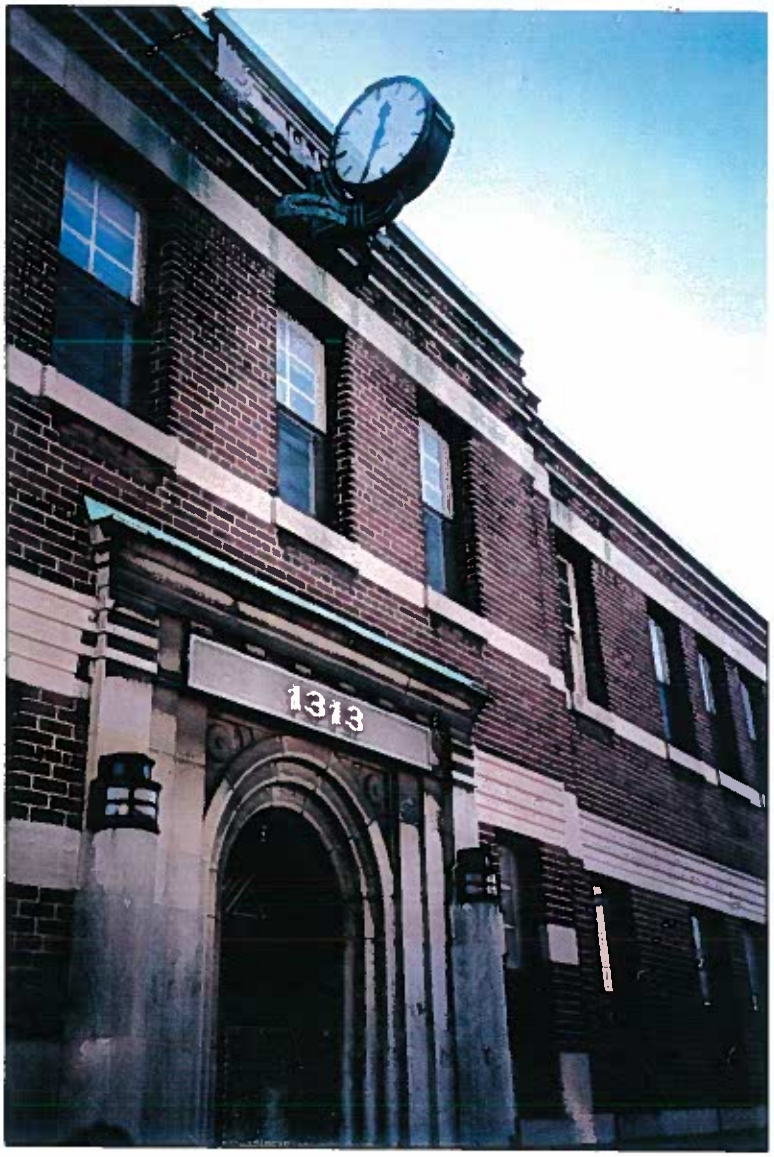
THE CONVERSION OF 1313 QUEEN STREET WEST, Toronto

FEASIBILITY REPORT



Prepared at the request of TORONTO ARTSCAPE INC.

by

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for

THE MUNICIPALITY OF METROPOLITAN TORONTO
CORPORATE AND HUMAN RESOURCES

February 23, 1996

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23 February, 1996

The Municipality of Metropolitan Toronto
Corporate and Human Resources
55 John St.,
Stn 1230, 23rd Flr, Metro Hall
Toronto, Ontario, M5V 3C6

Attention: David A. Holland
RE: **Feasibility Report/Conversion of 1313 Queen St. West, Toronto**

Dear Mr. Holland:

We are pleased to present our report on the scope of work related to the proposed conversion of 1313 Queen St. West in Toronto as well as the related cost implications for this work. This report is based on our proposal for services to Toronto Artscape Inc. of January 8th, 1996, and confirmed in your letter to us of January 17th, 1996.

As suggested in our proposal for services this report was completed by the following team of consultants:

Architectural/Coordination:	Joe Lobko Architect Inc.
Mechanical/Electrical Engineering:	Day & Behn Engineering Ltd.
Building Code Consultants:	Leber/Rubes Inc.
Construction Cost Estimation:	Dasd Contracting Inc.

Direction regarding proposed programme and use changes to the building was provided by Toronto Artscape Inc. The report was completed subsequent to a site tour during which we were able to review most of the building. (We were not able to gain access to Units #2 and #3, and have therefore assumed that those units were similar in condition to the others.) The OBC and Retrofit Legislation implications suggested are based on a general rather than detailed review of these matters at this time and would ultimately be subject to detailed discussions with the authorities having jurisdiction. This would also apply to the zoning status of the property, though we have had preliminary discussions with the City of Toronto Building Department in this regard.

Please note that we have included a brief executive summary which provides an overview of the contents of the report. Let us know if any additional clarification is required.

Yours truly,

JOE LOBKO

Executive Summary - Conversion of 1313 Queen St. W., Toronto - Feasibility Report

Background to the Report

The Municipality of Metropolitan Toronto is the owner of 1313 Queen St. West, a former police building constructed in the 1930's and later converted by the City of Toronto (in the 1960s) to provide a number of large, low cost housing units. The building has been vacant since 1994. Metro is currently considering the possibility of leasing the building to Toronto Artscape Inc. and other community organizations, in order to make the building useful once again. This report is the result of an investigation by a team of consultants asked to review the feasibility and cost of converting 1313 Queen St. West to accommodate a number of live/work artist studios as well two community offices and a gallery.

Existing Conditions

The existing two storey, (plus basement), building is located at the corner of Queen St. W. and Cowan Avenue in the City of Toronto and currently accommodates 9 residential units on the upper two floors with storage, service and laundry located in the basement. A number of the units are quite large. The existing structure combines combustible and non-combustible construction with a brick bearing wall exterior. The building is generally in good condition but in need of a general refurbishment and code upgrades. A small fire has damaged a limited area of the rear portion of the building and this area will have to be reconstructed. There is currently no parking provided on the site with the U-shaped building generally occupying most of its site.

Proposed Uses and Modifications

Subsequent to a number of community meetings and input from interested parties, it has been suggested that the building layout be modified to accommodate two community offices (±2900 SF in total), a gallery (± 1600 SF), and that some of the larger remaining units be subdivided to create a larger number of smaller units which are seen to be more marketable. This would result in the creation of 9 live/work units in addition to the community uses noted above with (4) two bedroom units and (5) one bedroom units. The basement will continue to accommodate the storage, service and laundry spaces that are there at present.

Ontario Building Code/Retrofit Legislation Implications

The Provincial Retrofit Legislation (O. Reg 627-92, Fire Code Section 9.5) will be applied to ensure conformity during the renovation of the building. This will largely impact life safety systems in the building which will have to be upgraded. (Fire/smoke alarms, exit arrangements). The Part 11 Renovation Section of the Ontario Building Code will apply where changes of use or modifications of existing arrangements are proposed, particularly in relation to the suggested addition of community offices and the gallery. These proposed changes of use will require the creation of enhanced fire resistance ratings for demising partitions, an extension the existing sprinkler system to the gallery and some further modification of exiting.

Existing Zoning

Existing Zoning on the Property: **MCR - T 2.5/C 1.0/R 2.0**. The existing MCR "Main Streets" zoning of the property allows for the proposed uses, including the addition of community offices and a private or public gallery. The building is historically designated and this listing exempts the building from normal parking and loading requirements. Therefore, notwithstanding the proposed changes of use, no additional parking will be required for the site. The proposed Cowan Avenue entry to one of the Community Offices is not allowed in the by-law. This can be circumvented by either accommodating entry to this particular community office through the residential entry on Queen, or by making an application to the Committee of Adjustment for a variance from this by-law requirement.

Scope of Work

A detailed description of the proposed scope of work can be found in Section VI of this report. The work will include the code upgrades noted above, work required to create the modifications to unit layouts noted above (partitions, washrooms, kitchens etc.), repair to the fire damage area, and general refurbishment of existing conditions where necessary. We are assuming that the new tenants will undertake some of the more minor repair work directly or at least at their own cost.

Construction Cost Estimate

An overview of costs is included in Section V I I of this report and a more detailed breakdown of the construction costs is included in Appendix A3.

Construction Cost Total Estimate	$ 251,045
Consultant Fees Estimate (Design, Permit, Tender Documentation)	$ 30,000
Disbursements/Expense Allowance	$ 1,500
Contingency Allowance	$ 25,000
Total	**$ 307,545**

(Please note that no allowance has been made at this time for the potential additional costs involved in any further approvals process required as a result of the zoning status of the property.)

At this point we have assumed that construction will require approximately 10-12 weeks.

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I HISTORY OF THE SITE AND BACKGROUND TO THE REPORT

1313 Queen Street West, which is owned by The Municipality of Metropolitan Toronto, has been a Parkdale landmark since it was built in the 1930s. Located at the intersection of Queen St. West and Cowan Avenue in the City of Toronto, the two storey building, designated as a structure of architectural significance under the Ontario Heritage Act, was originally constructed to accommodate a police station.

In 1960s, the City of Toronto leased 1313 Queen from Metro and converted it to low income housing. The building was in use for this purpose until the Fall of 1994 at which time the City canceled its lease with Metro and returned the building. It has been vacant since that time.

In the summer of 1994, at the suggestion of the local Parkdale BIA and a group of artists, the Metropolitan Toronto Cultural Affairs Department asked Toronto Artscape Inc. to look at the building and provide advice regarding its suitability for artists' use. The building was seen to have a great deal of potential given its good location on Queen West in Parkdale, an area already home to many of Toronto's artists, and because it appeared that the existing interior configuration could relatively easily be converted to artists' live/work units. As well, it seemed that the neighbouring community was anxious to see this type of active and attractive use in the building.

Subsequent to a series of community meetings, it was suggested that the building should accommodate a combination of artists' live/work studios, a gallery and offices for local community groups. The Municipality of Metropolitan Toronto is therefore currently considering the possiblity of leasing 1313 Queen St. W. to Toronto Artscape Inc., a non-profit arts space agency, in order to accommodate these uses. This report describes a potential revised layout of the building to accommodate the uses suggested, an outline scope of the construction work required, as well as provide a preliminary cost estimate.

II EXISTING CONDITIONS

The existing building was built in two stages, with the original two storey plus basement, L-shaped form fronting onto Queen and Cowan, and with a two storey coach house addition (with slab on grade) later constructed to the rear of the property. Portions of the original structure are only one storey in building height above grade. Construction is a combination of combustible and non-combustible construction, with masonry perimeter bearing walls, concrete floors at grade with wood structure above.

All floors provide generous ceiling heights and the two above-grade floors have regularly placed windows in all of the exterior walls. As noted previously, the building was converted to housing in the 1960s, accommodating 9 units with laundry, service and storage facilities in the basement and with a layout providing the following unit breakdown:

(3) Five Bedroom Units
(2) Four Bedroom Units
(1) Three Bedroom Units
(3) Two Bedroom Units

9 Units in Total

Each apartment has a full kitchen and bath, with fixtures approximately 25 years old, some in reasonable condition and some requiring replacement. The building is in need of a general refurbishment, though the fundamental infrastructure is sound. The basement is fully sprinklered, though the balance of the building is not. Heat is provided through a permiter hot water radiator system with a gas fueled boiler in the basement. (See Mechanical scope of work for more detailed description of existing systems). The building is not air conditioned. There are a number of emergency exits, including an fire escape, though the existing arrangements do not comply with the current requirements of the Ontario Building Code. A fire alarm system exists in the building but is also in need of an upgrade. There was a fire in rear coach house area which significantly damaged one of the existing stairways and portions of Units 6 and 9. This area will have to be reconstructed. The existing exterior masonry wall is in good condition, though the existing windows require some refurbishment. The roof also seems to be in good condition with relacement of flashing required along some edges.

Approximate Existing Gross Building Area as follows:

Basement	7819 SF
Ground Floor	9086 SF
Second Floor	5484 SF
Total	**22389 SF**

III PROPOSED USES AND MODIFICATIONS

Toronto Artscape has provided input regarding the uses and modifications proposed for the building. These can be summarized as follows:

- Provide community office spaces (2) on the ground floor, one to be located in the existing five bedroom unit to the rear along Cowan with its own direct access, and the other to be located in the existing two bedroom ground floor unit along Queen St.
- Provide a space for a gallery on the ground floor adjacent to the Queen St. community office proposed above to be located in the existing four bedroom unit which faces onto the internal courtyard.
- Given the lack of demand for some of the very large units with many bedrooms currently provided in the building, modify the layouts of some of these to create a larger number of smaller units. Specifically this will entail creating four units out of the two that now exist in the rear coach house area (Units 6 and 9), and by creating three units from the two that exist on the second floor of the original portion of the building located along Queen and Cowan. (Units 7 and 8)

This would result in the following proposed space summary for the building:

(4) Two Bedroom Units
(5) One Bedroom Units
(9) Units in Total

plus (2) Community Offices (± 2900 SF Total)
(1) Gallery (± 1600 SF Total)

(See Appendix A for overall Unit Area summaries for the proposed layout.)

The basement will continue to house laundry, service and storage facilities for the building tenants. Physical changes to the building will generally be kept to a minimum within the overall objective of improving the utility and marketability of the building as noted above. It is anticipated that both prospective tenants and the community organizations who will assume control of the community spaces, will undertake some of the minor repairs directly and at their cost. (e.g. painting of individual units, some partition removal and repair)

I V OBC/RETROFIT REGULATIONS IMPLICATIONS

The requirements of both the Ontario Building Code and the Provincial Retrofit Legislation (O.Reg 627-92/Ontario Fire Code Section 9.5) will have an impact on the work required to the building.

It does not appear that the building was improved subsequent to the passage of the Retrofit Legislation in October of 1992 and therefore the building has generally been reviewed to determine the upgrades required. These are detailed in the Scope of Work section, but generally pertain to improvements to the life safety systems in the building. (Fire/smoke alarms, exiting arrangments.) While the existing demising walls between units do not conform to current OBC requirements, the legislation does not require that all fire resistance ratings be upgraded in cases where historical uses are ongoing, and we are therefore assuming the reuse of existing demising partitions wherever possible.

The Part 11 Renovation Section of the Ontario Building Code will apply where changes of use or modifications of existing situations are proposed. This will primarily affect the new gallery and community office areas but will also impact the units which are being further subdivided as noted above. The gallery presents a potentially high occupant load and therefore a higher hazard index, which will require that it be sprinklered and that the fire resistance ratings of its enclosure be improved to 45 min for walls and to 1 hr for ceilings and floors. Community Office ratings will have to be improved to 45 min. Upgraded ventilation requirements will also pertain to these spaces. New construction required to subdivide the units in the rear will be designed to conform with current OBC requirements. Exit arrangements have been modified in the proposed design to reflect the new layout and uses.

For a complete list of changes and improvements please see Section VI: Scope of Work. For a more detailed discussion of OBC/Retrofit issues see Appendix A2.

V EXISTING ZONING

We have informally reviewed the zoning status of the property with the City of Toronto Building Department, and the following information is available at this time:

Existing Zoning on the Property: **MCR - T 2.5/C 1.0/R 2.0**

The existing MCR "Main Streets" zoning of the property allows for the proposed uses, including the addition of community offices and a private or public gallery.

The building is historically designated and this listing exempts the building from normal parking and loading requirements. (There is no parking provided on site at present and there is no surplus physical site space available in which to add any.) Therefore notwithstanding the proposed changes of use, no additional parking will be required for the site, as long as no additions are suggested to the building.

There may be a zoning problem with the suggestion that one of the community offices opens directly from Cowan Avenue, the side street. The by-law restricts commercial entrances from the side streets. This can be circumvented by either accommodating entry to this particular community office through the residential entry on Queen, or by making an application to the Committee of Adjustment for a variance from this by-law requirement.

V I SCOPE OF CONSTRUCTION WORK

1.0 General Overview of Work Proposed by Floor

1.1 Ground Floor

.1 Convert unit #3 into Gallery:
-remove existing partitions as shown on proposed drawing
-reorganize washroom to be accessed off corridor(make good finishes)
-retain kitchen space
-ensure 45 min FRR to corridor and adjacent spaces
-1 hour FRR at floor and ceiling required (assume concrete floor adequate)
-sprinklers required

.2 Convert Units #2 & 5 into Community Offices
-tenants to remove partitions and undertake minor repair themselves ("sweat equity")
-reorganize washroom to be accessed off corridor (for Office # 1 only).
-ensure 45 min FRR to corridor and adjacent spaces

.3 Convert unit #6 into 2 units #6A & 6B
-add kitchen & washroom where shown
-modify partitions as shown
-add 2nd internal exit stair as shown with external door in existing masonry wall.
-repair fire damage to the rear

1.2 Second Floor

.1 Convert unit # 7 and a portion of unit #8 into two units #7A & 7B
-add kitchen & washroom where shown
-modify partitions as shown, with new unit entry door

.2 Convert unit #9 into 2 units #9A & 9B
-add kitchen & washroom where shown
-modify partitions as shown
-add 2nd internal exit stair as shown to interconnect with ground floor

1.3 Basement

.1 Enclose the existing stair to the ground floor

.2 Add doors to 2nd exit and to Storage room as shown on drawings

2.0 Site Work

.1 Demolish existing construction as as noted on plans

.2 Cleaning:
- all wall, floor, ceiling surfaces
- all plumbing fixtures, fittings
- all fire damaged surfaces in units 6A, 6B, 9A & 9B

- make allowance for examination & possible containment of loose asbestos insulation (seems limited to Sprinkler Room and Boiler Room in basement).

.3 Signage - Provide allowance for interior and exterior signage

3.0 Masonry

.1 Make good at new openings in masonry walls - Door to washroom at Community Office #1/Exit Door between Units 6A and 6B

4.0 Metals

.1 Metal security guards to all Basement windows

5.0 Wood & Plastics

.1 Rough Carpentry - rebuild floor and stairs at units # 9A and # 6A and create new stair between units 6A and 6B (9A and 9B)

.2 New laminate counters to unit #1

.3 New kitchen cabinets, counters etc. in units 7B, 9B, and 6B

6.0 Thermal & Moisture Protection

.1 Flashing to existing wood parapet -provide price in copper or alternate prepainted aluminum to match existing profile as shown on drawings

7.0 Doors & Windows

.1 New keying system to all unit entry doors & common area doors

.2 Add door closer to all unit entry doors

.3 Add latch to all exit doors

.4 Add new doors in locations noted with asterix on drawings-*
Assume hardware allowance for new doors

.5 Refurbish existing wood single\double hung windows into operable condition where noted on drawings - Ensure adequate operation for ventilation and security

8.0 Finishes

.1 Work by others: - painting of all suite interior surfaces (Assumed by tenants)
- repairs or replacement of existing flooring (Assumed by tenants)

.2 Install new proposed GWB partitions and demising walls as shown on drawings.

.3 Tile surrounds at proposed Washrooms & replacement at Unit #1

.4 VCT flooring at proposed new Kitchens & Washrooms & replacement at Unit #4 & #8

.5 Painting of all Common Areas (3 coats) and proposed new Kitchens & Washrooms (primer coat)

.6 Tub and tile surround restoration at Unit #4 (shower door removed)

.7 Replace T-bar ceiling panels (2' X 2') in Kitchen of Unit #4

.8 Add 2 layers 5\8" type GWB to ceiling of Gallery (to achieve 1 hr. FRR) and to ceiling above both Community Offices (to achieve 45 min FRR)

9.0 Mechanical

9.1 Description of Existing Systems

9.1.1 Domestic Water

.1 Water service (2" diameter) entry is from Cowan Avenue to water meter room.

.2 Domestic hot water is provided by four (4) 60 gallon Toronto Hydro rental tanks.
.3 Revisions will be required for new and relocated plumbing fixtures and as noted per specific notes.

9.1.2 Sanitary

.1 Sanitary piping from ground and second floors is routed through basement and leaves the building at the south-east corner.
.2 Sanitary piping at south east corner is broken and must be repaired.
.3 Sanitary revisions for ground and second floors will be required for new and relocated fixtures as detailed.

9.1.3 Sprinkler System

.1 The building has a 4" diameter sprinkler main entering from Cowan Avenue.
.2 Basement areas only are sprinklered.
.3 The sprinkler valves are not supervised or chained and padlocked in the open position. Since modifications to the sprinkler system are planned, supervised valves and flow switches will be required.
.4 An additional sprinkler zone will be added for the new Gallery.

9.1.4 Ventilation

.1 The building is not presently provided with a corridor make-up air unit and it is not required to meet code for the apartment use.
.2 Additional ventilation will be required for the Gallery and Offices 1 and 2 as described later in this report.
.3 Kitchens are presently not provided with any exhaust. Each Kitchen must be provided with an exhaust hood, ducted to the outside using 5" diameter ductwork, with the last six feet insulated to the exterior wall box.
.4 Washrooms presently are provided, typically, with exhaust fans. Contractor to confirm that all Washrooms are exhausting 100 cfm and that exhaust is ducted to outside. It was not possible during the site visit to determine exhaust duct routing and terminations.

9.1.5 Fire Extinguishers

.1 Fire extinguishers should be installed in corridors and service areas to meet code. Installation in cabinets is recommended over loose extinguishers.

9.1.6 Heating

.1 Building is heated with hot water, cast iron radiation and one boiler located in the Mechanical Room.
.2 The Boiler is American Standard Model G106W, 695,700 MBH approximately 20 years old.
.3 The system is not chemically treated. The building heating generally appears in operable condition except the south addition, which was quite cool at the time of the review.
.4 Allowance should be included to check the system particularly radiation not working, replace damaged rad control valves as needed, bleed system and put into good working order.

9.2 Mechanical Scope of Work

9.2.1 Typical Suites - General Items

.1 Provide Kitchen exhaust hood ducted to outside with 5" diameter ductwork, last 6' insulated to exterior wall box.

2 Confirm that Washroom exhaust fans are exhausting 100 cfm, and are ducted to the exterior.

9.2.3 Unit #1

.1 Replace kitchen faucet.
2 Replace shower head.

9.2.4 Unit #4

.1 Replace kitchen sink with ledgeback single compartment sink.
2 Provide new toilet seat and unplug toilet.
.3 Replace missing radiator in north Bedroom.

9.2.5 Unit #5/Community Office #2

.1 Provide packaged terminal unit ventilator with 20% outside air and hot water coil (McQuay RS series or equal by Keeprite). Delete radiator at location of new ventilator.
2 Provide self-contained thermostatic control valves on existing radiators.
.3 Check Washroom exhaust and provide kitchen exhaust as per general comments.

9.2.6 Unit #6

.1 Provide new Washroom c/w lavatory, toilet, tub and shower and exhaust fan.
2 Provide hot water radiation in new washroom.
.3 Check existing radiation for lack of heat in this area.

9.2.7 Unit 6B

.1 Provide double compartment sink and faucet and exhaust hood in new Kitchen.
2 Provide new water closet in Washroom.
.3 Provide new exhaust fan in Washroom.
.4 Check existing radiation for lack of heat in this area.

9.2.8 Unit 3/Gallery

.1 Provide sprinkler coverage, Ordinary Hazard Group 1. Connect as separate zone from main Sprinkler Room in Basement.
2 Remove bathtub in Washroom.
.3 Provide a 500 cfm HRV, 85% efficient for space ventilation requirements.
.4 Verify exhaust fan and provide Kitchen exhaust as per general items.
5 Provide self contained thermostatic control valves on existing radiators.

9.2.9 Unit 2/Community Office #1

.1 Remove bathtub in Washroom.
2 Provide packaged terminal unit ventilator with 20% outside air and hot water coil (McQuay RS series or equal by Keeprite). Remove existing radiator in location of new unit ventilator.
.3 Provide self contained thermostatic control valves on existing radiators.

9.2.10 South Stair (Fire Damage)

.1 Reinsulate existing piping; check piping for fire damage, if any, and replace as needed.

9.2.11 Unit 7B (New Unit)

.1 Provide double compartment sink and exhaust hood for new Kitchen.
2 Replace existing toilet.

.3 Replace broken radiator valve in north east Bedroom.
.4 Existing exhaust fan not working; replace.

9.2.12 Unit 7 (Subdivided)

.1 Provide lavatory, water closet, tub/shower, and exhaust fan for new washroom.

9.2.13 Unit #8

.1 Add legs to wall hung sink in Washroom.

9.2.14 Unit #9 (Subdivided)

.1 Provided lavatory, water closet and tub/shower and exhaust fan for new Washroom.

9.2.15 Unit #9B (New Unit)

.1 Provide double compartment sink and exhaust hood in new Kitchen.

10. Electrical

10.1 Description of Existing Systems

10.1.1 Main Service

.1 The building is supplied by a 200A 120/240V 1 phase and a 400A 120/240V 1 phase service.
.2 Suite panels are fed with 60A 120/240V 1 phase services.

10.1.2 Suite Panels

.1 Suite panels are 8 cct. Square "D" breaker type and appear to be in acceptable condition.
.2 New feeders and panels will be required for new suites.

10.1.3 Exit Lights

.1 Exit lights are incandescent lamp type without emergency battery backup and will need to be replaced with new exit lights.

10.1.4 Emergency Lighting

.1 No emergency lighting is provided in the building at the present time. Emergency battery lighting will be required to code.

10.1.5 Fire Alarm

.1 The existing system is a single zone Edwards #NC1221T panel with Series AC bells.
.2 The existing sprinkler valves are not supervised at the present time.
.3 A new fire alarm system with 20 zone control panel, remote annunciator panel, smoke detectors, heat detectors, D.C. bells, pull stations, and connection of sprinkler alarm and supervisory devices will be required.

10.1.6 Common Area Lighting

.1 New lighting will be required in Corridors and Stairwells.

10.1.7 Suites

.1 Lighting fixtures, generally will be replaced with new.
.2 Additional fixtures will be provided for new Kitchens/Washrooms.
.3 GFF receptacles will be required in all Washrooms.

10.1.8 Community Offices & Gallery

.1 New lighting will be provided in these areas to suit space functions.
.2 Receptacles will be added to suit layout and equipment requirements.
.3 Existing electrical panels in these areas may require upgrading subject to load requirements including new mechanical equipment.

10.2 Electrical Scope of Work

10.2.1 Existing Suites - General Requirements

.1 Replace existing lighting fixtures:

Kitchen -	2 lamp fluorescent, wrap around lens
Washrooms	2 lamps incandescent 60W wall bracket
Bedrooms	ceiling incandescent, 2-60W, round white glass diffuser

Hallways incandescent 1-60W with white globe

.2 Provide GFI receptacle in Bathroom. Connect to existing circuit.

.3 Provide wired 120V smoke alarm between bedrooms and living area. Connect to un-switched side of washroom lighting circuit.

.4 Secure existing stove receptacle to wall per code, maximum 150 mm to top AFF.

10.2.2 New Suites - General Requirements

.1 Provide new 60A 120/240V service and 16 cct. circuit breaker suite panel.

.2 Disconnect existing receptacles, fixtures and switches from existing panel in adjacent suite to new suite panel.

.3 Provide receptacles in Kitchen to code; stove receptacles, fridge receptacle, split counter receptacles, general use receptacle.

.4 Provide coverage of receptacles in Suite to code requirements.

.5 Provide smoke alarm.

.6 Provide GFI receptacle in Washroom.

10.2.3 Unit #5/Community Office #2

.1 Provide two lamp wrap around fluorescent lighting in all areas except Washroom.

.2 Provide typical fixture in Washroom.

.3 Add receptacles for office equipment as needed.

.4 Provide power to unit ventilator.

.5 Upgrade existing panel/feeder if required.

10.2.4 South Stairwell (Fire Damage)

.1 Replace all existing wiring, lighting and devices in this area on both levels.

10.2.5 Unit #6 (Revised)

.1 Provide lighting, fan connection and GFI receptacle for new Washroom.

10.2.6 Unit 6B (New Unit)

.1 Provide new feeder and suite panel.

.2 Provide lighting, stove receptacle, fridge receptacle, split counter receptacles and general use receptacle for new Kitchen.

10.2.7 Unit #3 - New Gallery

.1 Provide new lighting to suit gallery requirements.

.2 Provide power to HRV unit.

.3 Add emergency battery lighting and exit lights.

10.2.8 Unit #2 - Community Office #1

.1 Provide two lamp wrap around fluorescent lighting in all areas except Washroom.

.2 Provide typical fixture in Washroom.

.3 Add receptacles for office equipment as needed.

.4 Provide power to unit ventilator.

.5 Upgrade existing panel/feeder if required.

10.2.9 Unit #7

.1 Provide lighting, exhaust fan connection and GFI receptacle for new Washroom.

10.2.10 Unit #7B (New Unit)

.1 Provide new feeder and suite panel.

.2 Provide lighting, stove receptacle fridge receptacle, split counter receptacles and general purpose receptacle for new Kitchen.

.3 Disconnect existing wiring devices and fixtures from existing Panel #7 and connect to new suite panel.

10.2.11 Unit #8

.1 Shorten feed to loose 240V receptacle and install receptacle in North East corner of living room. Provide 15A 2P breaker in panel and space fillers.

10.2.12 Unit #9

.1 Provide lighting exhaust fan connection, and GFI receptacle for new Washroom.

10.2.13 Unit #9B (New Unit)

.1 Provide new feeder and suite panel.

.2 Provide lighting, stove receptacle fridge receptacle, split counter receptacles and general purpose receptacle for new Kitchen.

.3 Disconnect existing wiring devices and fixtures from existing Panel #7 and connect to new suite panel.

10.2.14 Fire Alarm System

.1 Provide new 20 zone fire alarm control panel and annunciator panel at entrance vestibule.

.2 Connect sprinkler supervisory switches, two flow switches and low pressure switch.

.3 Provide photo-electric type smoke detectors in corridors; maximum spacing 50ft. between detectors, maximum 25 ft. from end walls.

.4 Provide photo-electric type smoke detector on separate zone at top of each stairway.

.5 Provide ionization type smoke detector in Main Electrical Room.

.6 Provide heat detector in Vestibule of each Suite, storage rooms, Janitor Rooms etc.

.7 Provide new fire alarm bells/horns on two circuits throughout the building. Add bells in new units

.8 Existing pull stations may be reused. Relocate or provide new pull stations to suit layout changes.

.9 Provide new wiring for system including new power supply from Main Electrical Room.

10.2.15 Zoning Schedule:

.1	Basement Floor	-	Alarm
.2	Ground Floor	-	Alarm
.3	2nd Floor	-	Alarm
.4	Basement Sprinkler Flow	-	Alarm
.5	Ground Floor Sprinkler Flow	-	Alarm
.6	Stair #1	-	Alarm
.7	Stair #2	-	Alarm
.8	Stair #3	-	Alarm
.9	Stair #4	-	Alarm
.10	Stair #5	-	Alarm
.11	Sprinkler Supervisory Valve	-	Supervisory
.12	Sprinkler Supervisory Valve	-	Supervisory

.13 Sprinkler Supervisory Valve - Supervisory
.14 Sprinkler Supervisory Valve - Supervisory
.15 Sprinkler Supervisory Valve - Supervisory
.16 Sprinkler - Loss of Pressure - Supervisory
.17 Spare
.18 Spare
.19 Spare
.20 Spare

10.2.16 Exit Lighting

.1 Provide new LED panel exit lights with 12volt DC emergency battery option for all common areas to code requirements.

10.2.17 Emergency Battery Lighting

.1 Provide emergency battery units and unit mounted or remove lighting heads to provide code required illumination in corridors, stairwells, offices, gallery, main electrical room, laundry, and boiler room.

10.2.18 Lighting

.1 Provide new lighting fixtures in all corridor areas. Fixtures to be 2 lamp fluorescent wrap around, spaced approximately on 12 ft. centres.

.2 Provide new lighting in stairwells. Fixtures to be 2 lamp cube lights, with one fixture installed at each landing or intermediate landing.

10.2.19 Existing Miscellaneous Relocation/Revision Items

.1 Relocate F/A pull station in Entrance vestibule to south side of glazing.

.2 New exit light at north west entrance to be installed at lower level above door.

.3 Install a telephone type security entry system to the residential entry of the building.

VII CONCEPTUAL COST ESTIMATE

The following summarizes a preliminary estimate of construction costs based on the scope of work as outlined above as well as an estimate of consulting costs required to complete the design and construction documentation. See Appendix A3 for a more detailed estimated construction cost breakdown.

Construction Cost Breakdown

Gallery		$ 15,690
Community Offices (Units # 2 and # 5)		$ 19,150
Create Units 7A & 7B		$ 16,155
Create Units 9A, 9B		$ 21,925
Create Units 6A, 6B		$ 15,670
Basement Work		$ 2,380
General Conditions (GC/See Appendix breakdown)		$ 37,700
Fire Damage Repair		$ 16,350
Roof Flashing Repair		$ 900
Closers, Catches, Doors		$ 11,600
Window Repair		$ 6,000
Finishes		$ 8,000
Ceramic Tile	$ 2,500	
Painting Common Areas	$ 5,000	
V C T	$ 500	
Mechanical		$ 21,425
Electrical		$ 36,100
Sub-Total		$229,045
Overhead/Profit		$ 22,000
Construction Cost Total		**$ 251,045**
Consultant Fees Estimate (Assumes design, permit and tender documentation as well as ± 10 weeks contract admininistration)		**$ 30,000**
Disbursement/Expense/Printing Allowance		**$ 1,500**
Contingency (±10% of above)		**$ 25,000**
Overall Total		**$ 307,545**

At this point we have assumed that construction will require approximately 10-12 weeks.

Appendix A1 Proposed Unit Areas

Conversion of 1313 Queen St. West, Toronto
Feasibility Report

Feb. 23, 1996

Unit Areas
(Please note that these areas are approximate)

Ground Floor

Total Gross Floor Area			**9086 SF**	844 m²
Gallery	1630	SF		151 m²
Community Office #1	1105	SF		103 m²
Community Office #2	1806	SF		168
Unit 1	740	SF		
Unit 4	799	SF		
Unit 6	702	SF		
Unit 6B	544	SF		
Total Leaseable Ground Floor	**7326**	**SF**		

Second Floor

Total Gross Floor Area			**5484 SF**	509.5 m²
Unit 9	755	SF		
Unit 9B	681	SF		
Unit 7	858	SF		
Unit 7B	728	SF		
Unit 8	819	SF		
Total Leaseable Second Floor	**3841**	**SF**		

Basement

Total Gross Floor Area			**7819 SF**	726 m²
Shooting Range	1980	SF		183 m²
Storage	2058	SF		
Mechanical Room (total)	1512	SF		
Laundry/B1/Closet	812	SF		
Total Net Area Basement	**6362**	**SF**		

Total Gross Square Footage	**22389 SF**
Total Leaseable Square Footage	**17529 SF**

Appendix A2 Ontario Building Code Summary Memos

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Architecture
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18 February, 1996

Memo
Re: 1313 Queen St. West Feasibility Study
OBC/Retrofit Legislation Implications

To: Dave Syrett

From: Joe Lobko

cc: Susan Wright, Artscape
Jurgen Behn, Day & Behn Engineering
Doug Lowe, DASD Contracting

David, the purpose of this memo is to summarize our recent discussions regarding the potential implications of the retrofit legislation and the OBC on the proposed occupancy of the building at 1313 Queen St. Please find enclosed three sketches, A1, A2, A3, describing the proposed use and partial reorganization of the building. As I understand it, the Retrofit legislation applies to all residential buildings in the province and will therefore also apply here, while Part 11 of the OBC will apply to areas of the building proposed for renovation or change of use. The following summarizes the key issues:

1. Under the retofit legisation, the existing fire separations are deemed to provide the required 45 minute separation between suites, even though the existing 3/8" GWB does not comply with the current OBC, in areas where we are not proposing any changes to use or layout. The exisitng kalamein doors are also acceptable where we propose no changes.

2. We are planning to upgrade the existing alarm system to include interconnected smoke detectors in the corridors and are considering the installation of heat detectors in the units, to comply with the Retrofit legislation. (Jurgen Behn wondered if the heat detectors were actually required in the units?)

3. Where Artscape is proposing a change of use to include community offices and a gallery, Part 11 of the OBC will apply.

   Community offices will require a 45 min FRR from all adjacent spaces, and we will have to upgrade the existing construction to ensure that this is provided. (Add one layer 5/8" Type X GWB to each side of existing partitions and one layer to ceiling as the most economical way to achieve this? Community office to front has unit above, office to rear has roof above.)

   The **gallery** suggests a much higher potential occupant load (high hazard index) and therefore you have suggested providing a 1 HR FRR to floors and ceiling and a 45 min FRR to walls to adjacent spaces. (Existing floor is concrete which we assume provides the required FRR, but we will have to add two layers of 5/8" Type X to underside of roof structure above. Gallery is in one storey portion of the structure.)

   The separations noted above will also apply to the existing washroom areas which are to be converted from private unit washrooms to public washrooms for the use of the community space area.

The gallery will also have to now be sprinklered.

New unit entry doors with appropriate ratings shall also be provided to these three spaces. Kalamein doors insufficient in these areas?

These new uses will also precipitate ventilation (and electrical?) requirements. Jurgen to specify.

4. Where Artscape proposes to change the number of units by creating smaller units out of larger units, the new work shall comply with the OBC. It is worth noting that the population of the building will be reduced. Generally speaking this implies providing a 45 min FRR between units where new unit demising partitions are proposed. Existing corridor walls can remain.

5. Exiting:

Existing exit arrangements, including the continued use of the existing fire escape are generally acceptable with the following exceptions:

Latches will be added to all existing exit doors.

In the rear coach house area we are proposing new exterior exit stairways to ensure two means of egress from each unit.

We are proposing a new partition in the main residential entry lobby to separate all but one of the ground floor units from the existing open stair to the second floor. (This stair has a door at the top but is open to the lower level).

The existing stair open to the basement will be partitioned at the lower level with a new door. (I understand that Artscape is not proposing any changes of use to the basement level. Currently, or recently, used as storage, service and laundry spaces.)

We are adding a door at the ground level which will provide security separation from the community spaces to the front from the residential uses adjacent. This door will act as a second means of egress from the community spaces in the event of an emergency.

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LEBER/RUBES INC.
CONSULTING ENGINEERS
FIRE SAFETY PLANS
LIFE SAFETY STUDIES
SPRINKLER SYSTEM DESIGN
FIRE ALARM SYSTEM DESIGN
BUILDING CODE CONSULTING

TO:	Joe Lobko	DATE:	Feb 22, 1996
COMPANY:	Joe Lobko Architect Inc.	PROJECT:	1313 Queen St W
FAX NUMBER:	(416) 778-7594	PROJECT #:	96044
FROM:	D. Syrett	CC:	
SUBJECT:	feasibility study	Pages:	1

This note summarizes our telphone discussion of the other day concerning the Code requirement for sprinklers based on the proposed new art gallery on the first floor.

The existing 2-storey residential property has a *building area* (first floor footprint) of 842 sq m (9056 sq ft).

According to Table 11.4.1.C. OBC, the proposed change of major occupancy (art gallery) has a Hazard Index of 6 based on the size of the building.

According to Table 11.4.1.A. OBC, the Construction Index for the existing condition is 5 at the most, but more likely a 3 or 4 based on my understanding of the existing combustible construction.

Table 11.3.1.C. OBC requires a 1 h rating plus sprinkler system since it is not possible to comply with Table 11.4.1.A. for a C.I. of 6 (ie. 1 h noncombustible)

The Compliance Alternative (C.A.) in other parts of Table 11.3.1.C. requires "sprinklers in locations where assemblies do not comply with Table 11.4.1.A." The applicable C.A. in this case requires "1 h rating plus sprinkler system" This could be interpreted to mean the entire building must be sprinklered.

Despite the above, it is reasonable to sprinkler the art gallery only given the following:

- existing *building area* is only 40 sq m over the limit in Table 11.4.1.C. for A H.I. of 4, and the second storey is smaller (ie. 520 sq m),
- 2 streets for fire department access which exceeds min required by Part 11 OBC for the proposed "change of use", and
- basic principle of Part 11 is to compensate for adverse affect the new use has on existing portions of the building, not the other way around.

Hope this rationale helps.

Regards,