

TMAC v. Toronto and Edge

Building Inspection Report – Paragraph 18(b) of Minutes of Settlement

Inspectors from Toronto Buildings have conducted a visual inspection of the Property (as defined in the Minutes of Settlement) in accordance with the following enclosed plans:

- (1) LGA Architectural Partners which formed the basis of building permit 13 230272 BLD issued on March 19, 2015 (A101, 102 and 103), and
- (2) United Engineering Inc., which formed the basis of building permit 13 230272 HVA issued on September 13, 2013 (8AH, 8BH, 8CH and 8DH).

Based on this review, the inspectors have identified the following:

First Floor – A101

Artist Residence – Room 002A

The inspectors were not able to gain access inside this space. However, they were able to identify that no finishes or fixtures have been installed in this space. In particular, neither the bathroom nor kitchenette have been installed.

The exterior guard to this area is missing.

There is a strip of missing non-combustible exterior cladding towards the south end of the exterior of this area.

Lobby Washroom – 003B

The door operator to the washroom and grab bar in the washroom are missing.

Member's Lobby – 003A

The handrail on the left side of the stairway is missing.

Second Floor – A102

Most door hardware (handles and latches) have not been installed. Inspectors were advised by an UrbanCorp representative on site that the uninstalled hardware is present at the Property, but did not independently verify this.

Entrance to the Theatre – D102A

Automatic door closers are missing on these doors.

Entrances to the Theatre – D102 F and D102 G

These doors are missing.

Universal Washroom – D111

Door operator and hook have not been installed.

Sprinkler Valve Room – D106B

Automatic door closer is missing on this door.

Third Floor – A103

Most door hardware (handles and latches) have not been installed. Inspectors were advised by an UrbanCorp representative on site that the uninstalled hardware is present at the Property, but did not independently verify this.

Projection Room – 216

Steps, handrail and guard have not been installed.

Expansion Office – 202

Frame and door have not been installed. Pipe chase wall next to the rough-in kitchenette has not been installed.

CFMDC Open Office – 206B

Sections of drywall have been removed due to water damage.

Plumbing

Some of the plumbing at the Property is un-finished and only roughed-in, with no sinks or other fixtures installed. This is consistent with the building plans, except that in room 206B, the fixtures were removed due to water damage.

Theatre HVAC – 8AH, 8BH, 8CH, 8DH

The theatre is unfinished and is a mere shell. A visual inspection was carried out in accordance with the HVAC plans.

Only about 3 meters of main trunk duct work in room 215 that is to carry air supply to the theatre has been installed.

Air handling units have not been installed.

4 branches of duct work into the theatre has not been installed.

The proposed main trunk duct work will interfere with head space and ceiling heights in multipurpose room 214B and kitchen 215. This aspect of the HVAC system will likely have to be redesigned.

HVAC General

There are missing grills / covers on duct openings throughout the Property.