

DECISION AND ORDER

Decision Issue Date Thursday, November 18, 2021

PROCEEDING COMMENCED UNDER Section 45(12), subsection 45(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended (the "Act")

Appellant(s): FOONG HO NG-EVANS

Applicant(s): LISA MUNRO

Property Address/Description: 264 CRAWFORD STREET

Committee of Adjustment File

Number(s): 20 207976 STE 11 MV

TLAB Case File Number(s): 21 180699 S45 11 TLAB

Hearing date: October 25, 2021

Deadline Date for Closing Submissions/Undertakings: N/A

DECISION DELIVERED BY JUSTIN LEUNG

REGISTERED PARTIES AND PARTICIPANTS

Applicant/Party	LISA MUNRO
Party's Legal Rep.	SAMANTHA LAMPERT
Appellant	FOONG HO NG-EVANS
Participant	MICHAEL ELGIN FAREWELL
Expert Witness	SEAN GALBRAITH

INTRODUCTION

This is an Appeal from a decision of the Toronto-East York Committee of Adjustment (COA) pertaining to a request to permit a series of six Variances for 264 Crawford Street.

The Variances, if allowed by the Toronto Local Appeal Body (TLAB), would permit the construction of a new laneway suite

This property is located in the Trinity-Bellwoods neighbourhood in the Old City of Toronto which is situated north of Dundas Street West, and bounded by Shaw Street to the west and Montrose Avenue to the east. The property is located on Crawford Street, south of Harrison Street and north of Dundas Street West.

At the beginning of the Hearing, I informed all parties in attendance that for context I had performed a site visit of this subject property and reviewed the disclosure material that had been submitted. However, my findings and ruling will now be based on evidence presented during the Hearing.

BACKGROUND

The Variances that had been requested are outlined as follows:

1. Chapter 150.8.50.10.(1)(B) By-law 569-2013

On a lot with a residential building and an ancillary building containing a laneway suite, with a lot frontage greater than 6.00 m, a minimum of 85% of the area between the rear main wall of the residential building and the front main wall of the ancillary building containing a laneway suite must be for soft landscaping (63.65 m²).

In this case, 57% of the area between the rear main wall of the residential building and the front main wall of the ancillary building containing a laneway suite will be soft landscaping (42.92 m²).

2. Chapter 150.8.60.20.(2)(B) By-law 569-2013

The minimum required rear yard setback for an ancillary building containing a laneway suite is 1.50 m.

In this case, the new second storey laneway suite addition will have a rear yard setback of 0.62 m.

3. Chapter 10.5.60.20.(4) By-law 569-2013

An ancillary building or structure may be no closer than 2.50 m from the original centreline of a lane.

In this case, the new second storey laneway suite addition will be located 2.45 m from the original centreline of a lane.

4. Chapter 150.8.60.30.(2) By-law 569-2013

The front main wall of an ancillary building containing a laneway suite may not penetrate a 45 degree angular plane projected towards the rear lot line beginning from a height of 4.00 m at a distance of 7.50 m from rear main wall of the residential building.

In this case, the new second storey laneway suite addition will penetrate the 45 degree angular plane projected towards the rear lot.

5. Chapter 150.8.60.30.(5) By-law 569-2013

The permitted maximum building width of an ancillary building containing a laneway suite is 8.00 m.

In this case, the new second storey laneway suite addition will have an overall width of 8.66 m.

6. Chapter 150.8.60.40.(1)(A) By-law 569-2013

The maximum permitted height of a laneway suite is 6.00 m.

In this case, the new second storey laneway suite addition will be 6.5 m in height.

These Variances were heard and partially approved at the June 16, 2021 Toronto-East York COA meeting. Variances Nos. 4 and 6 were refused with the remaining Variances approved by the Committee. Subsequently, an Appeal was filed with the TLAB on July 7, 2021 by Foong Ho-Ng Evan and the TLAB scheduled a Hearing on October 25, 2021 for all relevant Parties to attend.

MATTERS IN ISSUE

The Appellant, Foong Ho-Ng Evans, continues to express concerns with the proposal. Her position remained unchanged while the Applicant's legal representative Samantha Lampert stated that her client was now proposing to remove Variances Nos. 4 and 6 and to proceed with this Appeal with the remaining Variance requests only.

Ms. Evans contends that the revised proposal would still create an adverse impact to her neighbouring property, particularly as it relates to decreased sun exposure for her backyard vegetation. Ms. Lampert indicated that this revised proposal will act to limit adverse impacts and will not be creating a condition, with the laneway suite, which is atypical of this neighbourhood's attributes.

Here, the TLAB will need to analyze the proposal as presented to determine if it, in its current revised form, meets normative standards as established in related Planning legislation and policies.

JURISDICTION

Provincial Policy – S. 3

A decision of the Toronto Local Appeal Body ('TLAB') must be consistent with the 2014 Provincial Policy Statement ('PPS') and conform to the Growth Plan of the Greater Golden Horseshoe for the subject area ('Growth Plan').

Variance – S. 45(1)

In considering the applications for variances from the Zoning By-laws, the TLAB Panel must be satisfied that the applications meet all of the four tests under s. 45(1) of the *Planning Act*. The tests are whether the variances:

- maintain the general intent and purpose of the Official Plan;
- maintain the general intent and purpose of the Zoning By-laws;
- are desirable for the appropriate development or use of the land; and
- are minor.

Amended application

(18.1) On an appeal, the Tribunal may make a decision on an application which has been amended from the original application if, before issuing its order, written notice is given to the persons and public bodies who received notice of the original application under subsection (5) and to other persons and agencies prescribed under that subsection. 1993, c. 26, s. 56; 1994, c. 23, s. 26 (7); 2017, c. 23, Sched. 5, s. 80.

Exception

(18.1.1) The Tribunal is not required to give notice under subsection (18.1) if, in its opinion, the amendment to the original application is minor. 2017, c. 23, Sched. 5, s. 98 (5).

EVIDENCE

The Hearing commenced with Samantha Lampert, of Davies Howes LLP, stating she is the legal representative for the Applicant. She indicated that, after the COA meeting, her client has elected to revise their proposal and, as such, no longer require Variance Nos. 4 and 6 for this proposed laneway suite. Those Variance requests pertain to the angular plane and building height for a laneway suite. They have prepared revised drawings which are part of the disclosure documents as well.

A person in attendance, Michael Farewell, had asked for clarification to determine if he was designated a Party to this Appeal matter. Ms. Lampert raised concerns that the documentation which Mr. Farewell had submitted was not done in accordance with TLAB Rules. I stated that due to this, I would elect to provide Participant status to Mr. Farewell allowing him to participate in this Hearing.

Ms. Lampert then requested that Sean Galbraith be called to present Expert Witness testimony to the Tribunal. I asked if there were any questions or comments relating to this. Not receiving any, I indicated that I had reviewed Mr. Galbraith's curriculum vitae and qualified him to provide opinion evidence in the field of land use planning.

The following exhibits were entered into evidence:

Exhibit 1-Expert Witness Statement of Sean Galbraith

Exhibit 2-Responding Expert Witness Statement

Exhibit 3-Document Disclosure

Exhibit 4-Visual Exhibit

Mr. Galbraith referred to visual exhibits, which had been submitted as part of the disclosure documents. He used this to show the original proposal, as presented at COA, and the revised proposal now before the TLAB. The previous Variance requests for angular plane and building height were no longer being proposed. Part of the changes to this proposed laneway suite have resulted in a new dormer and cantilever being introduced as well.

Mr. Galbraith then proceeded to outline his geographic study area, as required for in-fill type development as per the City's *Official Plan (OP)*, as amended by *Official Plan Amendment 320 (OPA 320)*. The study area is bounded approximately by Ossington Avenue to the west, Dundas Street West to the south, Grace Street to the east and College Street to the north. He noted that several of the commercial properties which are situated along College Street are excluded from this study area and explained that those properties which were excluded here were not seen as appropriate for his study area. He explained that redevelopment is occurring in this area resulting in a varied residential building typology with most properties having narrow setbacks and have rear laneways, which are typically attributed to older Toronto neighbourhoods.

Along Crawford Street, his photograph study showed that several of the properties had two storey detached garages situated along the rear laneway, with some having been converted for laneway suite usage. He noted that the revised proposal had been submitted to the City for an additional Zoning Review so as to confirm the Variance requests which were required to facilitate this proposed laneway suite. The proposed cantilever is along the rear portion of the detached garage and is Zoning compliant.

In terms of s.2 of the *Planning Act*, Mr. Galbraith explains that this proposal would give consideration for matters of provincial interest as required by s. of the Act and opines that this proposal is consistent with policy considerations providing for a range of housing options and intensification in appropriate areas. The laneway suite, he contends, would be appropriate as such. He further opined that the *Provincial Policy Statement* and the *Growth Plan for the Greater Golden Horseshoe* are also consistent here.

Mr. Galbraith noted that this property has a '*Neighbourhoods*' designation. The property's rear detached garage would be converted to accommodate a laneway suite, complying with both the OP and *Zoning By-law*. In terms of side yard setback, the proposal will be Zoning compliant. He contends that the proposed 0m side yard setback is permitted for laneway suites.

With regards to the Appellant's property, he states that the laneway suite will not have views onto the Appellant's backyard. The two parking spaces within the detached garage will be retained and two bicycle spaces will be allocated here, to meet City requirements pertaining to laneway suites.

In terms of s. 4.1.5 of the OP, he opines that this is a modest form of intensification which respects and reinforces the prevailing physical local area context. The proposal is for a two-storey laneway suite, situated atop a detached garage, which is permitted as per City policies. It would meet the intent and purpose of the OP, and would be a consistent form of development for this neighbourhood.

The subject property has an R or residential Zone designation. With regards to the soft landscaping Variance request, he argues that this request is not unreasonable and can be attributed to the current site conditions, which is a lot situated within a denser urban area. The building width provisions of the *Zoning By-law* to regulate the size of the laneway suite. He contends that the building width Variance will not act to overwhelm the existing dwelling on the property and that this laneway suite's massing will not act to negatively impact the Appellant's adjacent property.

Mr. Galbraith then presented to the Tribunal a sun-shade study that had been commissioned to show the proposed laneway suite and how it would potentially affect sunlight towards adjacent properties. With this study, he concludes that the laneway suite's introduction will not act to adversely impact the sunlight to the Appellant's property. In addition, as the two parking spaces in the detached garage, where the laneway suite is proposed to be built atop, are being retained, there will not be a need for additional on-street parking to be provisioned for.

He then outlined that there was a tree-related condition, as proposed by City Urban Forestry staff. City Engineering staff also proposed conditions requesting drawings be provided to show location for storage of garbage bins and that a new municipal address be assigned for the laneway suite. These conditions are appropriate if this proposal were permitted by the TLAB.

Ms. Lampert asked why Mr. Galbraith picked 12PM as an appropriate time period for analysis for his sun-shade study. He explained that this would be the 'worst' timeframe as it relates to access for sunlight. Here, it is further stated that in such a scenario that the sunlight access is not detrimentally impacted.

I asked Mr. Galbraith to explain the intent of the angular plane provisions within the Zoning By-law. Mr. Galbraith did re-iterate that the Variance request for the angular plane was now being withdrawn by his client. He did explain that its intent is to limit shadow and massing impacts. The revised proposal is now introducing a dormer which will be Zoning compliant.

Ms. Evans then proceeded with cross-examination of Mr. Galbraith. She asked about the location of the tree in his sun-shade study. She then asked for elaboration on why 12PM was picked for this study. Mr. Galbraith responded that his study also assessed the sunlight access at other times, such as at 2PM 12PM was chosen to focus on as it could be the time where the most adverse impact for sunlight access could possibly occur.

I stated that the City Council had passed the laneway suite policies. As such, that is not an issue which would be relevant for discussion here. The Hearing here is to consider the Variance requests and to determine whether they meet the four tests for Variance, as per the *Planning Act*, or not.

Ms. Lampert then proceeded to cross-examine Ms. Evans. Ms. Evans confirmed that the rear addition existed when she purchased the property. She also acknowledged that there is height difference between her main dwelling and the rear addition and that some sunlight traverses onto her property.

Ms. Lampert asked Ms. Evans if she is aware that there is no Variance requesting a decrease in the yard space of this subject property. Ms. Evans stated she is aware of this. Ms. Lampert proceeded to explain that if this proposal was built according to Zoning requirements, that the soft landscaping Variance would still be required. Ms. Evans acknowledged this.

I noted that Ms. Evans had used photographs in her oral testimony where she used a structure (as a visual representation of the proposed laneway suite) to show potential reduction in sunlight to her property. I asked if she is aware that generally a sun-shade study is prepared to address sunlight issues. She stated she was not aware of this.

In her closing remarks, Ms. Lampert provided case law to the Tribunal To support the Variances requested. She contends that further public notification does not need to occur. She cites an OMB decision of *Sener v. Toronto* where the decision-maker outlined criteria an adjudicator should use to determine whether additional public notification is required. A second TLAB decision for 216 Seaton Street where revisions had been made to the proposal. A Party to the Appeal matter had requested an adjournment due to this, which was refused by the Member. The decision here states that the changes to the proposal are a material decrease and, as such, public notification is not deemed necessary. Ms. Lampert believes the changes to the proposal have resulted in a decrease in scale and impact and as such, as per s. 18.1.1 of the *Planning Act*, does not believe additional public notification is necessary.

Given the revised Application before the TLAB, I would find that it is a material decrease of scale and impact and, as such, further public notification is not required pursuant to s.45 (18.1.1) of the Act.

Ms. Evans stated that the height for this proposed laneway suite continues to be concerning for her. She believes further regulation of laneway suites by the City may be appropriate and she believes there is an area of the City where laneway suites have been prohibited, due to local resident opposition.

I indicated to Ms. Evans that planning is done comprehensively to determine the public interest. One of the components of public interest is resident comments. However, Planning Applications but are accessed by the decision-maker based on all relevant issues and whether the proposal constitutes good planning or not.

Ms. Lampert, in closing, outlined that Mr. Galbraith was the only Expert Witness in attendance at the Hearing. Furthermore, his evidence, as presented, was uncontroverted. This evidence demonstrated that the four tests for Variance, as per the *Planning Act*, were met with this proposal. In addition, the Variance request are not substantive and would not be a significant departure from Zoning provisions. She then cited TLAB decision for 384 Wellesley Street East, where the Member found that there was already an impact to sunlight to the adjacent properties and that the proposal will not significantly increase such a condition.

ANALYSIS, FINDINGS, REASONS

The previous section had outlined that the Applicant, prior to the TLAB Hearing, had elected to make changes to their proposal to eliminate Variance Nos. 4 and 6. This would be consistent with the partial approval that had been provided by the COA. In addition, it would also correlate to the Planning staff report's recommendations for a partial approval of the Variance requests as well. While so, the Appellant Ms. Evans continues to oppose the proposal citing potential impacts to her property. I note that Ms. Evans was self-represented at the Hearing and provided lay witness testimony to the Tribunal. Based on the presentation as made by the Applicant's legal representative Ms. Lampert, I find that no additional notice is required for the revised proposal, in accordance with s. 18.1.1 of the *Planning Act*. The quantum of Variances has now been

reduced and, as a result, the scale and intensity of the proposal has also been materially decreased. As such, I find that the broader public would not have continued interest or concern with the proposal.

Ms. Evans elected to be self-represented and presented her arguments to the TLAB. Participant Mr. Michael Farewell did not make presentations to the Tribunal. The Applicant had their lawyer Ms. Lampert and Expert Witness Mr. Sean Galbraith appear on their behalf.

Mr. Galbraith provided a comprehensive assessment of the revised proposal and attempts which he and his client have made to have a laneway suite which would be of a more compatible form of development for this neighbourhood. He presented drawings, as contained in the disclosure documents, which were used to show how the laneway suite, to be constructed atop an existing detached garage, would appear, if permitted by the TLAB:

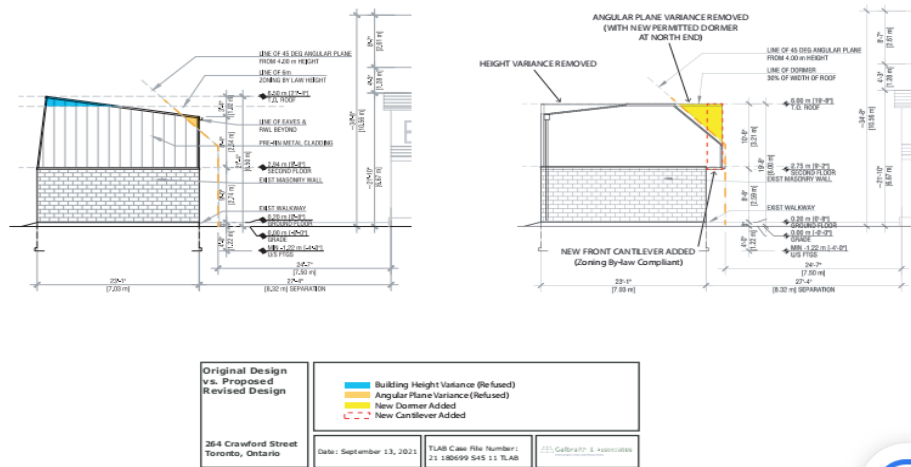


Figure 1: Original Design vs. New Design {from ‘Visual Exhibits submitted to TLAB (September 13, 2021)’}

As had been opined by Mr. Galbraith, and is accepted as compelling evidence by this Tribunal, he had comprehensively outlined how this revised proposal would be a complementary form of development for this neighbourhood context. It was also elaborated on in his *Expert Witness Statement*:

“11.15.10 In my opinion, the Proposed Laneway Suite respects and reinforces the existing and planned character of the neighbourhood. The 2 storeys proposed for the laneway suite are permitted by the Zoning By-law, and 2 storey laneway suites already exist in the neighbourhood (Tab12–Visual Exhibits). The location of the 2nd storey’s walls (which are the subject of 3 of the 4 variances) are a continuation of the existing garage’s walls—an extension of an existing

condition. The relationship between the existing house and the garage is retained, as is the majority of the existing rear yard soft landscaping. As such, it is my opinion that the Proposed Laneway Suite will maintain the intent of the policies respecting the existing neighbourhood character in the Official Plan.”¹

I prefer Mr. Galbraith’s evidence that the proposed laneway suite, while requiring Variances to facilitate the proposal, is presenting a built form which is already representative in this local area context. In addition, I concur with his evidence that laneway suites are permitted, as per policies as passed by City Council. During the Hearing, Ms. Evans discussed how the proposal would result in a new built form being introduced adjacent to her property which would adversely impact her enjoyment of her backyard. Ms. Evans arguments can be distilled in comments she provided in her Witness Statement to the TLAB:

“This appeal is not to prevent the new laneway building being built but to contend the existing by law is adequate and be complied with no variance needed for the building. If the expert witness contention is that there is no material difference whether the existing bylaw versus the proposed dimensions of the building resulting from the variance, then there is no real justification why the new laneway building will not or cannot comply with the bylaw and a variance is needed. Allowing the proposed variance and increased size, the net effect is to increase the benefit to 264 Crawford at the expense of 266 Crawford St which I think is unfair. The laneway building does not enhance the quality of 266 Crawford in any way, only reduce its value because of the imposing size and height of the new laneway building.”²

As had been noted previously in this document, Ms. Evans provided oral testimony which raised concerns with the laneway suite policies and that appropriate public consultation had not been done. I stated at the Hearing that these policies were passed by City Council and that the application and proposal before TLAB is to consider the Variance requests. I find that it is not appropriate to enter into a discussion on those policies in this matter.

Mr. Galbraith did engage in comprehensive testimony which outlined how the withdrawal of two Variances was made to meet City Planning staff concerns with the proposal. It was further noted that City staff were not in attendance at the Hearing, excluding a City Planner who was attending as an observer for staff training purposes. As such, it could be surmised, and I concur that City staff’s general practice to not have objections or concerns with this revised proposal, given that the revised proposal would act to be consistent with the recommendations of the Planning staff report.

Ms. Evans, while providing testimony to the Tribunal, did not directly refute the testimony as proffered by Mr. Galbraith. In addition, her testimony was not proffered as a professional opinion evidence within a certain field such as planning or architecture, but as a lay witness or a person who can provide insight and knowledge to the TLAB

¹ Galbraith, S. *Expert Witness Statement of Sean Galbraith*. September 2021, pp. 23

² Evan, F. *Witness Statement of Foong Ho-Ng Evans*. September 2021, pp. 6

based on their long-term residency in this neighbourhood. In addition, the other Participant to this Appeal matter, Mr. Farewell, attended the Hearing but did not actively participate in the proceedings. Within this dynamic, I prefer Mr. Galbraith's uncontroverted testimony.

The Hearing also focused on issues as they relate to sunlight access, especially to Ms. Evans adjacent property. Mr. Galbraith produced a sun-shade study to the Tribunal to show that the proposed laneway suite will not result in a substantially different condition as it relates to sunlight accessing Ms. Evans property. In countenance to this, Ms. Evans provided photographs of her photography and used a scaffold-type structured, affixed with a cloth, to provide a visual representation of how the proposed laneway suite structure would create a new dominating condition over her backyard. During the Hearing, I advised Ms. Evans that in Tribunal proceedings, when assessing sunlight related issues, that typically a sun-shade study is produced in such situations. This is to ensure a professional, technical approach is undertaken to assess issues such as this. Due to this, I accept that only Mr. Galbraith was able to produce such a study to the Tribunal for this review to demonstrate that Ms. Evans property will not be detrimentally impacted due to the introduction of a laneway suite. Furthermore, it is noted that sun-shade studies are mandated by the City for hi-rise buildings, and not for low-rise structures which this proposal involves.

The testimony as proffered by Mr. Galbraith, sufficiently demonstrated that the four tests for Variance, as per *Planning Act*, have been met in relation to this proposal. The reduction from six to four Variance requests aligns this revised proposal with staff recommendations. As had been expressed by Mr. Galbraith, the angular plane Zoning provisions relate primarily to privacy and sunlight issues and I find the changes to this proposal by now implementing an angular plane for the laneway suite will act to mitigate impacts to adjacent properties.

In addition, I agree with Mr. Galbraith that the removal of the building height Variance will also result in a laneway suite structure which has a more consistent building height in relation to other laneway suites which have been constructed in this neighbourhood. He also further critiqued the remaining Variance requests as being a minor deviation from what is permitted in the *Zoning By-law*. This was corroborated by the photograph study which he presented to the Tribunal of other laneway suites in this local are context. In this regard, I find that two of the tests, 'maintain the general intent and purpose of the Zoning By-laws' and 'are minor' appear to be met.

Mr. Galbraith's testimony also focused on provisions of the OP, specifically the 'development criteria' policies which discuss how in-fill development must complement the prevailing character of the neighbourhood it is situated in. His use of a study area provided a comprehensive analysis of the varied residential building typology of this downtown neighbourhood. He also demonstrated that laneway suites are now a more common occurrence in this local area and they have acted to de-stabilize the neighbourhood composition.

Within this dynamic, Mr. Galbraith argued that this proposal would also be complimentary to the redevelopment and reinvestment which has already been occurring in this area, and would also meet the principles of the laneway suite policies as passed by City Council. As the laneway suite is permitted by City policies, Mr. Galbraith further opined that the proposed use is an acceptable form of development. It is noted, in addition to a Planning staff report which was supportive of the proposal, the COA had partially approved the Variance requests.

The proposal now before the TLAB, in eliminating Variance Nos. 4 and 6, is consistent with opinion/recommendation of both the COA members and Planning staff. The Tribunal does note that this is a *de novo hearing* where the matter is heard anew, however, the TLAB is directed by s.2 of the Planning to have regard for the previous COA decision. The evidence as proffered here also demonstrates that the remaining two tests, 'maintain the general intent and purpose of the Official Plan' and 'are desirable for the appropriate development or use of the land' is also being met.

With the evidence as presented to the Tribunal, I find the arguments as advanced by the Applicants lawyer and Expert Witness to be convincing in dismissing the Appeal as filed by Ms. Evans and to permit this revised proposal of four Variances, subject to conditions as recommended by City staff. Expert Witness Mr. Galbraith had outlined in his testimony that he believes the City recommended conditions should be included, if this proposal were to be permitted by the TLAB. I find, in review of the disclosure documents and oral testimony, that it would be appropriate to continue to include such conditions as part of an approval herein. I note that Mr. Galbraith's testimony appears to only reference the City Engineering staff conditions, and not those of Urban Forestry. I find that the Urban Forestry staff conditions should also continue to be included, to address any potential tree-related issues on this property.

In recognizing the testimony of the Appellant Ms. Evans, I find that she did not provide compelling evidence which would act to refute the testimony as proffered by Mr. Galbraith. This neighbourhood is a dense, urban context where residents already live-in close proximity to one another. The introduction of this laneway suite is not seen to detract from the current neighbourhood attributes. In addition, the permitting of a laneway suite meets the tenets of City policies in this regard which are attempting to address housing shortage and affordability issues. I also find that Ms. Evans' sunlight concerns not to have demonstrated will be substantially impacted as a result of this proposal. The sun-shade study presented by Mr. Galbraith addressed this issue more comprehensively and illustrated minimum impact on the neighbour. City staff's support of this revised proposal further demonstrates it is a compatible built form which can be 'absorbed' into the neighbourhood fabric.

DECISION AND ORDER

The Appeal is refused, and the Committee of Adjustment (COA) Decision, dated June 16, 2021, is upheld. The Variances are permitted, subject to the conditions as contained in the original COA Decision Notice and subject to the condition that the building must be constructed substantially in accordance with plans attached herein as Appendix 1.


X

Justin Leung
Panel Chair, Toronto Local Appeal Body



ZONING CERTIFICATE
Issued pursuant to Section 363-10.1 of
Chapter 363 - Toronto Municipal Code

20 147682 ZC 00

ZONING	Rodrigues, Nelson	17/Aug/2021



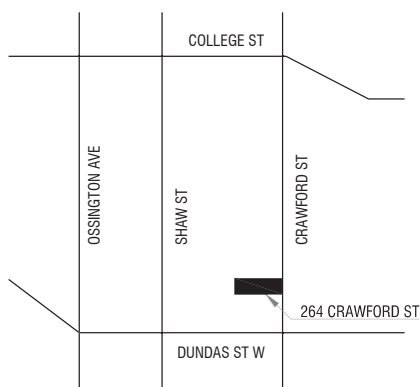
CAUTIONARY NOTE:

Approval under the Ontario Building Code for a Laneway Suite is dependent on acceptable firefighting access to the Building containing the Laneway Suite being provided in accordance with 9.10.20.3. of the Ontario Building Code.

"LANEWAY SUITE" ACCESS means a level, unobstructed exterior path for pedestrian movement to enable emergency services, with minimum dimension of 1 m wide x 2.1 m high, with a maximum 45 m travel distance from the dwelling entry to a fire truck on a public street, where the fire truck is within 45 m of a fire hydrant.

Access shall be provided:

- (i) entirely on the subject property from the street of the main house, or,
- (ii) via a public lane from a flanking street



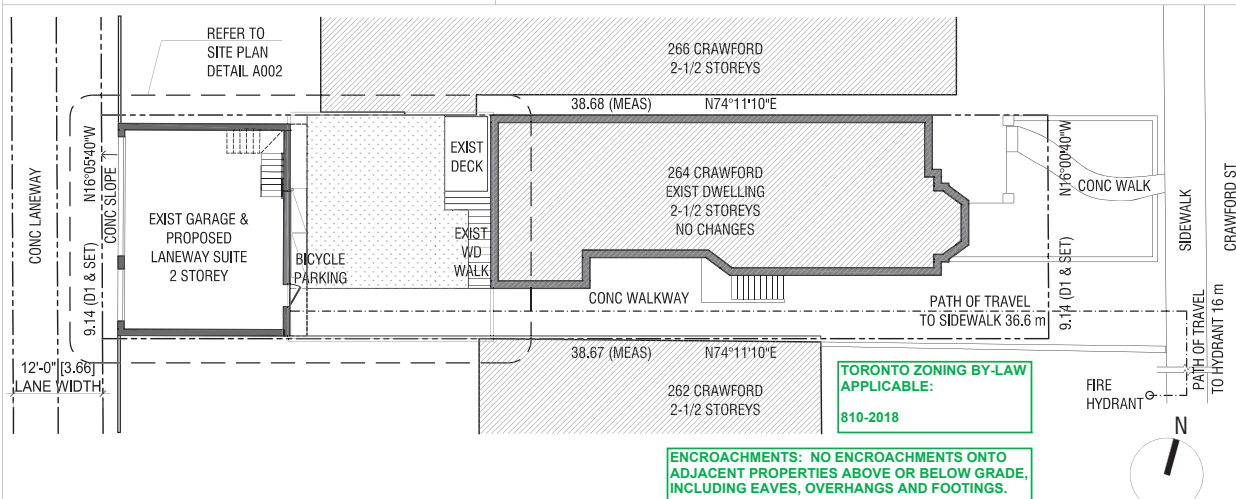
CONTEXT MAP

NTS

INFORMATION TAKEN FROM
SURVEYOR'S REAL PROPERTY REPORT
PLAN OF PART OF LOTS 1, 2 & 3
BLOCK 'H'
REGISTERED PLAN 399
CITY OF TORONTO
BY C.E. DOTTERILL LTD SURVEYORS
DATED 14 NOV 2001

ZONING - R (d0.6)	EXISTING	ALLOWABLE	PROPOSED
LOT AREA - 353.53 m ²			
GROUND FLOOR AREA (GARAGE)	60.88 m ²		60.88 m ²
SECOND FLOOR AREA (LANEWAY SUITE)	0		60.88 m ²
GROSS FLOOR AREA	60.80 m ²		121.76 m ²
INTERIOR FLOOR AREA (LANEWAY SUITE)	N/A		54.24 m ²
PRINCIPAL DWELLING AREA	~250 m ²		NO CHANGE
LOT COVERAGE	17 % (60.88 m ²)	30 % MAX	17 % (60.88 m ²)
BUILDING HEIGHT	~ 3.29 m	6.0 m MAX	6.00 m
BUILDING WIDTH	8.66 m	8.0 m MAX	8.66 m (NO CHANGE)
BUILDING LENGTH	7.03 m	10.0 m MAX	7.74 M
SEPARATION FROM HOUSE	8.22 m	7.5 m MIN	7.51m
NORTH SIDE YARD SETBACK	0.35 m	0.00 m MIN	0.35 m (NO CHANGE)
SOUTH SIDE YARD SETBACK	0.08 m	0.00 m MIN	0.08 m (NO CHANGE)
REAR YARD SETBACK	0.62 m	1.5 m MIN	0.62 m (NO CHANGE)
LANDSCAPING (BTW HOUSE & LANEWAY SUITE)	57% (43 m ²)	85% MIN	57% (43 m²) (NO CHANGE)
REAR YARD SOFT LANDSCAPING (BTW GARAGE & LANEWAY)	0% (0 m ²)	75% MIN	0% (0 m²) (NO CHANGE)
PARKING SPACES (2.6 m x 5.6 m)	2	0	2
BICYCLE PARKING SPACES (0.6 m x 2.0 m)	N/A	2	2

STATS - LANEWAY SUITE & GARAGE



STAMP
ARCHITECTURE

27 Thorndale Ave
Toronto, ON M8X 1W8
647.862.5335 O
brad@stamparchitecture.net

SITE PLAN

ADDRESS:
264 CRAWFORD ST,
TORONTO, ON, M6J 2V8

DATE: TLAB 29JULY21

SCALE: 1:200

SHEET:

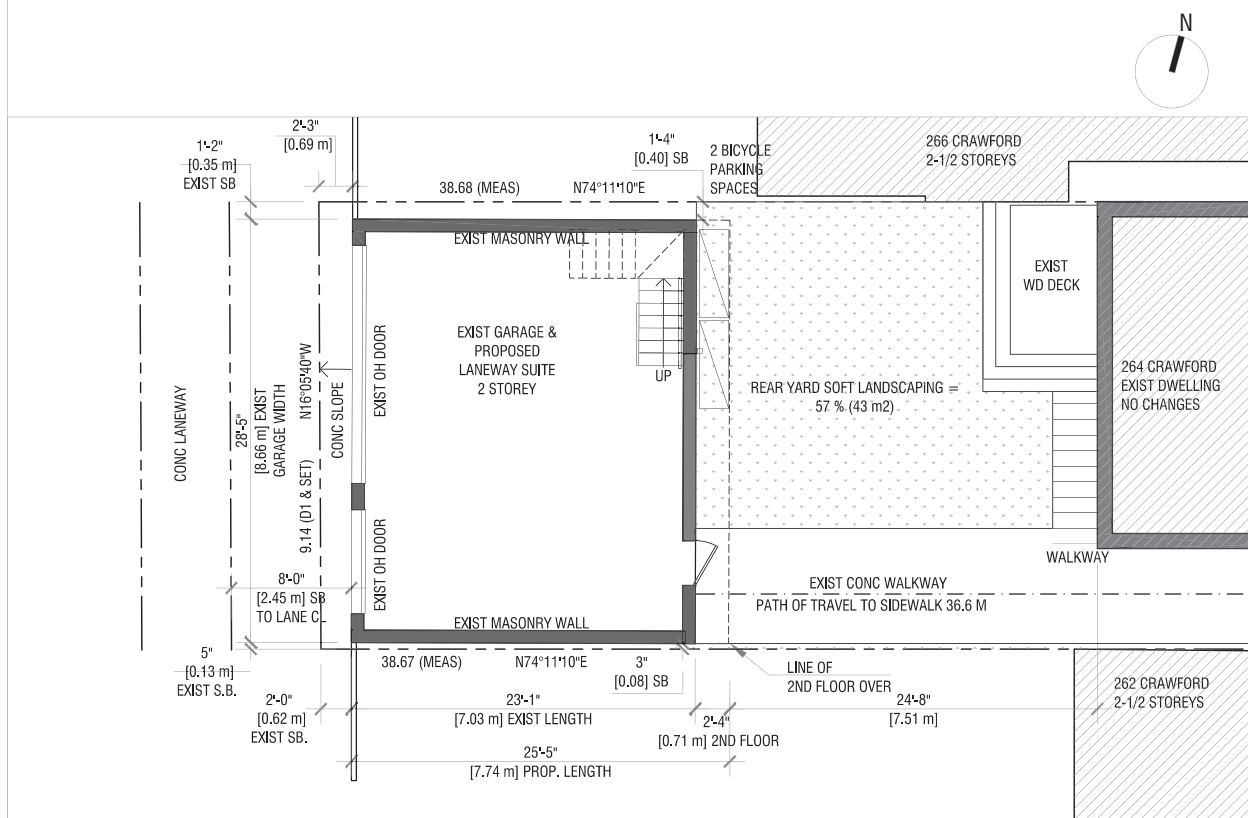
CRAWFORD LANEWAY SUITE

A001

ZONING CERTIFICATE
Issued pursuant to Section 363-10.1 of
Chapter 363 - Toronto Municipal Code

20 147682 ZC 00

ZONING	Rodrigues, Nelson	17/Aug/2021



STAMP
ARCHITECTURE

27 Thornedale Ave
Toronto, ON M8X 1W8 647.862.5335 O
brad@stamparchitecture.net

PARTIAL SITE PLAN

CRAWFORD LANEWAY SUITE

ADDRESS:
264 CRAWFORD ST,
TORONTO, ON, M6J 2V8

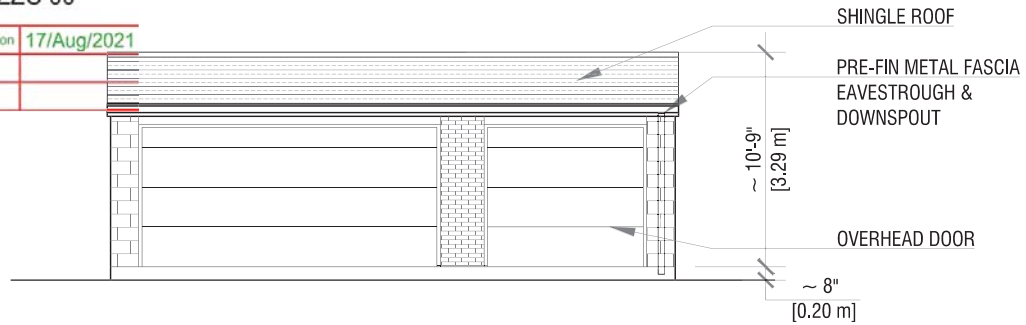
DATE: TLAB 29JULY21

SCALE: 1:100

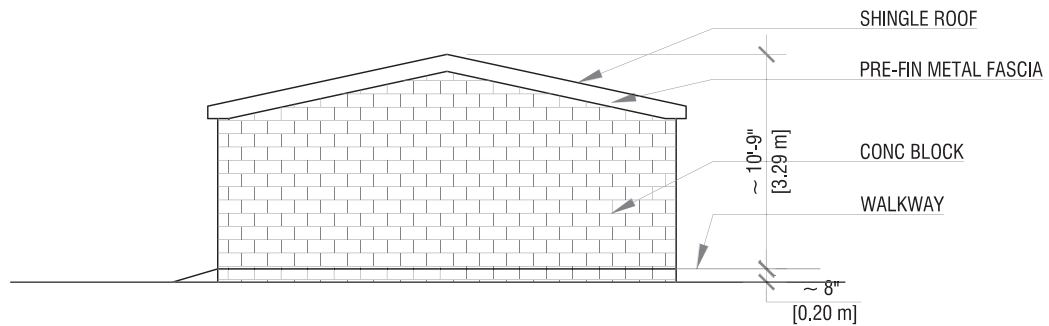
SHEET:

A002

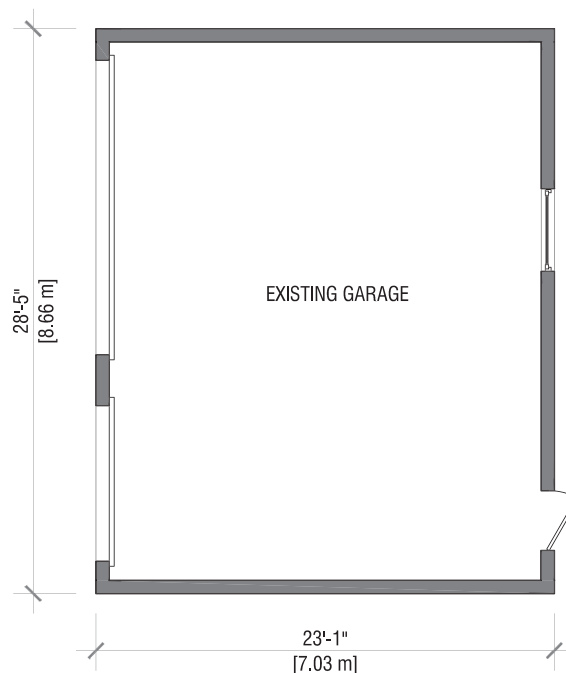
ZONING	Rodrigues, Nelson	17/Aug/2021



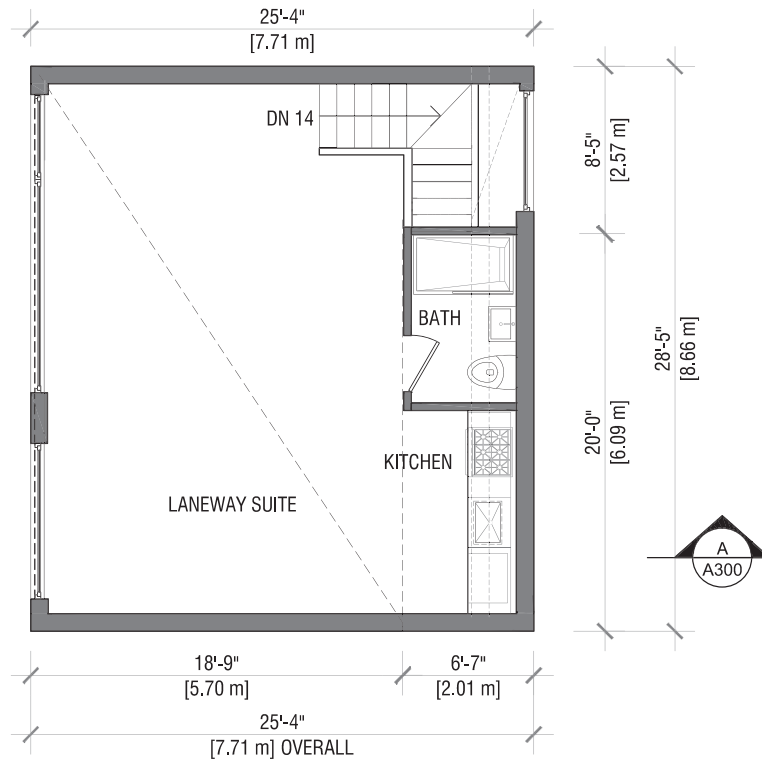
WEST ELEVATION



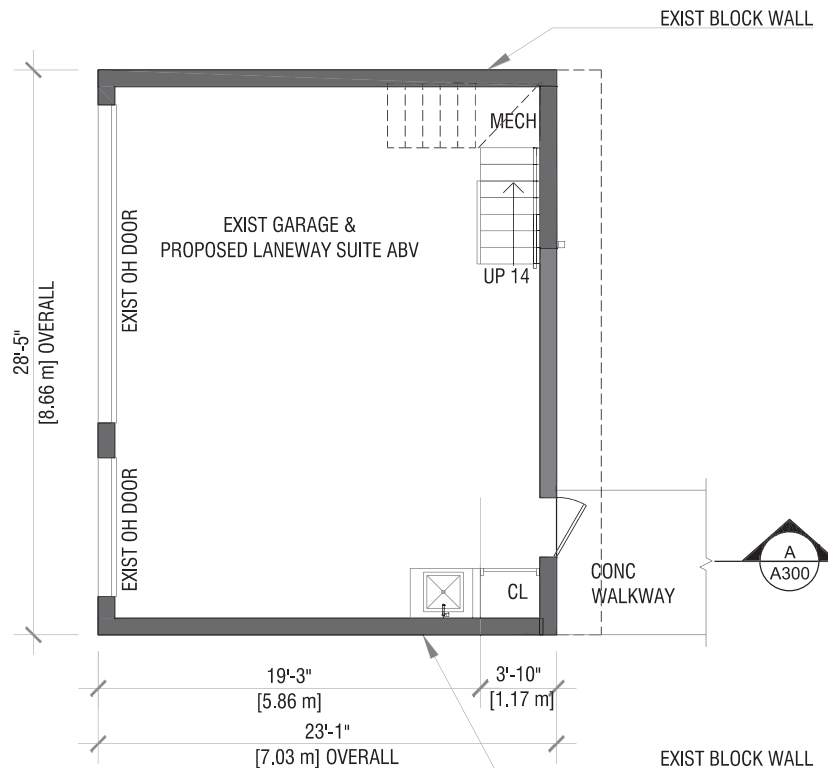
NORTH / SOUTH ELEVATIONS

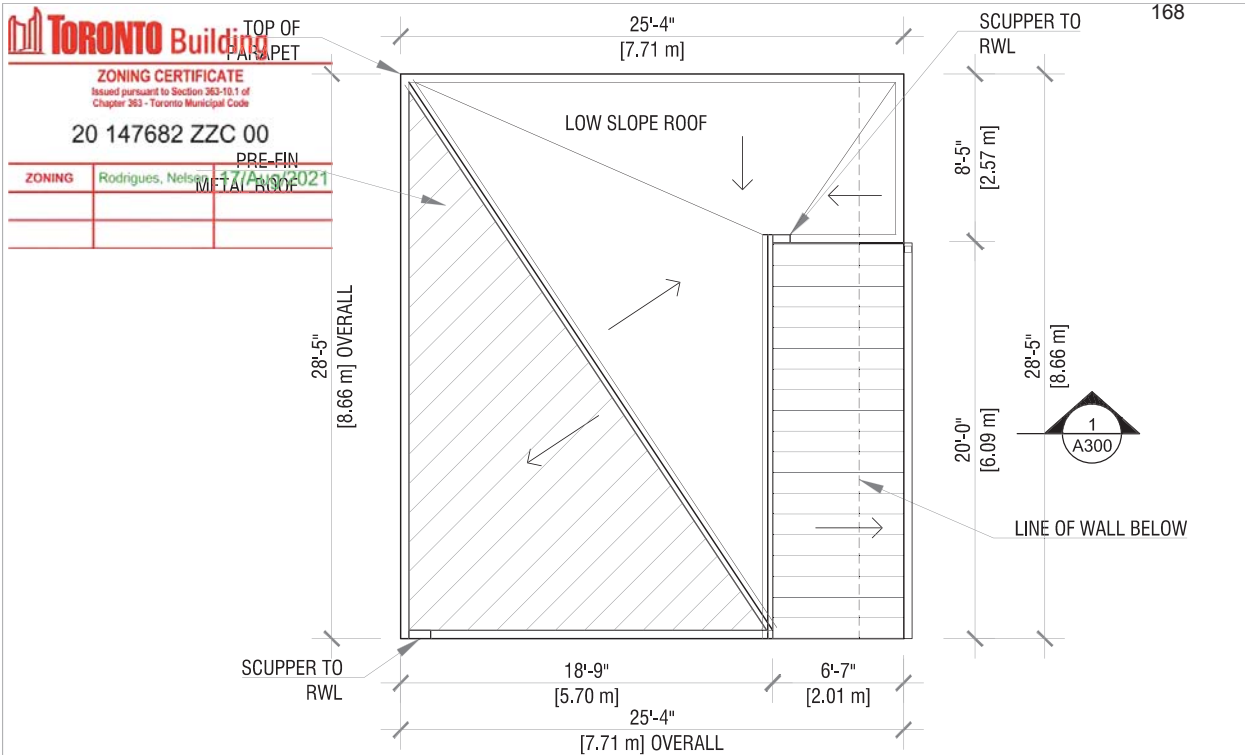


ZONING	Rodrigues, Nelson	17/Aug/2021

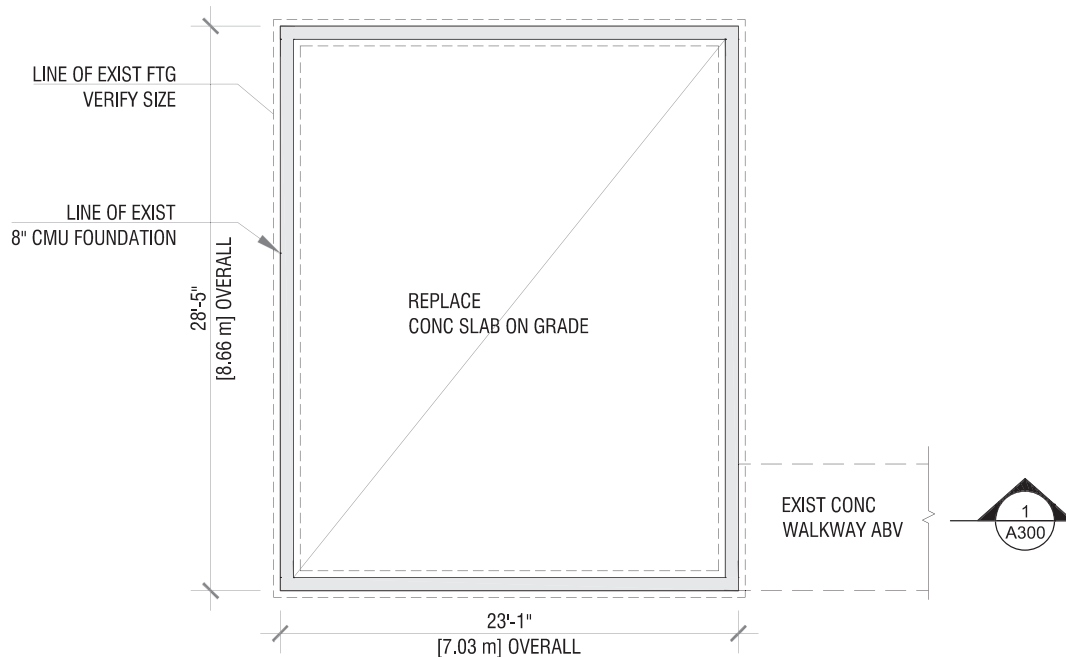


SECOND FLOOR PLAN





ROOF PLAN



FOUNDATION PLAN

STAMP
ARCHITECTURE

27 Thorndale Ave
Toronto, ON M6X 1W8
647.862.5335 O
brad@stamparchitecture.net

PROPOSED PLANS CRAWFORD LANEWAY SUITE

ADDRESS:
264 CRAWFORD ST,
TORONTO, ON, M6J 2V8

DATE: TLAB 29JULY21

SCALE: 1:75

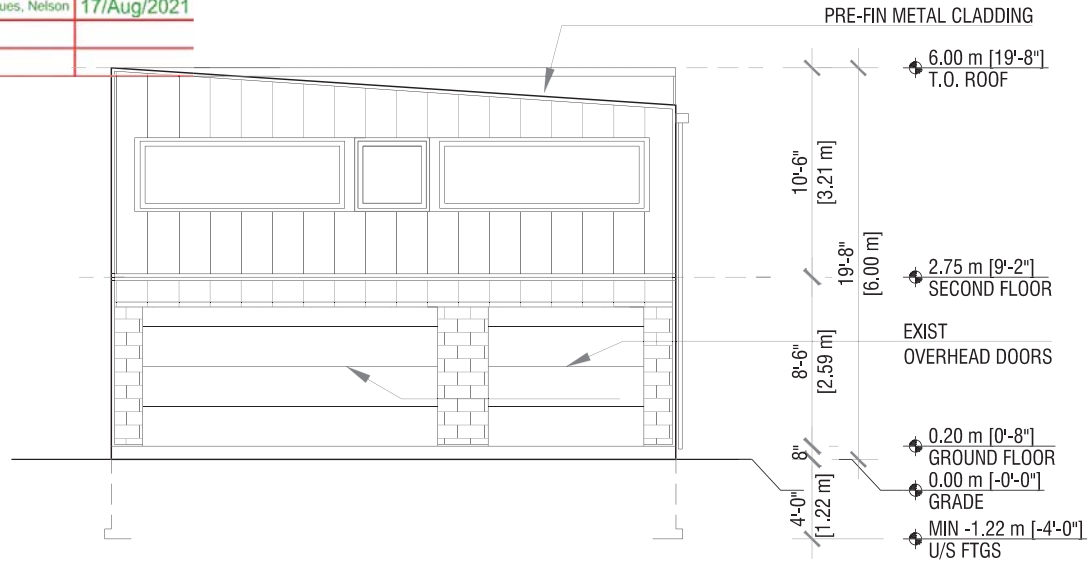
SHEET:

A101

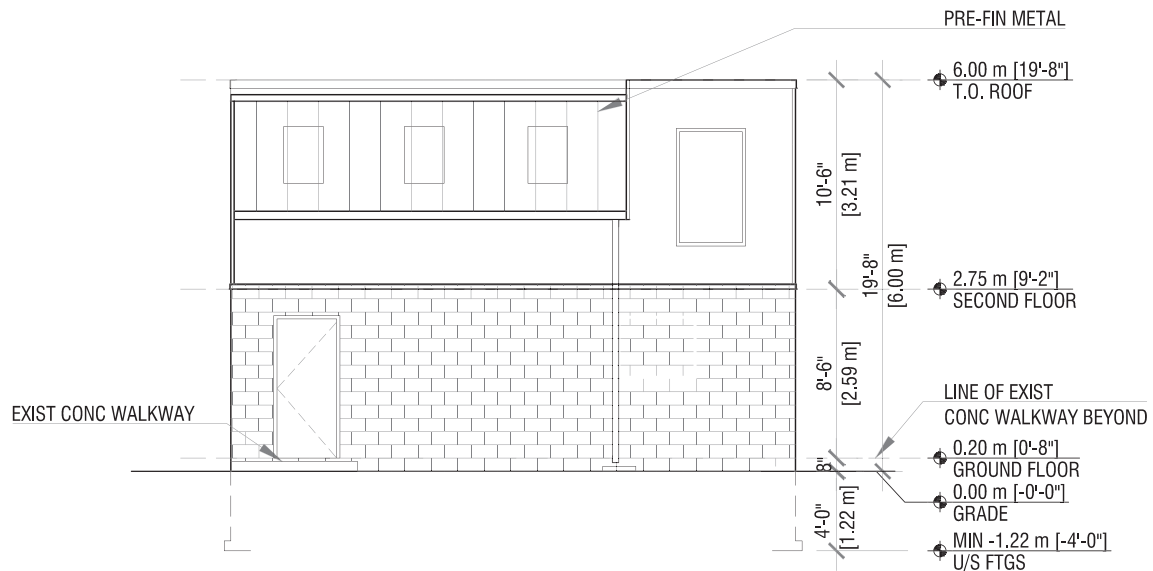
ZONING CERTIFICATE
Issued pursuant to Section 363-10.1 of
Chapter 363 - Toronto Municipal Code

20 147682 ZC 00

ZONING	Rodrigues, Nelson	17/Aug/2021



WEST ELEVATION

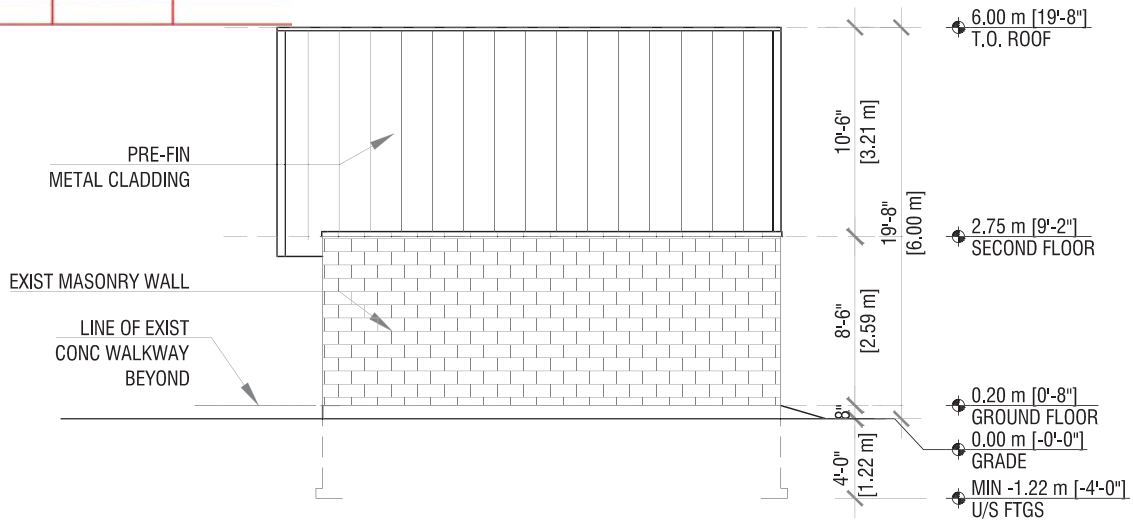


EAST ELEVATION

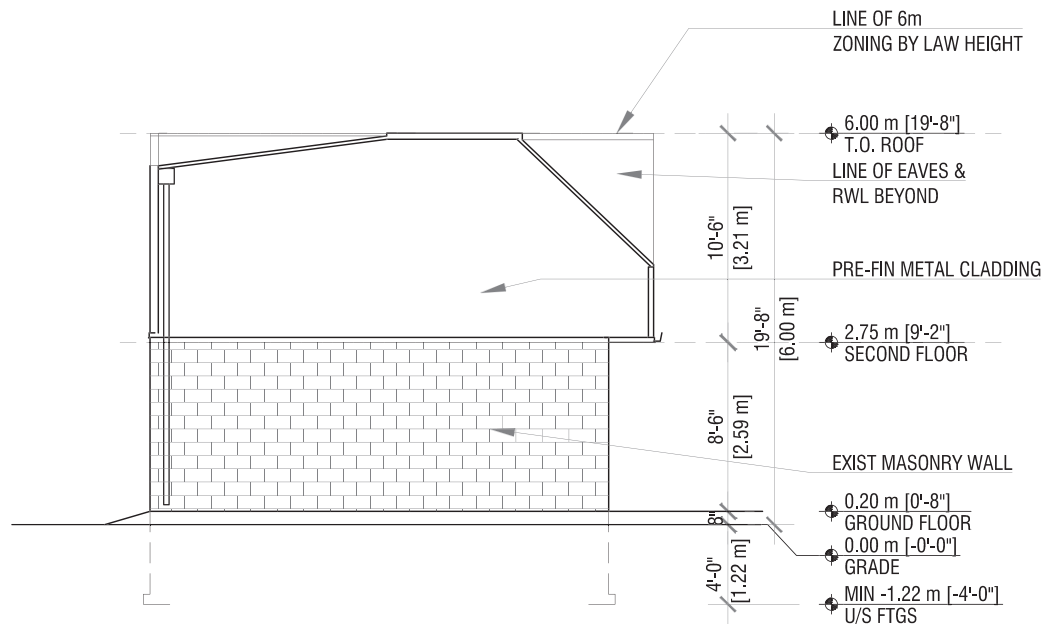
ZONING CERTIFICATE
Issued pursuant to Section 363-10.1 of
Chapter 363 - Toronto Municipal Code

20 147682 ZC 00

ZONING	Rodrigues, Nelson	17/Aug/2021



NORTH ELEVATION



SOUTH ELEVATION

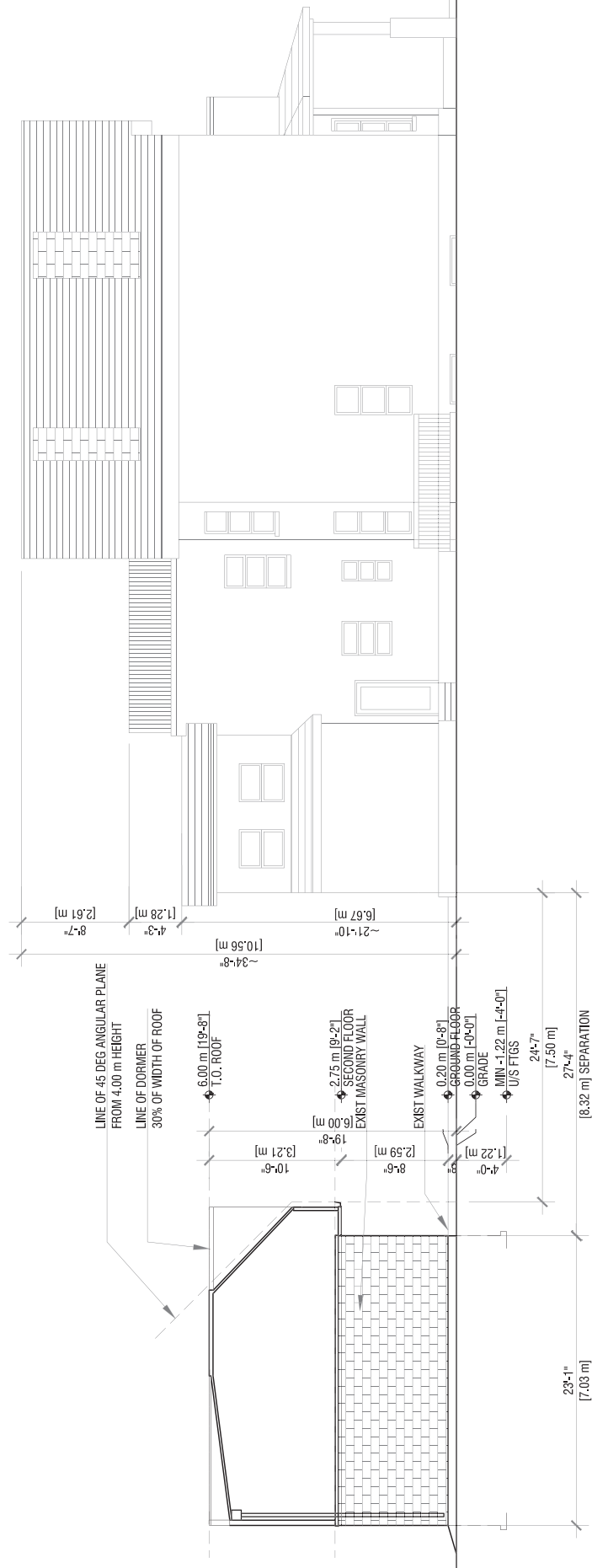
Toronto Building
ZONING CERTIFICATE
Issued pursuant to Section 363-15.1 of
Chapter 263 - Toronto Municipal Code

20 147682 ZCC 00

ZONING	Rodrigues, Nelson	17/AUG/2021

STAMP
ARCHITECTURE

27 Thorndale Ave
Toronto, ON M8X 1W8
647.862.5335 O
brad@stamparchitecture.net



SITE ELEVATION SOUTH

CRAWFORD LANEWAY SUITE

ADDRESS:
264 CRAWFORD ST,
TORONTO, ON, M6J 2V8

DATE: TLAB 29JULY21

SCALE: 1:100

SHEET: **A202**

ZONING CERTIFICATE
Issued pursuant to Section 363-10.1 of
Chapter 363 - Toronto Municipal Code

20 147682 ZC 00

ZONING	Rodrigues, Nelson	17/Aug/2021

