

February 2, 2023

ATTN: Jennifer Le  
Municipal Services Office - Central Ontario  
777 Bay Street, 16<sup>th</sup> 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.  
2303, 2305 and 2307 Lake Shore Boulevard West, Toronto

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Ms. Le,

We are planning consultants acting on behalf of Floriri Village Investments Inc., the owner of lands municipally-known as 2303, 2305 and 2307 Lake Shore Boulevard West, Toronto. The lands are located in the Mimico neighbourhood. An aerial map of the property is provided in **Figure 1**.

The subject lands are within 800 metres of the Mimico GO Station. The area surrounding the site is undergoing significant transformation, particularly the areas between Lakeshore Boulevard West and Lake Ontario. The area has experienced, and is planned for, intensification through large-scale mixed-use development.

The subject lands are designated “Apartment Neighbourhoods” under the City of Toronto Official Plan. The site is also within the Mimico-By-The-Lake Secondary Plan, which also designates the site as “Apartment Neighbourhoods”, see **Figure 2**. Further, the Secondary Plan identifies the site within “Precinct A”, see **Figure 3**. Within “Precinct A”, maximum heights are provided:

- 6 to 8-storey podium fronting Lakeshore Boulevard West (Area A);
- 16 to 25-storey tower in the middle of the site (Area B); and
- 10 to 15-storey tower at the rear of the site (Area C).

Given the Provincial mandate for housing growth across the Province, particularly in areas served by major transit, we believe the subject lands can appropriately accommodate a higher density than currently envisioned. Notwithstanding the heights identified within the Mimico-By-The Lake Secondary Plan, we respectfully request a site-specific policy that permits a height of 49 storeys in middle of the site (Area B), and 39 storeys at the rear of the site (Area C).

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

Yours truly,

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

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Michael Auduong RPP  
Senior Planner



Figure 1 - Aerial Photo



 Subject Site - 2303-2307 Lake Shore Boulevard West



Figure 2 - Land Use Designations (Map 33-3, Mimico-By-The-Lake Secondary Plan)

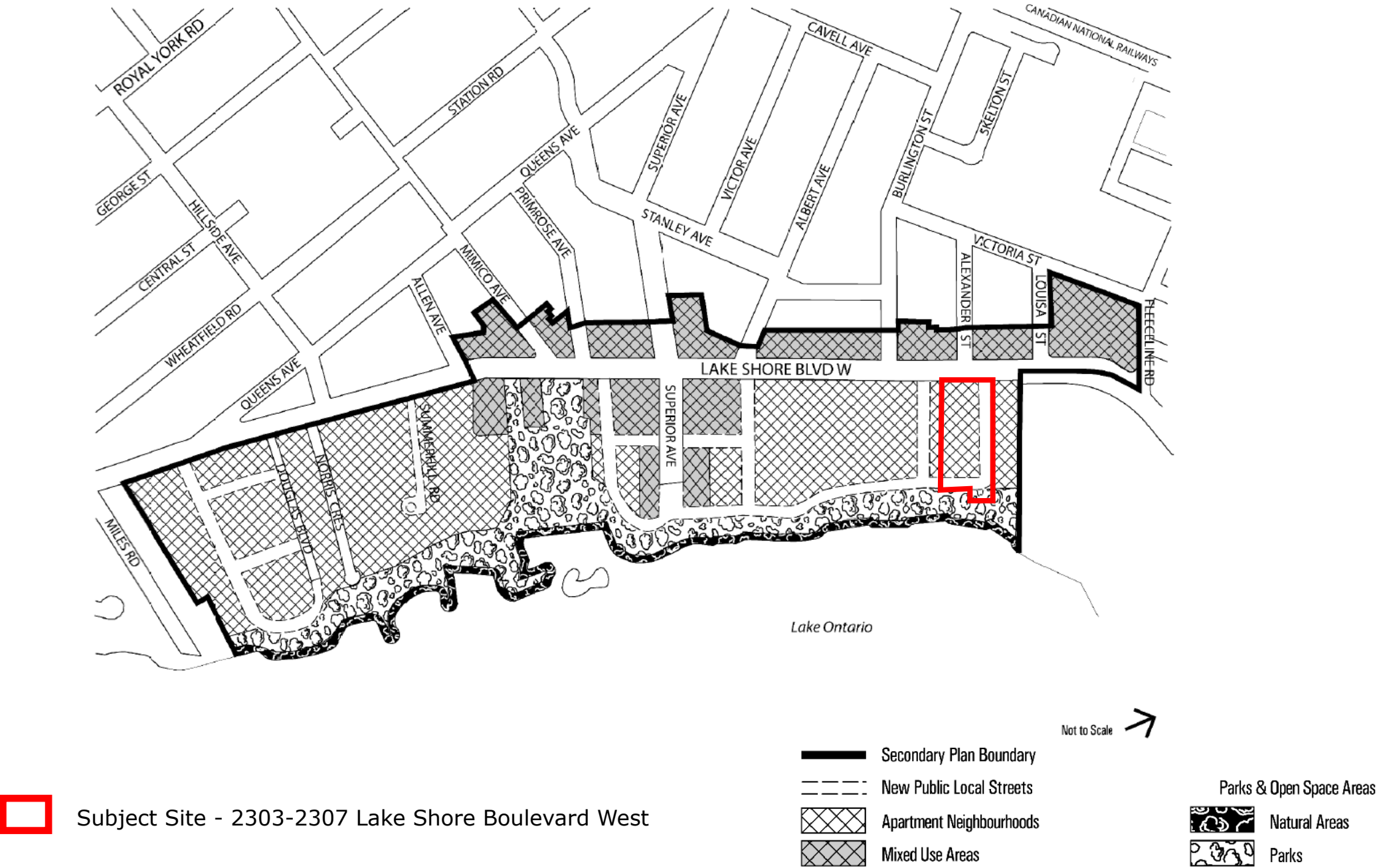


Figure 3 - Maximum Building Heights (Map 33-6, Mimico-By-The-Lake Secondary Plan)

