

From: [Tom Knezic](#)
To: [Planning and Housing](#)
Subject: [External Sender] Tom Knezic - comments for 2024.PH14.7 on July 11, 2024 Planning and Housing Committee
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To the City Clerk:

My name is Tom Knezic, I'm a partner at Solares Architecture in Toronto. Recently we re-designed one of our projects, a second-floor renovation and third floor addition to an existing mixed-use building on a corner lot, to experiment with the concept of single exit stairs. The design resulting uses a single exit stair to create eight attractive medium sized apartments above an operating restaurant and bar, and I have to say it was quite successful. Conversely, we also found by way of comparison that a design that uses a second exit stair is not feasible in this typical main street building, as it would consume at least 37sm (400sf) of rentable floor area, or the size of a small apartment. More so, a second exit stair would completely disrupt the circulation and access to windows on the residential levels and greatly compromise the ground floor restaurant and café space by landing in the middle of them. We also came to see that the single exit stair can also benefit a neighbourhood positively by allowing better street level commercial spaces. I now believe that allowing a single egress stairs from low rise multiunit buildings would improve the quality of our urban housing stock and increase the supply.

Regards,

Tom Knezic, OAA
Principal

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