

September 20, 2021

VIA EMAIL: [clerk@toronto.ca](mailto:clerk@toronto.ca)

Mayor and Members of Council  
City of Toronto  
Toronto City Hall  
13<sup>th</sup> Floor West, 100 Queen Street West  
Toronto, ON M5H 2N2

Attention: City Clerk

VIA EMAIL: [jessica.braun@toronto.ca](mailto:jessica.braun@toronto.ca)

City of Toronto  
Legal Services  
26th Floor, Metro Hall, Stn. 1260  
55 John St.  
Toronto, ON M5V 3C6

Attention: Jessica Braun, Solicitor

**Re: NY26.2 Final Report – City Initiated Official Plan and Zoning By-law Amendment Application – 966 Don Mills Road (the “Final Report”); and**

**Re: 169 The Donway West**

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We act on behalf of CF/Realty Holdings Inc. (“CF Realty”) and 169 The Donway West Inc. (“Lanterra”), (collectively, “CF/Lanterra”) with respect to the above-noted matters.

As noted in the Final Report referenced above, in July 2019, City Council approved a community recreation centre to be constructed at 844 Don Mills Road (the former Celestica lands) to serve the communities along Don Mills Road from York Mills Road to Flemingdon Park. In order to implement that approval, Council directed Staff to initiate an Official Plan Amendment and Zoning By-law Amendment to modify earlier zoning permissions for 966 Don Mills Road, which had been previously approved to accommodate a community recreation centre on that site.

The Final Report implements City Council’s direction by recommending the removal of provisions relating to the construction of a community recreation centre at 966 Don Mills Road, with amendments to the Official Plan, Zoning By-law and Section 37 Agreement. The proposed revisions would allow the previously secured Section 37 funds to be redirected from the community recreation centre at 966 Don Mills Road in Central Don Mills to the facility now proposed at 844 Don Mills Road.

Our clients have been aware of the City’s interest in redirecting the Section 37 funds to the 844 Don Mills Road site. We are also aware that there has been some community opposition expressed to the proposal, including when the Final Report was considered by North York Community Council on September 13, 2021.

Related to this matter, members of City Council may also recall that on February 5, 2019, the OLT (formerly the LPAT) issued a decision granting approval in principle of our clients’ proposed Official Plan Amendment and Zoning By-law Amendment to allow a 25 storey mixed-use building to be constructed on its lands at 169 The Donway West (the “OLT Decision”). That site is the former Canada Post Office property located adjacent to the Shops of Don Mills, in the southwest quadrant of the Don Mills Road and Lawrence Avenue East intersection, within Central Don Mills.

The Tribunal's final Order has been withheld pending satisfaction of certain conditions identified in the OLT Decision.

The purpose of this letter is to present an offer to City Council whereby the OLT Decision would be modified to include the incorporation of a ± 19,000 ft<sup>2</sup> community use space in the ground floor of the building to be constructed at 169 The Donway West. The community use space would be constructed by CF/Lanterra at no cost to the City. It would be conveyed to the City following completion and thereafter operated by the City for public community uses. The details of the proposal, which include the addition of three residential floors to the building, are described in the offer below.

This proposal will provide approximately 19,000 ft<sup>2</sup> of publicly accessible community use facilities, including a signature fitness space with walking track and other multi-purpose rooms, in Central Don Mills for the benefit of local residents. As CF/Lanterra intend to proceed to the site plan approval and building permit stages immediately following issuance of the final OLT Order for 169 The Donway West, it is expected that construction will commence in 2023 and this community use space would be delivered to the City and available for public use by 2026.

The terms of our clients' offer, which shall remain open for acceptance until the end of the City Council meeting commencing on October 1, 2021, are as follows:

1. CF/Lanterra and the City will jointly request a review and revision to the February 5, 2019 OLT Decision in the 169 The Donway West matter and ask the OLT to allow the following:
  - (a) A community use space (the "Community Space") of no more than 1,766 square metres (19,000 square feet) gross floor area shall be provided on the first storey of the proposed building at 169 The Donway West.
  - (b) An additional three storeys (no more than 10 metres in height) of residential gross floor area totalling no more than 845 square metres per storey at 169 The Donway West shall be permitted. The total height of the proposed building will be 87 metres and 28 storeys, not including mechanical penthouse, with the upper floors stepping back generally in accordance with the roof plan as shown on drawing A327 dated February 24, 2020.
  - (c) Up to 570 dwelling units shall be permitted. A minimum of 10% three bedroom units and 20% two bedroom units shall be provided. All commercial uses have been removed.
  - (d) Residential parking spaces for the building, as revised, are to be provided in accordance with the PA4 rates and appropriate TDM measures (which TDM measures are generally set out in the May 5th, 2020 Parking Study and TDM Plan prepared by LEA Consulting LTD). The final residential parking count will be determined upon the provision of revised plans to the City reflecting the revised unit count. The proposal will include 40 visitor parking spaces of which 7 will be reserved for Community Space parking from 7:00am to 9:30pm. One type G and one type C loading space shall be provided. The commercial parking and the type B loading space have been eliminated as a result of the elimination of the commercial uses.

- (e) An increase in the s. 37 payment from \$3 million (indexed) to \$4 million (indexed) based on increased density, which \$4 million (indexed) shall be dedicated to the construction of the Community Space.

We note that there are two other parties to the OLT Proceeding with respect to the 169 The Donway West matter. Any request for a review and revision to the February 5, 2019 OLT Decision will require their consent. CF/Lanterra will seek the consent of any parties to this proceeding upon confirmation of City Council's acceptance of the herein offer.

2. CF/Lanterra agree to construct and finish the Community Space at their own cost, inclusive of all fixtures, in accordance with the Plans and Specs attached as Schedule 1 to this offer. CF/Lanterra also agree to provide furnishings and equipment for the Community Space, to a maximum cost of \$350,000.00. The Community Space will be finished with flexible meeting/fitness spaces, gymnasium/auditorium area and associated changing rooms and washrooms, administrative space, and an integrated walking track. The facility will be fully accessible for people with disabilities. The facility will also have visible frontage and signage. The Specs and Plans will be included as Schedules to the Section 37 Agreement. No additional financial contributions will be provided (i.e.: contributions towards Community Space operating costs) by CF/Lanterra other than those contributions referenced in the terms of this offer.
3. The parties shall work together to finalize the details of the design, construction and finishes of the Community Space that is acceptable to all, and in accordance with the Plans and Specs in Schedule 1 hereto, prior the issuance of any above grade permits for the building at 169 The Donway West. The process for review and sign off of the design, construction and finishing of the facility will be included in the final terms and agreements between the parties. If the City requires changes to the Plans and Specs attached in Schedule 1 which result in increased costs to implement, the City shall be responsible for such additional costs.
4. CF/Lanterra shall receive Development Charge credits from the PFR component of the Development Charges payable for 169 The Donway West to offset the actual costs of constructing and finishing the Community Space. The total Parks, Forestry and Recreation component of overall Development Charges for 169 The Donway West is currently estimated at up to \$2.89 million based on November 2020 rates. That amount shall be indexed to the date of the pulling of the first above grade building permit (the "Indexed Amount"). If the PFR component of the Development Charges payable at the time is more than the Indexed Amount, CF/Lanterra shall receive credits equivalent to the actual costs of constructing and finishing the Community Space less the indexed \$4 million referenced in Section 1(d) above, to a maximum of the total available PFR credit. If the PFR component of the Development Charges payable at the time is less than the Indexed Amount, the difference between the Indexed Amount and the PFR component will be paid to CF/Lanterra by the City from other sources to offset the actual costs of constructing and finishing the Community Space.

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5. Upon registration of the condominium for 169 The Donway West, a freehold parcel representing the Community Space will be transferred to the City for One (\$1.00) Dollar. The City or its designate shall thereafter be responsible for operation, maintenance and upkeep of the Community Space, and shall enter into a Reciprocal Agreement/Shared Facilities Agreement with CF/Lanterra and/or the future condominium corporation.
6. The Community Space shall be subject to restrictions to be set out in a zoning by-law and a Reciprocal Agreement/Shared Facilities Agreement that limit the permitted uses of the space to community activities, such as arts, crafts, social, charitable, and educational activities, as well as recreational purposes and recreational programming, seniors services, library and other community uses as agreed to by the Parties. All other non-residential uses will be prohibited in the By-law. No shelter, safe injection site or related uses shall be permitted in the Community Space.
7. The hours of operation for the Community Space shall be limited to between 7:00am to 9:30pm, provided that CF/Lanterra agree to include provisions for a process whereby the future condominium corporation would consider requests from the operator to permit events such as movie nights to extend to 11:00pm.
8. In order for the review request respecting the OLT Decision to be favourably considered by the OLT, consent from the other two parties to that hearing, namely the Don Mills Residents Inc. and Richwood Developments Ltd., will be required. This proposal is therefore conditional upon obtaining such consent.
9. If the OLT has not issued a decision and Order permitting this revised proposal for 169 The Donway West by December 31, 2021, then CF/Lanterra shall have the option of asking the OLT to issue its Order for the original approval for 169 The Donway West instead of the revised proposal.
10. CF Realty agrees to permit the City to operate the Don Mills Civitan Arena at 1030 Don Mills Road for ice hockey purposes until at least May 15, 2023, in order to accommodate the completion of the 2022/2023 winter hockey season.

We appreciate City Council's consideration of this offer. Thank you very much.

Yours very truly,

AIRD & BERLIS LLP



Kim M. Kovar

KMK/ly

Encls.

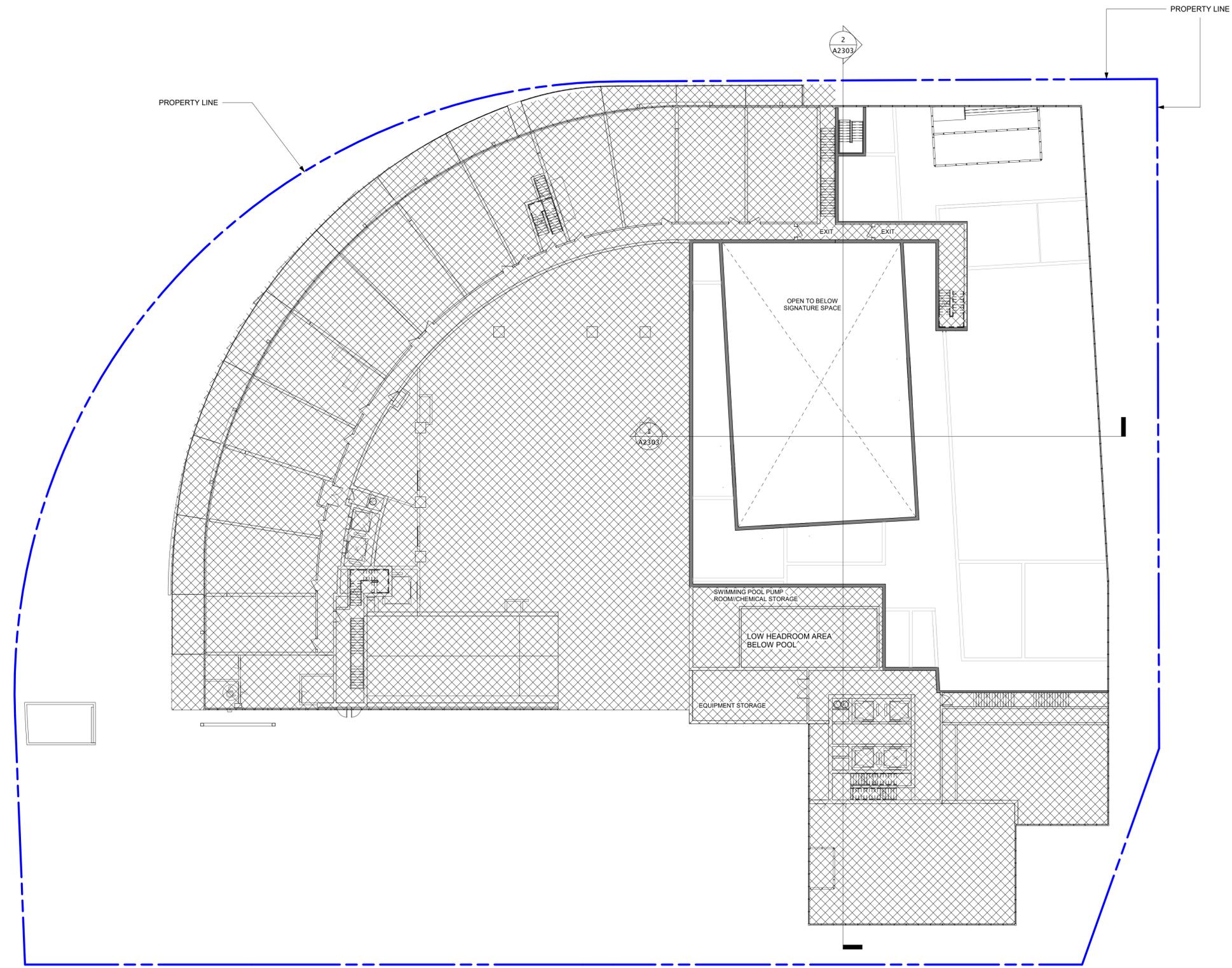
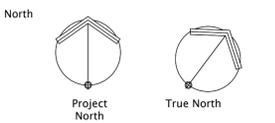
c. John Andreevski, Acting Director  
Community Planning, North York District

45939437.3

AIRD BERLIS



- General Notes:
1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
  2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
  3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



No	Date	Description

Architect of Record:  
**HARIRI PONTARINI ARCHITECTS**  
 235 Carlaw Avenue  
 Suite 301  
 Toronto, Canada M4M 2S1  
 TEL 416 929 4901  
 FAX 416 929 8924  
 info@hp-arch.com  
 hariripontarini.com

Project Title:  
**169 THE DONWAY WEST  
 - POST OFFICE**  
 Address 169 THE DONWAY WEST  
 TORONTO, ONTARIO

**FLOOR PLAN-LEVEL 2**

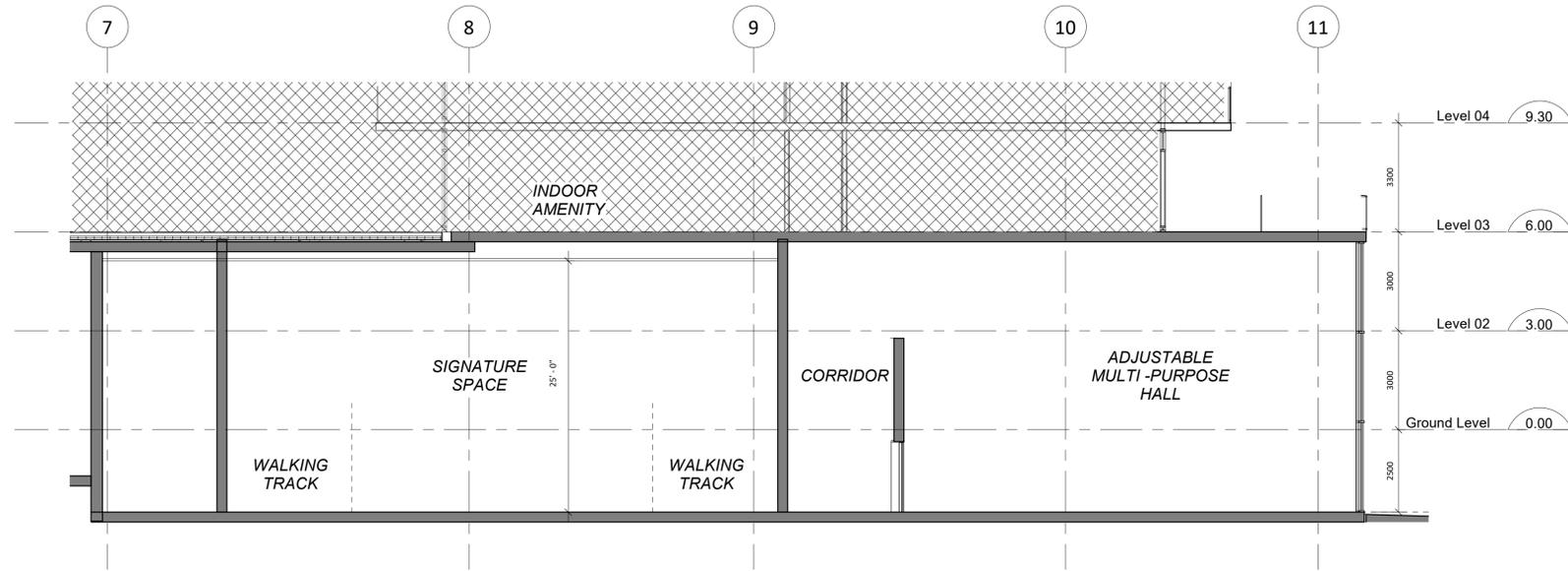
Project number: 1320  
 Scale: 1 : 200  
 Project Start Date: June 7th, 2021  
 Drawn by: Author

Drawing No.: Revision:

**A2302**

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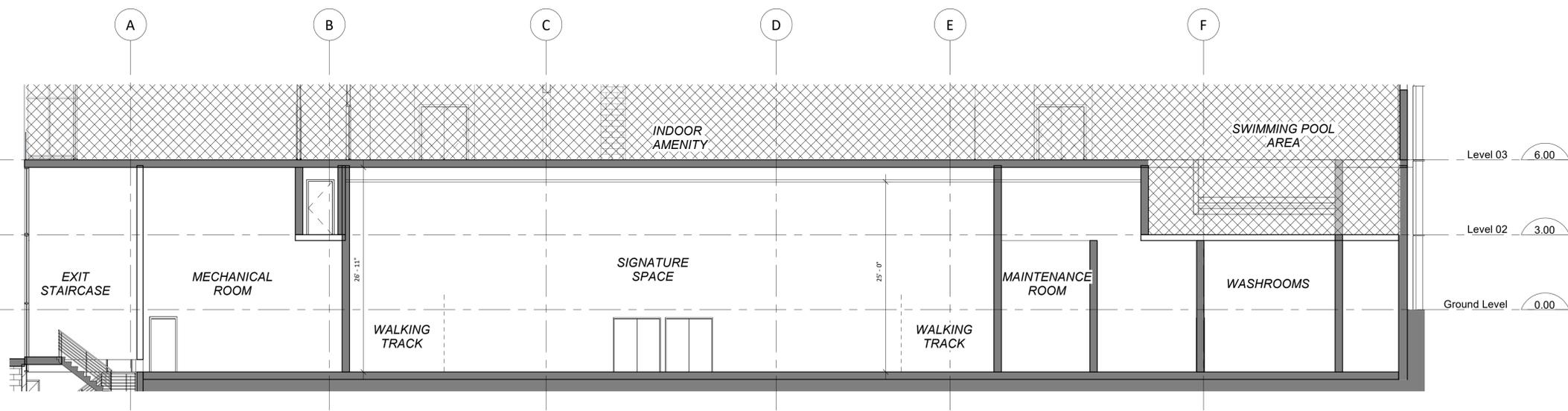


1 EAST-WEST SECTION  
1 : 100

COMMUNITY CENTER AREA BREAKDOWN

COMMUNITY CENTER AREA BREAKDOWN	
Name	Area
SIGNATURE SPACE	447 m <sup>2</sup>
CORRIDOR	266 m <sup>2</sup>
MULTI-PURPOSE HALL	143 m <sup>2</sup>
MULTI-PURPOSE HALL	143 m <sup>2</sup>
ENTRANCE LOBBY AREA	120 m <sup>2</sup>
MULTI-PURPOSE HALL	112 m <sup>2</sup>
MANAGEMENT OFFICE	84 m <sup>2</sup>
CORRIDOR	76 m <sup>2</sup>
STORAGE	75 m <sup>2</sup>
STORAGE	57 m <sup>2</sup>
PANTRY/SERVERY	56 m <sup>2</sup>
MAINTENANCE	35 m <sup>2</sup>
MEN'S ROOM	34 m <sup>2</sup>
WOMEN'S ROOM	34 m <sup>2</sup>
VESTIBULE	30 m <sup>2</sup>
COMMUNITY CENTER TOTAL AREA	
Level	Area
Ground Level	1710 m <sup>2</sup>

No Date Description



2 NORTH-SOUTH SECTION  
1 : 100

Architect of Record:  
**HARIRI PONTARINI ARCHITECTS**  
 235 Carlaw Avenue  
 Suite 301  
 Toronto, Canada M4M 2S1  
 TEL 416 929 4901  
 FAX 416 929 8924  
 info@hp-arch.com  
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Project Title:  
**169 THE DONWAY WEST - POST OFFICE**  
 Address 169 THE DONWAY WEST  
 TORONTO, ONTARIO

COMMUNITY CENTER DETAILS

Project number: 1320  
 Scale: 1 : 100  
 Project Start Date: June 7th, 2021  
 Drawn by: Author

Drawing No.: Revision:

A2303

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**Community Centre Design Requirements**

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## SECTION 1 – DESCRIPTION OF WORK

### BACKGROUND

- 1.1 The Community Recreation Centre Facility within the Development is to be provided to the City as part of a Section 37 Agreement in exchange for an increased height and density of the development. The Community Centre Facility is to be built by the Owner and provided to the City.
- 1.2 This document has been prepared to outline basic program requirements and qualitative standards to provide the basis for the Community Recreation Centre Facility design and construction. It is to be read in conjunction with, and further secured by, the Section 37 agreement between Lanterra Developments and the City of Toronto regarding 169 The Donway West.
- 1.3 The work described by this document shall include the design, construction and commissioning of the Community Recreation Centre. This work shall include obtaining all necessary permits and clearances and approvals for the successful and timely completion of the project including regular bi-weekly meetings with the City during design and construction, and review and approvals by PFR.
- 1.4 PFR reserves the right to increase / decrease the net program areas of the building (as outlined in Schedule "A", Table 1. Space Requirement Program) during the design work on the basis of community consultation and the direction of Community Centre Operator / General Manager, PFR and in the event of net area adjustments, the gross floor area of the Community Centre Facility will be maintained at a minimum of one thousand six hundred twenty (1,620) square metres.

### GENERAL DESIGN REQUIREMENTS

- 2.1 *Program Information*
  - 2.1.1 The attached building data sheets indicate general material and spatial requirements that will be integrated into the final building design.
- 2.2 *Materials and Assemblies Information*
  - 2.2.1 The attached specifications indicate the required minimum standards for the quality of materials and assemblies used in the final building construction. Where not specifically mentioned all items, materials, products and equipment used in the final building shall be new, made for the intended use, and specifically designed and constructed to suit the requirements of this project.
- 2.3 *Accessibility and Circulation*
  - 2.3.1 The public spaces in the building are to conform to the Barrier Free Accessibility Requirements of the latest edition of the Ontario Building Code and City of Toronto Accessibility Design Guidelines (TADG October 2016) notwithstanding any requirements made on the Building Data Sheets.
- 2.4 *Fire and Life Safety Requirements*
  - 2.4.2 Required fire separations, combustibility requirements, level of sprinkler coverage, number and location and size of exits, provision of fire routes and fire department access are to meet current requirements of all authorities having jurisdiction notwithstanding any requirements made on the Building Data Sheets.
- 2.6 *Authorities Having Jurisdiction*
  - 2.6.1 Work is to conform with all Authorities Having Jurisdiction including but not limited to:
    - Ontario Building Code (current edition) Ontario Fire Code (current edition)
    - Ontario Electrical Safety Code (current edition) Ontario Ministry of Labour
    - Ontario Ministry of the Environment
    - City of Toronto Zoning By-law (current edition) NFPA 13 (current edition)

- City of Toronto Accessibility Design Guidelines TADG (current edition)

## **2.8** *Permits*

- 2.8.1 Obtain all permits and all approvals required by all authorities having jurisdiction.

## **2.9** *Inspection and Testing*

- 2.9.1 Copies of all inspection and testing reports to be provided, on an ongoing basis, to the City of Toronto. Inspection and testing will include but not be limited to the following components.
- Steel (structural)
  - Masonry
  - Millwork (AWMAC)
  - Painting

## **2.10** *Warranty*

- 2.10.1 A warranty will be required for all building components for 2 years from date of substantial completion of the work.
- 2.10.2 Other extended warranties shall be as noted in the Outline Specifications section. Supply the City of Toronto with a copy of each warranty.

## **SPECIFIC PROJECT REQUIREMENTS**

### **3.1** *Building Structure*

- 3.1.1 All exposed structural members to be designed to exhibit high level of finish. Exposed concrete to be 'Architectural' quality. Exposed steel structural connections to be fully welded and ground with no mill markings.
- 3.1.2 Frost tapers or full foundations are required outside of all exterior doors at grade.

### **3.2** *Building Mechanical*

- 3.2.1 Building mechanical equipment and ductwork shall be enclosed in a separate space that shall be integrated in the overall building design. Area of the space is not to be included when calculating the Gross Floor Area of the building. Mechanical space shall be accessible from an interior stair. Condensing units shall be shielded from view by purpose built screens.
- 3.2.2 Sprinkler heads shall be upright in areas without ceilings. Chrome pendant recessed heads shall be used in finished ceilings. Fire extinguishers in public areas to be fully recessed.
- 3.2.3 Provide commercial heavy duty plumbing fixtures. Water closets and urinals to be wall mounted and electronically controlled. Lavatories to be vanity mounted and electronically controlled. Fountains to be of the refrigerated type. Showers to be push button operated vandal proof heads, and utilize a tempered water system.
- 3.2.4 Natural gas service shall be coordinated with Enbridge Gas and sized to the requirements of the building. Gas supply after the exterior meter is to be run inside the building.
- 3.2.5 Install a fully integrated Building Automation System (BAS) utilizing an energy management system to control and monitor temperature and humidity throughout the building. The system shall be a Direct Digital Control (DDC) microprocessor with full range of programmable HVAC, energy management, equipment monitoring and control capabilities. System shall have a personal computer and printer for dynamic display and hard copy reporting of system graphics, system point data, alarm data, and trend logging of system variables. System shall allow for remote access compatible with City of Toronto requirements.
- 3.2.6 Coordinate controls for mechanical system compatible with City of Toronto requirements.
- 3.2.7 Provide destratification fans in all two-storey spaces.
- 3.2.8 Mechanical design and services to be provided in accordance with current ASHRAE standards, including high efficiency motors, high efficiency boilers, exhaust air heat recovery, air side economizer free cooling and carbon dioxide

monitoring to regulate ventilation requirements.

- 3.2.9 All interior spaces to be air-conditioned. Gymnasium/Signature Space to have a dedicated handling unit. The fresh (outdoor) air of the gym system to be sized based on 350 occupancy.
- 3.2.10 Dedicated split system air conditioning to be provided at cable and IT rooms.

### **3.3** *Building Electrical*

- 3.3.1 Provide primary electrical service in accordance with requirements of Toronto Hydro.
- 3.3.2 Lighting voltage through the building is 120V with the exception of exterior lighting which is 347V.
- 3.3.3 Typical area lighting to be LED with 0-10V dimmable standard drivers.
- 3.3.4 Light (occupancy) sensors and daylight sensors to be provided to control lighting in all building spaces.
- 3.3.5 Motion sensors to be provided in all storage rooms and offices.
- 3.3.6 Gymnasium/Signature Space to have LED lighting to obtain minimum 500 lux maintained for as recommended by the Illuminating Engineering Society.
- 3.3.7 Fire alarm system to be addressable, double staged, zoned, supervised and annunciated. All sprinkler valves to be supervised and separately annunciated but will not cause alarm. Flow switches in the sprinkler systems will be annunciated and will cause an alarm when activated by water flow. Horn/strobe combination devices will be used as alarm signalling devices.
- 3.3.8 Emergency lighting will be provided in all exit areas to meet OBC requirements. Lighting to be powered by an inverter located in main electrical room. Emergency lighting to be LED type.
- 3.3.9 Provide a public address system that will consist of amplifiers, equipment for music playback, ceiling mounted speakers in all areas, and a paging microphone at the reception desk. Assisted listening systems will be provided in all areas with an occupant load greater than 75 persons.
- 3.3.10 Each gymnasium and each multipurpose room to be provided with power and data junction box in ceiling and wall for provision of future projector unit and controls. Each gymnasium and each multipurpose room to be provided with wall jack and empty conduit to ceiling to allow for future sound system.
- 3.3.11 Coordinate with City to provide full security system with door alarm contacts on all exterior doors, cameras in all main public spaces, and card readers at all doors, trouble light at all doors into exit system.
- 3.3.12 Coordinate with local cable TV supplier for provision of cable TV service to project. Provide full system including outlets in all offices, multipurpose rooms and gymnasias.
- 3.3.13 Coordinate incoming telephone service with Bell Canada. Provide underground ducts from service connection point to communication room. Provide system consisting of single gang boxes with empty conduits (with pull string) terminations on the communication room.

### **3.4** *Sustainability*

- 3.4.1 The design team will include at least one sustainable accredited professional who will follow the project from design *through verification and site review*.
- 3.4.2 Design *the Project to achieve the Toronto Green Standard (TGS)* as otherwise applicable.

### **3.5** *Building Commissioning*

- 3.5.1 Retain an independent building commissioning agent during design and construction.

**SCHEDULE A - COMMUNITY CENTRE DESIGN REQUIREMENTS**

Table 1 - Space Requirement Program

**169 Donway Community Recreation Facility**

Date: May 3, 2021

**Preliminary Facility Program**

	<u>net area sf</u>	
<b>A Signature Space</b>		
Signature Fitness Space with walking track	5,100	85' x 60'
Storage	500	
<b>Subtotal Signature Space</b>	<b>5,600 sf</b>	<b>5,600 sf</b>
<b>B Multi-Purpose</b>		
Multi-Purpose #1	1,500	
Multi-Purpose #2	1,500	
Flexible / Hoteling Space	1,200	
Kitchen / Servery	600	
Storage	800	
<b>Subtotal Multi-Purpose</b>	<b>5,600 sf</b>	<b>5,600 sf</b>
<b>C Public / Admin. Support</b>		
Public Washrooms	700	
Universal Washroom	100	
Lobby / Reception	1,000	
Admin. Office Area / Meeting / Staff Lounge	800	
Maintenance Office	120	
<b>Subtotal Public / Admin. Support</b>	<b>2,720 sf</b>	<b>2,720 sf</b>
<b>TOTAL NET AREA (A through C)</b>	<b>13,920 sf</b>	
<b>TOTAL GROSS FLOOR AREA (gross up x 1.25)</b>	<b>17,400 sf</b>	
<p>Areas are approximate only.                      All spaces must be fully accessible and address broad spectrum                      of special needs requirements.</p>		

## SECTION 2 – OUTLINE SPECIFICATION

### DIVISION 4

#### MATERIALS:

- 1 Concrete Block Masonry:
  - 1 Standard hollow concrete block to CAN/CSA-A/165 Series 04. Allow for 10% stack bond.
  - 2 Light weight units:
    - 1 Concrete type: Type L<sub>2</sub>20S
    - 2 Hollow units: H/15/C/M
    - 3 Solid (including 75%) units: S/15/C/M
    - 4 Size: metric
    - 5 Colour: grey
    - 6 Profiles: as indicated

### DIVISION 6

#### 1 FINISH CARPENTRY:

- 1 Millwork at Reception desk/counters, kitchen, kitchenette.
  - 1 All architectural casework:
    - 1 Veneered Panel Product
    - 2 Multi Core by Long Lac or equal
    - 3 19mm thick
  - 2 Solid hard wood.
  - 3 Countertops to be Formica Surell solid surfacing or equal.
  - 4 Reception desk – all surfaces 'exposed to the public' to be Formica Surell solid surfacing or equal.
- 2 Finish Materials for remainder of cabinets:
  - 1 Plastic Laminate to CSA A172-M79
    - 1 Finish: suede
    - 2 For “flat work”: 115mm thick regular grade, general purpose.
    - 3 For “postforming” 075mm postforming grade at counter edges
  - 2 Cabinet Base:
    - 1 Veneered panel as per above.
- 3 Fasteners and Hardware: Cabinet Hardware
  - 1 Door Hinges: full overlay application, concealed and self-closing.
  - 2 Door and Drawer Pulls: 96mm centres, 6mm diameter satin aluminium or satin chrome.
  - 3 Drawer System: Integral metal drawer metal sides with nylon roller on epoxy coated slides.
  - 4 Locks: Five disc-tumbler, locks to be keyed alike unless noted otherwise.
  - 5 Elbow Catch: Steel catch and strike installed on left hand door of double locking doors.
  - 6 Door and Drawer bumpers
- 4 Fabrication:

Shop fabricate and finish general purpose cabinetry to Section 400 of AWI Quality Standards as follows:

  - 1 Doors, gables, dividers, tops, bottoms and shelves of 19mm Multicore by Long Lac or equal.
  - 2 Shelves to be 19mm Multicore on metal pins into drilled holes. If the shelves span farther than 900mm, provide 25mm thickness.
  - 3 Edges of PLAM shelves and exposed surfaces to have 2mm ABS edge banding.
  - 4 Filler and scribe strips to match doors.
  - 5 Backs to be 125mm Multicore panels.
  - 6 Drawer fronts to be same colour as doors; securely fastened to drawer box unit.
  - 7 Countertops to be post-formed plastic laminate, except where indicated as flat-work.
  - 8 Toe kicks to be 19mm Douglas Fir plywood covered by others.
  - 9 Any required wood members to be hardwood.
- 5 W/C and change room vanities, toilet partitions and/or urinal screens: solid plastic vanities with

semi-recessed lavatories, solid phenolic toilet partitions & screens.

2. WOOD SLAT CEILINGS

1 MDF Premium Grade, 19 mm, clear varnish fire retardant finish to baffle design with black acoustic fibreglass insulation behind

2 Location for ceilings – Lobby, Reception

**DIVISION 8**

1 STEEL DOORS & FRAMES

1 WORK INCLUDED:

- 1 Provide interior pressed steel frames with full height sidelites at all room entrances, and metal or wood doors as noted below.
- 2 Provide pressed steel frames for all borrowed lights, glazed entrances and transoms.
- 3 Provide fire-rated doors and frames for all fire separations.

2 MATERIALS:

- 1 Fabrication of steel doors and frames in accordance with Canadian Manufacturing Specification for Steel Doors and Frames, Latest Edition.
- 2 Fire labelled products provided for all openings requiring fire resistant ratings to be in strict accordance with CAN4-S104-M80(R1985).
- 3 All welded frames interior doors.
- 4 Interior Doors:
  - 1 18 gauge welded seam c/w honeycomb structural core of Kraft paper 20mm cell size.

2 WOOD DOORS

1 WORK INCLUDED:

- 1 Provide wood door for all interior doors except for service rooms, which will be hollow metal.

2 MATERIALS:

- 1 In accordance with CAN/CSA-01322 series 90 Wood Flush Doors.
- 2 Description:
  - 1 Core bonded and sanded solid particle board 45mm thick.
  - 2 Rails & styles: 32mm hardwood, inner and outer bands.
  - 3 Face: 3mm 3 ply construction birch, clear fin. grade with polyurethane finish.
  - 4 Door lite with tempered glass

3 GLAZING

1 MATERIALS:

- 1 Glazing requirements as follows:
  - 1 Interior Glazing:
    - a. Borrowed Lights & Door Lights: (non-rated)
      - Tempered glass – heat treated safety glass to CAN/CGSB-121-M90, 6mm thickness.
      - Safety glass – laminated safety glass to CAN/CGSB-121-M90.
    - 2 Borrowed Lights & Door Lights: (rated)
      - a. Clear wired glazing 6mm thickness as per CAN/CGSB-12-8-M90 requirements.
  - 3 Mirrors: to be 4mm with shock resistance.

4 FINISH HARDWARE

1 WORK INCLUDED:

- 1 To provide finish hardware for all doors, interior and exterior as per schedule.
- 2 To provide master key system for overall system.

2 MATERIALS:

- 1 Hardware schedule shall be prepared by a registered Architectural Hardware Consultant. Function and Performance of hardware as required by National Building Code and as commonly required for specific room usage. Standard hardware locations in accordance with Canadian Metric Guide for Steel Doors and Frames by CSDFMA.
- 2 Main entrance doors facing new un-named street to be barrier-free accessible. All doors to be lockable. Washroom doors to comply with barrier-free requirements.

## 5 OVERHEAD COILING GRILLES:

### 1 WORK INCLUDED:

- 1 To provide manually operated counter door at counters.
- 2 To provide electric operated overhead coiling grills at Lobby Reception Desk

### 2 MATERIALS:

- 1 Aluminum Slats: Extruded aluminum to ASTM B221 38 mm wide x required length. Clear anodized finish. Alternate slats fitted with end locks to act as wearing surface in guides and to prevent lateral movement.
- 2 Curtain Bottom: Fitted with single angle to provide reinforcement and positive contact with floor in closed position and integral handle.
- 3 Manual operation for counter door: Manual, Push up, effort not to exceed 25 lb of force.
- 4 Counter Shutter Finished Hood Enclosure: Anodized Aluminum internally reinforced to maintain rigidity and shape. Concealed fasteners on sight exposed faces. Construction to facilitate hood removal for servicing coiling door or through use of lift ready brackets.
- 5 Electric operated, overhead coiling grill:
  - 1 'Rolling Security doors' by Dynamic Closures or approved equal.
  - 2 Size: To suit design
  - 3 Location: Lobby Reception Desk

## DIVISION 9

### 1. FLOORING

- 1 Porcelain floor and base tile: Pietra Piacentina by Flor Gres or Fontana Bismantora, quality standard or approved equal.
- 2 Ceramic Mosaic Floor & Base Tile: 25x25mm or 50x50mm area unglazed c/w all bullnose, coves, and trims by Dal Tile, or approved equal. Coloured grout to match. Allow min. 75mm setting bed for floors required to be sloped to drains.
- 3 Sprung Wood Flooring: 19mm x 57mm random lengths, T & G edges and end, multipurpose (seconds) grade kiln dried. MFMA Northern Hard Maple; factory prepared sub floor panels; Robbins Bio Channel Star System with Zero/G shock pads or Advantage Sports System Action Anchor Flex L.P.
- 4 Sheet Flooring: equal to Forbo 'Marmoleum'.

### 2. CEILING FINISHES

1. Painted Gypsum Board: 12mm gypsum board on galvanized suspension system.
2. Acoustic Tile: 600mm x 600mm, standard and high-impact as required.

### 3. WALL FINISHES

1. Stained Concrete Block: Everspec surfaces 'wall glaze' – 3 coats or approved equal.
2. Painted Block: 3 coats (primer, two topcoats) latex eggshell paint.
3. Ground Face Concrete Block.
4. Wood Veneer Panels: max. 1200 x 2400 with matching solid edging.
5. Glass Mosaic Tile: 19x19mm Carter Glass Mosaic or 25x25mm Crystal Harmony by Olympia or approved equal.

**DIVISION 10**

1. LOCKERS: Combination of double and triple tier, 305mm x 460mm x 1830mm solid phenolic located in Change Room and Admin. Area & Gym; by Columbia Phenolic Lockers or approved equal.
2. TOILET & SHOWER CUBICLES: Bobrick Series 1081 floor anchored, overhead braced, solid phenolic core, laminated plastic panels or approved equal.
3. DIVIDER CURTAIN: Porter 90675 – 200 roll-up, motorized, vinyl finish, by Porter Athletic Equipment Co., or approved equal.
4. GYM EQUIPMENT:
  1. Porter Athletic Equipment Company, Approved alternative manufacturers/suppliers are:
    - 1 Gym-Con Canada Ltd.
    - 2 Gymnasium Health and Equipment Ltd.
    - 3 Forum Athletic Products Inc.
  2. Adjustable swing-up backboard support: Model 90923-000 complete with height adjuster, rectangular glass backboard and break-away goal, or approved equal.
  3. Keyswitch lockbox: lockable recessed metal cabinet accommodating keyswitches for all electrically operated backstops.
  4. Wall mounted adjustable backstops: Model 90212-001, complete with height adjuster, solid fan shaped backboard and break-away goal, or approved equal.
  5. Floor sockets; Provide floor sockets suitable for substrate: For volleyball courts, badminton courts, floor sockets in storage room same number as in gym.
  6. Swing up basketball backstops to be equipped with Backstop Safety Lock – Porter 10797-100, or approved equal.

**SECTION 3 – BUILDING DATA SHEETS**

**LOBBY- Building Data Sheet**

<b>DIMENSIONS</b>			
<i>Net Area</i>	<i>Minimum Dimension</i>	<i>Minimum Ceiling Height</i>	<b>Remarks</b>
1,000 sf (93 m <sup>2</sup> )	N/A	9'- 10" (3m)	

<b>FINISHES</b>			
<i>Type</i>			<b>Remarks</b>
<i>FLOOR:</i>	100%	Porcelain tile	
<i>BASE:</i>	100%	Porcelain tile	
<i>WALLS:</i>	75%	Concrete block	
		(75%) stained block	
		(25%) glass tile finish	
	50%	Glazing	Tempered glazing in hollow metal frames
<i>CEILING:</i>	50%	Painted gypsum board	
	50%	Intumescent painted wood slats or approved upgraded ceiling material	'Baffle' design with sound absorbing insulation

<b>MILLWORK</b>			
<i>Type</i>	<i>Size</i>	<i>Hardware</i>	<i>Remarks</i>
One (1) computer station	Lockable cabinets for CPU		
Trophy case	1600x450x2000h	Lockable case	Fully recessed in wall w/ glass front
Reception Desk w/under counter drawers and cabinets	10m total length – can be L shaped	Lockable cabinets	Accent lighting to desk from above; cabinet and drawer sizes to City Recreation requirements

<b>EQUIPMENT</b>	
<i>Type</i>	<i>Remarks</i>
Telephone, data, cable TV and <u>computer equipment</u> at reception desk	To parks/recreation requirements
<u>Two (2) flat display units &amp; accessories</u> (one – 65" & one 55")	
Two (2) tackboards c/w clear anodized aluminum frames and concealed mountings	
One (1) water fountain	Near public washrooms

<b>FURNISHINGS</b>	
<i>Type</i>	<i>Remarks</i>
	To City PF&R Recreation requirements

<b>SPECIAL FEATURES</b>	
<i>Type</i>	<i>Remarks</i>
Security screen for reception desk (electric operated, overhead coiling grill)	

**GENERAL NOTES**

Entrance organizational area--place for public notices, adjacent to vestibule and offices. All major program elements to be visible from Reception.

Desk location to provide clear sight lines to washrooms and elevator.

**ADMIN/RECREATION OFFICES - Building Data Sheet**

<b>DIMENSIONS</b>			
<i>Net Area</i>	<i>Minimum Dimension</i>	<i>Minimum Ceiling Height</i>	<b>Remarks</b>
920 sf (86 m <sup>2</sup> )	9 ft. (2.7 m)	8 ft. (2.4 m)	

<b>FINISHES</b>			
<i>Type</i>			<b>Remarks</b>
<i>FLOOR:</i>	100%	Linoleum	
<i>BASE:</i>	100%	Rubber base	
<i>WALLS:</i>	75%	Concrete block, stained finish	
	25%	Glazing	Tempered glazing in hollow metal frames
<i>CEILING:</i>	100%	Acoustic ceiling tile	

<b>MILLWORK</b>			
<i>Type</i>	<i>Size</i>	<i>Hardware</i>	<b>Remarks</b>
Wooden- Adjustable shelving			Located in Copy/ Storage room
Counter with uppers & lowers (with sink)			Located in Staff Lounge

<b>EQUIPMENT</b>		<b>Remarks</b>
<i>Type</i>		
Power, telephone, and data for (2x) number of staff (as required by parks/recreation)		Locate to allow flexibility in furniture location
Four (4) modular workstations		
Tackboard (2) c/w clear anodized aluminum frames and concealed mountings (1200 x 2000)		
Glass writing board (1200 x 2000)		
One (1) residential stand up refrigerators and one (1) microwave		
Lockers to be solid phenolic & to OBC requirements. Number to be determined by City.		

<b>FURNISHINGS</b>			
<i>Type</i>	<i>Size</i>	<i>Hardware</i>	<b>Remarks</b>
			To City PF&R Recreation requirements

<b>SPECIAL FEATURES</b>		<b>Remarks</b>
<i>Type</i>		
Portion of office area to be directly adjacent to front desk		Locate main PA and lighting control here
Direct / indirect lighting		
Portion of office area to be located adjacent to LAN room		
Provide single basin stainless steel sink		Locate in staff room

**GENERAL NOTES**

Office spaces to overlook public areas or exterior spaces to provide passive security with clear sight lines.

**SIGNATURE SPACE - Building Data Sheet**

<b>DIMENSIONS</b>			
<i>Net Area</i>	<i>Minimum Dimension</i>	<i>Minimum Ceiling Height</i>	<b>Remarks</b>
5,600 sf (520 m2)	118'-1" (36.0 m)	26'-3" (8.0 m)	Motorized curtain and suspension system and gym storage - 600sf (56 m2) opening onto gym.

<b>FINISHES</b>			
<i>Type</i>			<b>Remarks</b>
<i>FLOOR:</i>	100%	Sprung wood flooring	Provide 5 colour painted game markings to owner's later direction
<i>BASE:</i>	100%	Ventilating base	
<i>WALLS:</i>	75%	Concrete block (75%)stained block (25%)acoustic block	
	25% Glazing	2200 high glazing to public corridor and lobby	Design tempered glazing to accommodate impact loads in gymnasium
<i>CEILING:</i>	100%	100% Prefinished perforated metal with acoustic insulation	

<b>MILLWORK</b>			
<i>Type</i>	<i>Size</i>	<i>Hardware</i>	<b>Remarks</b>

<b>EQUIPMENT</b>		<b>Remarks</b>
<i>Type</i>		
Scoreboard, (4) retractable basketball hoops, (4) fixed basketball hoops, cast-in place inserts for (2) volleyball and (8) badminton courts		
Wall cushions behind basketball nets		
Tackboard (2) c/w clear anodized aluminum frames and concealed mountings 1200 x2000		
Retractable motorized gym curtain - 1 required		To divide Signature Space in half
(2) water fountains		Near but not inside Signature Space
Miscellaneous gym storage shelving To suit balls, nets, etc.		Locate in gym storage
Lockers to be solid phenolic & to OBC requirements.		

<b>FURNISHINGS</b>			
<i>Type</i>	<i>Size</i>	<i>Hardware</i>	<b>Remarks</b>
			To City PF&R Recreation requirements

<b>SPECIAL FEATURES</b>		<b>Remarks</b>
<i>Type</i>		
Low velocity ductwork with distribution to avoid turbulence for badminton		
Heavy gauge low level return grilles		
All devices below 3000mm above finished floor to be recessed into the block walls		
All devices above 3000mm to be provided with wire guards		
Exposed ductwork to be spiral		
Gym humidification unit		

**GENERAL NOTES**

Double gym to function as meeting and multipurpose room. Gymnasium to have exterior exposure.

**WASHROOMS - Building Data Sheet**

<b>DIMENSIONS</b>			
<i>Net Area</i>	<i>Minimum Dimension</i>	<i>Minimum Ceiling Height</i>	<b>Remarks</b>
800 sf (74m2)	Washrooms 9'-10" (3.0m)  Universal Washroom 9'-6" x 10'-2" (2.9m x 3.1m)	Change Rooms 8'-10" (2.7m)  Washrooms 8' (2.4m)	Universal Washroom – 100 sf (9 m2) To include adult change table.

<b>FINISHES</b>			
<i>Type</i>			<b>Remarks</b>
<i>FLOOR:</i>	100%	Ceramic Mosaic Tile	Slope floor tile to drains
<i>BASE:</i>	100%	Ceramic Mosaic Tile	
<i>WALLS:</i>			
<i>Change Area:</i>	90%	Concrete block, stained finish	Fixture count may contribute to building total required by OBC
	10%	Translucent glazing	
<i>Washrooms/ Washroom Area</i>	100%	Concrete block (50%) Stained block (50%) Tile finish	
<i>Showers</i>	100%	Concrete block, full height tile finish	
<i>CEILING:</i>			
<i>Change Area</i>	100%	Painted gypsum board	
<i>w/c Area</i>	100%	Painted gypsum board	
<i>Showers</i>	100%	Acrylic stucco on cement board	

<b>MILLWORK</b>			
<i>Type</i>	<i>Size</i>	<i>Hardware</i>	<b>Remarks</b>
Benches	300x1300/unit (total divided amongst locker banks)		Between rows of lockers. All lockers to have benches.
Solid plastic baby change counter (c/w sink)	1500x600		One per change room and one in washroom
Solid plastic grooming shelf (c/w mirror)	1500x600		Two per change room

<b>EQUIPMENT</b>		<b>Remarks</b>
<i>Type</i>		
<b>Washrooms</b> –Number of fixtures to be in accordance with OBC. Toilet paper dispensers, napkin disposals and clothing hook to be provided for number of toilets. Soap dispenser and mirror to be provided at each sink. Waste receptacles and electric hand dryers to be provided at 1 per washroom and 2 in change room washrooms.		Fixture count may contribute to building total required by OBC. Partitions to be solid phenolic & extend from 25mm above floor to 25mm below ceiling. Provide dyer mounting heights suitable for adults & children.
<b>Universal Washroom</b> – WC, sink, adult change table, toilet paper dispenser, napkin disposal, soap dispenser, titled mirror, clothing hooks and grab bars		Design as per OBC &TADG

<b>FURNISHINGS</b>			
<i>Type</i>	<i>Size</i>	<i>Hardware</i>	<b>Remarks</b>
			To City PF&R Recreation requirements

<b>SPECIAL FEATURES</b>		<b>Remarks</b>
<i>Type</i>		
Provide diffuse natural light for change area through translucent glass		Glass to exterior or borrowed light

**GENERAL NOTES**

Access to change rooms to be via controlled corridor passing by the reception desk

**MULTI-PURPOSE ROOMS (3) - Building Data Sheet**

<b>DIMENSIONS</b>			
<i>Net Area</i>	<i>Minimum Dimension</i>	<i>Minimum Ceiling Height</i>	<b>Remarks</b>
4,270 sf (397 m <sup>2</sup> )	N/A	11 ft. (3.0 m)	Two (3) program rooms: Multi-purpose 1 – 1,535 sf Multi-purpose 2 – 1,535 sf Multi-purpose 2 – 1,200 sf direct access to kitchen and storage space

<b>FINISHES</b>			
<i>Type</i>			<b>Remarks</b>
<i>FLOOR:</i>	100%	Linoleum	
<i>BASE:</i>	100%	Rubber base	Provide stainless steel transitions at doorways
<i>WALLS:</i>	65%	Concrete block, stained finish	
	35%	Glazing	
<i>CEILING:</i>	25%	Painted gypsum board	
	75%	Acoustic ceiling tile	

<b>MILLWORK</b>			
<i>Type</i>	<i>Size</i>	<i>Hardware</i>	<b>Remarks</b>
Countertop w/ cabinets above and below	4 x 0.6m		
Lockable millwork cabinets	4 x 0.6m x full height		

<b>EQUIPMENT</b>			
<i>Type</i>	<i>Size</i>		<b>Remarks</b>
Hanging rail		1/2 room perimeter	
Glass writing board (2)		1200 x 2000	
Tackboard (2) c/w clear anodized aluminum frames and concealed mountings		1200 x 2000	

<b>FURNISHINGS</b>			
<i>Type</i>	<i>Size</i>	<i>Hardware</i>	<b>Remarks</b>
			To City PF&R Recreation requirements

<b>SPECIAL FEATURES</b>	
<i>Type</i>	<b>Remarks</b>
Provide with thermostat and separate mechanical zone	
Provide manual window shades (interior and exterior exposure)	
Provide dimmable lighting in each room	

**GENERAL NOTES**

Exterior exposure to light and views for each room; interior exposure for each room; direct access to dedicated storage.

**MULTI-PURPOSE STORAGE ROOM - Building Data Sheet**

<b>DIMENSIONS</b>			
<i>Net Area</i>	<i>Minimum Dimension</i>	<i>Minimum Ceiling Height</i>	<b>Remarks</b>
800 sf. (75 m2)	9'-10" (3.0 m)	8'-10" (2.7 m)	Dedicated storage rooms for multi-purpose/ activity room

<b>FINISHES</b>			
<i>Type</i>			<b>Remarks</b>
<i>FLOOR:</i>	100%	Sealed concrete	
<i>BASE:</i>	100%	Rubber base	
<i>WALLS:</i>	100%	Concrete block	
<i>CEILING:</i>	100%	Acoustic ceiling tile	

<b>MILLWORK</b>			
<i>Type</i>	<i>Size</i>	<i>Hardware</i>	<b>Remarks</b>
Wood Shelving			As per design

<b>EQUIPMENT</b>			
<i>Type</i>		<i>Size</i>	<b>Remarks</b>
N/A			

<b>FURNISHINGS</b>			
<i>Type</i>	<i>Size</i>	<i>Hardware</i>	<b>Remarks</b>
			To City PF&R Recreation requirements

<b>SPECIAL FEATURES</b>			
<i>Type</i>			<b>Remarks</b>
N/A			

**GENERAL NOTES**

Storage to hold 30 tables, 300 chairs, and dollies. Minimum door width to be 1.2 m.

**KITCHEN - Building Data Sheet**

<b>DIMENSIONS</b>			
<i>Net Area</i>	<i>Minimum Dimension</i>	<i>Minimum Ceiling Height</i>	<b>Remarks</b>
400 sf (37 m2)	13 ft. (4.0 m)	8'-10" (2.7 m)	

<b>FINISHES</b>			
<i>Type</i>			<b>Remarks</b>
<i>FLOOR:</i>	100%	Linoleum	
<i>BASE:</i>	100%	Rubber base	
<i>WALLS:</i>	75%	Concrete block, stained finish	
	25%	Glazing	
<i>CEILING:</i>	100%	Acoustic ceiling tile	

<b>MILLWORK</b>			
<i>Type</i>	<i>Size</i>	<i>Hardware</i>	<b>Remarks</b>
Work counter / undershelves	50% of room perimeter	All lockable cabinets	
Over counter shelves		All lockable cabinets	
Pass through counter	2 required		Overhead coiling shutter for full length of Opening.

<b>EQUIPMENT</b>			
<i>Type</i>	<i>Size</i>		<b>Remarks</b>
Two (2) residential range			
Two (2) residential microwave			
Provide for four (4) connections to warming racks			
Provide for three (3) sinks; one (1) hand washing, one (1) triple sink, one (1) double sink			
Two (2) residential stand up refrigerators and one (1) residential stand up freezer			
One (1) commercial dishwasher with grease interceptor			Hobart dishwasher
Glass writing board	1200 x 2000		

<b>FURNISHINGS</b>			
<i>Type</i>	<i>Size</i>	<i>Hardware</i>	<b>Remarks</b>
			To City PF&R Recreation requirements

<b>SPECIAL FEATURES</b>	
<i>Type</i>	<b>Remarks</b>

**GENERAL NOTES**

Multi-use teaching kitchen, warming, and setup area for catering to multi-purpose room and gymnasium