

Fyi

Ana Bailão

Deputy Mayor & Chair of Planning and Housing Committee
Councillor, Ward 9 – Davenport

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IF YOU HAVE SCHEDULED A MEETING WITH ANYONE IN DEPUTY MAYOR BAILÃO'S OFFICE, YOU MAY BE REQUIRED TO REGISTER AS A LOBBYIST. THE CITY OF TORONTO'S DEFINITION OF LOBBYING IS QUITE BROAD. REGARDLESS OF THE NATURE OF YOUR REQUESTED MEETING, YOU ARE ADVISED TO REVIEW THE CITY'S RULES: <http://www.toronto.ca/lobbying/index.htm>

From: Councillor Bailao
Sent: December 24, 2019 12:23 PM
To: Ana Bailao
Subject: FW: 349 Manning

Hello Deputy-Mayor,

Please refer to email below from Deputy Fire Chief Jim Jessop reading 349 Manning, which is currently out of the Ward.

Thank you,
Marlene

From: Jim Jessop
Sent: December 23, 2019 11:37 AM
To: Councillor Bailao <Councillor_Bailao@toronto.ca>
Subject: FW: 349 Manning

Deputy Mayor,

For your situational awareness...

Thanks

Jim

Jim Jessop
Deputy Chief/Director
Operations
Toronto Fire Services
4330 Dufferin Street
Toronto, ON M3H 5R9
Tel: 416 338 9053

Jim.jessop@toronto.ca

From: Jim Jessop
Sent: December 23, 2019 11:17 AM
To: Will Johnston <Will.Johnston@toronto.ca>; Gregg Lintern <Gregg.Lintern@toronto.ca>
Cc: Erica Iaboni <Erica.Iaboni@toronto.ca>
Subject: FW: 349 Manning

Will/Gregg,

This is very concerning...I suggest we discuss in the new year as we will need a mechanism for these addresses to be identified to TFS so that we can flag in our CAD for responding fire fighters.

Thanks

Jim

Jim Jessop
Deputy Chief/Director
Operations
Toronto Fire Services
4330 Dufferin Street
Toronto, ON M3H 5R9
Tel: 416 338 9053
Jim.jessop@toronto.ca

From: Yosh Imahori
Sent: December 23, 2019 9:11 AM
To: Larry Cocco <Larry.Cocco@toronto.ca>; Jim Jessop <Jim.Jessop@toronto.ca>
Cc: Derek Collins <Derek.Collins@toronto.ca>; Laura Boyko <Laura.Boyko@toronto.ca>
Subject: 349 Manning

Good morning Chiefs,

A new laneway housing project was discussed at the Building Code Commission on December 12, 2019 due to the fact that the principle entrance to the new unit exceeded the 45 metres that Toronto Fire Services had requested to be the maximum distance to the pumper truck. The proposed distance is approximately 73 metres.



On Friday, the BCC provided a verbal notice that they intend to permit this construction provided the new building is:

1. Sprinklered
2. Exterior walls provide a 45 minute fire resistance rating, and
3. Non-combustible construction cladding.

During the hearing, it was made clear to the BCC that the 45 metre restriction was developed considering Building Code requirements, limitations of equipment carried on a single fire truck and time to reach the principle entrance. Other considerations of accessibility through a laneway were discussed. The Commission asked whether the Fire Department or Building Department had done any public consultation. The response was that public consultation was conducted through a public interest group and through the support of former Councillor McMahon. The distances proposed during the consultation was 45 m from the pumper truck to the principle entrance.

This decision is very concerning as many laneway housing projects have been rejected based on the distances to the hydrant. Also, there is currently no indicator from the BCC what they theorize is a maximum distance to a laneway suite should it be sprinklered. The firefighting parameters appear to be in the hands of the BCC.

As previously mentioned, a verbal notification has gone out to Toronto Building and the appellant. The BCC has indicated that this ruling is non-appealable.

If you have any questions or concerns, please let me know.

Regards,

Yosh Imahori, P.Eng.

Fire Protection Engineer

Community Risk Reduction

Toronto Fire Services

[City of Toronto](#)

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C 416-557-6834

