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Delivered Via Email

City of Toronto Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Sylvia Przedziecki (councilmeeting@toronto.ca)

Dear Sirs/Mesdames:

**Re: Item No. EY14.1 – Final Report
Jane Finch Secondary Plan and Urban Design Guidelines
2775 Jane Street**

We are solicitors for the applicant, 2775 Jane Street Limited, in respect of the property known municipally in the City of Toronto as 2775 Jane Street (the “**Lands**”). On April 30, 2024, and after significant pre-consultation with City staff over approximately 10 months, our client submitted a rezoning application (the “**Application**”) with the City to redevelop the Lands for a 29-storey infill residential building with approximately 451 new residential units, leaving the existing rental tower in place.

We are writing on behalf of our client to express a concern with the proposed Jane Finch Secondary Plan (the “**Proposed Secondary Plan**”) as it would apply to the Lands. Our client appreciates that the Proposed Secondary Plan is supportive of tall buildings and residential infill along Jane Street, including on the Lands. However, the policies applicable to the Jane Street District suggest that the tallest buildings will generally not exceed 25 storeys. In our view, the Application meets the general intent of this emerging policy by implementing a proposed height of 29-storeys on the Lands.

Although the Application must be evaluated pursuant to the planning policies in force and effect at the time of the Application, our client is concerned that the uncertainty in the emerging policy language of the Proposed Secondary Plan will be used inappropriately to constrain the appropriate optimization of the Lands. Absent some form of transition, or recognition that the proposed height of 29-storeys is appropriate for the Lands, our client has no choice but to appeal the Proposed Secondary Plan on a site-specific basis.

We would appreciate receiving notice of any decision of City Council regarding this matter.

Yours truly,

Goodmans LLP



David Bronskill

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