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July 28, 2026

VIA EMAIL

Councillor Saxe
Toronto City Hall
100 Queen Street West, Suite C47
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File #: 0232183.0001

Dear Councillor Saxe:

**Re: Item 2026.TE34.22
Ronald McDonald House Toronto
240 McCaul Street, Toronto
Official Plan & Zoning By-law Amendments Applications (the "Application")
Motion regarding Sustainability Measures**

We are the solicitors for Ronald McDonald House Toronto ("**RMH Toronto**"), formerly known as Ronald McDonald House Charities - Toronto. Toronto Children's Care Inc. ("**TCC**") is the legal owner of the property municipally known as 240 McCaul Street, Toronto, Ontario (the "**Property**"). TCC is party to a licensing agreement with RMH Global and in partnership with RMH Canada, collectively under which TCC is doing business as RMH Toronto. This letter is provided on behalf of RMH Toronto.

RMH Toronto's Property is the subject of the Application scheduled to be considered by Toronto City Council at its meeting commencing on July 29, 2026, as Agenda Item 2026.TE34.22. The Application seeks approval for a 19-storey building on McCaul Street and an adjoining 4-storey building on Henry Street, containing a total of 200 hotel suites for short-term accommodation and ancillary support services for families receiving treatment at nearby hospitals (the "**Development**").

Further to recent communications and our discussion on July 27, 2026, we understand that a motion will be tabled requesting that the Chief Planner and Executive Director, City Planning, consider the potential inclusion of sustainable design elements and measures through the future site plan approval process for the Development.

RMH Toronto recognizes the importance of sustainable design and environmental stewardship. As part of the future site plan approval process, RMH Toronto is prepared to consider green design elements and sustainability measures, having regard to feasibility, operational requirements, funding constraints, and its charitable mandate.

For greater certainty, RMH Toronto's support for the consideration of sustainability measures through the site plan approval process should not be interpreted as a commitment to implement any particular design element or measure, all of which will be subject to further review and evaluation as the project advances.

Accordingly, RMH Toronto does not oppose the motion that we understand will read substantially as follows:

“X. City Council request the Executive Director, Development Review to consider securing the following as part of the site plan agreement:

- 1. outdoor seating, to be located within or adjacent to the public right-of-way for public use, in consultation with Transportation Services;*
- 2. low-carbon energy strategy that includes at least the following sustainability measures:*
 - a. a highly energy-efficient building envelope;*
 - b. low carbon building heating and cooling, including Energy Recovery Units that provide sensible and latent heat recovery from ventilation in each suite;*
 - c. ample electrical outlets for bicycle charging in the interior bicycle parking area;*
 - d. fixtures and appliances that are efficient in their use of water and energy;*
 - e. electric-only appliances or fireplaces in the residential units;*
 - f. accommodation for future solar photovoltaic system;*
 - g. improved stormwater management measures;*
 - h. installation of outdoor (dark sky) downward lighting;*
 - i. of indoor space dedication for household hazardous waste;*
 - j. to allow for electric vehicle supply equipment for 100 percent of motor vehicle parking; and*
 - k. green roof; and*
- 3. construction waste diversion.*

It is important to note that construction of the Development by RMH Toronto will be funded by charitable donations and, if available, government grants.

In evaluating potential sustainable design elements and measures, RMH Toronto will need to balance the associated costs and operational considerations with its core charitable mandate and the availability of project funding, as more particularly described below.

RMH Toronto

RMH Toronto is one of the Country's most recognized not-for-profit organizations. For over 45 years, RMH Toronto has filled a vital need within the social infrastructure of our community by providing short-term accommodation to families with seriously ill children receiving treatment at the City's world-class hospitals. In addition to temporary accommodation, RMH Toronto provides meals, family programs, schooling, laundry facilities, and many other services while a child's complex and urgent treatment is underway.

The suggested contribution is just \$15 per day, where their circumstances permit, and are provided with a safe, welcoming, and home-like environment. Families find comfort and support that help alleviate the challenges associated with having a critically ill child while facing financial and geographic barriers to remaining close to that child's treatment.

Travelling long distances to access medical care for a seriously ill child is a reality for many Canadian families. RMH Toronto serves thousands of families each year from communities across Canada, making paediatric care significantly more accessible for those who need it most.

In an average year, RMH Toronto's House, family rooms, and suite of programs support more than 5,300 families from over 470 communities across Ontario, Canada, and internationally.

With 81 rooms for families, full kitchen facilities, an on-site school, play areas, and specialized programming, RMH Toronto serves as a cornerstone of family-centred care within the City of Toronto. RMH Toronto is currently the only House in Canada with a fully accredited school for children staying at the House with their families.

RMH Toronto provides essential social infrastructure for families with sick children that no other organization provides, helping families avoid significant out-of-pocket expenses while their child is receiving treatment in the local community. RMH Toronto has earned international recognition as a leader in family-centred care.

RMHC Toronto and SickKids

The Hospital for Sick Children ("**SickKids**") is the No. 1 paediatric hospital in the world. As SickKids continues to expand its facilities and paediatric services, demand for RMH Toronto's services continues to increase as more families seek access to specialized children's health care in Toronto.

SickKids expects to increase the number of beds from 340 to approximately 430 over the next 10 years.

Paediatric Complex Care Cases on the Rise

With advances in treatment and technology, children are living longer with increasingly complex care requirements. Paediatric complex care cases are on the rise, and so too is the wait-list of families requiring accommodation at RMH Toronto. The need for RMH Toronto's unique combination of support, services, and programming continues to outpace its current capacity. Unfortunately, thousands of families across Ontario are turned away each year due to a shortage of available rooms.

The Application

In response to the critical needs of families, the growing wait-list, and the expansion of SickKids, RMH Toronto has submitted applications for an Official Plan Amendment, a Zoning By-law Amendment, and Site Plan Approval to more than double its capacity to serve and support the needs of thousands of families requiring care at Toronto's world-class health-care facilities.

Given available funding and the fact that the House operates primarily through charitable donations, the Official Plan Amendment and Zoning By-law Amendment applications are proceeding first. The site plan approval process will follow.

Summary Statement

On behalf of RMH Toronto, we would like to thank you and your office for your continued interest in promoting the consideration of sustainable design elements and measures, where

feasible and appropriate, through the development approval process in the City of Toronto.

While remaining focused on its core charitable mission, RMH Toronto recognizes the importance of sustainable and environmentally responsible development and looks forward to continuing to work collaboratively with City staff through the future site plan approval process.

Thank you for your support of RMH Toronto's Application and for your focus on green design. Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,

MILLER THOMSON LLP

Per:

Tara Piurko
Partner

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