



STAFF REPORT ACTION REQUIRED

Fence Exemption Request - 96 Hyde Avenue

Date:	February 26, 2007
To:	Etobicoke York Community Council
From:	Curtis Sealock, Manager, Municipal Licensing and Standards
Wards:	Ward 12 - York South-Weston
Reference Number:	ML&S Folder No. 07-101489FEN

SUMMARY

This Staff Report is about a matter for which the community council has delegated authority from City Council to make a final decision. The subject matter is an application for an exemption to the Fence By-law, Chapter 447 of the Toronto Municipal Code to allow the installation of 7.62 metre high fencing made of corrugated metal panels in the rear yard which is in violation of the by-law.

RECOMMENDATIONS

Municipal Licensing and Standards recommends that:

The Etobicoke York Community Council deny the request for the exemption based on non-compliance with the requirements set out in Chapter 447 of the Toronto Municipal Code.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

ISSUE BACKGROUND

The property owner operates a second hand salvage shop know as “GB Scrap Metal Limited” at this location under City of Toronto Business License B75-3356413, which is in good standing and valid to February 2008. The property owner/applicant is proposing to erect an engineered fence/barrier with corrugated metal panels along the entire north

elevation and approximately one half the length of the east elevation (from the northeast corner of the property in a southerly direction) measuring approximately 7.62 metres (25 feet) in height (Attachment 1).

The proposed fence is a structure with a concrete foundation approximately 3.5 metres in depth supporting large steel beams with corrugated metal siding attached (Attachments 2, 3). The proposed height is approximately 7.62 metres (25 feet) similar to the structure found at 75 Hyde Avenue (Attachment 4). The owner/applicant purposes to install such a fence along the entire north elevation which measures approximately 92 lineal metres (300 feet) and along the east elevation to a point approximately 35 lineal metres (115 feet) from the northeast corner of the property, in a southerly direction.

COMMENTS

The owner/applicant seeks the exemption from the by-law requirements for a number of reasons that include the following: provide some privacy from the neighbour to the east; and to provide a barrier to the transfer of light and noise to the residential properties on Valley Crescent and Westbury Crescent situated a number of metres in elevation above the subject property (Attachments 5, 6). The Municipal Standards and Licensing Division have active/ongoing investigations for noise and light issues at this time and the owner/applicant feels the installation of this fence/barrier will go a long way to shielding the community above from all of the salvage yard operation(s), including noise, light and visual sight of the day to day business.

The Fence By-law does not permit corrugated metal panels to be used in any fencing and permits fencing on non-residential properties to a maximum height of 2.5 metres pursuant to Section 447-2.A.(3) and Section 447-3.B.(1), respectively. The owner has requested a fence exemption voluntarily upon being advised of the by-law limitations.

CONTACT

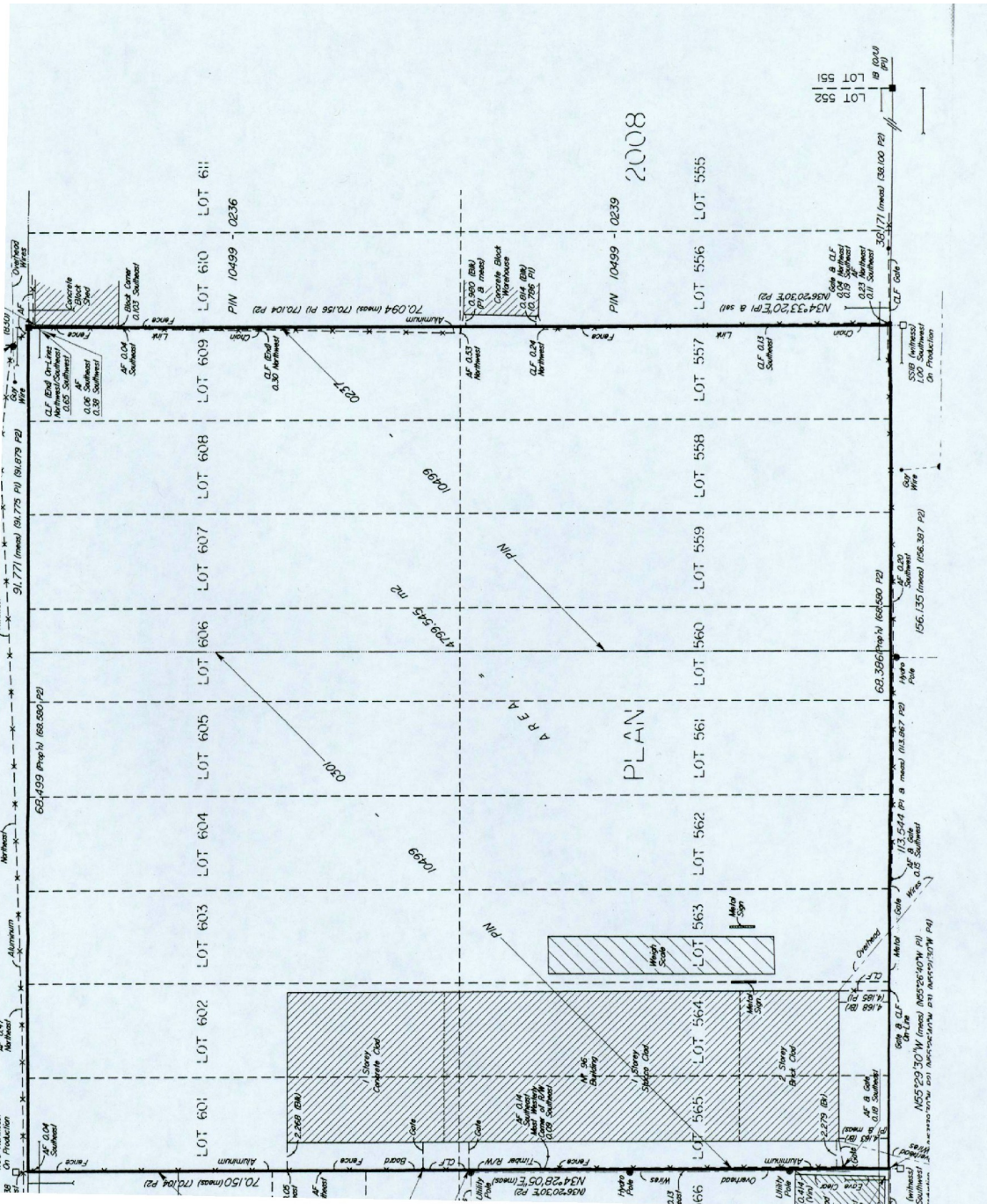
Italo Joe Luzi, Supervisor
Etobicoke York District
Municipal Licensing and Standards
Tel: 416-394-8575 Fax: 416-394-2904
E-mail: jluzi@toronto.ca

SIGNATURE

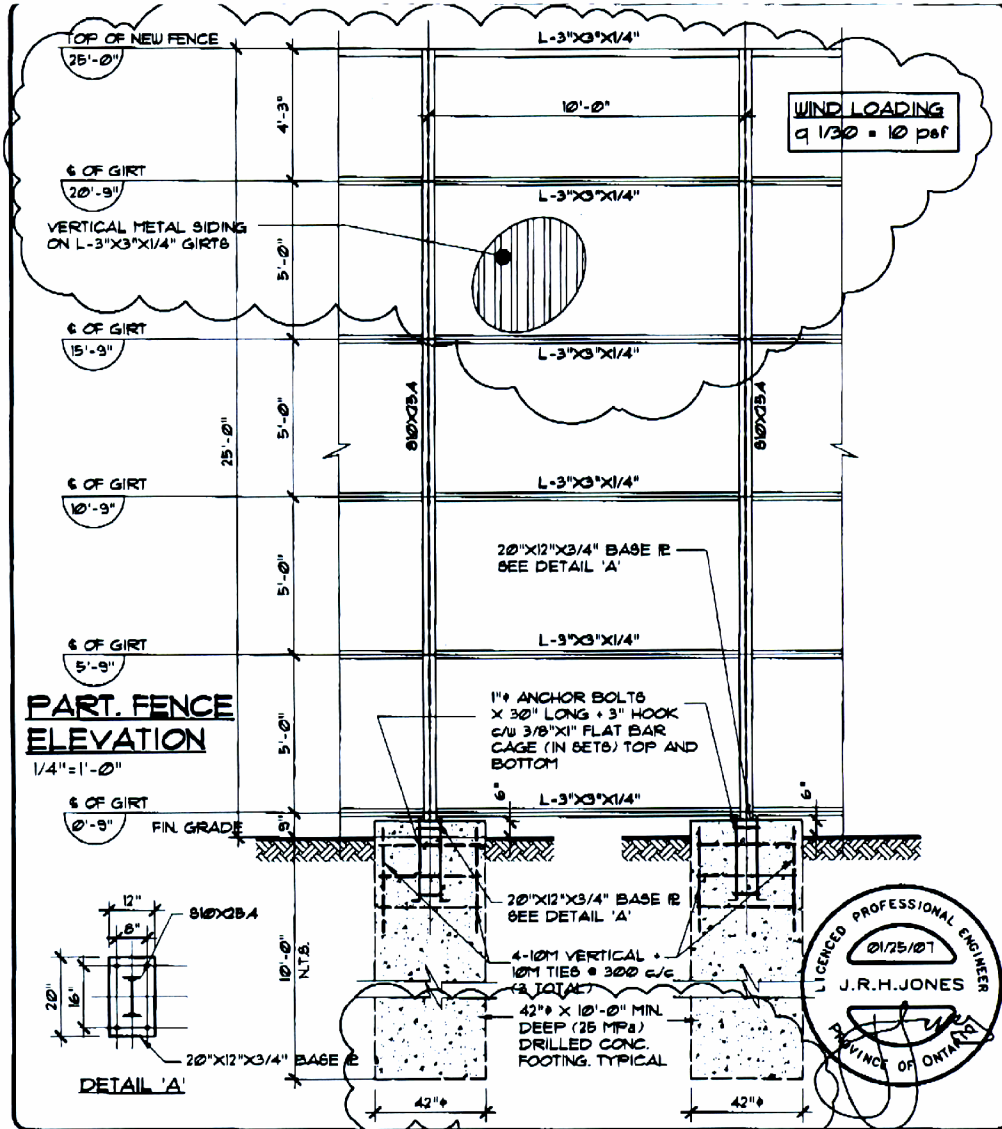
Curtis Sealock, District Manager
Etobicoke York District
Municipal Licensing and Standards


Attachments:

- Attachment 1: Partial Survey – 96 Hyde Avenue
- Attachment 2: Fence Detail - Engineer’s Design Drawing
- Attachment 3: Fence Detail - Engineer’s Notes
- Attachment 4: Photograph #1 and 2 - Showing 96 and 75 Hyde Avenue
- Attachment 5: Photograph #3 and 4 - Showing Northeast view from 96 Hyde
- Attachment 6: Photograph #5 and 6 - Showing a northeast view of residential properties on Westbury and Valley Crescent



Attachment 1: Partial Survey – 96 Hyde Avenue



 J. R. JONES ENGINEERING LIMITED CONSULTING STRUCTURAL ENGINEERS BRADFORD, ONTARIO T:(905)778-8819 F:(905)778-8820	PROJECT NAME NEW FENCING FOR G.B. SCRAP METAL LTD. 96 HYDE AVE. TORONTO, ONTARIO	DATE 01/25/07	PROJECT NO. 06195
		SCALE 1/4" = 1'-0"	DWG No.
		DRAWN B.F.	SK-2

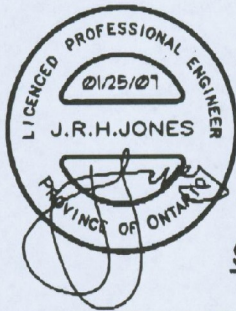
Attachment 2: Fence Detail - Engineer's Design Drawing

CONCRETE NOTES:

1. All concrete shall be 3600 psi at 28 days unless noted otherwise on the drawings or in the specifications. All reinforcing steel shown shall be deformed steel bars with $F_y = 58$ ksi. Ties and stirrups may be intermediate grade.
2. Maximum slump of concrete shall be 3 inches unless otherwise noted or approved by the Engineer. Admixtures may be used in concrete, but advice as to the type, quantity and purpose must be given to the Engineer prior to placing concrete.
3. A vibrator is to be used for all structural concrete and for all concrete which will remain exposed. This is to include all foundations and foundation walls.
4. Provide 5% to 7% air entrainment for all exterior concrete. If concrete is to be vibrated, consult the concrete supplier for guidance regarding initial air entrainment.
5. Grout under all base plates and wall plates shall be M-Bed Standard by Starnson Ltd. or approved equal.

STRUCTURAL STEEL:

1. All structural steel (except joists) shall be to CSA Specification G4020/G4021-92, M300W for 'L's, 'Channels', 'Plates' and 'S' sections and M350W for 'HSS' and 'WF' members. Steel Specifications for joists may vary at the discretion of the joist designer.
2. All structural steel shall be fabricated and erected to the requirements of CSA STANDARD CAN3-B16.1-M94, latest revised edition.
3. All bearing plates are to be centered under beams/joists unless detailed otherwise.
4. No structural steel shall be cut or altered in the field without the written approval of the Structural Engineer. Any work undertaken without this approval may be rejected or required extra reinforcing at the sole discretion of the Engineer.
5. All connections shall be made with $\frac{3}{4}$ in ϕ A325 bolts. Shop connections may be welded.
6. All structural steel shall receive one shop coat and field touchup of approved primer paint.
7. Provide 2 prints plus one copy of all shop drawings for review by the Architect and Engineer prior to commencing fabrication of structural steel. Drawings in excess of the above number will be discarded or may not be marked. Any work carried out prior to receipt of the reviewed drawings by the contractor shall be done solely at the contractors own risk.
8. Provide dimensions in SI units on all erection drawings and detail drawings unless otherwise agreed upon by the Architect and Engineer.



FOR SKETCHES
SK-1 AND SK-2
INCLUSIVE

SPECIFICATIONS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION	
Required unless design is exempt under 2.17.5.1. of the building code	
JAMES JONES NAME	#24275 BCIN
SIGNATURE <i>[Signature]</i>	
REGISTRATION INFORMATION	
Required unless design is exempt under 2.17.4.1. of the building code	
J.R. JONES ENGINEERING LIMITED FIRM NAME	#29409 BCIN

<p>J. R. JONES ENGINEERING LIMITED CONSULTING STRUCTURAL ENGINEERS BRADFORD, ONTARIO T:(905)778-8819 F:(905)778-8820</p>	<p>PROJECT NAME: NEW FENCING FOR G.B. SCRAP METAL LTD. 96 HYDE AVE. TORONTO, ONTARIO</p>	DATE: 01/27/07	PROJECT NO: 06195
		SCALE: 1/4" = 1'-0"	DWG No.
		DRAWN: BF.	SK-1

Attachment 3: Fence Detail - Engineer's Notes



Photograph # 1 – Front Elevation of 96 Hyde Avenue



Photograph # 2 – Front View of 75 Hyde Avenue showing proposed fence for 96 Hyde Avenue

Attachment 4: Photos showing 96 and 75 Hyde Avenue



Photograph # 3 – Northeast view from 96 Hyde Avenue showing residential properties to the north.



Photograph # 4 – Northeast corner of lot at 96 Hyde Avenue

Attachment 5: Photos of Northeast view of 96 Hyde Avenue



Photograph # 5 – Northeast view from 96 Hyde Avenue showing residential properties to the north.



Photograph # 6 – Northeast view from 96 Hyde Avenue showing residential properties to the north.

Attachment 6: Photos of Northeast view and residential properties behind 96 Hyde Avenue