

03 December 2015

St. Thomas Developments

3 Sultan Street, Toronto, ON
M5S 1L6, Canada

Attn: Bemice Cheung, bcheung@stthomasdevelopments.com

Re: 88 Queen Street East - High Rise Residential Development – St.
Michael's Hospital Emergency Transportation Services Noise Impact

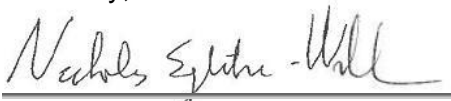
Aercoustics Engineering Limited (Aercoustics) has reviewed the site plan dated October 19, 2015 prepared by IBI Group for Phase 1 of the proposed residential development located at 88 Queen Street East. For clarity, Phase 1 is the northern portion of the proposed development fronting Shuter St.

The site is approximately 200 meters east of St. Michael's Hospital, located at 30 Bond Street. Based on a review of the area via aerial maps, between the hospital and the proposed development is an existing high rise residential development. St. Michael's hospital has emergency helicopter services which utilize a rooftop heliport as well as emergency ambulance services. Emergency helicopter flights may approach the hospital's heliport from any direction as needed and similarly emergency ambulance vehicles may approach the hospital from any direction. This may result, at times, in flight and ground transportation paths passing the proposed development as would be the case for any of the residential properties in the immediate area surrounding the hospital.

It is Aercoustics' opinion that any noise emissions from the emergency transportation services related to hospital operations may occasionally be noticeable by the residents at 88 Queen Street East as may be the case with the existing residential properties in the immediate area; however mitigation to address noise emissions from emergency services is not recommended.

It is recommended that a warning clause be added to resident agreements outlining due to the proximity of St. Michael's Hospital noise emissions from emergency transportation services may at times be audible to the dwelling occupants.

Sincerely,



Nicholas Sylvestre-Williams, M.Eng., P.Eng., INCE
Aercoustics Engineering Ltd.