

June 7, 2021

Children's Services, City of Toronto

Metro Hall, 10th Floor, 55 John St.
Toronto, ON M5V 3C6
Tel: (416) 392-5437

Re: Proposed City of Toronto Daycare Feasibility Plans at 25 St. Mary St., Toronto, ON and associated OPA/ZBA/SPA applications.

Dear Reviewer,

Scott Shields Architects Inc. has been retained by Tenblock to prepare a conceptual City of Toronto Daycare Feasibility plan to be reviewed alongside the applications for OPA, ZBA, and SPA, at 25 St. Mary St., Toronto ON. The proposed mixed-use development includes two residential towers at 59 storeys (West Tower) and 54 storeys (East Tower). The Daycare facility includes 132 square metres of ground floor interior space, 577 square metres of level 2 interior space, and 289 square metres of outdoor play space located on level 2, connected to the south side of the West Tower Podium. Ground floor entry and support spaces are accessed directly from Inkerman street. The enclosed Daycare Feasibility Plan has been prepared with the assumption that the facility will be operated by the City of Toronto, and meets the guidelines outlined in detail below.

Scott Shields Architects has experience with a number of other City of Toronto daycare facilities and we are familiar with the requirements and expectations. This includes the Child Care and Early Years Act 2014, City of Toronto Child Care Design & Technical Guideline R1 2016, CAN/CSA-Z614-14 Children's Playspaces, Toronto Public Health daycare requirements, and the Ontario Building Code. The applicant intends to file for RSC for the entire subject property, please refer to the Phase 1 and Phase 2 ESAs provided in the application materials.

This daycare facility is designed for a total occupancy of 62 children and approx. 14 staff. Refer to attached drawings:

- 25 St. Mary Street – Daycare Feasibility – F1 - Partial Ground Floor Plan, Dated June 7th 2021
- 25 St. Mary Street – Daycare Feasibility – F2 - Partial Floor 2 and Outdoor Play Area Plan, Dated June 7th 2021
- Refer to the Architectural package prepared by GH3* dated June 7th, 2021 issued for OPA, ZBA, and SPA applications.

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scott shields architects

Primary child care activity rooms and playground spaces provided (useable area excluding washrooms, storage, millwork, door swings) are on the second floor as follows:

- Infant room for 10 children is 30.8 sm (331 sf), with toy wash sink & counter space, Sleep room is 23.2 sm (250 sf).
- Toddler #1 room for 10 children is 35.3 sm (380 sf), with shared Toy Wash room.
- Toddler #2 room for 10 children is 36.5 sm (393 sf), with shared Toy Wash room.
- Pre-School #1 room for 16 Children is 47.9 sm (516 sf), with toy wash sink & counter space.
- Pre-School #2 room for 16 Children is 60.9 sm (655 sf), with toy wash sink & counter space.
- Playground #1 for 10 Infants & 10 Toddlers is 144.9 sm (1,560 s.f), with Toy Storage of 7.0 sm (75 sf).
- Playground #2 for 16 Pre-School is 144.9 sm (1,560 s.f), with Toy Storage of 10.4 sm (112 sf).

Support spaces are provided on the first and second floors as follows:

- Supervisor Office at 2nd floor is 17.5 sm (188 sf).
- Office at 2nd floor is 8.7 sm (94 sf).
- Laundry at 2nd floor is 8.5 sm (92 sf).
- Kitchen at 1st floor is 26.8 sm (288 sf).
- Staff room at 1st floor is 12.4 sm (133 sf).
- Stroller storage for daycare tandem strollers is provided in the main corridor of the 2nd floor.
- Stroller storage for parents is provided at the 1st floor main entry area (secured).
- Dedicated elevator is provided fully within the daycare to service 1st & 2nd floors.
- Dedicated daycare stairwell is provided between the 1st and 2nd floors.
- Dedicated Janitor room is provided at the 1st floor only, due to space limitations on the 2nd floor.
- Staff washrooms / barrier free are provided on both the 1st & 2nd floors.
- Garbage removal and deliveries will be accessed through the ground floor North Service Entry door.
- Mechanical and Electrical rooms are shared with shell building due to space limitations within the daycare.
- Access to the underground parking area is not currently provided, City of Toronto to confirm if required.

Additional information and details can be provided on request. Should you have any questions related to the above or require revisions, please call me at (647) 696-4780 or email ctonin@scottarch.ca.

Yours sincerely,

SCOTT SHIELDS ARCHITECTS INC.

Charles Tonin, Lic. Tech. OAA

DESCRIPTION: FEASIBILITY PLAN PREPARED IN ACCORDANCE WITH CITY OF TORONTO DAYCARE STANDARDS AND SPECIFICATIONS IN RELATION TO THE ASSOCIATED OPA/ZBA/SPA APPLICATIONS FOR 25 ST. MARY STREET.

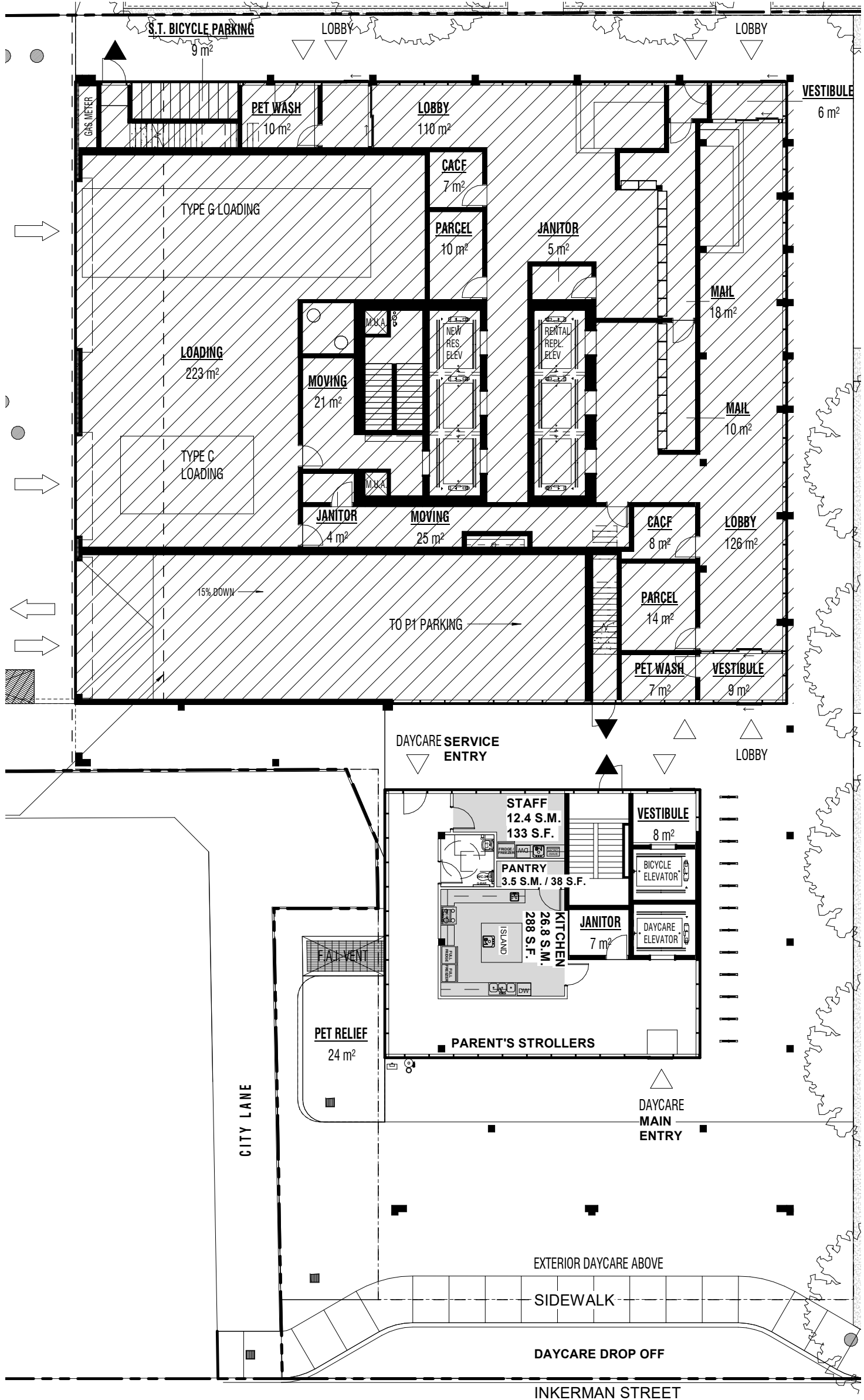
SUMMARY

AREA 1ST FL. INT. = 1,421 SF / 132 SM
 AREA 2ND FL. INT. = 6,214 SF / 577 SM
 AREA 2ND FL. EXT. = 4,359 SF / 405 SM

INFANTS 10
 TODDLERS 20
 PRE-SCHOOL 32
 TOTAL KIDS 62
 CUBBIES 62
 TOILETS 10

NOTES - PRELIMINARY

1. PROVIDE ROLLER TYPE WINDOW BLINDS 100% BLACKOUT WITH OPERATORS SET TO MINIMUM 5'-0" A.F.F. AT ALL WINDOWS (TYP)
2. ALL WINDOW GLASS TO BE TEMPERED SAFETY GLASS OR HAVE SAFETY FILM APPLIED BOTH SIDES
3. WINDOW CLEAR GLASS AREA MINIMUM 10% OF ROOM AREA TYP.
4. BUILDING / SUITE IS TO BE SPRINKLERED
5. PLAYGROUND PERIMETER GUARDS MIN. 8'-0" TALL A.F.F.
6. PLAYGROUND INTERIOR DIVISION FENCES MIN. 4'-0" TALL
7. PLAYGROUND RUBBERIZED SAFETY SURFACING POURED IN PLACE TYPE AT ALL OUTDOOR PLAY AREAS TYPICAL.



Project
 25 St. Mary St., Toronto, ON

Drawing Title
 Daycare Feasibility - Partial Ground Floor Plan

Issued For
 OPA/ZBA/SPA City of Toronto Review

Copyright Note
 Scott Shields Architects Inc. Retains Design Copyright over Design, Drawings & Specifications

Reference
 GH3 OPA/ZBA/SPA 2021-06-07

Designed By
 CT

Drawn By
 CT

Scale
 1:200

No.	Revisions	Date



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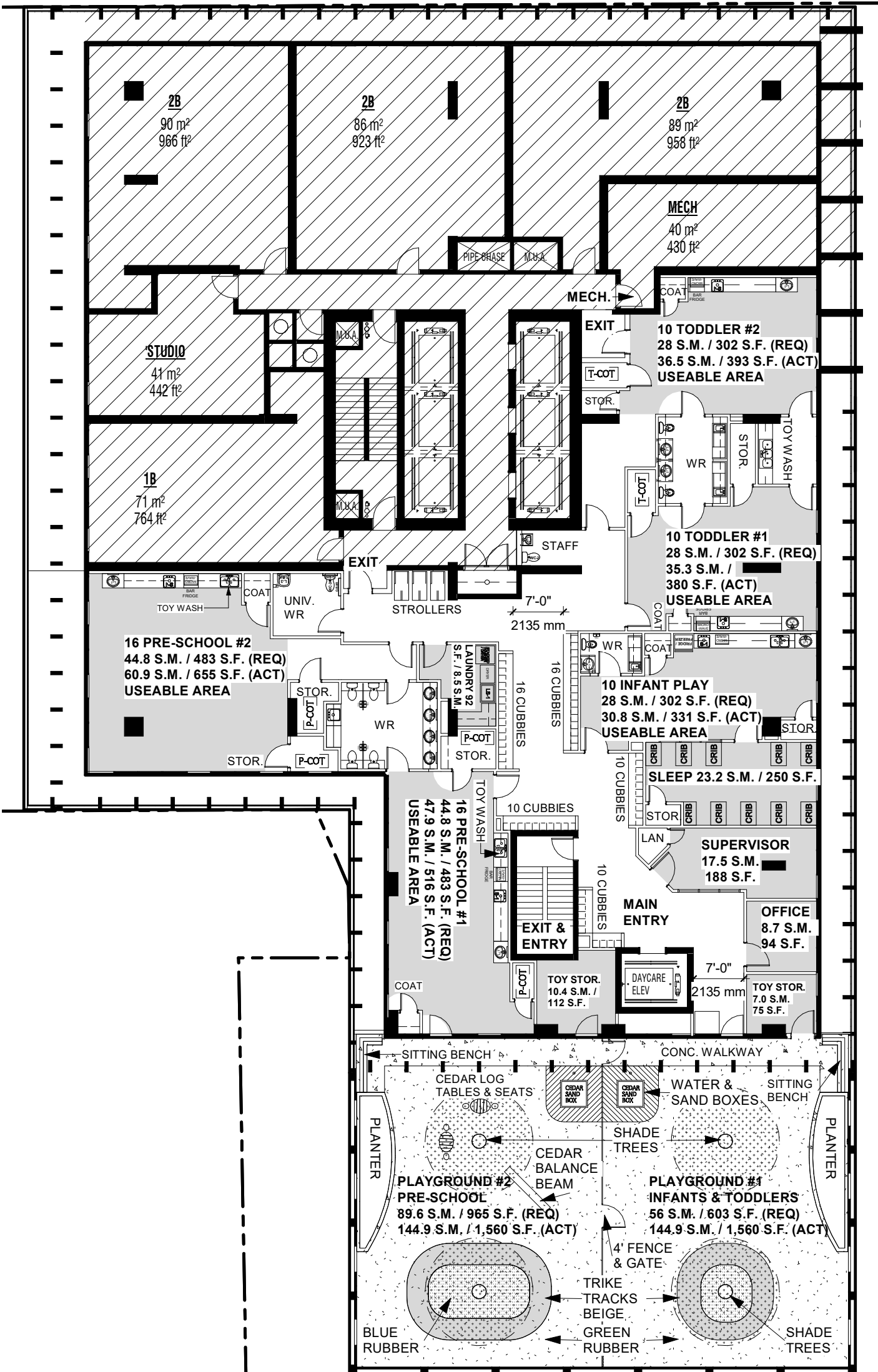
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Project
25 St. Mary St., Toronto, ON

Drawing Title
Daycare Feasibility - Partial Floor 2 and Outdoor Play Area

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OPA/ZBA/SPA City of Toronto Review

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