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Andrea Fusina
912 Danforth Avenue, Toronto, Ontario

Subject:912 Danforth Avenue

Hi Andrea,

This document is an overview of the project at 912 Danforth Avenue. Issues at stake with the proposed works are identified in no particular order.

Zoning

The Zoning for this property is – CR 3.0 (c2.5; r2.5) SS2 (x2426) and is translated as follows

1. CR 3.0 means the lot is zoned Commercial / Residential and the maximum density (or floor area) is 3.0 times the area of the lot.
2. (c2.5; r2.5) means that the maximum amount of Commercial or Residential density is 2,5 times the area of the lot. For instance, if the residential density were 2.5, then the maximum commercial density would be 0.5.
3. SS2 refers to what is called a Development Standard set and comes up at different locations throughout the bylaw with respect to use, setbacks, height, parking etc. as it pertains to the uses proposed for the building.
4. (x2426) is an exception to the bylaw in this zone but it does not apply to 912 Danforth Avenue

Height

The maximum height for this building is 14 m (See 40.10.40.10(2))

Criteria for one exit

If the commercial unit and residential unit occupy the ground floor, there will only be one exit available for each unit. The commercial unit would exit out the front and the residential unit would exit out the back. The criteria for one exit varies depending on the occupancy but the general rule is 150 sm (1600 sf) and 15 m (49 ft) travel distance or about 1600 sf and 49 ft

Commercial Space

The ground floor commercial space could occupy the front half of the building with a demising wall located at the juncture where the old masonry walls meet the new concrete block. This would be a unique situation as the typical configuration for buildings in the area is commercial front to back with the rear area being considered as a service area.

Building Sections

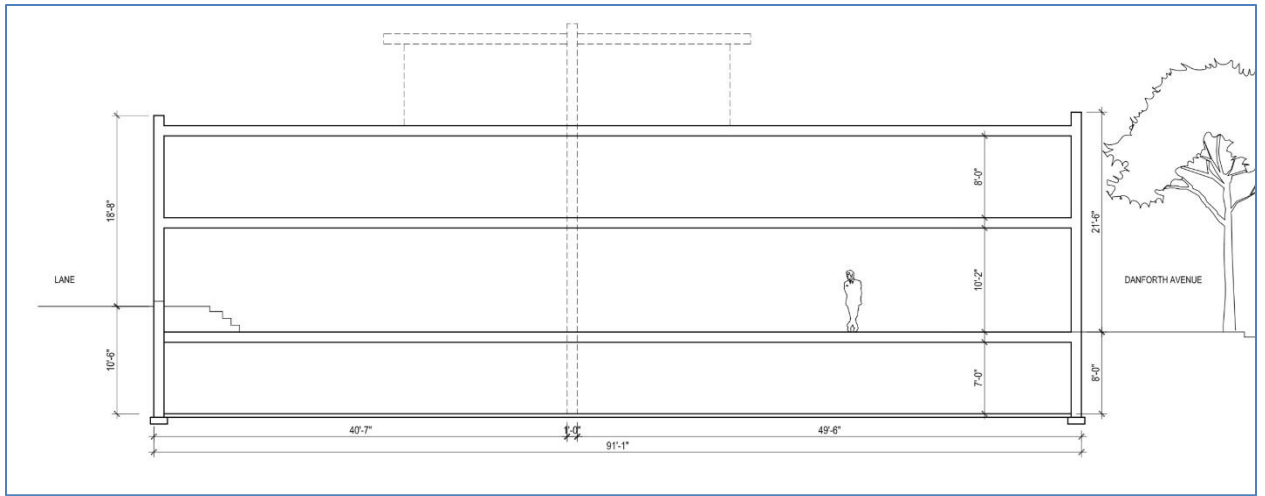


Figure 1 Existing Building Section

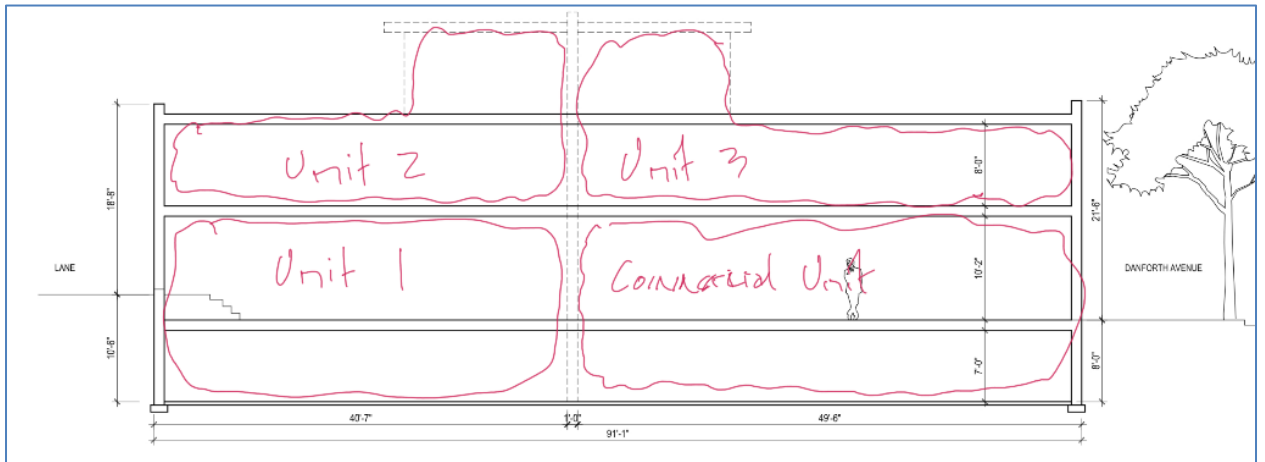


Figure 2 Proposed Building Section showing 3 units

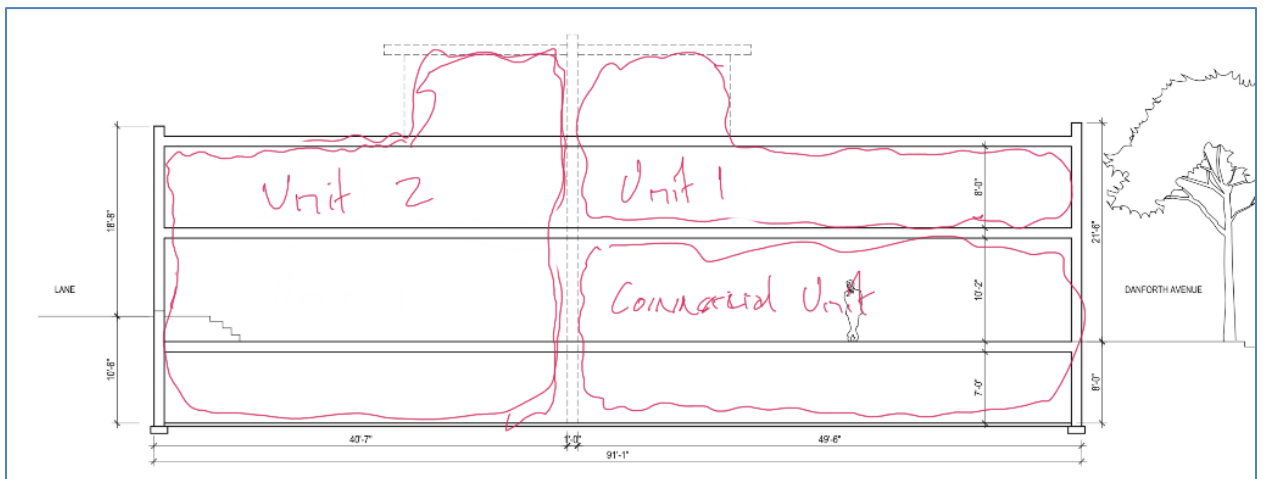


Figure 3 Proposed Building Section showing 2 residential units.

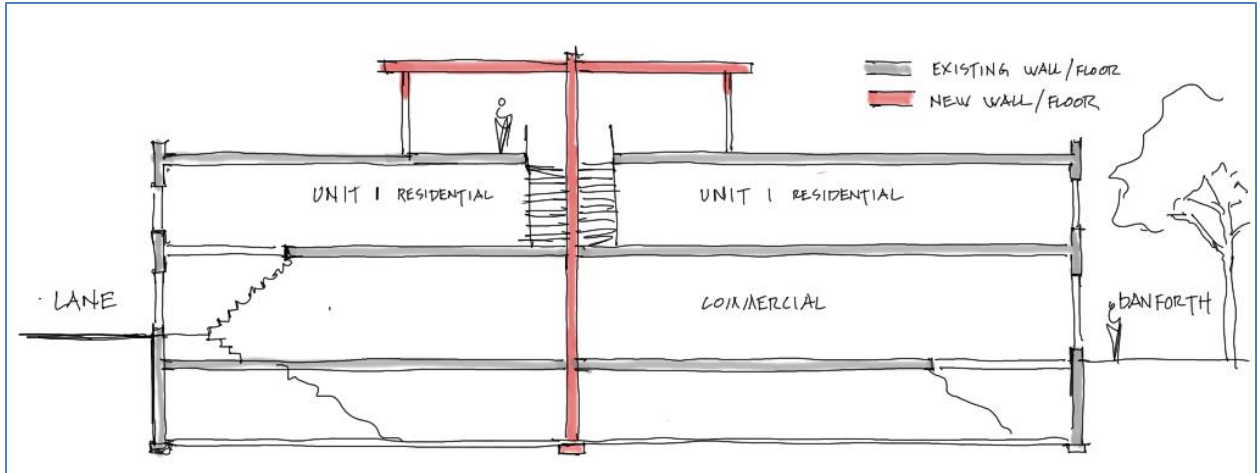


Figure 4 Proposed Building Section

Building Section

The diagram above shows a new demising wall (in red) extending from the basement up to the third floor. This wall will essentially separate the front and back of the building. 2 small penthouse rooms are located at the third floor level with access to roof decks.

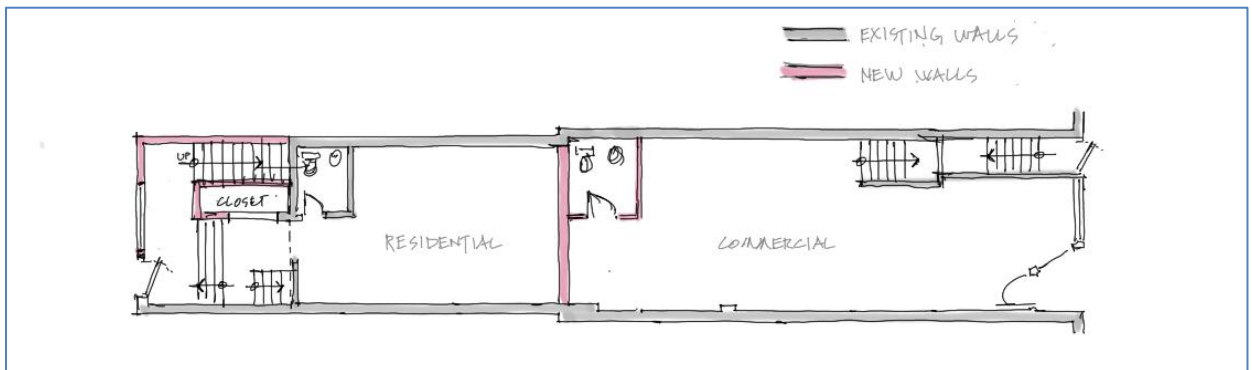


Figure 5 Proposed First Floor Plan

First Floor

The diagram above shows a possible configuration for the commercial and residential units in the building. The commercial unit would occupy the ground floor and basement at front. The residential units would occupy the rear of the building and the second and third floor at the front of the building.

Survey

A current and up to date survey will be needed for this project. The survey retrieved from city records is not current and up to date.



Figure 6 View from lane looking west toward building



Figure 7 View from lane looking east toward building

East Wall

The east wall of the building at the rear second floor area is showing evidence of a saw tooth crack up the entire height of the wall. A visual inspection from the lane indicates that the rear of the building has settled. This condition should be examined more closely to determine the cause of the crack and any remedial measures that might be necessary to repair.



Figure 8 Close up view of east wall showing saw tooth crack in wall