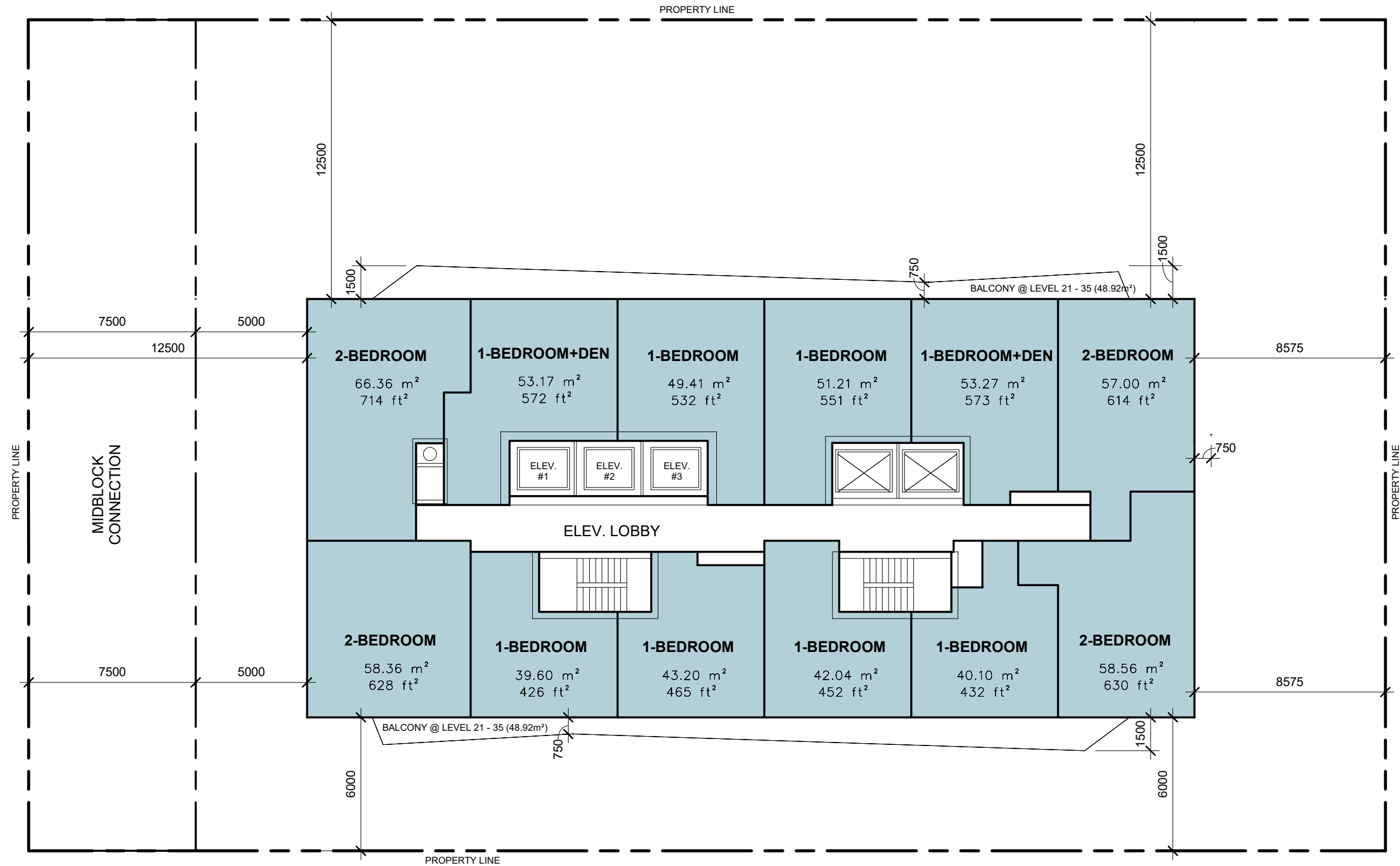
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1 : 200

LEVEL 25 FLOOR PLAN

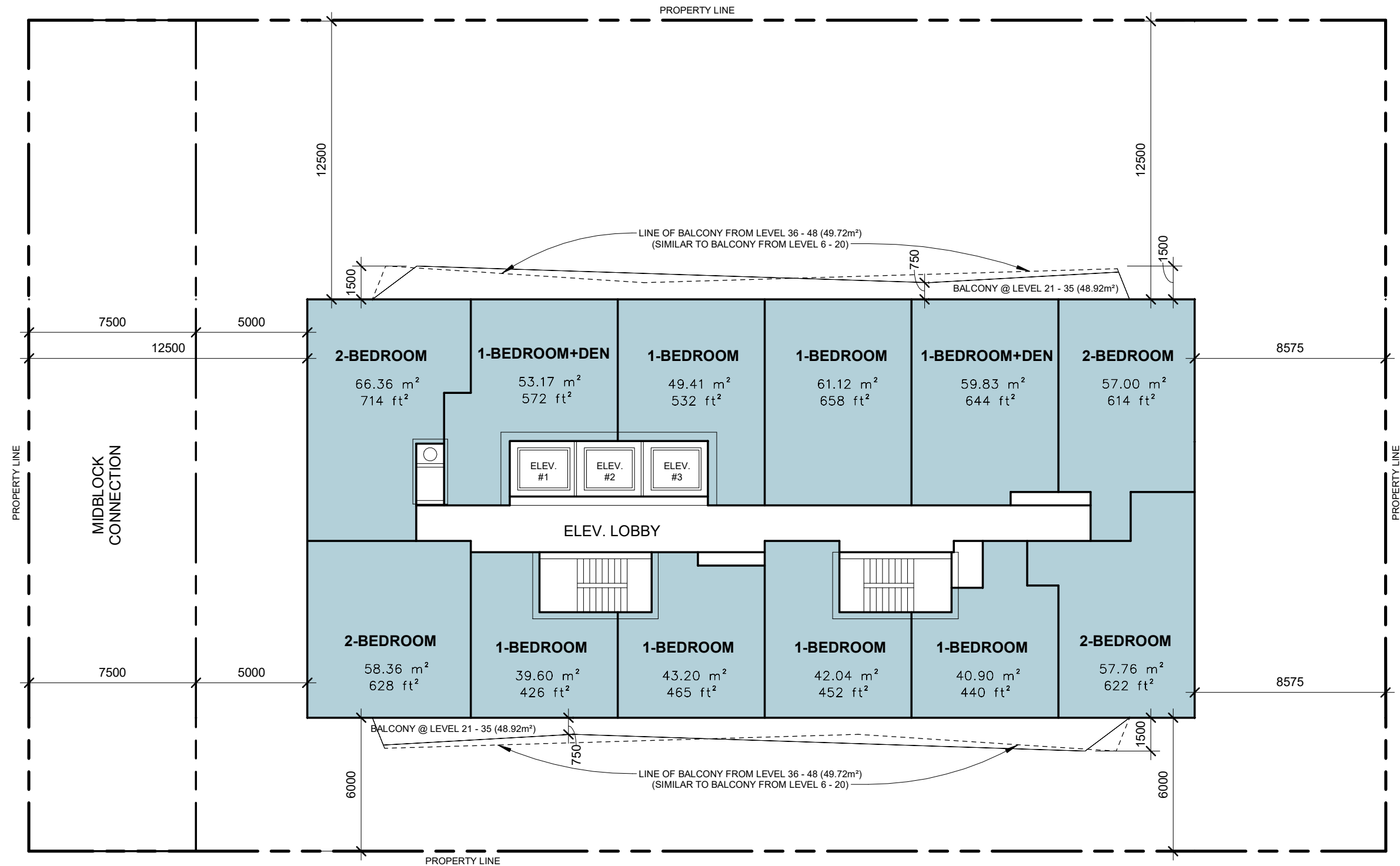
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1 : 200

LEVEL 26 - 40 FLOOR PLAN

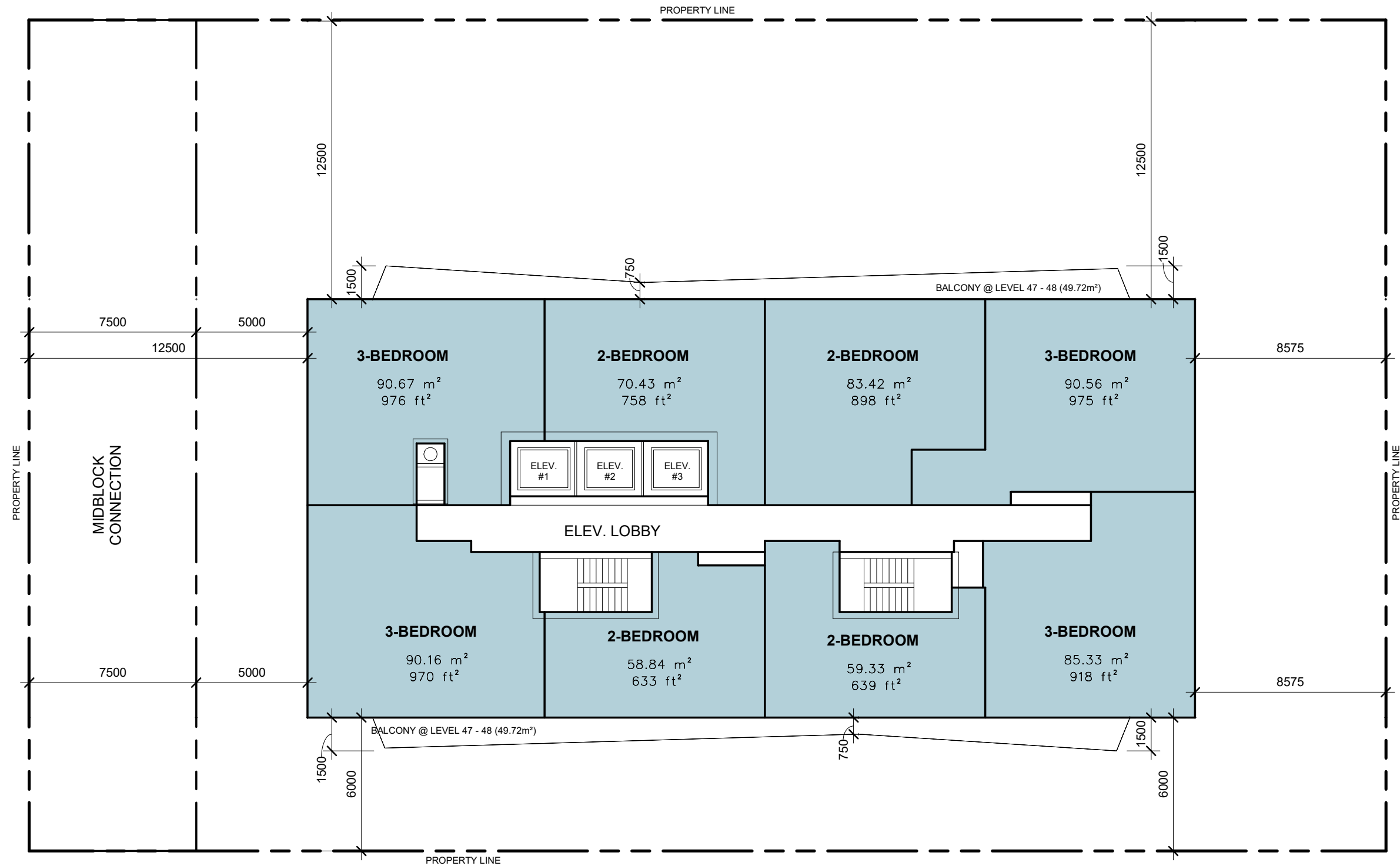
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1 : 200

LEVEL 41 - 48 FLOOR PLAN

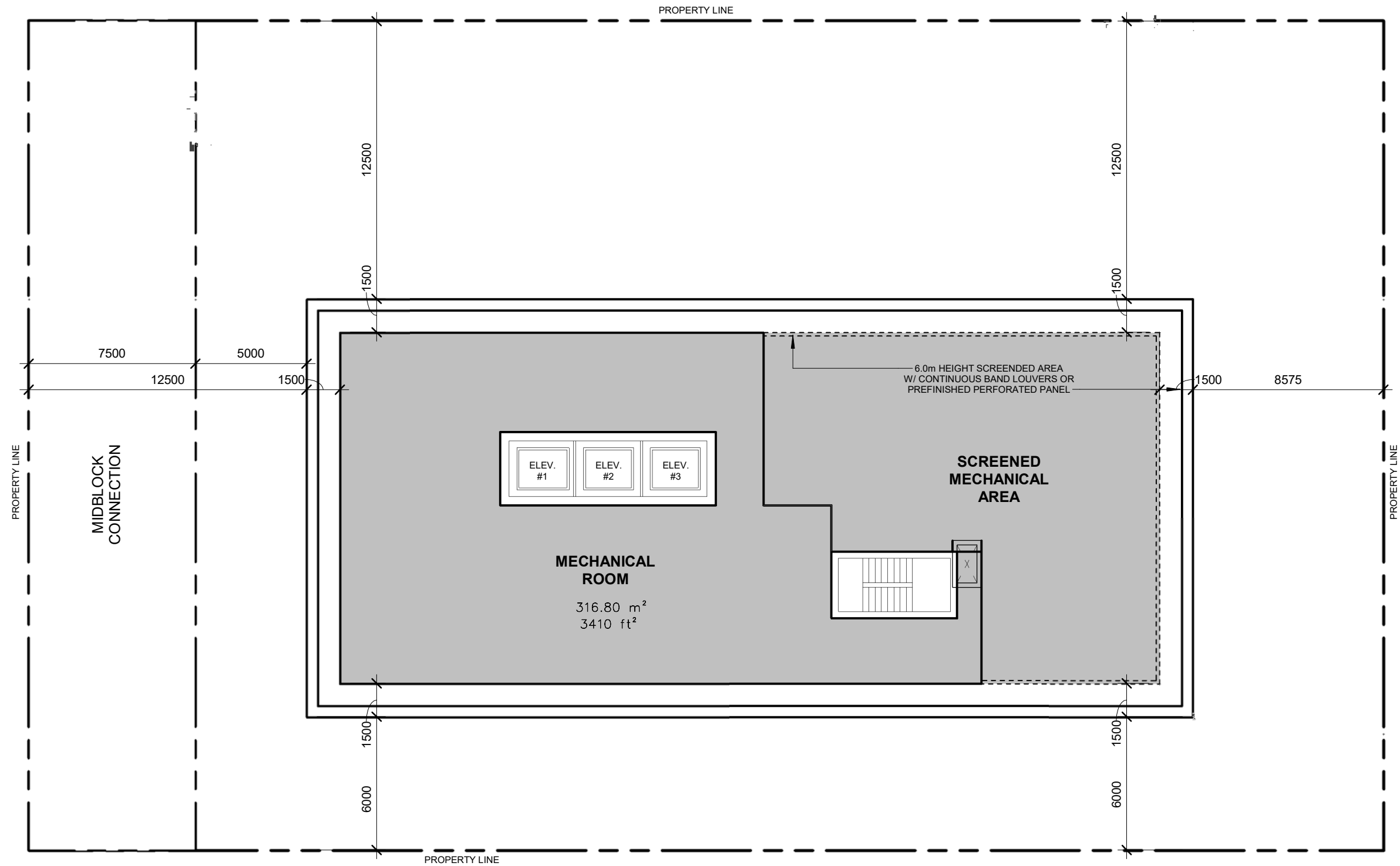
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1 : 200

FLOOR PLAN - MPH

26 - 34 Nipigon Ave.
Toronto, ON.

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