

February 2, 2023

ATTN: Jennifer Le
Municipal Services Office - Central Ontario
777 Bay Street, 16th Floor
Toronto, ON M7A 2J3

RE: Approval of City of Toronto OPA 570
ERO - 019-5937
Ministry Reference Number - 20-OP-227259
Submission on behalf of Floriri Village Investments Inc.
2251-2257 Jane St. and 28-32 Heathrow Drive, Toronto

Ms. Le,

We are planning consultants acting on behalf of Floriri Village Investments Inc., the owner of lands municipally-known as 2251-2257 Jane St. and 28-32 Heathrow Drive, Toronto. The lands are currently occupied by six low-rise apartments. The site is approximately 0.72 hectares, with 120 metres frontage on Jane Street and 75 metres frontage on Heathrow Drive. An aerial map of the property is provided in **Figure 1**.

The subject lands are located a short distance north of Highway 401. Along this stretch of Jane Street is a mix of high and low-rise apartments, townhouses and commercial uses.

The subject lands are designated “Apartment Neighbourhoods” under the City of Toronto Official Plan, see **Figure 2**. The policies pertaining to “Apartment Neighbourhoods” permit the redevelopment of sites with existing apartments. As there are several tall high-rises in the vicinity of the site, the existing apartments underutilize the potential of the site to accommodate additional housing.

Given the Provincial mandate for housing growth across the Province, we believe the subject lands can appropriately accommodate a higher density. With the size and dimensions of the property, including 120 metres fronting on to Jane Street, we anticipate the site could accommodate two towers with sufficient separation. Through this submission, we respectfully request a site-specific policy to permit two apartment towers on the subject lands, with maximum heights of 39 storeys and 29 storeys, respectively.

Should you have any other questions, please do not hesitate to contact the undersigned at extension 3002 or michael@armstrongplan.ca.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Michael Auduong', with a stylized flourish at the end.

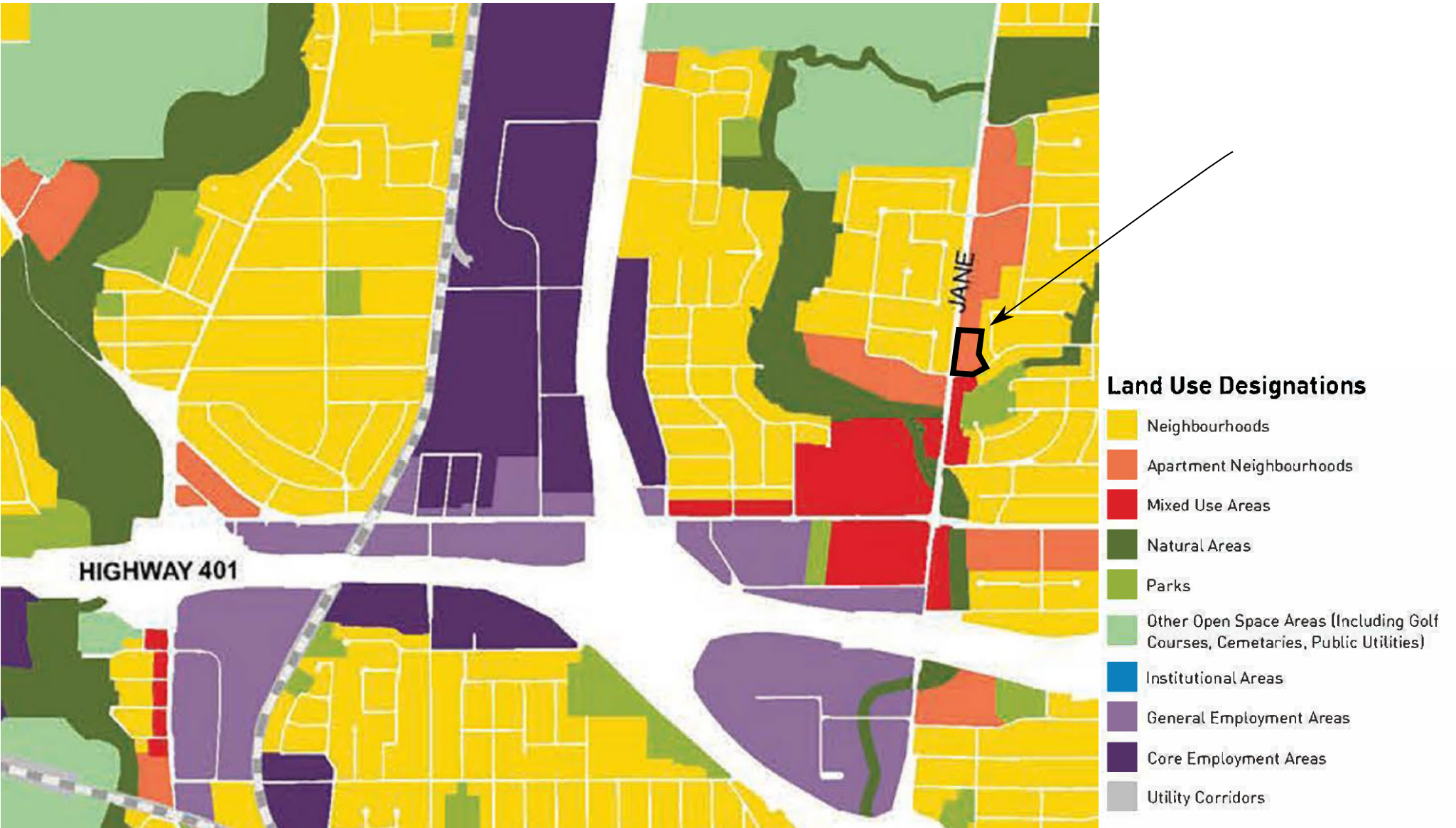
Michael Auduong RPP
Senior Planner


Figure 1 - Aerial Map



Subject Site - 2251, 2253, 2255, 2257 Jane Street and 28-32 Heathrow Drive, Toronto

Figure 2 - Land Use Designations (City of Toronto Official Plan)



 Subject Site - 2251, 2253, 2255, 2257 Jane Street and 28-32 Heathrow Drive, Toronto