

February 15, 2024

ELECTRONIC COMMUNICATION

North York Community Council
North York Civic Centre
5100 Yonge Street
Toronto, ON M2N 5B7

Re: **NY11.10 - 26-34 Nipigon Avenue - Official Plan Amendment and Zoning Amendment Applications - Decision Report - Refusal**

Members of North York Community Council,

On August 31, 2023, on behalf of Nipigon Investments Inc. and Nipigon Property Limited, DiamondCorp submitted an application for Official Plan and Zoning By-law Amendment for 26-34 Nipigon Avenue to facilitate the development of a 50-storey tower. This submission followed meetings with Community Planning and Urban Design staff on May 19, 2023, Ward 18 Councillor Lily Cheng on June 7, 2023, and an official Pre-Application Consultation Meeting with City staff on July 27, 2023. The application was deemed complete as of December 14, 2023.

It is the goal of DiamondCorp, Nipigon Investments Inc., and Nipigon Property Limited to collaborate with City staff, Councillor Cheng, and the community to create an innovative, high-quality, balanced development that fits within the planned context and meets the needs of existing and future residents. It has been our experience that the achievement of such outcomes requires multiple meetings and submissions to fully explore the comments and concerns of City staff, the Councillor, and the community. This consistent, and at times lengthy, dialogue provides us the opportunity to respond and revise the project accordingly. We are therefore encouraged by staff's commitment to continuing discussions on this application to resolve the outstanding matters, and we support their recommendation to utilize subsections 22(8.1) and 34(11.0.0.1) of the *Planning Act*, affording extra time for dispute resolutions.

We are committed to arriving at a beneficial outcome for all parties involved, and look forward to achieving a timely resolution with City Council and staff. Should you have any questions or require additional information, please do not hesitate to contact the undersigned at stephen@diamondcorp.ca.

Yours truly,



Stephen Diamond,
Chief Executive Officer
DiamondCorp.