

April 2, 2024

Committee of Adjustment, North York
North York Civic Centre
5100 Yonge Street, Toronto, ON M2N 5V7

Via email to coa.ny@toronto.ca

File Number: A0079/24NY
Property Address: 33 RANDOLPH RD
Legal Description: PLAN 2120 PT LOT 769
Hearing Date: April 11, 2024

Dear members of the Committee of Adjustment,

**RE: Letter of Opposition to Committee of Adjustment Application for Minor
Variance, File Number: A0079/24NY**

We are writing to express our strong opposition to the Applicant's requested concerning their proposed dwelling and garden suite. In this letter, we firmly assert that such variances:

1. Cannot be defined as "minor" from either a proportionality or physical perspective;
2. In promoting the encroachment of setbacks and destruction of trees, are not desirable for appropriate development or use of the land and building;
3. Directly and extensively contravene the general intent and purpose of the City's Zoning By-law; and
4. Directly and extensively contravene the general intent and purpose of the City's Official Plan, in particular the prohibition on using the minor variance process to support development incompatible with the exiting physical character of the community.

As residents situated directly across from the subject property, we are deeply affected by the Applicant's proposal to construct buildings that significantly diverge from existing zoning by-laws.

The Applicant has failed to demonstrate any reasonable justification for their requested non-compliance with these requirements. In the section of the application form on page two that asks "Why is it not possible to comply?", the Applicant's response was inadequate, merely stating that "Side setbacks and height are not complying". The Applicant did not provide any further reasoning

in the application form or in any other submitted document, opting to avoid answering the central question that guides the Committee of Adjustment’s determination.

The approval test of the Committee of Adjustment

To approve such variances, the Committee must be satisfied that:

1. the variance requested is minor;
2. the proposal is desirable for the appropriate development or use of the land and/or building;
3. the general intent and purpose of the City's Zoning Code and/or By-law are maintained;
and
4. the general intent and purpose of the Official Plan are maintained.

We contend that the Applicant’s proposal fundamentally neglects to meet all four requirements for approval and should therefore be rejected.

1. The variances requested are not minor

In summary: the Applicant has failed to establish why their substantial requested variances should be considered “minor” in nature.

The requested variances cannot reasonably be defined as “minor” in nature from either a proportionality or physical perspective. They deviate from existing zoning by-laws and regulations by substantial margins, exceeding 10% and in some cases nearly 50%¹. Factoring in the volume of proposed variances, the cumulative effect of approving such variances would result in overall major non-compliance by the Applicant.

Instead, the requested variances are symptomatic of what the Toronto Local Appeal Body (“TLAB”) has previously warned and has rejected as proposals that are “trying to squeeze too much development into too small a lot.”² The Applicant is seeking to convert a property that currently situates a small bungalow into a two-story detached dwelling exceeding size and height limitations with a second unit (also known as a garden suite) and below-ground pool, and requiring encroachment on all four sides of setbacks to “squeeze in” all three. These adjustments, in their totality, are not minor.

Moreover, as this property is situated on a corner lot, the adverse physical impact of a dwelling protruding beyond and standing taller than adjacent dwellings is exacerbated, impeding the sky

¹ See Letter of Objection dated March 26, 2024 from the resident of 38 Randolph Road for a detailed breakdown of the deviations.

² See *Martin Rendl Associates (Re)*, 2024 ONTLAB 190 at 17.

view, sunlight, privacy, and air rights of adjacent residents. Compounding concerns, the Applicant also proposes to shift the existing driveway northward and closer to a busy intersection where there are already numerous driveways in close proximity. This intersection at Randolph Road and Rutherglen Road is a critical crossing for students and parents of Rolph Road Public School, for road users wishing to connect in either direction between Millwood Road and Southvale Drive, and for daily use by local residents. The Applicant has failed to demonstrate that pedestrian visibility will not be impeded by the proposed major non-compliance. To date, the Applicant has not provided the results of any assessments, such as transportation impact studies, to ensure that their proposal sufficiently mitigates the increase of safety and congestion risks.

2. The proposal does not support appropriate development or use of the land and building

In summary: the Applicant has failed to demonstrate why approval of the requested variances, in particular the encroachment onto setbacks and the destruction of trees, is necessary to fulfill reasonable use and enjoyment of their property.

The Applicant's proposal contravenes, without justification, the City's requirements on setbacks and building height that were designed to uphold core planning principles. The test of whether a requested variance is desirable considers many factors, including those that can affect the broad public interest as it relates to the Applicant's property, to accepted planning principles, and to the existing pattern of development.

The negative impact on the surrounding community caused by the proposal's encroachment onto setbacks and the destruction of trees is evident. The City Planning Division of the City of Toronto published the *Residential Character Preservation Guidelines* (attached hereto as Schedule "A") with the goal of protecting the "distinct and enduring identity" of Leaside³. Notably, the *Guidelines* emphasize the importance of respecting setbacks and the preservation of trees, both of which are an "essential component of the community's visual integrity"⁴. The City also released specific online guidance on the construction of garden suites, stating that they "should not result in the removal of healthy by-law protected trees"⁵. Toronto City Council has specifically requested that the City's Chief Planner and Executive Director, City Planning, together with the Parks, Forestry and Recreation division, "monitor the impacts to the City's tree canopy and growing space as a result of garden suite construction and to report on these matters as part of both the monitoring

³ Foreword, page two of the *Guidelines*.

⁴ Section 1 - Pedestrian Realm/Streetscape, page three of the *Guidelines*.

⁵ See City of Toronto webpage on garden suites: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/garden-suites/>

program ... and any other work being undertaken by City staff to understand the broader implications of infill development on the City's tree canopy."⁶

The arborist report provided by the Applicant indicates that the Applicant has no intention of replacing the trees that will be destroyed to accommodate the construction of a garden suite—some of which require replacement on a three-to-one basis—and instead will pay cash in lieu of replacement. Their proposed position is a complete disregard for the City's concerns regarding the negative impacts of garden suite construction.

The trees are particularly significant in this exact location at 33 Randolph Road; with the lot across the street on the north side having lost a massive 80-year-old tree in 2023 (removed by the City), the removal of multiple trees at the Applicant's property will substantially reduce the street's tree canopy cover and negatively alter the existing root system of the urban forest. The reduction of trees has been specifically identified by the City as causing a "negative impact" on the local ecosystem given the tree's large leaf area.⁷ Such removal would contravene the City's Official Plan that cites the "preservation, long-term growth and increase in the amount of healthy trees"⁸ as a "priority for all development" (emphasis our own) and eliminate what the *Guidelines* describe as one of Leaside's "most prominent defining features"⁹, all in furtherance of a dwelling that is unnecessarily wider and longer than allowed under zoning by-laws.

3. The general intent and purpose of the City's Zoning By-law are not maintained

In summary: the Applicant has failed to demonstrate that their proposal, which insufficiently improves positive benefits and minimizes negative consequences of non-compliance, maintains the general intent and purpose of the Zoning By-law.

The City's Zoning By-law implements the land use policies of the City's Official Plan in order to regulate health, safety, congestion, physical intrusion, and the general welfare of the community and allow for development with consideration for the public interest. Given the high level of specificity on required or allowable setbacks, frontage, height and mass, coverage, and more within the City's Zoning By-law, as well as an established approval process for variances (such as this Committee of Adjustment), it is readily apparent that the City's general intent and purpose is to mandate compliance from all property owners for the protection of their neighbours.

⁶ See City of Toronto supporting documentation related to garden suites "PH30.2 - Expanding Housing Options in Neighbourhoods - Garden Suites - Final Report," adopted on February 2 and 3, 2022.

⁷ See CanopyTo Summary of Findings regarding the City's *Strategic Forest Management Plan 2012-2022* on page nine.

⁸ Chapter 3, page 3-5 of the Official Plan.

⁹ See footnote 3.

Setbacks, in particular, appear to be a high priority for the City in this area. In the City's Secondary Plan for the Midtown Toronto area, the City highlights the "generously-scaled setbacks of the Bayview-Leaside Character Area"¹⁰, which is geographically immediate to the Applicant's property.

By default, non-compliance with the Zoning By-law conflicts with the general intent and purpose of the Zoning By-law; the Applicant must go above and beyond to prove how non-compliance improves health, safety, and general welfare or reduces congestion and physical intrusion for adjacent residents. They have not.

Seemingly for design purposes only, the Applicant proposes to construct a dwelling that encroaches on setbacks at all four sides and materially exceeds size, length, and height limitations, none of which would improve positive benefits or minimize negative consequences for neighbours. Indeed, the Applicant has declared in their application form on page one that they lack sufficient familiarization or knowledge with the architectural and zoning history and appropriate development for the location of the lot.

4. The general intent and purpose of the City's Official Plan are not maintained

In summary: the Applicant has failed to demonstrate that their proposal maintains the general intent and purpose of the Official Plan. The information they have provided to date is wholly incompatible with the established built form and physical character of the Leaside Neighborhood, and the Official Plan directly prohibits the use of the minor variance process to support development that does not conform with the existing physical character of the Neighbourhood.

The purpose of the Official Plan is to ensure that the goals, objectives and policies guide future land use and development within the City. The City designates the entire community in which the Applicant's subject property is located as a "Neighbourhood" for Official Plan purposes¹¹; a Neighbourhood is "stable" and involves a planned context that is meant to "protect and reinforce the existing character"¹² (emphasis our own). We acknowledge that a Neighbourhood cannot, however, be frozen in time.

Nonetheless, the City repeatedly emphasizes the importance of the existing physical character of a Neighbourhood in its Official Plan. It describes ensuring that new development "respects the existing physical character of the area, reinforcing the stability of the neighbourhood" as a

¹⁰ Section 1.3.2.e of Amendment 405 to the Official Plan of the City of Toronto.

¹¹ Toronto Official Plan, Map 17 - Land Use Plan.

¹² Chapter 4, page 4-1 of the Official Plan. See also Chapter 3, page 3-11 of the Official Plan.

“cornerstone policy” of the City¹³; it asserts that “development in Neighbourhoods will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas”¹⁴ (emphasis our own); and it calls this position a “key objective” of the Official Plan¹⁵.

Most critically, the Official Plan states that “no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the overall physical character of the entire Neighbourhood”¹⁶ (emphasis our own).

To reinforce and respect a Neighbourhood’s character according to the Official Plan, a development need not exist in the most substantial or most frequently occurring numbers, but it must be “materially consistent” with what is prevailing and substantially occurring¹⁷. The TLAB has upheld this principle as recently as 2024.¹⁸

When compared against the built form of adjacent buildings in both the immediate surrounding area and the broader Leaside neighbourhood, the Applicant’s proposed dwelling is evidently inconsistent with the existing physical character whether in style or design, scale, or spacing. Notably, with direct reference to the requirements of the Official Plan for developments in established Neighbourhoods¹⁹, the proposal is incompatible with:

- The prevailing size and configuration of lots;
- The prevailing heights, massing, scale, density and dwelling type of nearby residential properties;
- The prevailing detached and semi-detached building types;
- The prevailing location, design and elevations relative to the grade of driveways and garages;
- The prevailing setbacks of buildings from the street or streets; and
- The prevailing patterns of rear and side yard setbacks and landscaped open space;

The proposal also does not promote a continuation of special landscape or built-form features that contribute to the unique physical character of the geographic neighbourhood. Specifically, the Applicant proposes facade materials (metal cladding, stucco, and lime), glazing, rooflines, and patterning of the proposed buildings markedly distinct from the otherwise consistent architectural

¹³ Chapter 2, page 2-30 of the Official Plan.

¹⁴ Chapter 2, page 2-32 of the Official Plan.

¹⁵ Chapter 4, page 4-3 of the Official Plan.

¹⁶ Chapter 4, page 4-6 of the Official Plan.

¹⁷ Chapter 4, page 4-5 of the Official Plan.

¹⁸ See *Sahni (Re)*, 2024 ONTLAB 193.

¹⁹ Chapter 4, page 4-4 of the Official Plan.

character of adjacent buildings. Finally, the proposal has a negative corner treatment and removal of semi-private softscaping (landscaping) to account for hardscape changes.

We also note that the Applicant's proposed garden suite must still demonstrate that a second unit will "respect and reinforce the existing physical character of the neighbourhood"²⁰. Not only does the Applicant's proposed design significantly deviate from the existing physical character of adjacent buildings, the prolonged construction as a result of two new builds will cause an increase in traffic, noise, and reduced sidewalk access in the adjacent areas that would not otherwise apply for actual minor variances.

Once again, the City singles out setbacks as another primary focus of the City in relation to the existing physical character: its Official Plan states that streetwall heights and setbacks are used in new developments to improve safety and pedestrian comfort at street intersections and areas with high pedestrian volumes²¹, and to achieve the protection of access to direct sunlight and daylight and also a "harmonious" fit with the existing character²².

The extensive references drawn from the Official Plan demonstrates that there is no ambiguity about the City's intent and purpose: property owners have an extremely high threshold to surpass in convincing the Committee of Adjustment why they should be exempt from complying with zoning requirements, especially in cases such as this where the granting of an exemption directly impacts adjacent residents. We reiterate the fact that the Applicant has made no attempt to provide any rationale.

Because the Applicant's overall proposal is out of scale, out of character, inappropriate, exhibits a break in the constituency of the street, and is visually incongruous to the streetscape, such development cannot be said to be consistent with a "key objective" of the City. There is legal precedent for the Committee of Adjustment to deny minor variances on such conditions.²³

Other factors and considerations

To date, the Applicant has not made any effort to inform neighbours about their plans, leaving the broader community uninformed and unable to support such a request for significant non-compliance.

The Applicant has followed a general pattern of disregard for the input of impacted residents in their pursuit of approval for the requested variances. We note that the Applicant and their architect

²⁰ Chapter 3, page 3-31 of the Official Plan.

²¹ Chapter 3, pages 3-10 and 3-11 of the Official Plan.

²² Chapter 3, page 3-12 of the Official Plan.

²³ See footnote 18.

have been considering the proposed project as early as November 2023 based on the social media postings of renderings designed by the Applicant's architect, Hirman Architecture Inc. (see screenshots attached hereto as Schedule "B"), none of which have been provided to residents. The final proposed architectural plans were prepared and issued by December 22, 2023. The Applicant could have posted a public notice sign as early as March 5, 2024 and waited until days before the deadline of April 1, 2024 to do so. Despite having many months since substantially preparing their architectural plans and many weeks since filing an application with the Committee of Adjustment to inform residents of their proposal, the Applicant waited as long as permissible to fulfill their legal obligation of public disclosure, giving residents the bare minimum opportunity to review their proposal and provide feedback. Solely using the limited information publicly disclosed by the Applicant with the Committee of Adjustments would not enable impacted residents to provide meaningful and informed feedback, invoking concerns of procedural fairness. We suggest that a negative inference be drawn to these aforementioned facts, particularly in light of the demonstrable failure of the Applicant to justify non-compliance with the Zoning by-law and the Official Plan.

Requested decision of the Committee of Adjustment

The City's Official Plan notes that there is "no such thing as an isolated or purely local decision"²⁴. In an established neighbourhood like Leaside, where it has developed detailed guidelines on design and development in accordance with zoning by-laws, the City has made a concerted effort to promote compliance for the benefit of the local community and for the entire municipality.

In light of the Applicant's failure to provide sufficient evidence that they have met all four elements of the approval test, we respectfully urge the Committee of Adjustment to reject the Applicant's proposal on the basis that the Committee is not satisfied that the Applicant's requested variances merit approval.

Respectfully,

M. Leung, on behalf of the residents of 34 Randolph Road

²⁴ Chapter 1, page 1-1 of the Official Plan.

SCHEDULE "A"

Copy of Residential Character Preservation Guidelines

(attached)

Residential Character Preservation Guidelines For House Renovations, Additions & In-Fill Development In the Community of Leaside



Developed by:

**City of Toronto
Urban Development Services, City Planning Division**

In Consultation with:

The Leaside Character Preservation Advisory Committee

FOREWORD - STATEMENT OF PURPOSE

A City, to invoke a sense of pride must strive to create a built environment that functions well to serve our needs, be built to provide lasting value, and be visually appealing. The above principle extends equally to its individual parts - communities.

Leaside is a community that exemplifies these qualities. It has a distinct and enduring identity created by the interaction of its natural landscape and built environment. This distinct visual community character contributes to its worth and maintains its desirability as a place to live.

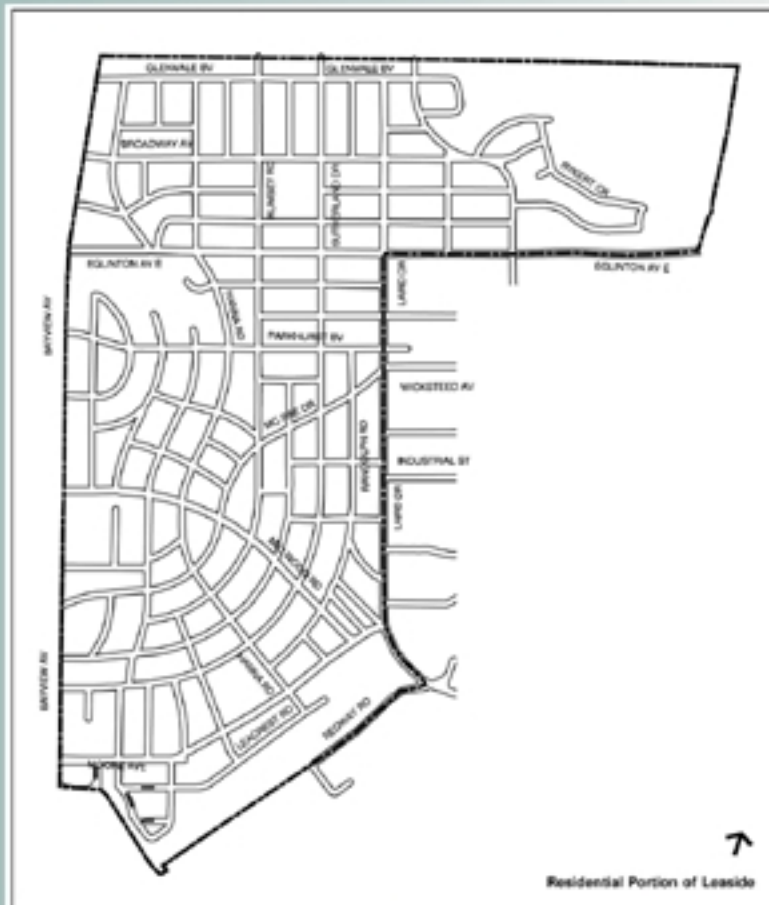
Unfortunately, recent construction activity - renovations, house expansions, and in-fills, has produced a number of buildings that have not been sensitive to their setting and that are increasingly eroding the very qualities which make Leaside so highly regarded.

Expanding or renovating a home is an undertaking that has consequences not only for the appearance and value of that house but also for the value of the entire neighbourhood. A considerate and sympathetic response to the setting - the streetscape and dominant architectural styles - and a complementary house design can make a difference between just another house and a house that has curb appeal.

INTENT AND FUNCTION OF THE GUIDELINES

The guidelines contained in this document reflect the City's and the Community's consensus and preferred approach to the design of renovations, additions and in-fill development. They are not intended to mandate a specific design but rather to provide approaches, which are to be applied in a flexible manner in conjunction with other site specific considerations.

The guidelines provide design principles that are meant to assist members of the community - architects, designers, and contractors - as well as city officials and staff, in gaining an understanding of what make Leaside's natural and architectural attributes valuable and how to extend these attributes to new developments.



Leaside's streetscape is comprised of the private and public areas between the street and the house. Together these exist as a common space and function as the neighbourhood's centerpiece. The public portion of these lands is typified by continuous sidewalks enclosed on one side by a narrow grassed planting strip and on the other by a strip of municipally owned lands which typically contain mature, large canopy street trees. These trees are one of Leaside's most prominent defining features and a key contributor to its character. The privately owned lands tend to be similar in depth and made up of simple lawns and foundation planting. Together these public and private front yard areas, their characteristic dimensions and elements are an essential component of the community's visual integrity.

Objective

The characteristic front yard setback should be respected so as to maintain the established hierarchy and progression of public to private spaces. The 'public space' - characterized by mature large canopied trees, 'semi-private space'- consisting of simple lawns and foundation planting, 'private space' containing the main entrance to the house.

Guidelines



Ensure that the front yard setback (depth of the front yard) is similar to that of the adjoining lots by adhering to the minimum 6m (19.7 ft) setback standard specified in the municipal by-law.



Preserve existing street trees. The Municipal Tree Preservation By-law requires a permit for removal or substantial trimming of all street trees.



Preserve any trees on private property that are greater than 15 cm (6") in diameter.



Protect the root systems of existing trees by:

- locating new driveways and other paved or hard surface areas outside their drip-lines;
- avoiding trenching or soil compaction within their drip-lines;
- maintaining the existing grade or when this is impractical placing them within protective planters or retaining walls; and
- setting up protective fencing prior to commencing construction.



Landscape the front yard predominantly with soft landscaping - plants, sod etc., and minimize, to the greatest extent possible, the use of paved surfaces.



Avoid enclosing the front yard with fencing constructed of masonry, solid wood or chain links so as not to interrupt the continuity of the open front yard pattern.

A fence in the front yard should be:

- not more than 1.2 m (4 ft) in height; and
- made of material that allows for through views or preferably consist of a natural hedge.



Use appropriate landscaping to add interest and soften the impact of privacy fences on corner lots or use natural hedges as screening.

Front entranceways in Leaside are typically comprised of streamlined, fairly evenly spaced 'stoop' type entrances. These play an important part in imparting an air of distinction and a sense of cohesion to the area. Similarly, garages in Leaside are typically located at the side or to the rear of the house and behind the main front wall. This garage placement helps to showcase the house, preserves the integrity of the established streetscape and is vital in a neighbourhood typified by narrow lots.

Objective

Front entrance design should emulate the traditional 'stoop' entrance design, and garages should be located at grade and behind the main front wall.

Guidelines



Choose a front entrance design that generally reflects, in terms of size and style the predominant entrance designs along the same street, or within the general area.



Locate the garage at grade and behind the main front wall and minimize:

- the amount of paved surface in the front yard by restricting the driveway leading into the garage or to the rear of the lot to a width of 3 m (9.8 ft) or less; and
- the number and length of curb cuts.

NB Below grade garages are not permitted.



Whenever possible, use permeable pavers to minimize the amount of impermeable surface.



Blend the garage design with that of the front façade by incorporating similar architectural elements such as the roof pitch.

The shape or form that is created by the walls and the roof of a house is referred to as its mass. Its relative dimensions - height, width etc., comprise its scale. These two elements are crucial in ensuring that a house fits its surroundings. To be effective, mass and scale must respect the character of the building that is to be modified, preserve its scale and proportions and complement adjacent house designs. Failure to observe these dynamics often results in a project that is incompatible with the existing character and built form of the neighbourhood.

Objective

The height and width of the primary building face - the front elevation - of any renovation or addition should be designed to be within the range of the heights and widths of typical residences along the same street and should, to the greatest extent possible, comply with the maximum standards in the Zoning By-law.

Guidelines



Design the house so as to de-emphasize its height and ensure that the height of the front elevation is within the range of heights established along the same street, and within the maximum height of 8.5 metres (27.9 ft).



Preserve the primary plane of the front of the structure and increase the rear plane instead.



Ensure that finished ground floor heights are consistent with the prevailing floor heights typical of the street.



Whenever possible, minimize the visual impacts of additions by placing them at the rear of a building.



Design the front wall of house and roof mass as a composition of architectural elements incorporating projections, dormers, gables and subordinate wall planes.



Design the building's front façade so as to retain the ratio of solid wall to window and door openings of typical residences along the same street.

The extension of traditional building lines, forms and materials is vital to retaining a neighbourhood's authenticity and a major determinant of whether a newly built or refurbished house will fit its setting. Leaside's existing houses demonstrate a notable uniformity in element type and placement. Rooflines, molding, windows and entrance stoops tend to be coordinated in terms of their location, styles, quantities and spacing. Likewise building materials used in the past typically consisted of generally dark brown or reddish brick with very little use of wood, siding or stucco in evidence. Matching these materials and recreating the cadence of building forms and lines typical of the majority of homes along the same street or within the community is critically important to reinforcing the original setting.

Objective

Building lines and forms, rooflines and materials used in the buildings' exterior front facades should correspond to established and traditionally used elements.

Guidelines



Design a new roof to correspond to the roof pitch, scale and height of roofs typically encountered along the same street.

Ensure that the roof design on any addition reflects the form and the character of that found on the primary structure.

Use roofing material that appears similar in scale and texture to that used along the same street.



Use brick, which is similar in colour to that used on the majority of the houses on the same street as the primary building material for the front façade. In particular, on the front façade, use stucco only as accent material.



Ensure that dormers on the front face of a house are subordinated to the overall roof mass and are in scale with those found along the same street.

Maintain the regularity of various front façade elements, particularly the windows and the entrance stoop.



Use material for additions that compliments that used in the existing structure. This can be done by:

- choosing window and door designs or styles that complement those found along the rest of the street or that correspond to the window and/or door designs in the original building.
- restricting the use of wood siding and trim, stucco, or aluminum siding to rear portions of buildings.

APPENDIX 1

Section 6.9 - Schedule of Residential Zone Requirements²

The following requirements apply to all of Leaside's residential zones that contain ground related housing. Compliance with these zoning requirements is an important first element in achieving conformity with the Residential Character Preservation Guidelines.

Zone	Permitted Buildings & Structures	Min. Lot Frontage (m)	Min. Lot Area (m ²)	Min. Front Yard Setback (m)	Min. Side Yard Setback (m)	Min. Rear Yard (m)	Max. Coverage (%)	Max. Floor Space Index	Max. Height (m)	Off-Street Parking	Max. Building Length (m)
R1A	Detached	9	275	6.0	0.9	7.5	35%	0.45	8.5	1 space per unit behind main front wall	16.75
R1B	Detached	12	370	6.0	0.9	7.5	35%	0.6	8.5	1 space per unit behind main front wall	16.75
R2A	Detached	7.5	230	6.0	0.9	7.5	35%	0.6	8.5	1 space per unit behind main front wall	16.75
	Semi-detached	15/pair	465/pair	6.0	1.2	7.5	35%	0.6	8.5	1 space per unit behind main front wall	16.75
	Duplex	18	555	6.0	2.4	12	30%	0.6	8.5	1 space per unit behind main front wall	16.75
	Double duplex	24	745	6.0	2.4	12m	30%	0.6	8.5	1 space per unit behind main front wall	16.75

Additional Zoning Requirements:

- Below grade garages are prohibited.
- Driveways should be no wider than 3 metres (10 ft).

² Provided for reference only; Please refer to the Town of Leaside By-law 1916 for complete information.

SCHEDULE "B"

Screenshots of architectural renderings of the Applicant's proposal

(attached)



 **hirman_architects** · Follow ...

 **hirman_architects** 19w
Leaside-Bennington, Toronto

 **nine.cube** 19w
👍👍
1 like Reply ...


👍 💬 📍 📌


89 likes
November 19, 2023

Add a comment... 😊



 **hirman_architects** · Follow ...

 **hirman_architects** 19w
Leaside-Bennington, Toronto

 **nine.cube** 19w
👍👍
1 like Reply

👍 💬 📍 📌

89 likes
November 19, 2023

Add a comment... 😊