

Attachment 1: Application Data Sheet

Municipal Address: 26-34 NIPIGON AVE Date Received: September 6, 2023

Application Number: 23 198805 NNY 18 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: The applicants have submitted a proposal for a 50-storey residential building, containing 569 units, 38,099.89 square metres of residential gross floor area, and having a density of 17.0 times the area of lot. The proposal contains 3 levels of underground parking, 132 vehicular parking spaces and 483 bicycle parking spaces. The proposal contains 1,724.88 square metres of indoor amenity space, and 671.05 square metres of outdoor amenity space.

Applicant	Agent	Architect	Owner
DIAMONDCORP			ABDOLAZIZ E AMINI; TAYEBEH SAMSAMIPOUR

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision:

Zoning: RD Zone (f12.0;
a370) and RD
Zone (f12.0;
a370)(x217) Heritage Designation:

Height Limit (m): Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 2,276 Frontage (m): 61 Depth (m): 37

	Existing	Retained	Proposed	Total
Building Data				
Ground Floor Area (sq m):	1,000		1,375	1,375
Residential GFA (sq m):	1,000		38,687	38,687
Non-Residential GFA (sq m):				
Total GFA (sq m):	1,000		38,687	38,687
Height - Storeys:	2		50	50
Height - Metres:	10		160	160

Lot Coverage Ratio (%) 60.41 Floor Space Index: 17

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	38,484	202
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	4			
Freehold:	5		569	569
Condominium:				
Other:				
Total Units:	9		569	569

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	3		366	143	57
Total Units:	3		366	143	57

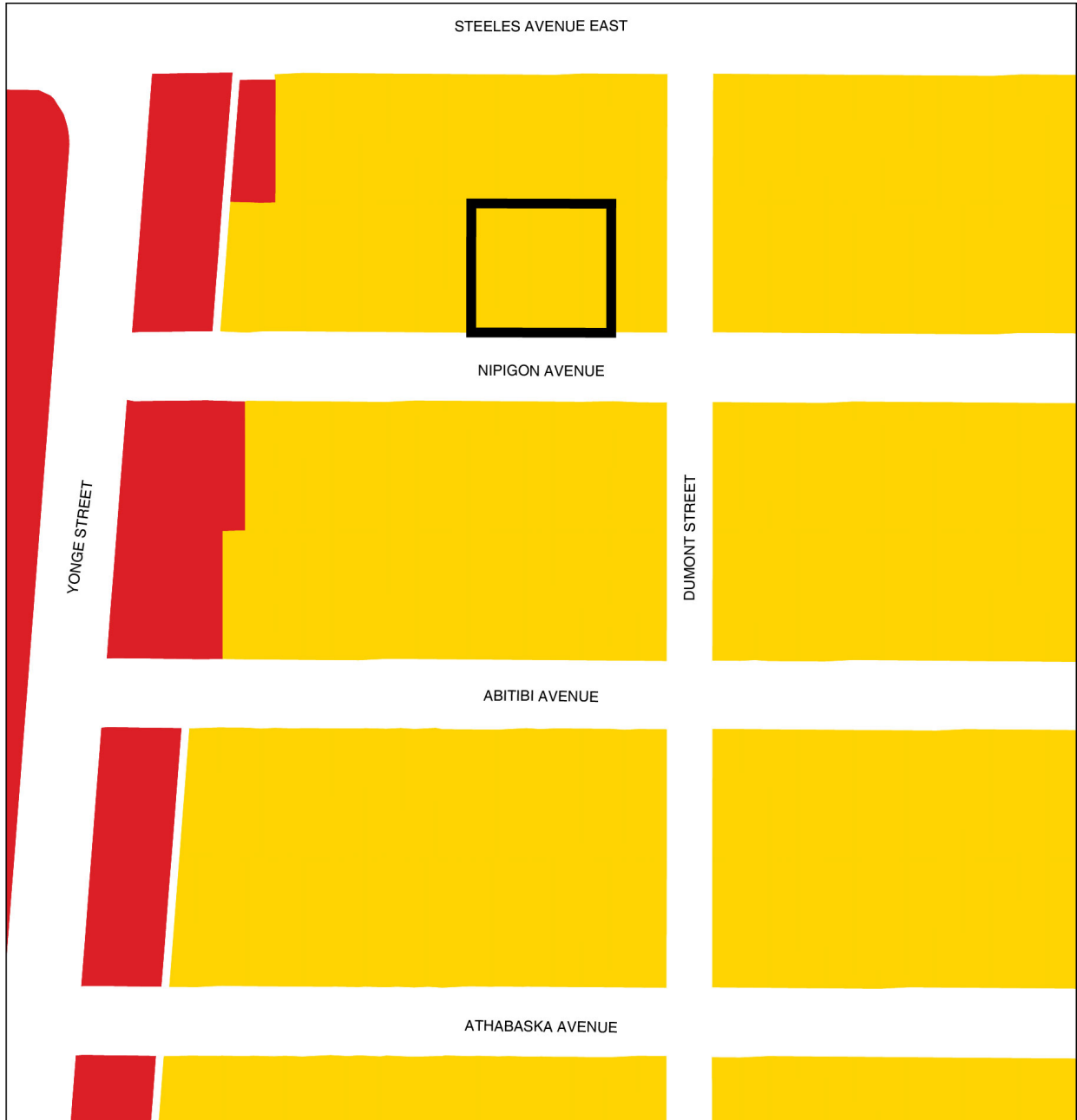
Parking and Loading

Parking Spaces: 132 Bicycle Parking Spaces: 438 Loading Docks: 2

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 16

26-34 Nipigon Avenue

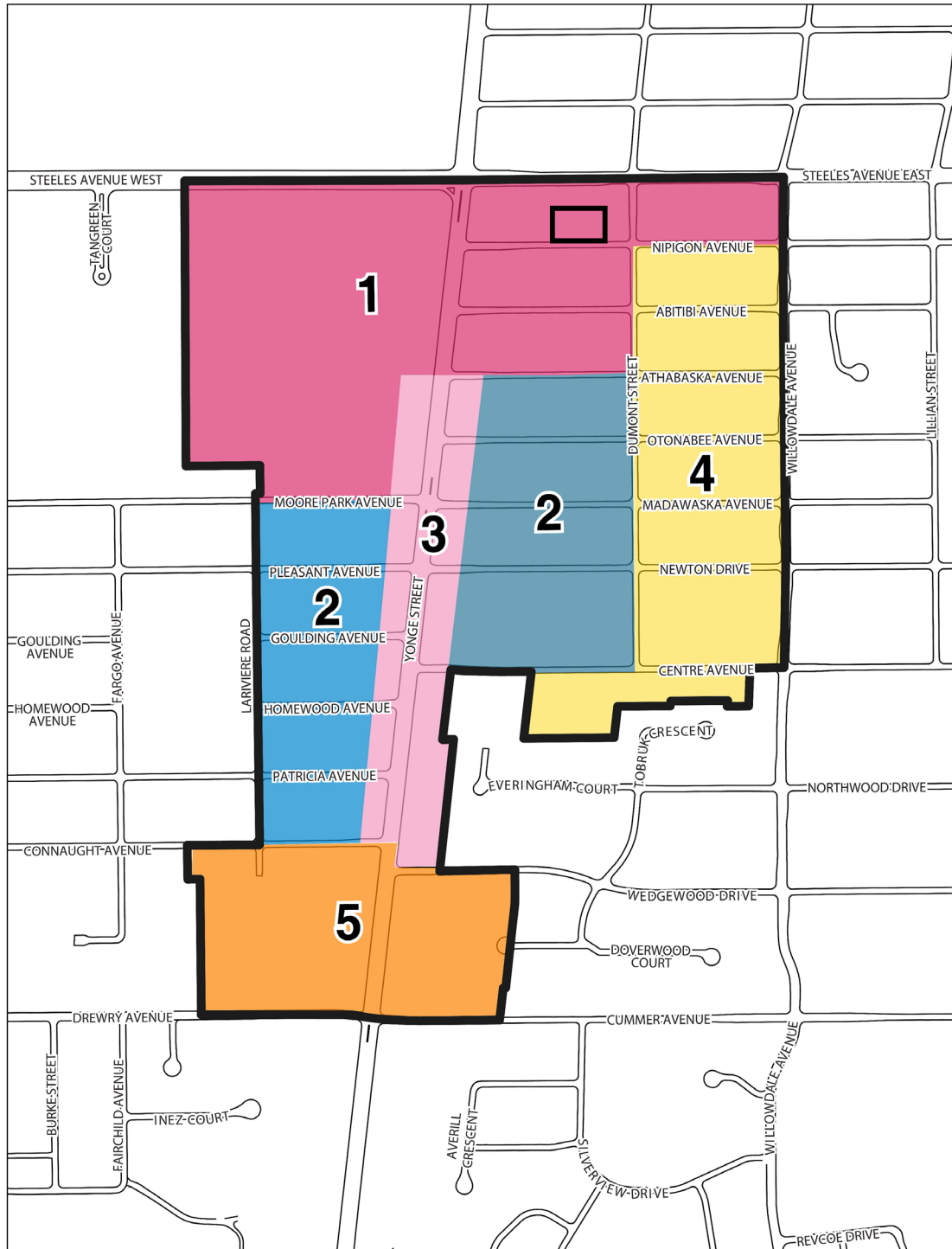
File # 23 198805 NNY 18 PAC

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas



Not to Scale
Extracted: 09/11/2023

Attachment 4: Yonge Street North Secondary Plan Map 49-2 - 'Character Areas'

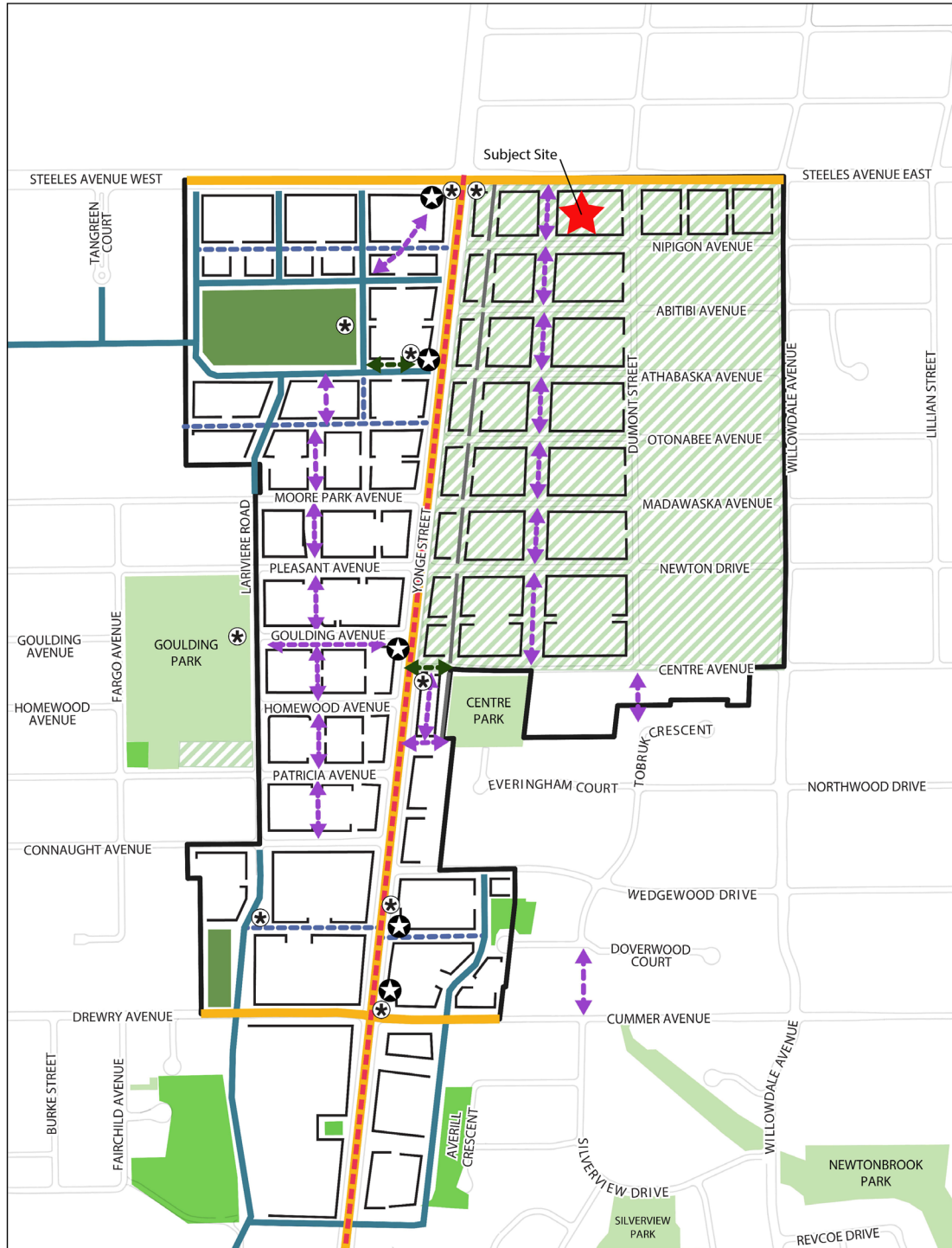


Yonge Street North Secondary Plan
MAP 49-2 Character Areas

- Yonge Street North Secondary Plan
- 1 Steeles Transit Station Area
- 2 Mid-Rise East
- 2 Mid-Rise West
- 3 Yonge Main Street
- 4 Neighbourhoods
- 5 Yonge Cummer/Drewry Node
- Subject Site

Not to Scale June 2022

Attachment 5: Yonge Street North Secondary Plan Map 49-3 - 'Public Realm'



Yonge Street North Secondary Plan
MAP 49-3 Public Realm



- | | | |
|--|---|--|
| Yonge Street North Secondary Plan | Lanes | Priority Parkland Expansion Area (park location to be determined through future opportunities) |
| Yonge Street Promenade, Center Median & Public Art Opportunities | Possible Building Edge | Proposed Mid-block Connections |
| Enhanced Streetscape & Public Art Opportunities | Existing Parks | Conceptual Locations for POPS |
| New Public Streets | Potential Future Parks (Conceptual Size and Location) | Potential Locations for Public Art |
| New Secondary Streets | Approved Parks | Enhanced Pedestrian Routes to Parks |

Not to Scale
 ↑
 June 2022

Attachment 6: Existing Zoning By-law 569-2013 Map



Zoning By-law 569-2013

26-34 Nipigon Avenue

File # 23 198805 NNY 18 PAC



RD Residential Detached
CR Commercial Residential

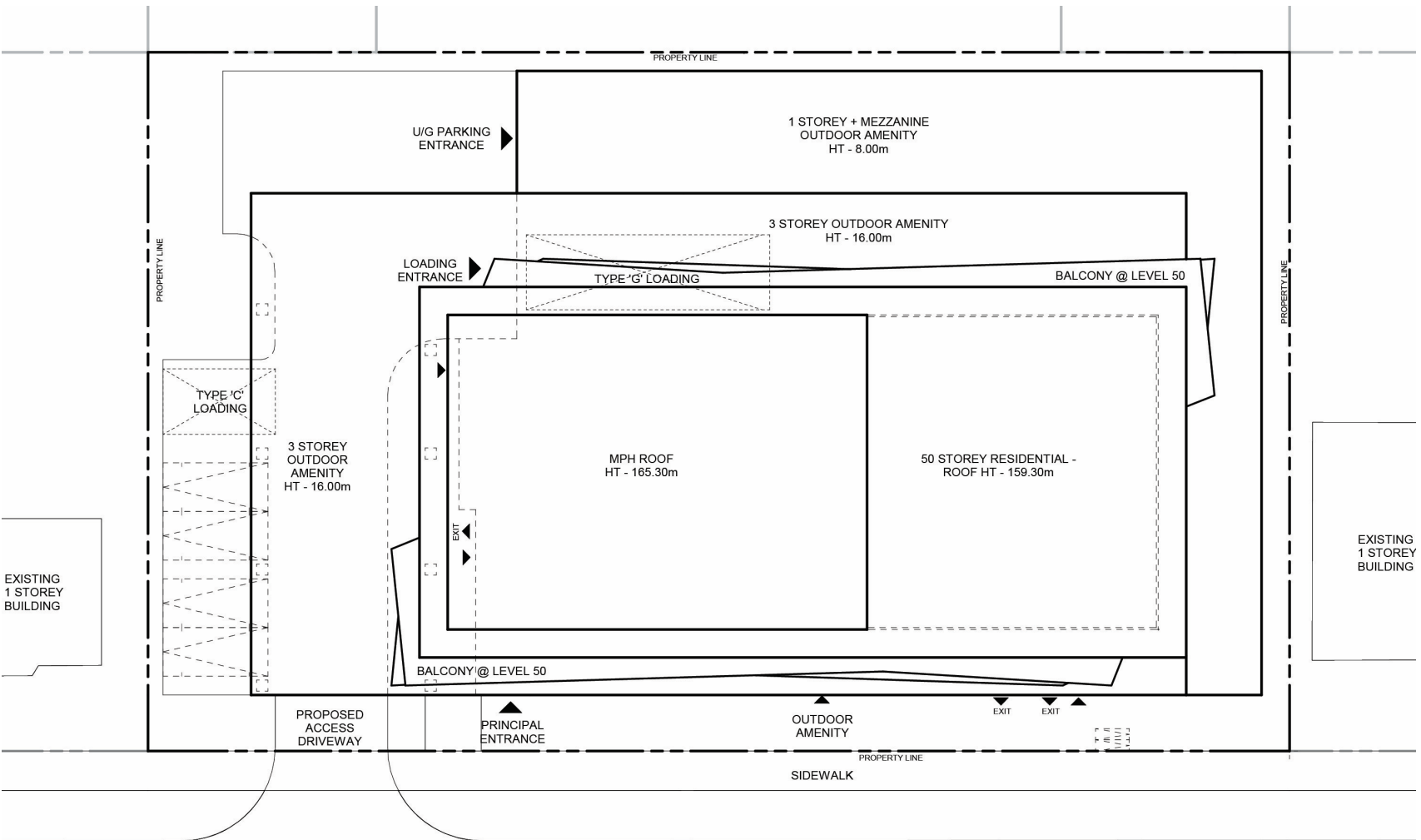


C1 General Commercial Zone

See Former City of North York By-law No. 7625



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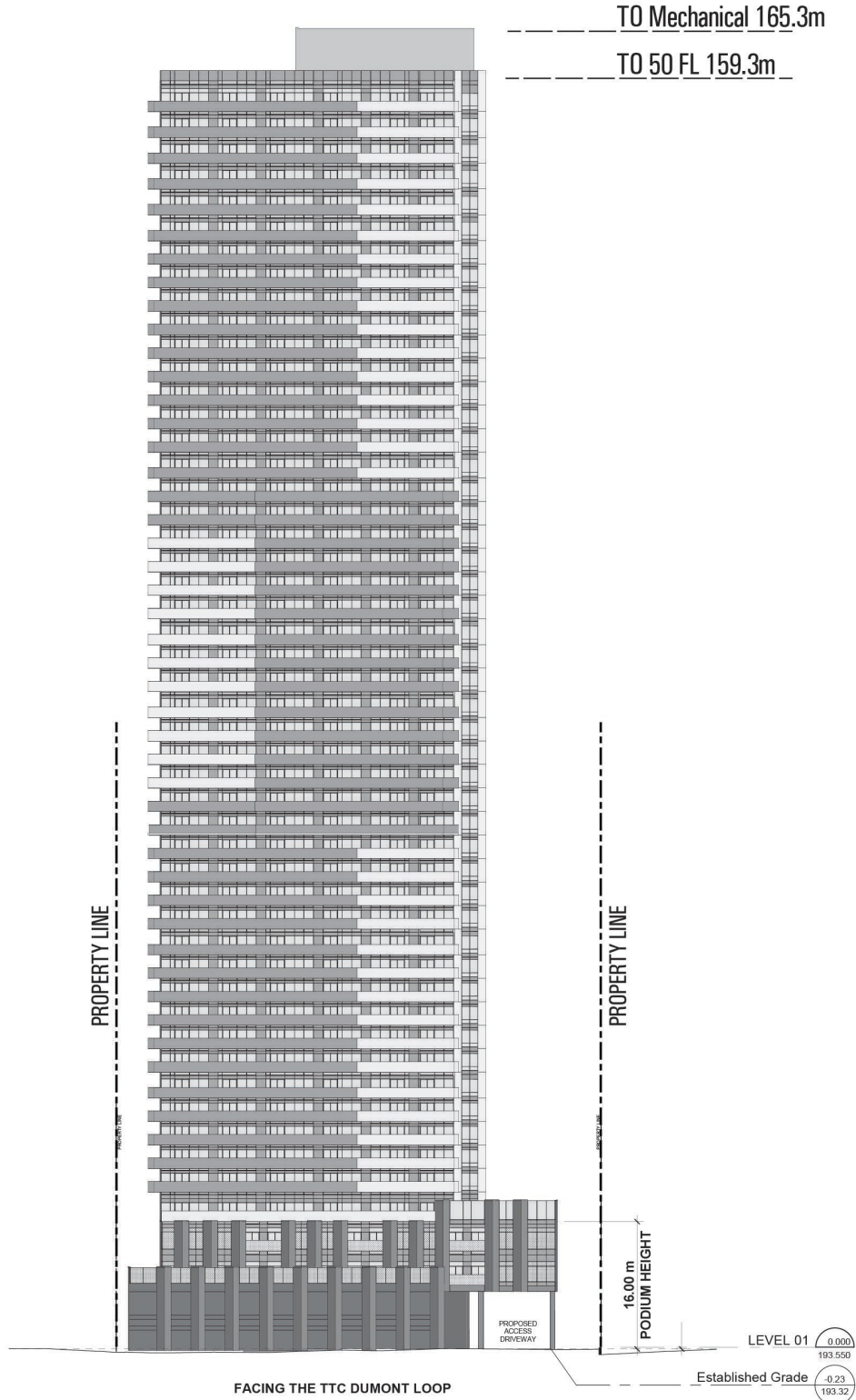


NIPIGON AVENUE

Site Plan

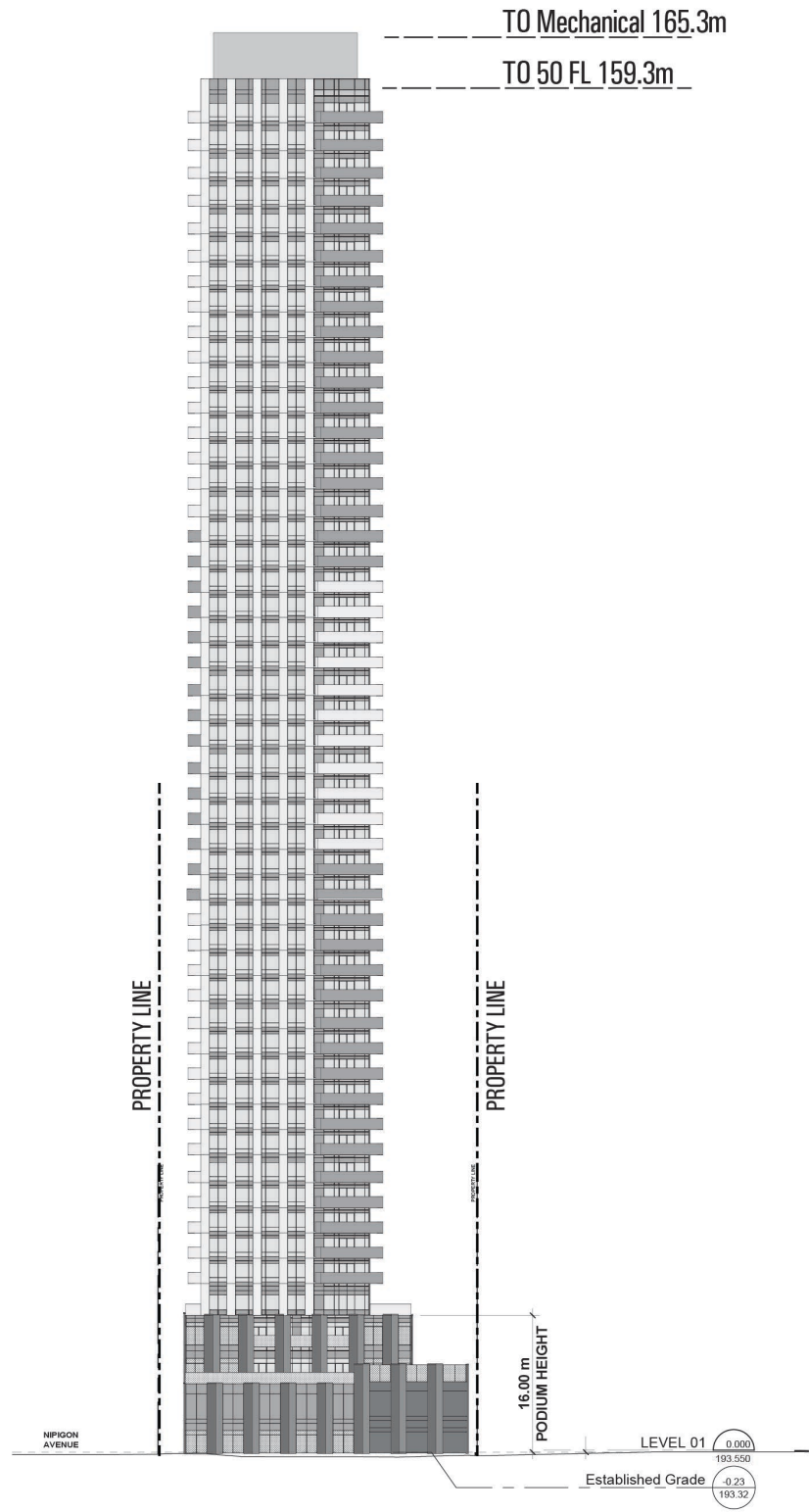


Attachment 8A: North Elevation



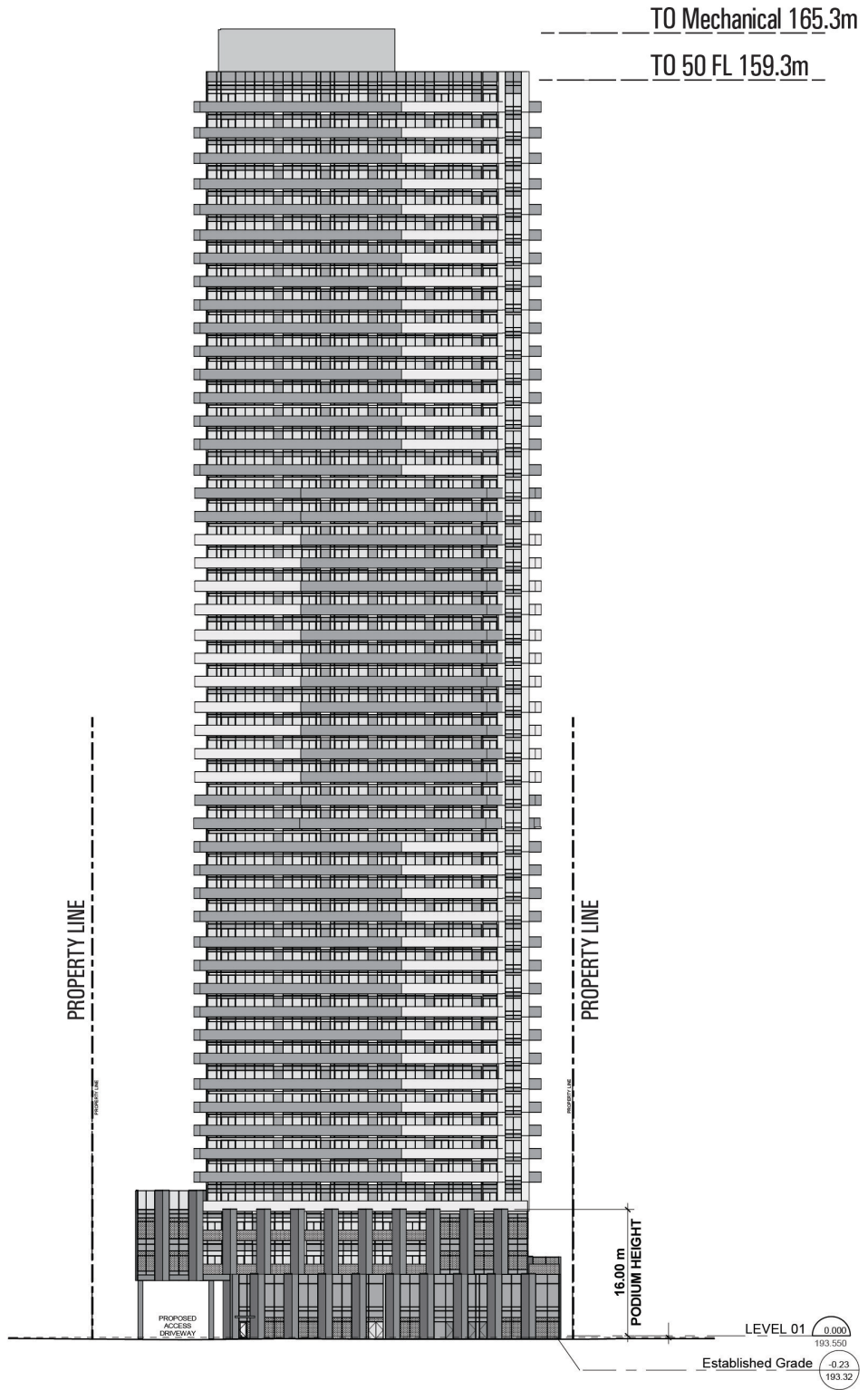
North Elevation

Attachment 8B: East Elevation



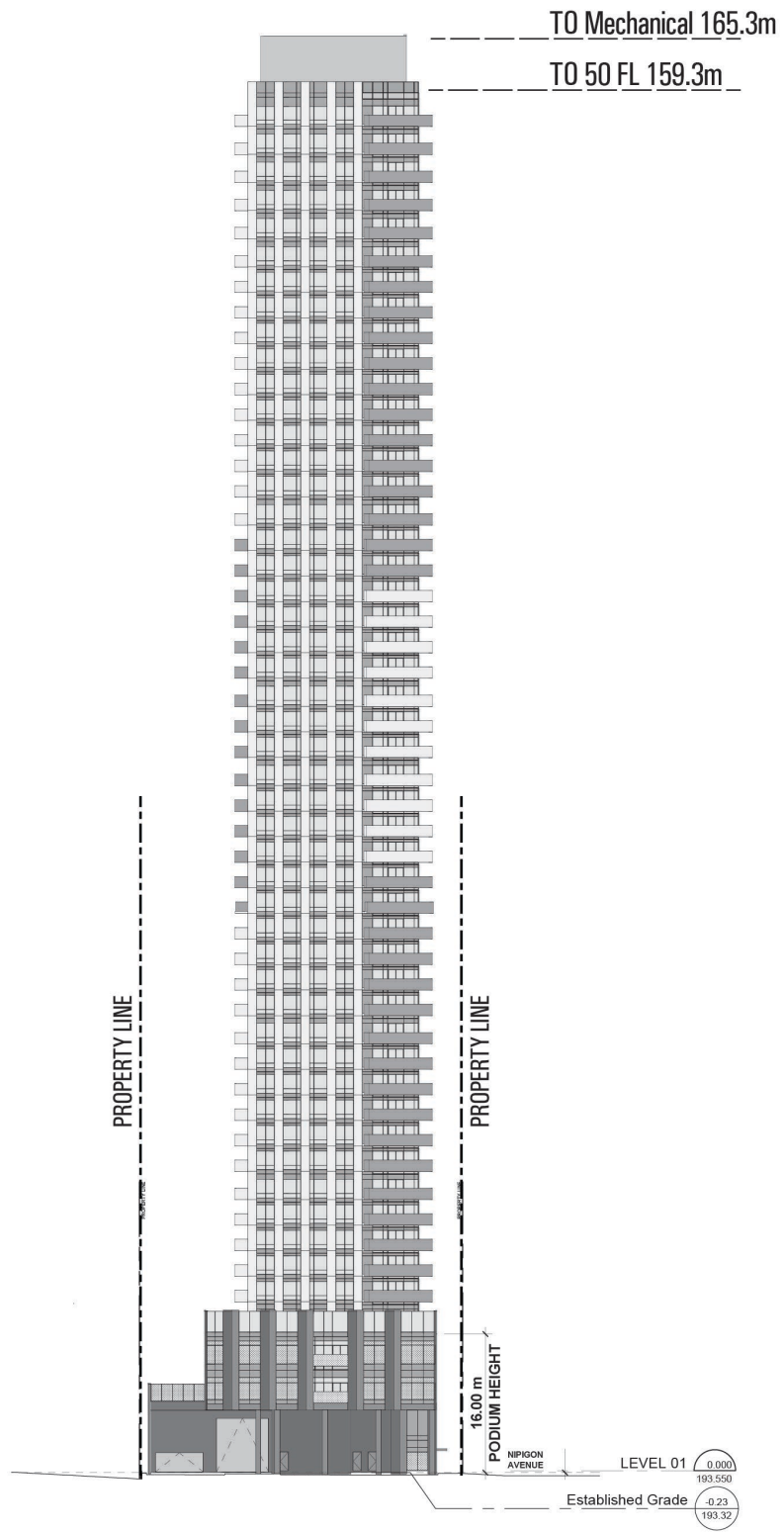
East Elevation

Attachment 8C: South Elevation



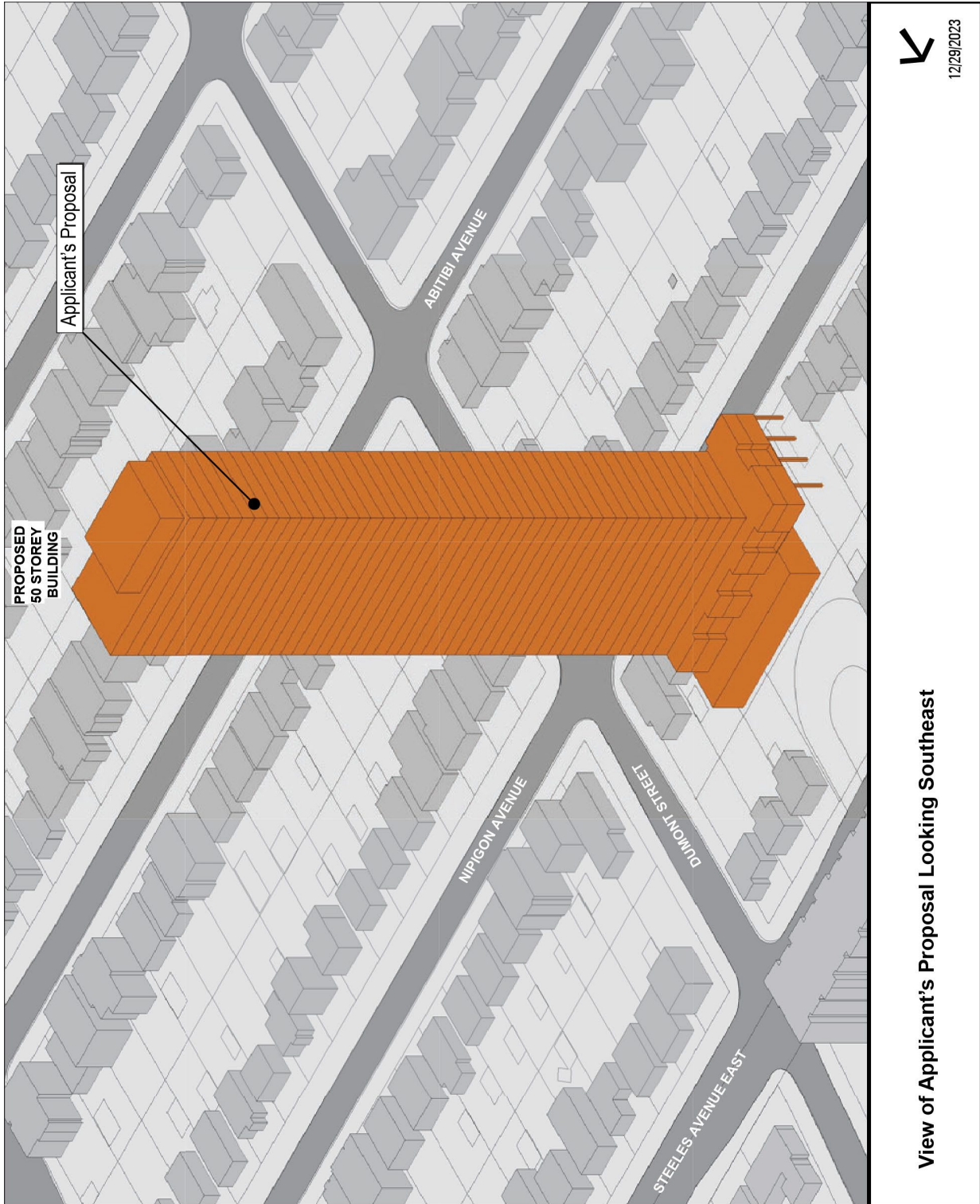
South Elevation

Attachment 8D: South Elevation



West Elevation

Attachment 9A: 3D Proposal in Context (Southeast View)



Attachment 9B: 3D Proposal in Context (Southwest View)

