

Goodmans^{L.P.}

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September 2, 2016

Our File No.: 130271

Sent via E-mailE-Mail: teycc@toronto.caCity Clerk's Office
City Hall 13th floor, West Tower
100 Queen Street West
Toronto, ON M5H 2N2**Attention: Ellen Devlin**

Dear Sirs:

**Re: Lifetime Developments
20 Edward Street
Zoning Amendment Application No. 14 266 298 STE 27 OZ**

We are writing on behalf of our client, the Hospital for Sick Children ("HSC"), in connection with a zoning amendment application submitted by Lifetime Developments pertaining to the property known as 20 Edward Street. The purpose of this letter is to outline our client's concerns regarding the revised proposal that will be considered at a public meeting on September 7, 2016.

The lands that are the subject of this application fall within the defined area of the HSC helicopter flight path and are, therefore, subject to the parameters of the Minister's Zoning Order pertaining to Hospital Heliports. The Zoning Order is intended to ensure that HSC's flight path remains clear of all obstructions. We have participated in discussions with the applicant which have resulted in revisions to the Proposal. In this regard, an aeronautics assessment was undertaken by WSP based on a series of revised plans and assurances concerning the construction management program for this development. The revised plans reflects a height of 107.5 metres above grade, including mechanical structures, at the highest point. On the basis of these revised plans, WSP indicated that the proposed building, including mechanical structures could fit within the height constraints established by the flight path.

Considerable reliance has been placed upon the construction management plan that both the HSC and WSP continue to be skeptical can be achieved without penetrating the flight path. It continues to be our concern that this construction technique is likely not a reasonable one to rely upon, given the scale of the proposed building



We are in receipt of the final report dated August 18, 2016 prepared by the Planning Department which we understand will be considered at the upcoming public meeting. The final Staff Report does not outline the details of the construction management plan. Unfortunately, the proposed draft by-law which will implement any approval of this proposal is not attached to the final report. The report indicates that the proposal is to construct a building with a height of 101.6 metres (107.5 metres including the mechanical penthouse). We would like an opportunity to review the proposed by-law in order to assess whether it appropriately ensures that this development does not breach the approved flight path and reserve our right to make further comments at that time.

We trust that this information will be made available to representatives at the Community Council for their consideration of this matter. If you have any questions please do not hesitate to contact the undersigned.

Yours truly,

Goodmans LLP

A handwritten signature in blue ink, appearing to read "Catherine Lyons", written over the printed name.

Catherine A. Lyons

CAL/rt

cc: Geoge Pantazis/Planner, City of Toronto (gpantaz@toronto.ca)
Wayne Walker/The Hospital for Sick Children (wayne.walker@sickkids.ca)