

March 24, 2026

Our File No.: 231495

Via E-mail (councilmeeting@toronto.ca)

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

Attention: Sylwia Prezdziecki

Dear Sirs/Mesdames:

**Re: TE29.11 – 115 Saulters Street South – Official Plan and Zoning By-law Amendments
– Decision Report – Approval**

We are solicitors for 115 Saulters Street South LP, the owner of the lands known municipally as 115 Saulters Street South (the “**Site**”). The Site, located within the McCleary District of the Port Lands, is the subject of the above-noted official plan and zoning amendment applications (the “**Applications**”) to be considered at the upcoming City Council meeting commencing on March 25, 2026. We write on behalf of our client to reinforce its support for staff’s recommendation to approve the Applications.

The proposal before Council – consisting of two towers of 51- and 47-storeys, providing approximately 1,030 residential units and 6,123sm of non-residential uses – is the product of substantial collaboration with City staff and the surrounding community. The Applications have been closely coordinated with staff’s ongoing work on the McCleary District Precinct Plan. As outlined in the staff report recommending approval, the proposed development provides for a land use mix (including affordable housing and Production Interactive and Creative non-residential uses) and built form that align with the emerging direction from the Precinct Plan process, as well as the in-force policy framework for the Port Lands.

Our clients have also worked collaboratively with stakeholders in the Port Lands through the application process. The matters identified by Atura Power have been addressed through the holding provisions relating to noise and air quality matters.

Further, our clients have engaged with Toronto Port Authority (“**TPA**”) regarding matters relating to proximity to the island airport. After receiving initial feedback from TPA in June of 2025, our client and its consultants met with TPA on multiple occasions. In addition, since that time, the heights of the proposed towers have been reduced, with the west tower reduced from 185.25m to

177.45m above grade, and the east tower reduced from 167m to 165.35m above grade, inclusive of the mechanical penthouse. As a result, the proposed building heights are well below the obstruction height limits set out in the airport's flight procedures, with a clearance of 16.75m. On this basis, and as discussed in a meeting on February 12, 2026 with City staff, TPA, NAV Canada and our client, City staff are satisfied that the proposed buildings heights are appropriate and no further modifications are required to address flight path matters.

Our clients appreciate the efforts and collaboration of City staff in advancing the Applications to Council for approval. We ask that Council follow staff's recommendations in approving the Applications.

Yours truly,

Goodmans LLP

A handwritten signature in blue ink, appearing to read 'AB', followed by a horizontal line.

Anne Benedetti
AKB/MXL