

Isaac Tang
416.367.6143
ITang@blg.com

Borden Ladner Gervais LLP
Bay Adelaide Centre, East Tower
22 Adelaide Street West
Toronto ON M5H 4E3
Canada
T 416-367-6000
F 416-367-6749
blg.com



June 23, 2025

DELIVERED BY EMAIL

Attention: Sylwia Przewdziecki (councilmeeting@toronto.ca)

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

Dear Mayor Chow and Members of City Council,

Re: Item - 2025.TE23.3 – 604-610 Bay Street and 130 Elizabeth Street - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval Planning Application Number: 25 133694 STE 11 OZ (the “Application”) Written Submissions to City Council by The Hospital for Sick Children

The Hospital for Sick Children (“**SickKids**”) is a leading medical, teaching, and research-intensive paediatric hospital, recognized as the largest centre dedicated to improving children’s health in the country. The Hospital is located at 555 University Avenue, with main and emergency entrances at 170 Elizabeth Street in the City of Toronto (the “**City**”).

The Hospital has a rooftop helipad that provide vital critical and trauma care service to not only the City, but across Ontario, and supports various medical institutions along University Avenue’s hospital row. The protection of the flight paths for the helipad from intrusions caused by development activity is necessary to ensure their continued and effective operation.

SickKids is supportive of the efforts made by the City of Toronto, CreateTO and the development proponents (Tricon Residential and the Kilmer Group) to redevelop the historical Toronto Coach terminal. The Application would permit a mixed-use development consisting of a 16-storey building at 604-610 Bay Street and a 43-storey building at 130 Elizabeth Street (the “**Proposed Development**”), which supports not only the creation of new purpose-built rental and affordable units but also institutional space for a paramedic services facility and office and retail uses.

As noted by City planning staff in its report dated May 20, 2025, the location of the Proposed Development also lies within the SickKids Air Ambulance Service Protection Corridor. This flight path is protected by O. Reg 10/24 (which was recently extended to May 29, 2026) and also the City’s By-law 1432-2017. To that end, the Proposed Development, including all temporary and permanent structures, must be below or outside the protected flight path to ensure compliance with the regulations in By-law 1432-2017, and O. Reg. 10/24 at all stages of construction. This approach is also consistent

with Official Plan Policy 4.8.4, which states that new buildings will be sited and massed to protect the continued use of flight paths to hospital heliports.

SickKids has reviewed the following documents, including conducting its own review of the proposed zoning by-law amendment, and does not object to the Application as it complies with By-law 1432-2017 and O. Reg. 10/24 with respect to flight path protection for the Hospital:

- **Draft Zoning By-law (Attachment 6)** – SickKids is supportive of the specific provisions in the zoning by-law that protect for both vertical and horizontal intrusions into the flight path.
- **Staff Report dated May 20, 2025** – SickKids endorses the measures identified in the Staff Report that the Applicant will be required to demonstrate compliance with the flight path regulations through the site plan approval and building permit processes.
- **Letter dated April 14, 2025 from Community Planning** – SickKids is supportive of the City's preliminary comments that are to be addressed in the future site plan application for the site, including that as a condition of Site Plan Approval and prior to the issuance of a Notice of Approval Conditions or any foundation permit, the Owner shall: (a) submit a Crane and Construction Structures Plan (the "**Plan**") to the satisfaction of the City in consultation with SickKids, (b) demonstrate that the Owner has entered into an agreement with SickKids securing compliance with the Plan; and (c) submit an Obstacle Marking and Lighting Plan to SickKids for review and approval.

As the Hospital is located in downtown Toronto, SickKids continues to support the inclusion of provisions in development applications that underpin good planning in this context; that is, the protection of public health and safety as it relates to unobstructed emergency air ambulance service for helicopters and the continuity of hospital operations to serve Ontarians.

We look forward to continuing to work collaboratively with City staff and the Applicant through the Site Plan Approval and building permit processes.

Yours very truly,



BORDEN LADNER GERVAIS LLP

Isaac Tang

/IT:KM

Cc: John D. Elvidge, City Clerk (clerk@toronto.ca)