

Scott Shields Architects Inc.
317 King Street West, Second Floor
Toronto, Ontario M5V 1J5
+1 416-924-2177
scottarch.ca

November 21st, 2022

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 21 166606 STE 13 OZ and 21 166615 STE 13 SA.

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 110 square metres of ground floor interior space, 620 square metres of level 2 interior space, and 221 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 is working on filing for RSC for the entire subject property.

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 November 21st 2022
- 25 St. Mary Street – Daycare Feasibility – F2 - Partial Floor 2 and Outdoor Play Area Plan, Dated November 21st 2022
- Refer to the Architectural package prepared by GH3* dated November 21st, 2022 issued for OPA, ZBA, and SPA applications.

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 30.1 sm (324 sf), with toy wash sink & counter space, Sleep room is 30.4 sm (327 sf).
- Toddler #1 room for 10 children is 35.2 sm (379 sf), with shared Toy Wash room within Toddler #2 room.
- Toddler #2 room for 10 children is 32.9 sm (354 sf), with shared Toy Wash room.
- Pre-School #1 room for 16 Children is 56.5 sm (608 sf), with toy wash sink & counter space.
- Pre-School #2 room for 16 Children is 47.1 sm (507 sf), with toy wash sink & counter space.
- Playground #1 for 10 Infants is 61.7 sm (664 s.f), with Toy Storage of 3.3 sm (36 sf).
- Playground #2 for 16 Pre-School is 89.6 sm (965 s.f), with toy Storage To be determined or loose.
- Playground #3 for 10 Toddlers is 61.7 sm (664 s.f), with Toy Storage of 2.8 sm (30 sf).

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

- Supervisor Office at 2nd floor is 17.1 sm (184 sf).
- Office at 2nd floor is 7.3 sm (79 sf).
- Laundry at 2nd floor is 7.6 sm (82 sf).
- Kitchen at 1st floor is 27.7 sm (298 sf).
- Staff room at 1st floor is 18.0 sm (194 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 both the 1st floor and 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 main entry door.
- Mechanical and Electrical rooms are at the 2nd floor within the suite, and shared with Janitor at 1st floor.
- 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, Associate

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.

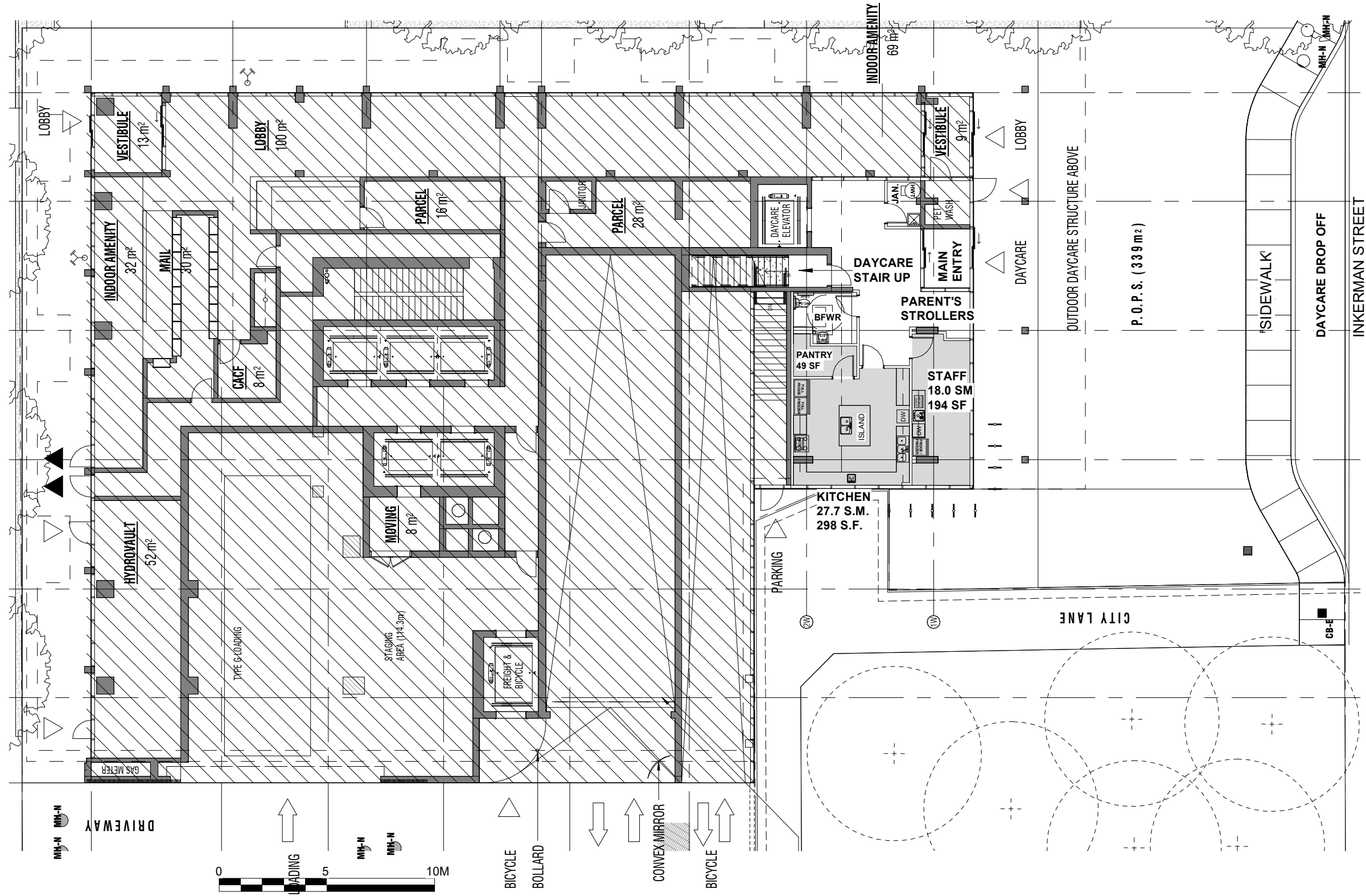
SUMMARY

AREA 1ST FL. INT. = 1,184 SF / 110 SM
 AREA 2ND FL. INT. = 6,677 SF / 620 SM
 AREA 2ND FL. EXT. = 2,376 SF / 221 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.

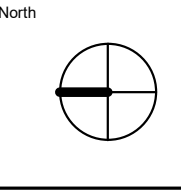


SSA
 Scott Shields Architects Inc.
 317 King Street West, Toronto, Ontario M5V 1J5
 T +1 416-924-2177 F +1 416-924-7398
 scottarch.ca

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 2022-11-21
Designed By	CT
Date	21, NOV./2022
Drawn By	CT
Project No.	27401
Scale	1:200
Drawing No.	F1

No.	Description	Date	North



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.

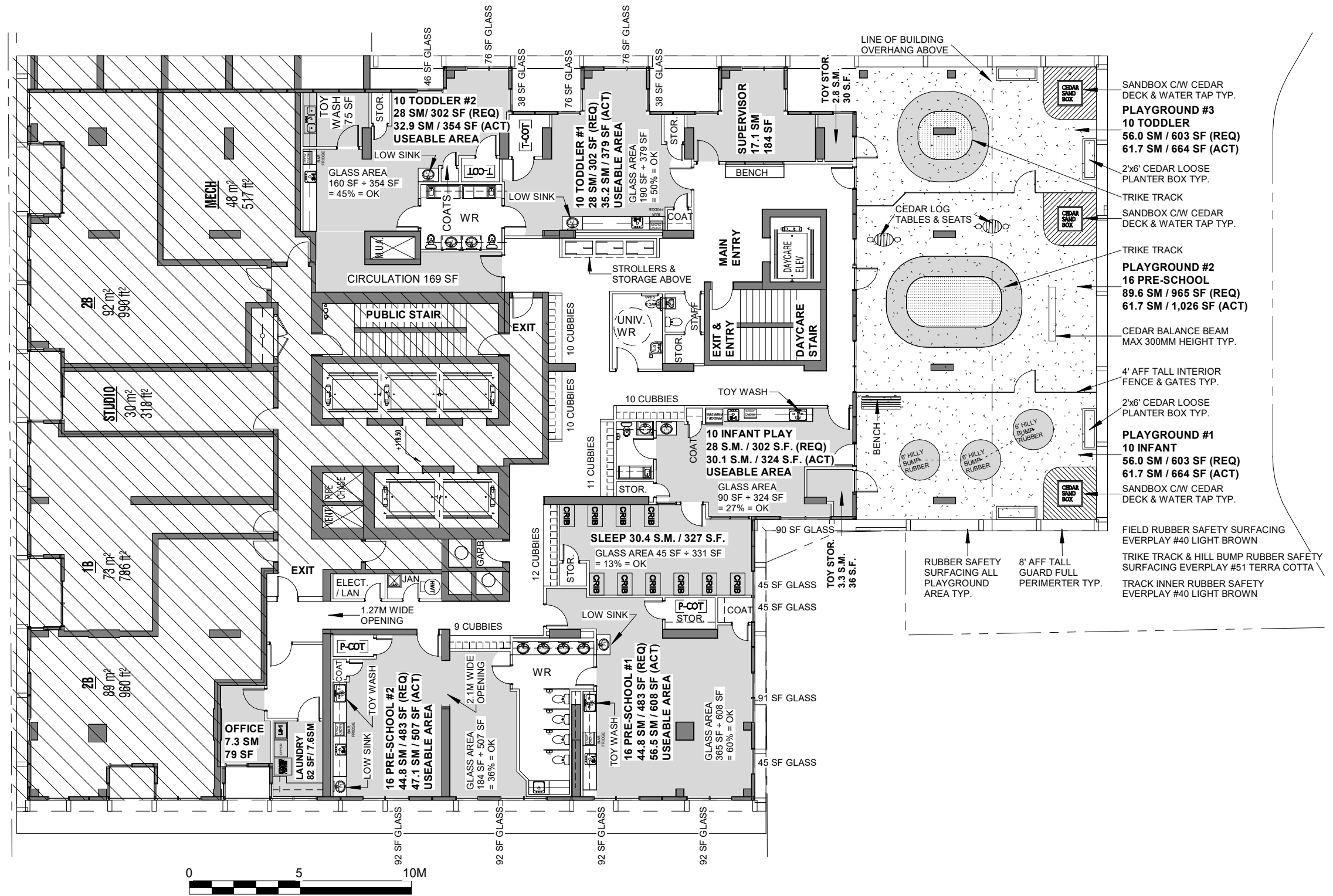
SUMMARY

AREA 1ST FL. INT. = 1,184 SF / 110 SM
 AREA 2ND FL. INT. = 6,677 SF / 620 SM
 AREA 2ND FL. EXT. = 2,376 SF / 221 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.



Scott Shields Architects Inc.
 317 King Street West, Toronto, Ontario M5V 1J5
 T +1 416-924-2177 F +1 416-924-7398
 scottarch.ca

Project	25 St. Mary St., Toronto, ON
Drawing Title	Daycare Feasibility - Partial Floor 2 and Outdoor Play Area
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 2022-11-21
Designed By	CT
Date	21, NOV./2022
Drawn By	CT
Project No.	27401
Scale	1:200
Drawing No.	F2

No.	Description	Date	North

